

APPLICATION NUMBER: 23/0703

PROPOSAL: CONVERSION OF THE UPPER FLOORS OF EXISTING HOTEL TO CREATE 10NO. RESIDENTIAL APARTMENTS AND ASSOCIATED EXTERNAL AND INTERNAL WORKS

SITE: West of England Hotel 42 Mill Parade Newport NP20 2JS

APPLICATION TYPE: Full

External changes are not clearly laid out in the submitted plans. It is not clear whether the parking area would be resurfaced. The DAS confirms no additional parking is required over existing but the existing parking area is in poor condition as shown in the Streetview photos.



Google streetview April 2023



Google streetview April 2021

If resurfacing or re-levelling work is proposed, note the presence of a semi-mature tree (possibly highways) in the grass verge. There is no topographic survey to locate this but roots will extend into the site and could be affected by proposals for the parking area. A professional Tree Survey to BS5837 may be required.

The part of the grass verge within the applicants ownership is highlighted as an 'amenity area'. Realistically this is left over green space. In order for this to be used for residents amenity more detail (hard and soft landscape) is required. Views out beyond roads to the east and south are dominated by industrial units and parking, planting outside the visibility splay would help soften views back into the car park and define and enclose the amenity area. It is strongly recommended this is detailed by a landscape architect.

The boundary onto residential to the north is a free standing brick wall.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services August 2023