

DESIGN AND ACCESS STATEMENT

Proposal: Conversion of First Floor to Studio Flat

Site Address: 232 Stow Hill, Newport (NP20 4HA)

Introduction

This Design and Access Statement accompanies a planning application for the proposed conversion of the first floor of the existing property at 232 Stow Hill, Newport, into a self-contained studio flat.

The property currently accommodates a retail unit on the ground floor, with the first floor presently vacant. The proposal seeks to bring the underutilised upper floor back into use by providing high-quality residential accommodation, thereby contributing to the increasing demand for housing within Newport City.

The scheme has been carefully designed to respect the existing building, the surrounding townscape, and local planning guidance, while enhancing the building's functionality and appearance..

Proposal

The development proposes the creation of one studio flat at first-floor level, accessed via a new, separate staircase with a private entrance.

The internal layout will provide an open-plan living, kitchen, and sleeping area with efficient circulation and access to natural light. Rooflights are proposed within the rear two-storey extension to ensure the new bathroom receives adequate daylight and ventilation, while maintaining a balanced and harmonious roofscape.

Design and Amenity Considerations

The proposal has been developed with careful regard for residential amenity and environmental quality.

Waste and Recycling: A ventilated bin storage area will be provided adjacent to the entrance at first-floor level. Additional bin storage will be available under the stairs within the shop unit.

Privacy and Outlook: The layout, scale, and positioning of new window and roof lights have been designed to prevent overlooking and avoid any loss of light or overbearing impacts on neighbouring properties.

Access and Connectivity: The property is well-served by public transport, with several bus routes operated by Newport Bus and Stagecoach South Wales accessible within a short walking distance. The

nearest stop, Stow Park Church Centre, is approximately a 4-minute walk and provides services including routes 56 and 151.

Character and Appearance

The proposal retains the existing brick façade and fenestration pattern, preserving the established character and appearance of the property. Any external alterations will be sympathetic in both design and materials, ensuring that the development integrates harmoniously with its surroundings.

Overall, the proposal represents a sensitive and sustainable enhancement that revitalises an underused space, provides much-needed residential accommodation, and complements the established character of the area.

Green Infrastructure and biodiversity enhancement

The proposed development has been carefully designed to incorporate measures that contribute positively to green infrastructure and deliver net biodiversity benefits, in accordance with *Planning Policy Wales* (PPW, Edition 12) and the objectives of *Future Wales: The National Plan 2040*.

Green Infrastructure Measures:

The proposal includes the following features to enhance ecological value within the site and its immediate surroundings:

Habitat Creation: Bird and bat boxes will be installed on the rear wall to support urban wildlife.

Hanging flower baskets: The installation of hanging flower baskets to the existing shopfront will enhance the site's visual appearance, contribute to local green infrastructure, and provide modest biodiversity benefits.

In a small-scale development these few proposals of planting/ flower hanging baskets and installing bird and bat boxes will enhance the Green Infrastructure and bio diversity as stated in PPW Chapter 6; 6.211 and 6.212. in a small development.

Overall, the development accords with the relevant planning policies of Newport City Council and national planning guidance. It is therefore respectfully requested that planning permission be granted.

Photo schedule



Picture 1: View of front elevation