

08/08/2023

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

Ref: Retained use as A3 and Proposed use as a Eight Self Contained Apartments and two Bedsits in lieu of managers accommodation and 6 rooms for 'hotel' rent

42 Brunel Street, Newport, South Wales.

DESIGN AND ACCESS STATEMENT

Please find attached a planning application relating to the above address. The application has been submitted using the planning portal. A fee is being submitted.

1.0 APPLICATION PROPOSAL

The proposal is create a viable use for this currently disused property. Brunel Street does not fall within the Lower Dock Street Conservation Area.

The property is currently vacant, and is in need of serious levels of maintenance. It's previous use was as a public House/hotel.

The Public House is on the ground floor and first floor, and Managers Residence on the first floor and rental flats on the first and second floor.

The proposal is to retain the ground floor as it's original use.

To help ensure a long term viable future for the property, a mixed use has been proposed.

The ground floor will be retained as is with the upper floors comprising Eight self-contained Apartment's and Two Bedsits.

Brunel Street is in the heart of the Newport City Centre and consists of two storey Victorian Terraces. Ground floors are used for a mix of commercial and residential uses.

The Brunel mill Parade area has been allocated as an area in need of investment.

The new visitor centre opposite the SDR will require a vibrant community around it.

2.0 PLANNING HISTORY

The site was previously The West of England but is now vacant in common with other shops and businesses on this street.

The Rear Extension was granted permission in 1999 under Consent 99/1264 other than this there are no other recorded consents. One thing that should be noted that consent was granted with the condition, *The use of the extension should be restricted to storage purposes only and shall not be used as a publicly-accessible area or as an extension to the public facilities or drinking area*

Reason: In the interests of residential amenity

Historically, this condition was never adhered to, and the actual use was only ever as public open space and drinking, so in the current alteration to the building, the proposed use will remove that use from the first floor "extension" completely, and as the GF part building will be used as an establishment for the general public to use, rather than as a bar, this will also prevent further breaches of that condition on the ground floor.

3.0 APPRAISING CONTEXT

The property is located in Brunel Street in Newport City Centre which is located in the heart of the Newport City Centre. Ground floors are used as a Public Hall.

Many of the buildings in the area still retain some of their original features and this is no exception.

This property is attractive architecturally but has been vacant for some time, similar to other properties on the street. These external features will remain and be enhanced and renovated.

The upper floors will be residential which will match the majority usage of Brunel Street.

The proposed use will perform a service to the City Centre with the Public Hall; whilst providing a sustainable use for the upper floors and much needed City Centre accommodation, which will in turn provide a more pleasant feel to the City centre throughout the day and night. Planning policies support the use of City Centre upper floor flats.

The ground floor's mixed use will maximise the use of the building and this diversification will add another type of attraction to Brunel Street. The ground floor will be retained with a separate access door into the residential accommodation.

The proposed frontage will be retained as far as possible.

There is no requirement for additional parking as the apartments and bedsits are located in the zone 2 and an analysis is drawn up and attached as parking assessment.

4.0 PLANNING POLICY

In relation to the Planning Policy Wales, the UDP, LDP SPD the application meets the following principles.

SP1 Sustainability

SP3 Flood Risk (TAN 15)

SP9 Conservation of the Natural, Historic and Built Environment

SP10 House Building Requirement

SP12 Community Facilities

SP13 Planning Obligations

SP18 Urban Regeneration

H1 Housing Sites H2 Housing Standards

H3 Housing Mix and Density

H4 Affordable Housing

H5 Affordable Housing Exceptions

H8 Self Contained Accommodation and Houses in Multiple Occupation

TAN 15 Flooding

Policy H2 states that proposals for the conversion of residential or other properties to self-contained accommodation will be permitted subject of certain criteria, including:

- (i) adequate car parking being provided;
- (ii) no reduction in the privacy or amenities of future occupiers or nearby residents;
- (iii) no significant adverse impact on the character of the area;
- (iv) provision of appropriate amenity space;
- (v) design and environment policies not compromised;
- (vi) adequate noise insulation being provided.

AND,

iv) USES MATERIALS WHICH COMPLEMENT THE STREET SCENE.

The FCA is attached showing adherence to the policy.

Relevant responses to policy;

The Carparking meets the criteria set in manual for streets and as stated there's a separate assessment attached.

There is no adverse impact on neighbouring property, nor will there be any overlooking of any property.

The proposal to maintain the frontages on the GF Façade and enhance the existing features with minor modifications for accessible access only.

The units will be above the standards set in the SPG for apartments and bedsits.

The renovations will match the existing materials, the upper floor extension will have a Clay Brick façade and slate roof, with windows to match the existing patterns.

The development because of its nature will be subject to a financial assessment before CIL is applied as the cost of renovation and improvements for such a substantial, defective building need to be taken into account in the CIL assessment.

Rarely for City Centre sites there is an element of external amenity which abuts Council Open Space allowing for an area for child play and relaxation. The site will also have use of the internal amenity space associated with the Ground Floor as this will not be operated a public house. So groups or tenants can arrange for indoor play, nursery, or general activity.

The application is accompanied by a FCA which confirms that the site and building are suitable for conversion in accordance with the plans. The residential areas are first floor and there is suitable refuge areas above 0.05% flood events.

5.0 COMMUNITY SAFETY

The works will be covered by **CDM 2007**. A principle contractor will be appointed. He will be liable for Health and Safety on site. Deliveries will be stored at the rear of the building and within the building.

The building's frontage works will require scaffolding; a license will be applied for and all necessary high visibility attachments will remain in place for the duration of the scaffolding

being in position.

Having the building brought back to use will enhance the busy feel of the area, which will in turn reduce the likelihood of anti-social behaviour.

6.0 ENVIRONMENT SUSTAINABILITY

The application is to provide 8 apartments and 2 bedsits within an existing building in a City Centre location. This recycling of existing facilities is the most environmental use of building possible.

The proposed dwelling will meet with the current building regulations, which have strict standards regarding thermal insulation. The replacement windows will have an increased u value, which will in turn improve the buildings heating efficiency. The water flow rates for the water using appliances will all be carefully considered, so as to conform to the 125 litres per day guidelines.

Newport City Council's approved LDP policy states that such development should be served by public transport and other amenities. This site lies in the centre of the City, near all services and public transport.

7.0 REDUCED ENERGY USE

- The project will use materials with good u value ratings and reduce carbon emissions by using low energy appliances, and high efficiency boilers.
- Low flow taps (aerated) will be installed and low volume fittings used throughout.
- Showers will be available in all bathrooms to reduce water use of baths.
- The water heating system will be high efficiency Combi-boiler to prevent the storage and heat loss of hot water.
- The building will be insulated to a high standard throughout to ensure low u values and to minimise heat loss and cold penetration.
- Twin flush toilet system

8.0 ECONOMIC IMPACT

The proposal aims to provide a long term economically sustainable use for a redundant site. The proposal will not only add to the available residential accommodation but will also provide direct

customers for local amenities. In addition, the proposal will indirectly support local ancillary businesses such as shops, post offices, local taxi firms, local pubs and restaurants.

The developer has a waiting list of tenants awaiting completion, such is the shortage of housing in Newport, and any pace that can be applied would allow them the to live in the new homes a little sooner.

9.0 DESIGN SOLUTIONS

Biodiversity and local environment – This site offers little chance to enhance bio diversity due to its condition and position, but in the wider picture it provides homes without resorting to out of town development. The building also contains a bike storage area which will make bike usage more attractive to the tenants thereby reducing the reliance on cars. The grassed area to the rear will be maintained and the debris removed making it a better area for bio diversity and humans.

10.0 MOVEMENT AND ACCESS STATEMENT

The property is located in an area of the City Centre which has high demand for parking spaces; as well as on site parking for both the apartments and the commercial areas there is pay and display parking. There will not be a need for delivery vehicle parking as the public house will no longer function.

The occupiers of the flats will be allocated parking spaces. Cycling storage and its position adjacent to a national cycle route will encourage such use.

The site is located in the centre of the city, near to the bus route(40,41) to the bus station and train station. There are numerous places of work within the city centre and others easily accessible by means of public transport. There are nearby shops that are open all hours. The flats are spacious one bedroom accommodation and bedsits, these aren't designated as family homes and as such, there is not a need to locate near schools etc.

Pedestrian Access –

The site is located within the heart of Newport City Centre. There are well lit pavements.

11.0 REVIEW PROCESS

The proposed apartments are above to minimum room sizes laid out in the SPG – Flat Conversions and Houses in Multiple Occupation.

The proposal, by virtue of its commercial use on the ground floor, and residential use on the two upper floor; apartments will maximise the likelihood of creating a viable long term future for this vacant building.

The proposals to renovate the frontage will create not only a considerable improvement to the area as a whole but will lead to the full refurbishment of the building.

The authority are invited to approve this application and apply conditions as they see fit.

Appendix 1.

Skerryvore Designs Ltd.

Sextons Tower,
2 Caerphilly Road,
Bassaleg,
Newport,
NP10 8LE

E: spence_gadsby@hotmail.com

T: 07427 657573

Newport Planning Department
Civic Centre,
NP20 4UR

26 May 2023

This parking assessment has been prepared to support the application of change of use from A3 with residential above to apartments and bedsits to dwellings at the former West of England public house site. The existing combined space on the first and second floor is 117m² entertainment/events which requires 4 parking spaces as per the Newport Parking Standards SPG (1 space per 35m²) and 6 rooms for letting or management 1 space per room another 6. (total 10 spaces)

The proposed change of use will create x 2 no. studio apartments, and 8 no. 1 bed flats. This will require the need for 12 parking spaces (1 per bedroom + 1 per 5 units for visitors) When adjusted for sustainability therefore the proposed apartments will require 1 less space than the existing use. A parking sustainability assessment has been carried out below that justifies a further reduction of two parking spaces required bringing the total down to 7 spaces resulting in a net reduction in parking demand by 3 spaces from the existing use.

The proposal will also be creating 6 internal bike spaces for use by the residents to encourage car free travel.

Sustainability criteria		
Local facilities	Distance (meters)	Poi nts
Foodstore	90	3
Post Office	90	3
Health care facility	900	2
School	580	1
Public Transport		
Bus stop	90m	2
Cycle Route	50m	1
Frequency		3
	Total	13
	Reduction	2
	Required spaces	8

Using the sustainability criteria, the outcome is that the same number of spaces are required for the proposed first and second floor use, as for the original arrangement.

This would mean that the remaining spaces were available for the Public House and function rooms. Given this type of space has now been reduced from 250 m² to less than 100 m². This reduction in entertainment area means a proportionate reduction in parking requirement.

The site also has public car parks immediately adjacent providing 37 spaces, and considerable on street parking should it be required.