

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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20th December, 2024.

Development Dept.,
Newport, City Council,
Civic Centre,
Newport.

PROPOSED CHANGE OF USE FROM SINGLE DWELLINGHOUSE TO 7 BEDROOM SUI-GENERIS HMO AT – 19, MILMAN STREET, PILLGWENLLY, NEWPORT, NP20 2HR.

DESIGN AND ACCESS STATEMENT-

Please find attached a full planning application relating to the above property. This Design Access Statement is to be read in conjunction with the attached plans and application forms.

The property, which is currently vacant, can be viewed from the street.

01 - BACKGROUND –

The application property is a vacant single dwelling.

1. The property is a large end-terraced property, with a two-storey outbuilding to the rear.
2. The property has adequate sized external space.
3. The property falls within a residential area.
4. No off-road parking is provided. The property has good street- side / frontage.
5. Pillgwenlly falls within a flood area.



Plate 1 – Wolseley St / Milman St. Intersection



Plate 2 – Side Elevation – balcony, outbuilding & Rear Elevation



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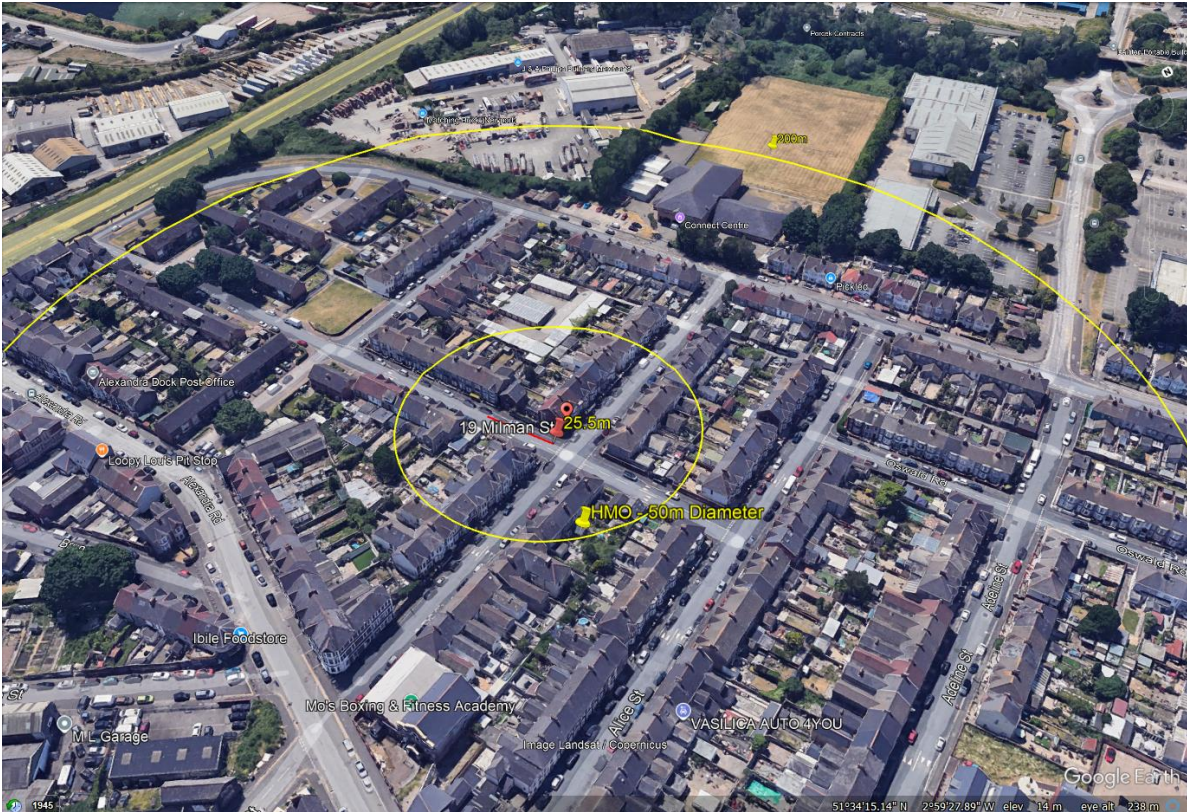


Plate 3 – Location Aerial Photo

02 - PROPOSED USE –

The property has been purchased by the applicant with a view to provide quality accommodation. There will be 7 Bedrooms; all have en-suite shower rooms. Bedrooms 4 and 7 have supplementary kitchenettes. Bedrooms 4 and 7 are not self-contained and will require access to the main communal kitchen. The communal kitchen / lounge is a good layout offers adequate space for a lounge / dining area.

The proposed plans show a first floor Communal Study / Refuge area – in case of flood.

The proposed use will be as a House in Multiple Occupation (HMO); due to the number of residents exceeding 6, it will fall into a Unique Use Class (sui generis).

The property is larger than immediately obvious. The property layout lends itself well to a HMO.

The property benefits from a first-floor balcony area – see attached plans. These proposals include the upgrade, and improvements to the privacy guarding around the existing balcony.

There will be no issues relating to reductions in privacy, overbearing impact or overshadowing to nearby properties.

In terms of the amenities of the future occupiers they will all have good size rooms – there will be a shower room to all rooms. There will be a communal kitchen / living space.



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The proposal also indicates space for cycle parking (including small shelter) as well as allocated spaces for refuse bins and recycling bins.

There is adequate space for bin storage, residential amenity space and space to securely store bicycles in the rear garden.

03 - PARKING-

The property can offer no off-street parking.

The existing property falls within Parking Zone 2. The property has 3 bedrooms and, according to CSS Parking Standards will qualify as having a demand for 3 parking spaces. The existing first floor bedroom was, at a previous time, a 4th bedroom.

The Parking SPG will attract 1 parking space per bedroom, thus equating to the 7 parking spaces. However, this is a maximum standard. The Newport City Council SPG Sustainable Travel (July 2020) takes into account the need to provide secure cycle parking.

The proposal is in a highly sustainable location. There are nearby shops on Alexandra Road. There are bus stops on Alexandra Road as well as larger retail outlets on the nearby Docks Way. There are nearby places of employment in the nearby locality.

It is safe to say that occupants would not need private transport to reside at the proposed HMO.

The Lambeth Method can be adopted to carry out a Parking Study where it is felt that parking demand is tight. However, the application site falls within a 200m distance of a number of underused parking areas – such as the South of Mendagief Road. As a result, it is felt that a full parking study is unnecessary – if the LPA do feel that a full survey is needed, a survey can be carried out. Plate 3 shows the extent of the 200m walking distance.

04 - ACCESS / EGRESS –

The property has one point of access – direct from Milman Street and Wolseley Street.

05 - NEARBY HMOs -

SPG requires that not more than 10% of properties within 50m are HMOs. This threshold is not breached.

06 - AMENITY SPACE-

The garden areas can be accessed by all of the residents. The side / rear garden has ample space for bicycle storage as well as bin and recycle bin storage.

The first floor balcony is available to all, but will more likely be used by Bedrooms 5 and 6. Bedroom 4 benefits from a small front courtyard.

07 – FLOOD RISK –

The property falls within Flood Zone 3 – risk from the Sea. Although the current TAN15 Policy refers to the NRW DAM – it is acknowledged that the Flood Map for Planning (FMfP) offers the most up to date guidance. An extract from the current FMfP is shown below.

The property is an existing single dwelling-house. This is categorised as being the highest form of risk. The proposed use as a HMO also falls into the same risk category.

The HMO is a Local Authority approved Licensed property. The property will be managed by an approved Letting Agent. The applicant will also oversee the property. This improves the Newport City Council have approved several HMOs that fall into flood areas.



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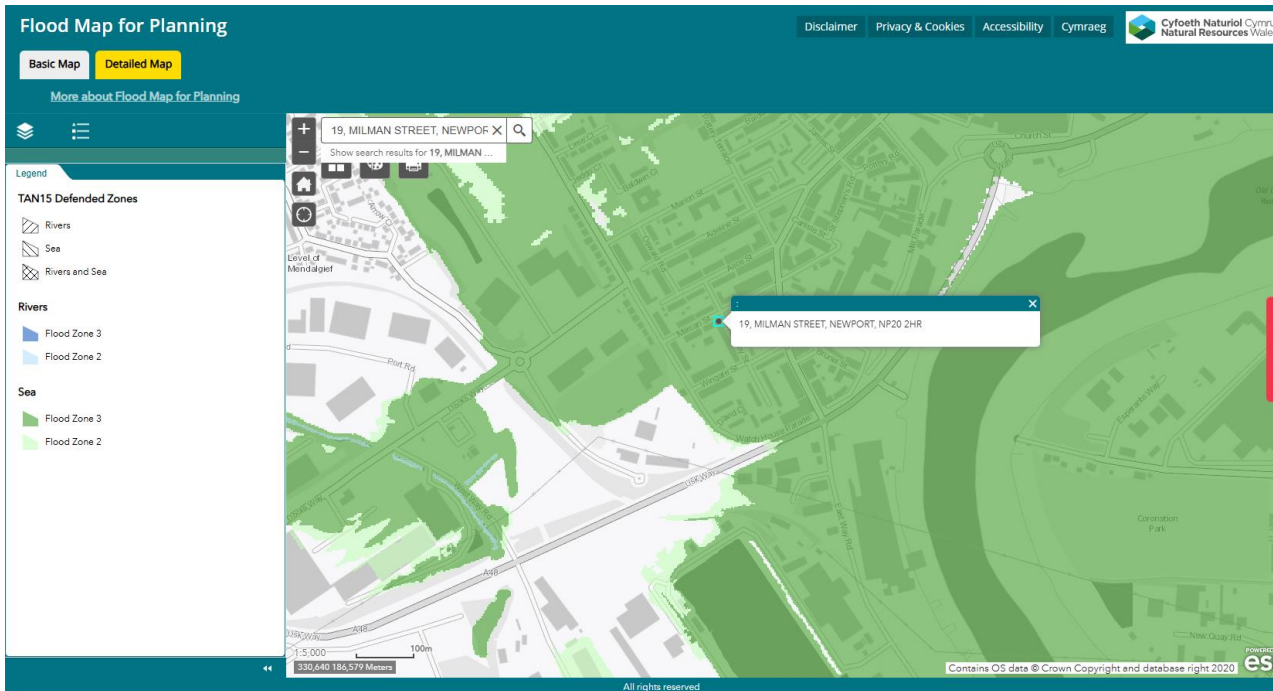


Plate 4 – Current Flood Map for Planning Extract

Test 1 – Justification

The property is located within (Development Advise Map) DAM Zone B. The proposed change of use is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement.

The site is located on Milman Street in the Pillgwenlly area of Newport and lies within the urban boundary as defined by the Newport LDP 2011-2026 (adopted January 2015).

The site lies within a residential area.

The proposal is considered to be within a sustainable location and would contribute positively to sustaining the existing settlement.

Tests 2 to 12 – Consequences of Flooding

Criterion (iv) of paragraph 6.2 of TAN 15 refers specifically to the potential consequences of a flooding event for the particular type of development have been considered. These are referred to as tests 2 to 12 below.

Test 2 - Flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a 1 in 1000 chance of occurring in any year).

NRW will be consulted as part of the determination of the planning application.



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Test 3 - The cost of future maintenance for all new/approved flood mitigation measures, including defences must be accepted by the developer and agreed with Natural Resources Wales.

The proposal is to change the use of this quite large end-terrace property into a 7 Bedroom HMO. NRW will advise the LPA as to whether/not they have an objection. Newport Council will comment regarding access and egress.

Test 4 - The developer must ensure that future occupiers of the development are aware of the flooding risks and consequences.

The property will be professionally managed. The applicant will ensure that the Letting Agent is aware of the potential flood risk, and that this information is shared with all of the tenants in the building. All tenants will be signed up to the NRW Telephone Flood Warning Service, as will the Letting Agent and the applicant.

Test 5 - Effective flood warnings are provided at the site.

The applicant has proposed to sign up to NRW's Flood Warning System and provide occupants with a personal flood plan aiding the applicant with accessing and egressing the site prior to the onset of any flooding in the area. A flood map will be displayed within the property, which will show nearby areas that are outside the flood risk area.

The

Test 6 - Escape/evacuation routes are shown by the developer to be operational under all conditions.

The Letting Agent and applicant will keep up to date flood maps at the property. Walking routes will be prescribed.

Test 7 - Flood emergency plans and procedures produced by the developer must be in place

The proposed conversion shall include the preparation of a Personal Flood Plan, as well as signing up to receive the latest information regarding Flood Warnings as a precaution. This will aid in informing access to and egress from the site prior to the onset of any flooding of the local area. This procedure would be the responsibility of the developer and will ensure that residents would be signed up the NRW's early flood warning system and that there would be large windows of opportunity either side of peak flood levels to evacuate the building.

Test 8 - The development is designed by the developer to allow the occupier of the facility for rapid movement of goods/possessions to areas away from floodwaters.

The plans show a communal 'study / refuge room' – this room will remain available to all occupants during the risk of flood for storage of personal items. The attic space will be boarded and accessed by a quality stair/ladder to enable storage within the attic – from the communal study. The ground floor level would be at risk of being flooded – this does not apply to the first floor.

Test 9 - Development is designed to minimise structural damage during a flooding event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of the flood.



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The developer will refurbish the property and install improvements to reduce any potential damage from flood waters. These will include –

1. higher level electric outlets and other electronic services/communications.
2. Flood gates will be stored on site to protect the external doorways from floodwaters.
3. Gaps such as air bricks to be addressed and
4. Clean easy floor surfaces to the ground floor

The Flood Protection Plan will apply to occupiers of the property.

Test 10 - No flooding elsewhere.

The proposal will not impact risk to other properties.

Test 11 - Paragraph A1.14 of TAN 15 identifies that the development should be designed to be flood free for the lifetime (A1.5) of development for either a 1 in 100 chance (fluvial) flood event, or a 1 in 200 chance (tidal) flood event including an allowance for climate change (depending on the type of flood risk present) in accordance with table A1.14.

The scheme can only offer mitigation.

Test 12 – In respect of the residual risk to the development it should be designed so that over its lifetime (A1.15) in an extreme (1 in 1000 chance) event there would be less than 600mm of water on access roads and within properties, the velocity of any water flowing across the development would be less than 0.3m/second on access roads and 0.15m/second in properties and the maximum rate of rise of floodwater would not exceed 0.1m/hour.

The scheme can only offer mitigation.

It should be noted that the flood risk is tidal and as such is easier to predict. The property will not provide areas of the storage of flood water and will subside as the tide subsides. NRW will provide risk analysis on each flood risk as the risk arises.

08 - CONCLUSION –

The property is large enough to operate as a 7 Bedroom HMO. There is no increase to overlooking and impact etc. The property falls within a highly sustainable location. There is adequate space to store bins and bicycles. The property will be professionally managed by a registered letting agent.

I trust that the LPA will evaluate this proposal on it's merits, in line with approved policies and with consideration to the demand for this type of accommodation.

K.W. Dorrington MCIAT MCABE (C.Build E)

Kevin Dorrington

