

Design and Access Statement

Address: 42C Commercial Street, Newport

Postcode: NP20 1LP

Proposed Application: Conversion of Upper Floors in a Commercial Premises into Four Self-Contained Flats

1. Application Overview

The proposed development seeks to convert the upper floors of an existing commercial property into four self-contained two-bedroom flats. Internal modifications will enhance the layout, functionality, and overall living standards while contributing to the local housing supply. The proposal does not include external alterations, except for necessary repairs, cleaning of exterior walls, and window replacements with high-quality materials.

2. Site Assessment and Condition

The property is a multi-storey commercial unit situated on the corner of Commercial Street, with basement access from Kingsway Place at the rear. The ground floor serves as a commercial unit, featuring a double-glass door entrance. The upper three storeys, currently unoccupied and unsuitable for habitation, require modern upgrades to meet contemporary living standards. While structurally sound, the building requires significant refurbishment to improve quality and functionality.

3. Location and Accessibility

The property is in a commercial area of Newport, surrounded by businesses and local amenities. It benefits from dual access points:

- **Commercial Street:** Main entrance to the commercial unit via a double-glass door.
- **Kingsway Place:** Rear access leading to the ground floor and staircase to the upper floors.

The property is conveniently located near a public car park and offers excellent access to public transport links, including bus stops and train stations.

4. Internal Layout and Facilities

Basement:

- Dedicated storage area for bins and bicycles.

Ground Floor:

- Main entrance from Commercial Street.
- Rear access via the staircase leading to the upper floors.

First Floor:

- Rear access via staircase.
- **Proposed Layout:** Two two-bedroom flats, each with a minimum area of 45 sq.m.

Second Floor:

- Rear access via staircase.
- **Proposed Layout:** One two-bedroom flat with an area of 45 sq.m.

Third Floor:

- Rear access via staircase.
 - **Proposed Layout:** One two-bedroom flat with an area of 45 sq.m.
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5. Shared Spaces and Amenities

- **Communal Areas:** Shared corridors and staircase providing access to all flats.
 - **Bin and Cycle Storage:** Secure storage area in the basement and ground floor with rear access.
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6. Architectural Character and Design Considerations

The proposed development maintains the existing external character of the building. No major changes to the façade or fenestration are planned, apart from minor repairs to the stone side fence and external repainting to preserve the building's aesthetic integrity. The design is in keeping with the surrounding architectural style and ensures privacy for neighbouring properties.

7. Community Safety

The development improves community safety by introducing secure access points at both the front and rear of the property. Each flat will have a separate, secure entrance, ensuring a safe and private living environment for residents.

8. Environmental Sustainability

The proposal integrates energy-efficient measures, including:

- Installation of double-glazed windows.
- Improved insulation for external walls.
- Energy-efficient heating and control systems.
- Use of sustainable materials for refurbishment.

These measures aim to reduce environmental impact while minimizing operational costs for residents.

9. Transport and Parking

- **Cycle Storage:** Secure bicycle storage provided in the basement and ground floor.
 - **Car Parking:** No on-site parking; however, public parking facilities are available nearby in compliance with local guidelines.
 - The property benefits from excellent public transport links, with easy access to bus and train services.
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10. Waste Management

- **Dedicated Waste Storage:** Secure bin storage located on the ground floor with rear access.
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Conclusion

This proposal has been carefully designed to optimize the property's functionality, provide high-quality living spaces, and positively contribute to the local community. By maintaining the existing external character while improving internal living conditions, the development ensures a balance between modern housing needs and the area's historical and architectural integrity.