Planning Statement

Sustainable Studio Architects

Contents

1. Project Overview

1.1 Introduction
1.2 Site Location
1.3 Site Context
1.4 Background

2. The Proposal

2.1 Proposal
2.2 Design
2.3 Use
2.4 Access
2.5 Policy
2.6 Summary

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Commercial Development

159 Chepstow Road

Project Ref: 25030 Date: 04/11/2025 Author: AJ Checker: AJ

Sustainable
Studio Architects

01 Project Overview

1 Project Overview

1.1 Introduction

1.1.1 This statement has been prepared by Sustainable Studio Architects to accompany the full planning application for the change of use from A1 Shops/ A2 Financial and Professional Services, to include B1 Business and D1 Non-Residential Institutions.

1.1.2 The statement provides an overview of process that has lead to this application, along with an analysis to demonstrate that the proposal is acceptable in line with current planning policy and planning guidance.

1.1.3 The application has also been supported by a number of accompanying drawings and supporting documents, and it is important that these are read in conjunction with this report.

1.2 Site Location

1.2.1 159 Chepstow Road is located on the corner of the junction between Chepstow Road and Wharf Road/ Victoria Avenue and within the residential/ commercial area of Maindee.

1.2.2 Located on the busy Chepstow Road, the site occupies a dominant corner plot offering a larger than average commercial development for the area. Chepstow Road promotes a strong mix of commercial and residential development, with businesses generally occupying the ground and lower levels along main roads such as Chepstow Road and Wharf Road, with residential above and located in the streets adjacent to and behind Chepstow Road.

1.2.3 The site consists of a former bank fronting the Chepstow Road and Victoria Avenue. The existing building is one storey tall with around three quarters of it consisting of a flat roof and parapet construction. To the south of the site, part of the building has a hipped roof constructed in concrete roof tiles.

1.2.4 At the rear of the site (north) there is a large area of hard standing currently used as a car park with access via locked gates from Victoria Avenue.

1.2.5 Due mainly to the sites former use as a bank, the site already contains a high level of security with the rear car park enclosed with a brick wall with a section of palisade security fencing on top.

1.3 Site Context

1.3.1 159 Chepstow Road is a former Barclays Bank located approximately 1.5 miles from the city centre.

1.3.2 The building was used as a bank until 2019 when Barclays closed its Maindee Branch citing changing banking habits and decline in customer usage.

1.3.3 More recently the building has been used as a funeral directors, this use ending in 2024, since then, the building has remained vacant.

1.3.4 Due to its prolonged vacant status, the condition of the building has begun to deteriorate and this particularly evident internally. Externally the early signs of deterioration are beginning to become evident through neglect as the building is taking on a more abandoned demeanour. At this point the deteriation would be easily rectified with a depp clean of the external elements along with some basic maintainece of roofs and gutters/ downpipes, all this is consistant with a building in regular use.

1.4 Background

1.4.1 There are limited planning applications relating to the site. The change from A2 to A1 would have (Financial and professional services, use for the provision of: as a bank) to Class A Shops, (use for all or any of the following purposes, the direction of funerals) would have fallen into a Class A1 change as there is a display window at ground floor.

1.4.2 Prior to the previous change of use, there are numerous applications relating to the buildings use as a bank including applications relating to building signage and advertisements.

Reference	Description
11/1045	INSTALLATION OF NEW CCTV CAMERA, SECURITY LIGHT AND ATM SURROUND
11/1044	INSTALLATION OF 2NO. INTERNALLY ILLUMINATED FASCIA SIGNS, 2NO. INTERNALLY ILLUMINATED PROJECTING SIGNS, AND 2NO. BRANCH NAME-PLATES
08/1235	DISCHARGE OF CONDITION 1 (COLOUR OF FENCE AND GATE) RELATING TO PLANNING PERMISSION 07/1587 FOR RETENTION OF PALLISADE FENCING AND GATES, ALLOWED BY APPEAL REFERENCE APP/G935/A/08/2076304
07/1587	RETENTION OF PALISADE FENCING AND GATES
01/0371	DISPLAY OF NON-ILLUMINATED FASCIA SIGNAGE AND PROJECTING SIGNS
90/0604	INSTALLATION OF A CASH DISPENSER
90/0161	ALTERATIONS TO ELEVATION AND CONSTRUCTION OF CAR PARK AT REAR

02
The Proposal

2 The Proposal

2.1 Proposal

2.1.1 The proposal seeks to change the use class from A1 Shops/ A2 Financial and Professional Services, to include B1 Business and D1 Non-Residential Institutions.

2.1.2 Due to the changing nature of the high street, existing buildings need to be re-purposed to include a wider variety of uses in line with current demand.

2.1.3 The applicant wishes to repurpose the site and building to offer commercial spaces in line with current demand and trends. The expansion of the use classes to include B1 and D1 will allow the building to be potentially used by a greater selection of tenants. OCDCDS (an established Newport Cleaning Company) will be relocating their office space to the building along with opening a Health and Wellness element to the building which will offer a small selection of treatments for pre-booked clients.

2.2 Design

2.2.1 This application primarily focuses on the buildings use class. At this stage, no extensions, or development compromising of external changes to the building are envisaged. If this application is successful, further applications specific to new signage etc would be submitted subsequently

2.3 Use

2.3.1 Previously as a bank and funeral directors, the operational hours of the building were mostly limited to business hours (9am-5pm Monday to Friday) with reduced operating hours at weekends.

2.3.2 As can be seen from times submitted on the planning application form, this proposal seeks to increase these hours slightly beyond that of the previous use, this is to facilitate evening and weekend appointments for clients reflecting client demand and facilitating a financially viable business model.

2.3.3 The accompanying application form also demonstrates the employment opportunities to be created by the reuse of the building which include a number of part time and full time positions. It should be noted that, by relocating to a larger head office, it will provide OCDCDS the opportunity to expand as a business. The majority of their staff are based off site, and these additional offsite jobs which could also be created, have not been included within the numbers on the application as this considers staff based on site at 159 Chepstow road only.

2.4 Access

2.4.1 Currently there are two primary entrance points into the building. The main entrance located on the South-West corner and a rear entrance (secondary) from the north via the car park. This proposal is to retain these entrances in the existing location/ arrangement and to reuse them for the new proposal.

2.4.2 There is a level change of around 1m between the North and South of the site. Internally, there is shallow (compliant) ramp upon entering the building at the main entrance leading to the buildings finished floor level, this provides compliant access to the buildings interior. From the North, there is an internal ramp leading down to the buildings finished floor level. This ramp is short and the level change significant such that it is not likely compliant. Internally, works will need to be undertaken to provide any required compliant access so that the buildings new use

remains inclusive.

2.4.3 The building has a private rear car park with parking for 8 cars. There is also one accessible parking space making total of 9 designated parking bays.

2.4.4 There is additionally on street parking available around the site, with some limitations via residents parking zones.

2.4.5 The site is also well connected being located on a bus route. As well as benefiting from being within walking/ cycling distance of the city centre.

2.5 Policy

2.5.1 The following policies have been identified as relevant to the proposal:

2.5.2 Policy SP1 - Sustainability - the proposal supports sustainable development by re-purposing an existing building. The vacant condition of the building over the past 12+ months, is evidence of the lack of demand for that type of use class within the locality.

2.5.3 Policy SP18 - Urban Regeneration - this policy encourages the reuse of redundant, vacant and underused buildings to support economic activity and community services.

2.5.4 Policy EM2 - Despite not being located directly in a designated employment area, the proposal aligns with the principle of providing employment opportunities in accessible locations - see Access section for further details on accessibility.

2.6 Flooding

2.6.1 The site sits within Flood Zone 2 and 3 Sea and the TAN 15 Defended Zone. Prior to submission of this application, a preliminary opinion was received from Natural Resource Wales which sought to gain clarification on whether NRW would require a Flood Consequence Assessment as a consultee on the application. The Preliminary Opinion received advised that NRW are “unlikely to advise the planning authority that a FCA is required for this development”. This decision and advice was made after consideration of the proposed development in relation to the sites current and former uses, and also consideration of the developments vulnerability category.

2.7 Summary

2.7.1 In summary, this proposal represents the need for change and adaptation of building uses to facilitate current trends and demand. It is critical to ensure and demonstrate that such changes are minimal and any associated affects fully evaluated to sure the proposed development will not have any adverse effects on the wider site and context. The proposal seeks to include a minor change to include two additional use classes which will greatly upon up opportunities at the site for redevelopment and new business.

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