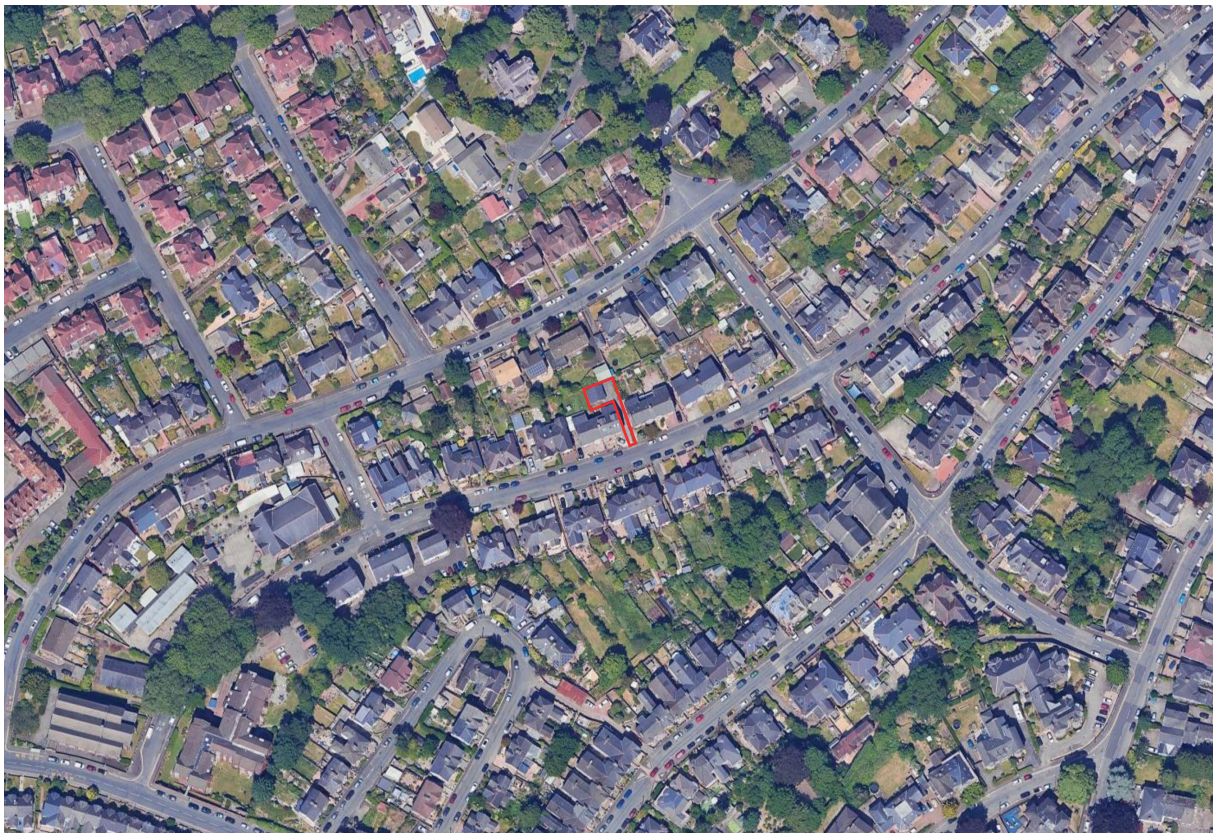


DESIGN AND ACCESS STATEMENT

Garage Conversion at 52 Bryngwyn road,
Newport, NP204JT

6th January 2025



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1.1 INTRODUCTION

Co&Co architects were appointed by Mr Taylor to prepare designs for the conversion of an existing garage on Bryngwyn Road, in Newport. The following Design and Access statement provides supporting information and reference to relevant planning policy which has been considered.

1.2 EXISTING BUILDING

The application site is a double garage at the rear of the property at 52 Bryngwyn Road. The garage is constructed of brick faced blockwork walls, with some areas of slate cladding and a slate roof. There are UPVC windows and doors and 2no. rooflights.

There is limited space in front of the garage making it impractical to turn a vehicle in and out of the garage and as a result the garage is used for storage. The space in front of the garage has 2 carparking spaces for residents of the flats at 52 Bryngwyn Road.

All utilities and services e.g. drainage, water and electricity already run to the garage.



Photo showing the existing Garage

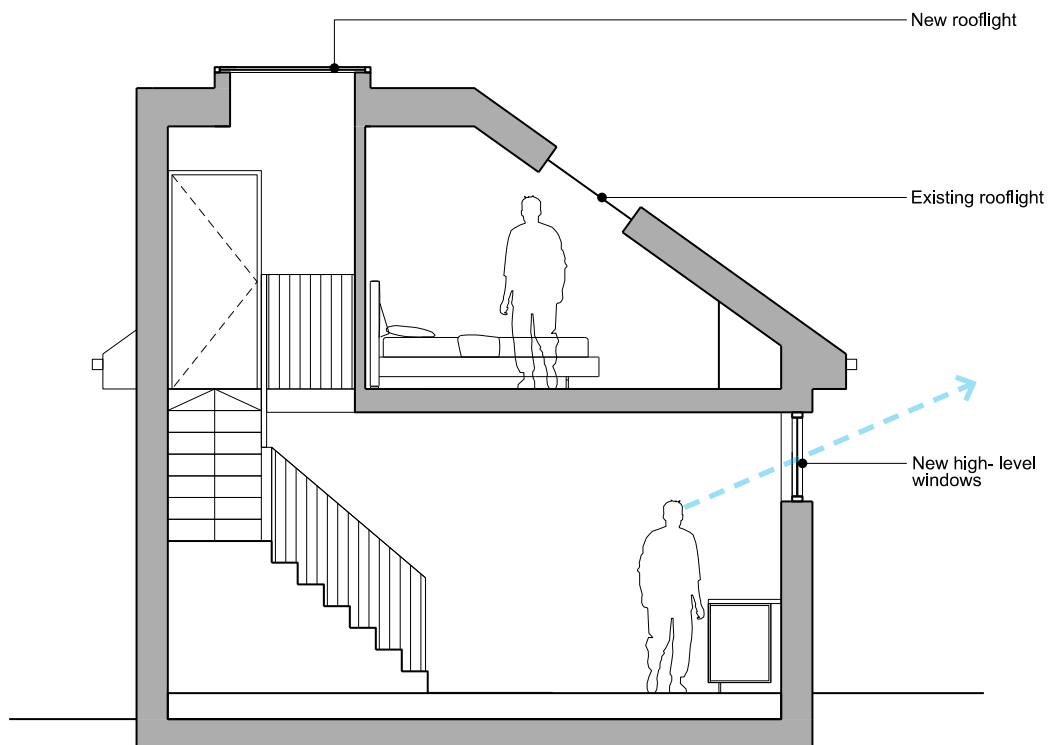
1.3 PROPOSED DESIGN

The proposal is to convert the existing garage into a 50 Sqm 1-Bed flat without increasing the footprint. The design includes an extension to the existing roof to provide additional headroom at first floor to accommodate a bedroom and en-suite.

The Gross Internal Floor area meets the 45 Sqm Internal space standard for 1-Bed flat conversions outlined in Figure 1 & section 5.3.2 of the Newport Supplementary Planning Guidance Document for Flat conversions.

Existing materials have been retained and new materials selected to match the appearance. Existing windows/roof lights have been used wherever possible to provide ventilation and daylight into the new habitable rooms without the need for additional penetrations. As a sprinkler system is required for new dwellings in Wales, the living areas have been arranged in an open plan layout that maximises the living standards of occupants in line with 5.3.3 of the Newport Supplementary Planning Guidance Document for Flat conversions.

New roof lights at first floor maximize daylight above the staircase and in the bathroom . New windows at ground floor are high-level to ensure both privacy for the residents and to ensure that there is no overlooking onto neighbours' gardens.



Proposed section showing proposed glazing

1.4 ACCESS

The garage is accessed via an existing hard standing drive down the side of 52 Bryngwyn Road, which remain unchanged.



Photo showing the existing drop kerb and access to the existing carparking at the rear of 52Bryngwyn Rd

1.5 PARKING

The existing garage is not suitable for vehicle parking, and is currently used for storage, therefore converting the garage does not result in any loss of parking on the site. There are currently 2 off-street parking spaces at the rear of 52 Bryngwyn Rd, which will be retained for use by tenants of the flats. We will be providing an additional one car parking space for the new dwelling in line with the policy requirements for a new dwelling with one bedroom.

1.6 AMENITY

Newport Supplementary Planning Guidance Document for Flat conversions states:

5.5.1 FC Outdoor Amenity Space

Outdoor amenity space, whether a back garden or a patio, should be made available to the occupants of a converted flat wherever the opportunity exists.

There is no opportunity in this instance to provide separate amenity space on the site for the new dwelling however there is no loss of amenity i.e. the condition remains as existing. Bins can be accommodated outside the property in line with the guidance.

1.7 CONCLUSION

The existing garage is easily suitable for conversion with minimum alteration. The converted flat would provide a good sized detached 1-Bedroom flat which will meet a housing need in Newport. The proposal has been designed to ensure privacy for the residents and avoid overlooking, whilst providing high quality and light internal environments for the new occupants. Externally the materials match existing materials of the building and wider area and the conversion will have little impact on existing residents of 52 Bryngwyn or the neighbouring properties.