

# Design & Access Statement

Kingsway Centre. Newport

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# Kingsway Centre. Newport

## Boyce Group Ltd.

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# 01. Project Overview

# 1. Project Overview

## 1.1 Introduction

The Kingsway Centre holds a long standing and dynamic history, having undergone numerous iterations and transformations over the years. As a key component of Newport's city centre, it has consistently evolved to meet the changing needs of the local community.

Following the previously approved application for a change of use of the Lower Ground Floor (from Use Class A to A1, A2, A3, B1, D1, and D2), the new owner now seeks to submit a further application concerning the additional space on the lower ground floor, ground floor, first floor and roof level of the Centre.

This proposal builds upon the foundation of the earlier application and represents a valuable opportunity to revitalise and re-imagine the space. The proposal primarily featuring the change of use to what is perceived as standing as use class A to A1, A2, A3, B1, D1 and D2, to expand potential opportunities within the shopping centre. The intended change of use is designed not only to preserve the historical and social importance of the Kingsway Centre but also to strengthen its position as a vibrant and versatile hub within the city centre.

Nostalgia: A look back at what the Kingsway Centre used to be like. 17th September 2023. Jo Barnes [<https://www.southwalesargus.co.uk/news/23790446.nostalgia-look-back-kingsway-centre-used-like/>]

<https://www.newport.gov.uk/en/About-Newport/Regeneration/Friars-Walk.aspx>

<https://www.acuitus.co.uk/property/4916/>



01 Historical Image of the Kingsway Centre



02 Historical Image of the Kingsway Centre



03 Historical Image of the Kingsway Centre

02.

# Existing Information



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# 2. Existing Information

## 2.1 Site Context



04 Internal Image of the Ground Floor of the Kingsway Centre.



05 Internal Image of the Ground Floor of the Kingsway Centre.

The Kingsway Shopping Centre is prominently situated in the heart of Newport city centre, within close proximity to the main high street and the central bus station. Primary pedestrian access is available via Commercial Street and John Frost square, ensuring convenient connectivity for foot traffic. In addition, the Centre benefits from its own dedicated multi-storey car park, accessible via the A4042, providing ample parking facilities for visitors.

The Kingsway Centre is directly adjoined by key cultural institutions including an art gallery, Newport Central Library, and the Newport Museum, further enhancing its civic and community relevance.

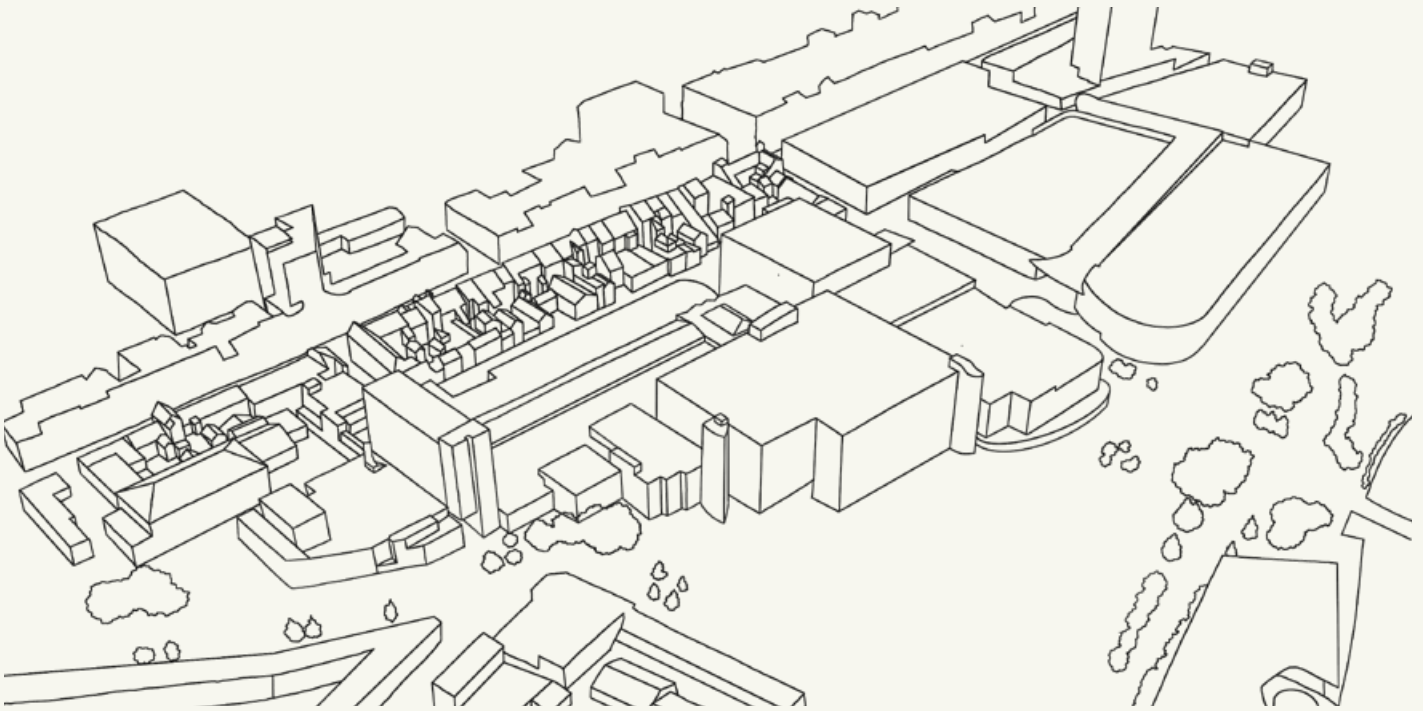
In close adjacency to The Kingsway is Friars Walk Shopping Centre, which opened in 2015 on John Frost Square. Designed as a mixed-use retail and leisure development, Friars Walk features a range of national retail brands and chain restaurants, along with its own parking provision. The former anchor tenant, Debenhams, has since ceased operations.

At present, the Ground Floor of The Kingsway Centre currently accommodates a diverse mix of independent and national retail stores, alongside coffee shops, confectionery outlets, and a gym facility. This level continues to function as an active commercial area serving a variety of customer needs. The Lower Ground Floor, by contrast, is presently dominated by a large, vacant department store unit. With this floor now offering significant potential for reconfiguration and re purposing to better support the centre's future direction due to the recent change of use application. Other floors within the building are primarily used for ancillary storage to support the retail operations on the trading levels.

The existing use of The Kingsway Centre is broadly understood to fall within the categories of Retail, Leisure, and Hospitality, previously defined under the former Use Class A. Historically, the Centre operated as a multi-unit retail and market-style environment, incorporating food courts and a bistro, with storage facilities located above and easily accessed from the Ground Floor. A substantial remodelling of the Centre took place in the 2000s, which redefined the internal layout and tenant mix, as it stands today.

# 2. Existing Information

## 2.1 Site Context



# 03. Proposal

## 3.1 Proposed Use

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The proposed use for the identified area within The Kingsway Centre encompasses a comprehensive mix of functions, including retail, leisure, hospitality, food and beverage establishments, non-residential institutions, and financial and professional services. These uses align with Use Classes A, B, and D, reflecting a deliberate strategy to ensure flexibility and adaptability in response to the evolving needs of Newport city centre. This would be applicable to the lower ground floor, ground floor, first floor and roof level

As referenced in the previously approved planning application (Ref: 24/0644) concerning the Lower Ground Floor, the closure of the anchor store (Debenhams) at the adjacent Friars Walk highlights the pressing need for more flexible uses. Newport's city centre has built a strong reputation as a supportive environment for independent retailers, and this application seeks to maintain and strengthen that identity through a broadened use approach at The Kingsway.

The Newport Local Development Plan acknowledges the economic challenges the city centre has experienced in recent years, underscoring the importance of growth and regeneration to facilitate recovery. This application directly addresses several identified key issues, including the city centre's declining image, economic stagnation, and the presence of underutilised or redundant spaces. While the preservation and support of independent retailers remain a central priority, the proposal also recognises the shifting dynamics of consumer behaviour, particularly the rise of online shopping and its impact on larger retail operations. In response, The Kingsway Centre is positioning itself to accommodate a broader range of uses.

The flexibility enabled by the broader use class designations already granted for the Lower Ground Floor has already attracted significant interest from leisure operators and service providers. Expanding this model to other floors of the Kingsway further reinforces the centre's potential to become a vibrant, multifunctional destination capable of adapting to future trends and serving a diverse population.

A central objective of this proposal is to increase footfall, enhance the commercial appeal of the area, and celebrate Newport's cultural heritage. The integration of flexible use classes supports the creation of inclusive, accessible, and safe environments, enabling a cohesive internal connectivity across all levels of the Centre.

Ultimately, this strategy presents an opportunity to re-purpose and reinvigorate expansive retail spaces, transforming them into dynamic environments that meet the needs of residents, visitors, and future generations.

The vision is to attract a broad demographic, encouraging not only local engagement but also drawing visitors from outside Newport, thereby contributing to the ongoing revitalisation of the city centre.

# 3. Proposal

## 3.2 Biodiversity

As stated previously, our client is committed to enhancing biodiversity and promoting ecosystem resilience in alignment with the Wales Well-being of Future Generations Act through the previous and proposed application.

At this stage of the proposal, no material alterations to the internal layout or external elevations of The Kingsway Centre are included. Should future applications seek permission for such changes, any approved ecological measures will be implemented within eight months of project completion. These measures will be maintained and retained for the duration of the development's lifespan, subject to the current ownership of the building.

In alignment with our sustainability objectives, the scheme will incorporate biodiversity enhancement measures. These may include the installation of bird boxes appropriate to local species, the provision of insect hotels, and/or the introduction of pollinator-friendly planting in areas deemed safe and accessible for relevant species.

The preferred approach is to prioritise pollinator-friendly planting, supporting both local biodiversity and Newport's designation as a Bee Friendly City. This initiative directly contributes to the city's commitment to enhancing the ecological value of urban environments and aligns with the goals of Future Wales: The National Plan 2040, particularly in promoting the connectivity of green infrastructure corridors within built-up areas.

Our client would be happy to place the measures in any suitable location on the roof or reasonable locations on the elevations of the Kingsway shopping centre. Advice is welcome from the Local Planning authority or professionals in regards to which enhancements would be preferred.

# 04. Summary

# 4. Proposal

## 4.1 Summary

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The Kingsway Centre has experienced a series of transformations throughout its history, each contributing to its evolution and enduring role within Newport's city centre. The current initiative, led by the new owner, seeks to restore and revitalise the Centre's purpose through this proposed change of use application.

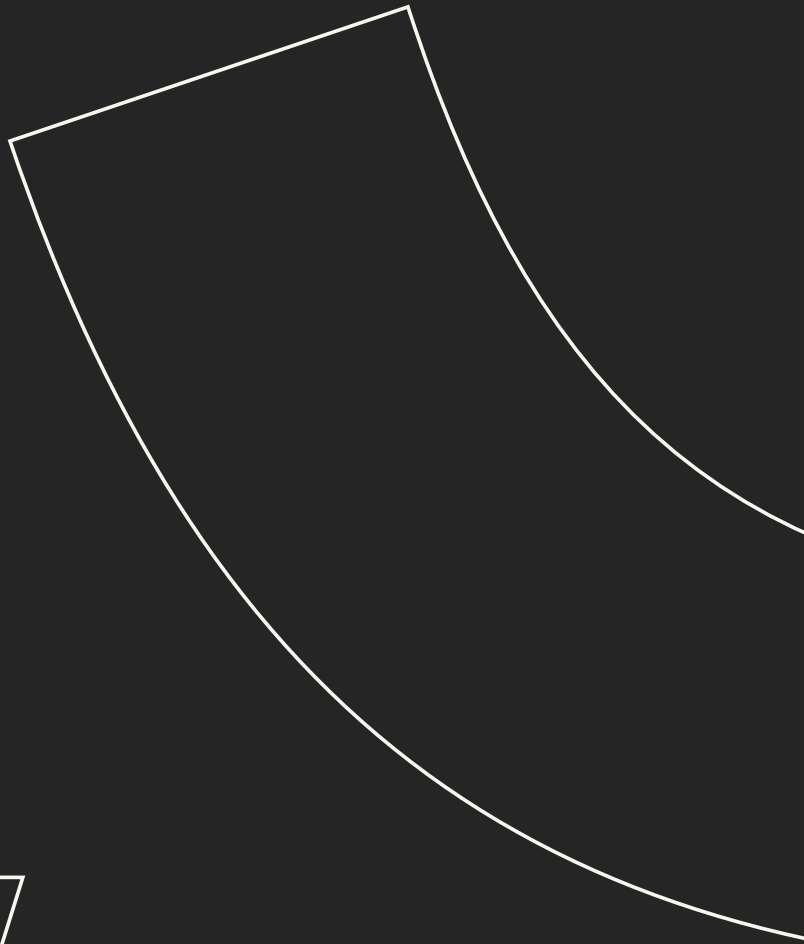
With the Lower Ground Floor now benefiting from flexible use permissions, this application seeks to extend similar provisions to further areas on the Lower Ground Floor, the Ground Floor, First Floor, and Roof Level. This integrated approach would enable the entire Kingsway Centre to become inherently adaptable, capable of accommodating a broad range of uses. By expanding the building's function, the scheme supports the introduction of new enterprises, fostering local economic growth, entrepreneurship, and innovation.

This transformation is expected to generate new employment opportunities and provide enhanced services and facilities for the community, reinforcing the Centre's strategic importance within the city. Approval of the proposed uses would facilitate cohesive internal connectivity across all levels of the building, further maximising its potential and accessibility.

Moreover, expanding the permissible use classes offers an opportunity to enhance the vitality of the public realm, attracting both residents and visitors, and re-establishing The Kingsway as a central hub of activity in Newport. This proposal supports the city's broader regeneration goals by contributing to a more vibrant, inclusive, and economically resilient urban environment.

In summary, the proposed change of use, encompassing retail, leisure, hospitality, non-residential institutions, food and beverage services, and financial and professional services under Use Classes A1, A2, A3, B1, D1, and D2, represents a forward looking and sustainable approach. It aspires to act as a catalyst for long term positive change, ensuring The Kingsway Centre remains a vital and dynamic asset to Newport for years to come.

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