

SUSTAINABILITY STATEMENT

170-172
COMMERCIAL ROAD
NEWPORT
NP20 2PL

Proposal:

Proposed new shopfront, conversion of first floor offices and roof space to create 5 no. flats, conversion of part ground floor to provide a Class A3 unit, car park alterations and associated works.

Site/Location:
2PL

170-172, Commercial Road, Newport, NP20

Client:

S & B Properties Limited.

EFG

Llantarnam Park Way

Cwmbran

NP44 3GA.

Agent:

AFA Architects & Planners Limited.

Abacus House,

Caxton Place,

Cardiff,

CF23 8HA.

1.0 Introduction

- 1.1 This document has been produced to support a planning application to bring back into use the existing building of 170-172, Commercial Road, Newport, NP20 2PL.
- 1.2 The application site is situated on the west side of Commercial Road, Newport, within the Commercial Road District Centre. To the north is the New Testament Church of God, while to the south is an existing car park associated with the retail use accessed from the Commercial Road frontage. To the west (rear) is Francis Drive, across which is a residential area.
- 1.3 Site location Plan.



2.0 Site Sustainability

- 2.1 The site is an existing building located within the Commercial Road District Centre, Pill, and is an urban centre that benefits from ease of access associated with a highly sustainable location.
- 2.2 The site, and existing retail building benefits from an existing parking area and service yard. It is proposed to bring the building back into use as a retail store and café with the upper floors converted to provide 5 no. one-bedroom apartments. The parking area will be refurbished and landscaped and has been redesigned as part of the proposal.
- 2.3 Proposed Site Plan.



3.0 PARKING

Proposed Residential Car Parking – 5 spaces plus 1 visitor parking spaces

Proposed Retail Parking - 22 spaces of which 2 are to an accessible standard

Proposed Service Yard - accommodates two commercial vehicles

Proposed Cycle Parking – Residential provides 5 spaces in a secure enclosure with the retail element providing 2 spaces in a secure enclosure with a further 2 short term spaces near the main entrance to the retail.

4.0 AMENITIES

4.1 The site is located within easy walking distance of the local retail area of Pillgwenlly and Newport city centre as well as a range of local facilities.

Distance to Bus Stops – 15 m located on the other side of the road from the property.

Distance to Rail Station – 1200 m Newport Central station

Distance to GP Surgery – 500 m Bellevue Group Practice

Distance to Pharmacy – 30 m Pill Pharmacy

Distance to Library – 500 m Pillgwenlly Library

Distance to School – 250 m Pillgwenlly Primary School

Distance to Public Park – 350m

5.0 Water Efficiency

- 5.1 Water is an increasingly important resource and with significant parts of the UK classed as being in an area of moderate or severe water stress the conservation of water has becoming a concern.
- 5.2 The proposed development will aim to reduce water consumption through a range of water efficiency measures such as, dual flush toilets, water meters, and low flow fittings. In full compliance with current building regulations.

6.0 Waste Management

- 6.1 In accordance with the principles of the waste hierarchy the development will make provision for the storage of non-recyclable waste and recyclable waste to encourage residents to recycle waste materials.
- 6.2 Full consideration has been given to the council guidance to ensure that the occupiers have the necessary infrastructure to participate in any kerbside recycling services. Including the provision of secure bin storage.

7.0 Energy Efficiency and Renewables

- 7.1 The following measures to reduce energy use and carbon emissions will be considered during the detailed design of the proposed development:
- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation.
 - Incorporating high efficiency lighting targeting 100% of all light fittings as low energy lighting.

- Use of high efficiency heating systems appropriate to the building use to reduce energy consumption.

7.2 The development will be in full compliance with the current building regulations and is proposed to be electrically powered with no use of gas on site minimising air pollution emitted from the site.

7.3 The site will be reviewed for the use of renewables and currently we are looking at the installation of solar panels at the property. As such the proposed drawings indicate zones on the roof for the potential installation of solar panels.

7.4 The above measures ensure that sustainable energy use will be maximised as far as is practicably possible.

8.0 Refurbishment of an Existing Building

8.1 The proposals bring back into use an existing retail building. This therefore prevents the need for construction of a new site, and hence unnecessary use of raw materials and the associated environmental impacts associated with a new build site. This is therefore a highly sustainable use of land.

9.0 Economics

The proposals will generate additional jobs and safeguard existing jobs in the applicant company, increasing productivity of a local business, providing economic benefit to the local area and Newport as a whole.