



**DESIGN STATEMENT FOR THE CONVERSION OF  
REDUNDANT FIRST AND SECOND FLOOR SPACE AT  
16/18 CAMBRIAN ROAD, NEWPORT. NP20 4AB**

# **Design Statement**

## **Introduction**

This Design Statement has been prepared in accordance with Welsh Assembly Government's advice with regard to the importance of good design in the built and natural environment; The Town & Country Planning Act 1990 Section 55 and Newport City Council's Supplementary Planning Guidance for "Flat Conversion", in perusal of Planning Permission for the conversion of the upper floors of 16/18 Cambrian Road, Newport City Centre, Newport.

The application site consists of a 3/4 - storey property with the ground floor as a Burlesque Hair Salon. The Property is located within the Newport City Centre Conservation Area, and therefore only a Design Access Statement should be required.

The development of the property falls within the Supplementary Planning Guidance notes item 4.4.1 regarding upper floors of business premises within commercial areas, including the City Centre. This development will prevent the further neglect and dilapidation of an historic city centre property.

The site is located in the vicinity of buildings of traditional and historic design, however the rhythmic pattern of the Cambrian Road street elevation also includes a number of modern facades some of which are in desperate need of repair and refurbishment.

As the property is within a conservation area Policy C20 of the UDP is relevant, the proposals preserve the existing character and appearance of the building in accordance with Policy CE20 + 21 of the development plan.

## **Use**

The property has a Hair Dressing Salon - Burlesque on the ground floor with a cellar underneath, the first floor is underused hairdressing salon training facility and the second floor is currently unoccupied office space.

The ground floor hairdressing space is accessed via Cambrian Road, which is to remain unaltered. The upper floors are accessed via existing separate entrance on Cambrian Road, which will be retained and updated to compliment the new development.

The proposed layouts will accommodate self-contained apartments on the first and second floors (2no.Total). DQR compliant.

Access to the apartments will be separate from the commercial premises beneath. All modifications and new construction will be to the latest Building Regulation Standards (subject to planning consent) and will take specific consideration to fire, ventilation, thermal and acoustic requirements.

The potential for renewable energy sources and improvements in energy efficiency have been investigated and incorporated wherever possible.

## **Site Analysis**

## Constraints to Design

The existing level access to the first and second floors is via a staircase from ground floor level, with limited footprint at ground level will prohibit the inclusion of a lift to provide universal access to the development. The existing staircase creates a constraint to access but is semi - ambulant disabled with a 800mm landing mid flight.

## Opportunities for Design

The proposal provides much need new residential accommodation using vacant office space within the City Centre, which can improve the level of economic activity, diversify and bring much needed vibrancy to previously empty properties and can aid the City Centre.

Upgrade the external appearance of the building. - Smooth render finish on existing deteriorating bath stone and repair brick parapet on front elevation, to match existing.  
Improve thermal performance of the building.

## **Context Analysis**

The building that forms this application is located on a busy shopping street with a great number of pedestrians commuting through the City centre from and to the train station. The new apartments will have easy access to the railway and bus station, with numerous car parking opportunities in close vicinity.

## **Design Analysis**

The first floor extends to around (71m<sup>2</sup> – RICS measuring practice ). Once room for the stairs and landing is accounted for (67 m<sup>2</sup>) is available for conversion into residential space, comprising of a one Bedroom 1 person apartment and a living / dining space with kitchen.

The second floor of around (72m<sup>2</sup> - RICS measuring practice )will be converted into an other one Bedroom 2 person apartment and a living / dining space with kitchen occupying 70.5m<sup>2</sup>.

The proposals do not detract from or adversely affect the visual amenity of the property as the external layout and footprint will remain unaltered.

## **Community Safety**

Government Policy for suitable premises sees great benefits in having pedestrian entrances off the shopping frontage to upstairs apartments. There is no innate clash between the comings and goings of residents and people going in and out of shops.

The site is on Cambrian Road, a busy pedestrianised street that will provide natural surveillance to the entrance door; the street is well lit and has extensive CCTV coverage.

There will be a video camera door entry system to each 1Bed flat which will increase the security in the area and neighbouring/adjoining properties, thereby allaying the fears of one commenter on the original application, and with a fewer occupants than previous 2 Bed apartment proposal. (See below.) There is and will be an alarm system in the Salon.

## **Planning History.**

Pre-Planning Advice PS/24/0021 was sought in April 2024 for conversion to 2 Flats and following this advice, an application|24/0384 for CHANGE OF USE OF FIRST AND SECOND FLOORS FROM RETAIL (CLASS A1 USE) TO 2 NO. 2 BED FLATS was submitted in May 2024 which was subsequently refused in July 2024.

There were 5 reasons for refusal:-

- 1/ Amenity – Ventilation and Outlook to the rear of the property
- 2/ Cycle Storage
- 3/ Waste Storage
- 4/ Affordable Housing and
- 5/ Appearance – Elevations

These issues have been carefully considered and we had helpful email correspondence with the initial planning case officer in Oct 2024 suggesting re-configuring the layout which we have done, and we are now proposing to convert the property into 2 x 1 bed self-contained apartments, addressing the above 5 points.

With regards to Amenity, the principal habitable rooms will be on the front elevation where external noise levels are at a lower acceptable level, and the vertical sliding sash windows can be opened to provide ventilation, to reduce overheating. The Galley Kitchens will have a high level casement window for ventilation to the rear courtyard, augmented by extract hoods over the cookers, and a separate extract fan through the external wall. (These kitchen windows will match the courtyard windows in adjoining flats, and opposite the courtyard opening, thereby reducing inter-visibility.) There will be internal high level glazing from the galley kitchen to the dining area of the living room to provide further amenity.

We have contacted the Management Company for the adjoining flats in No 20 Cambrian Road and could investigate the possibility of placing acoustic barriers around their existing 'chiller' and fridge units which will reduce the noise levels to the rear of the property.

The existing windows in the rear courtyard are to non-habitable rooms or circulation areas, and the W. Cs and Bathrooms will have extract fans. The foregoing in accordance with Policy GP2 of Newport's LDP 2011 - 2026 (Adopted Jan 2015)

With regards to Cycle and Waste Storage we have enlarged the cycle storage as advised to accommodate a **MOTTEZ4** Bike 45° Angled Steel Cycle Rack or similar approved.



This enlarged storage room will enable cycles to be manoeuvred in the storage room, without the need to be lifted, and won't impact adversely on the commercial running of the hair salon.

With regards to Waste Storage we have contacted City centre flat collections | Newport City Council as advised in Duty Planning Officer meeting, Mid May '25, and in each kitchen there will be a multi-compartment waste storage unit. Outside each self-contained there is a lockable store where the various NCC coloured recycling sacks can be stored, along with the food waste caddy and then brought down and placed outside on the allocated collection day. We consider that foregoing is in accordance with Policy GP4 and Policy W of Newport's LDP 2011 - 2026 (Adopted Jan 2015)

With regards to Affordable Housing the 2 x 1 Bed Flats will be to DQR standards so could be rented as 'Affordable Housing'- Intermediate Rent, however as we indicated in the

previous application, we are willing to enter into a signed legal agreement for a commuted sum now based on the 2 x 1 Bed Flats, together with any administration fee, in accordance with Policy H4 of Newport's LDP 2011 - 2026 (Adopted Jan 2015)

With regards to Appearance – Elevations we reduced the size and number of the openings in the rear courtyard, rationalised the materials, and provided drawings with window numbers indicated, which relate to a Window Schedule and Replacement Window schedule with technical details, all taking notice of the Principal Heritage Officer's comments in the initial planning application.

We consider that the proposed fenestration is accordance with Policy H4 of Newport's LDP 2011 - 2026 (Adopted Jan 2015) and Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Environmental Sustainability**

### Energy Efficiency

The existing building is thermally inefficient compared with recent standards. Its basic design, with single glazing and lack of thermal breaks is typical of buildings of its era. During development of the proposals opportunities for improvements to the building envelope, energy saving measures and the potential for renewable energy sources will be examined.

Modelling of payback periods against capital installation costs may demonstrate that many were not economically viable, but where such measures are beneficial they will be incorporated into the final proposals.

The existing Air Con units will remain to heat/cool the apartments.

Solar Panels will be provided on the south facing roof slopes – subject to planning.  
Aerial photo below of existing roof....



(See Cambrian Solar panels detail sheet in submitted Supporting Information.)

The solar panels will be connected to the Landlord's supply powering the communal areas, thereby improving the affordability as well.

The proposed refurbishment will be constructed to current thermal standards and, will provide an effective buffer to heat loss from the accommodation beyond it.

All new doors and windows will be double glazed with low 'U' values – grey aluminium on front elevation and Upvc to the rear courtyard. All materials will be responsibly sourced.

The development is adjacent to a main bus route and opposite the train station, offering public transport to and from the site.

Waste Management - Any waste generated during the construction process is to be recycled where possible or otherwise environmentally disposed of, and existing kitchen units and internal high – level glazing are proposed to be re-used.

### **Access & Movement**

The property is located within the City centre in close proximity to a number of facilities and public transport links, parking provision should not be required and designated cycle storage will be provided within the building on the ground floor.

Access to the flats is provided by foot from the existing door, located on Cambrian Road, neither the commercial nor the residential properties currently have private parking and the property boundary does not allow for such as part of the new proposals.

The aim of the proposed redevelopment is to create a scheme that is accessible to all in society, however the existing access to the building is restricted and the plan layout poses limitations. The entrance door at street level gives access to a semi-ambulant ground floor staircase for movement to the upper floor.

### **Conclusion**

In conclusion, this development is believed to enhance the upper floors and establish their use as residential as currently the property is in a state of disrepair and part has subsequently been unoccupied for a number of years.

The associated internal alteration works have no adverse affect on the amenity or privacy of the adjacent owners / properties and it is believed represents an appropriate form of development in line with the Development Plan policy.

This application has taken careful consideration and design development in order to present an opportunity to create 2 no. DQR residential apartments.

With no external alterations, it clearly compliments the principal planning policies and importantly does not cause any detrimental effect to the surrounding area.

Residential use of the upper floors of properties should help to increase the vitality of the City Centre which is likely to result in an enhancement to the character of the conservation area. As such we hope that the application meets the support of the Local Authority and are happy to discuss any concerns that they may have, and offer a welcome visit as part of the application process.

(N.B. Acknowledgement and thanks to Architexture format & some content) – Feb 2014.)

### Appendix 1 - **Relevant Policy Context and material considerations**

The following policies of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the proposals:

- Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.
- Policy SP3 Flood Risk ensures development is directed away from flood risk areas.
- Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.
- Policy GP5 Natural Environment- the proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the UK, Welsh and/or Newport biodiversity action plans.
- GP6 – Quality of Design- states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.
- Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.
- Policy T4 Parking states that development will be expected to provide appropriate levels of parking.
- SP13 Planning Obligations- enables contributions to be sought from developers that will help deliver infrastructure which is necessary to support development.
- SP18 Urban Regeneration- supports development which assists the regeneration of the urban area, particularly the city centre and the reuse of vacant, underused or derelict land.
- H2 Housing Standards- residential development should be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling.
- H4 Affordable Housing- sets out the affordable housing targets for the four submarket areas within Newport. For new housing sites of fewer than 10 dwellings within the settlement boundary, and fewer than 3 dwellings within the village boundaries, a commuted sum will be sought.
- W3 – Provision for Waste Management Facilities in Development- states that where appropriate, facilities for waste management will be sought on all new development.
- CE6 Archaeology- Development proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined.
- SP9 Conservation of the Natural, Historic and Built Environment- protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

(Policy headings underlined, and others are addressed in Planning History in main DAS.)

The following supplementary Planning Guidance is relevant to the proposals:

- Parking Standards
- Air Quality

- Waste Storage and Collection
- Flats Conversions

(From Pre-App letter PRELET/ PS/24/0021 dated 4<sup>th</sup> April 2024 received by email 22<sup>nd</sup> April.)