

Views Assessment

the proposal

The development proposal is for a waterfront development of between 4 and 7no storey accommodation of maximum height 21.60m. The site has a dual waterfront frontage, overlooking the Usk to the north-east and Jack's Pill to the south-east. For site sections refer to Dwg No. 3858 - PEN - ZZ - ZZ - DR - A - 1105, prepared by Pentan Architects, and the DAS.

It is proposed to arrange the development around internal courtyard gardens. The proposals include a commercial unit to the south west frontage incorporating bike storage and cafe.

The site is currently a temporary car park on a demolition site, enclosed by chain link and security fencing.

methodology

Using field assessment and views analysis, potential visual effects arising from the proposed development are considered. Viewpoints were selected to include potential views from valued landscapes such as the public footpaths and cycle routes along the Usk, parks and Public Open Spaces.. These were identified looking outwards from the site itself, and confirmed by cycling around the neighbourhood. Historic sites with potential views were included, due to their elevated locations and potential inter-visibility. The survey was undertaken on 22 September 2021 on a clear day with excellent visibility. Photographs from key viewpoints were taken with a 31.25 lens (equivalent to 50mm on a 35mm camera).

site environs

- Newport lies on both sides of the River Usk, with old Newport and the City Centre to the west of the river. Newport is typified by a mix of historic and high-rise buildings; steep topography which falls southwards from Stow Hill.
- Old Newport in particular is characterised by green parks and tree avenues. Adjacent to the site's western boundary, the tree avenue along Usk Way provides a green corridor, improving the microclimate and softening views of the road and surrounding multi-storey developments.
- Immediately adjacent to the site on the north-east side, Endeavour House is a 7 storey student accommodation block at a maximum height of 25.1m, slightly higher than the proposed development.
- The River Usk provides a corridor which winds through the urban landscape providing a well-used recreational resource including National Cycle Route 47, seating areas and links into different parts of the city.
- For much of its course, the River Usk is vegetated above the waterline with naturalised and native species, providing a natural link in the urban landscape.
- Several bridges across the Usk provide good permeability between the two halves of Newport. In particular, Newport City Footbridge allows a car-free link.

findings

- The topography from the elevated sites of **Bellevue Park**, **Stow Circle** and **St Woolos** drops away to the south; views towards the east are blocked by tall buildings; and therefore views from these elevated sites will be **unaffected by the proposed development**
- Newport Castle** is low lying directly adjacent to the River Usk; there are 3no. bridges (Newport City Bridge, Newport City Footbridge and George Street Bridge) as well as Endeavour House all of which block direct views; and therefore **Newport Castle is not intervisible with the site**.
- National Cycle Route 47 (NCN 47)** passes directly adjacent to both the south-east and north-east boundaries of the site on the west side of the River Usk. Near views into the site on this west side and from the pedestrian footpath on the River Usk on the opposite (east) side will remain after the proposed development is built. Views across the river form part of the experience of travelling along NCN47 whether walking or cycling, or just sitting on one of the many benches along the route.
- Views from the **pedestrian footpath** on the opposite side of the river (east bank of the Usk) are **intermittent**; through bankside vegetation or underneath George Street Bridge.

mitigation

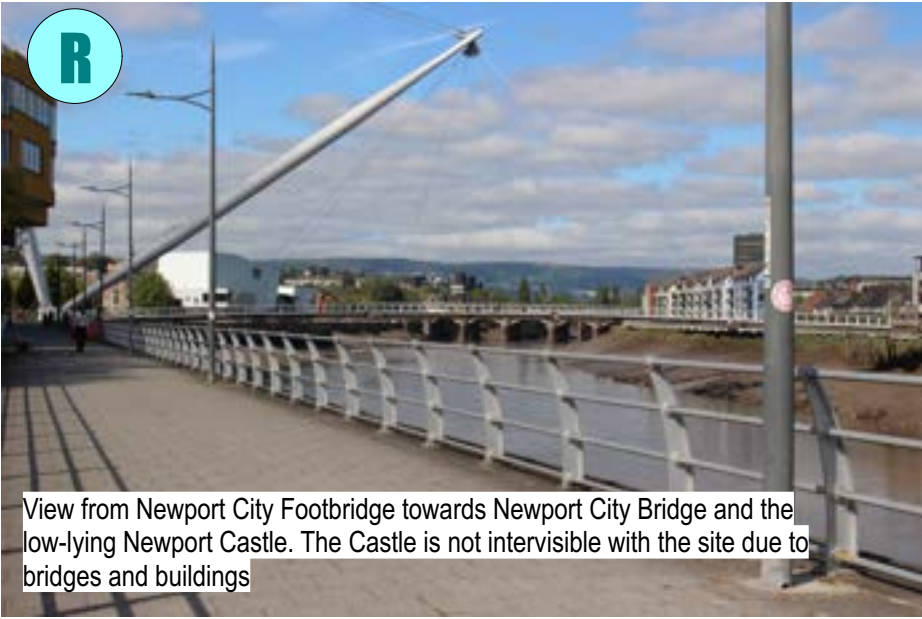
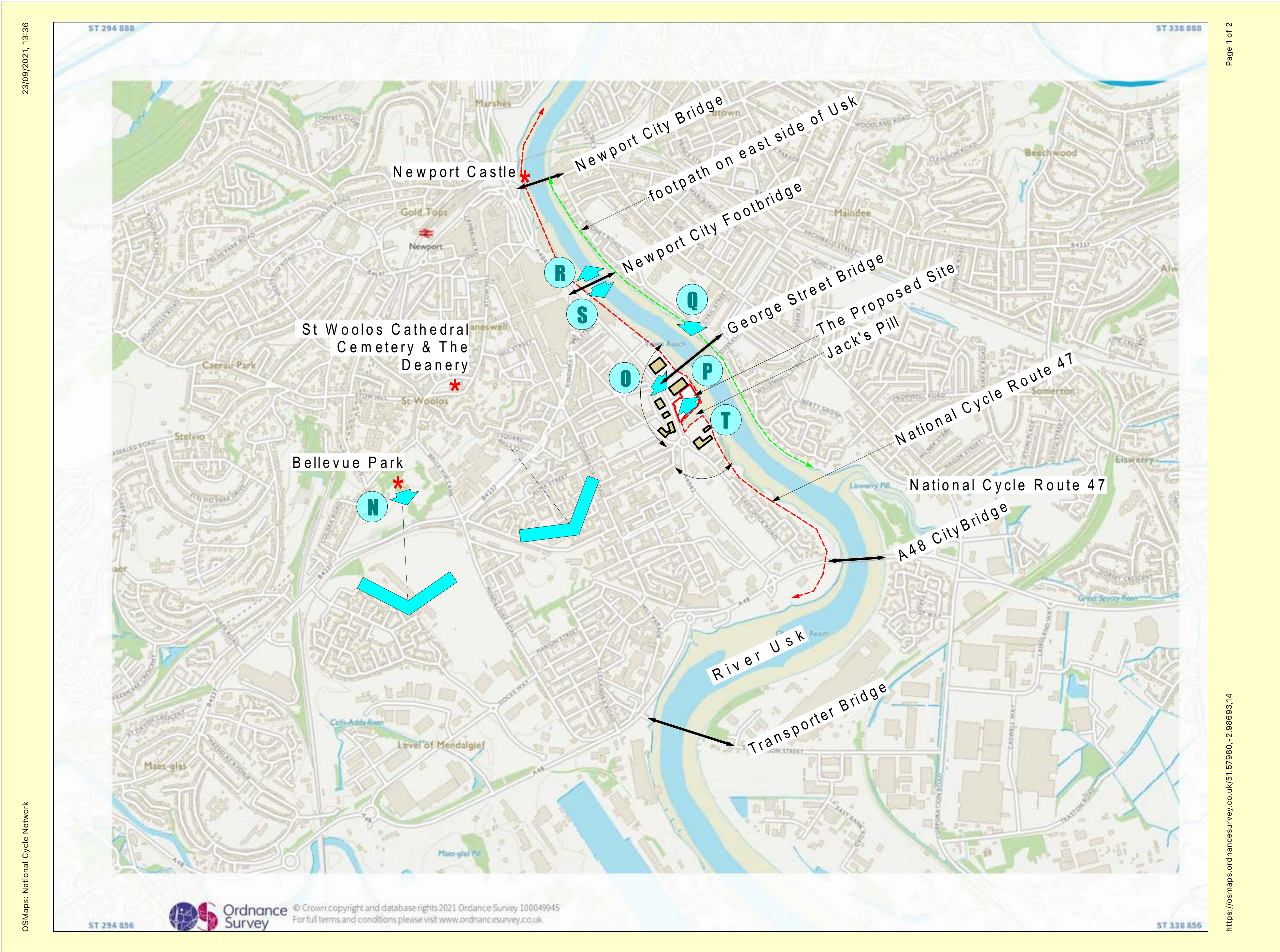
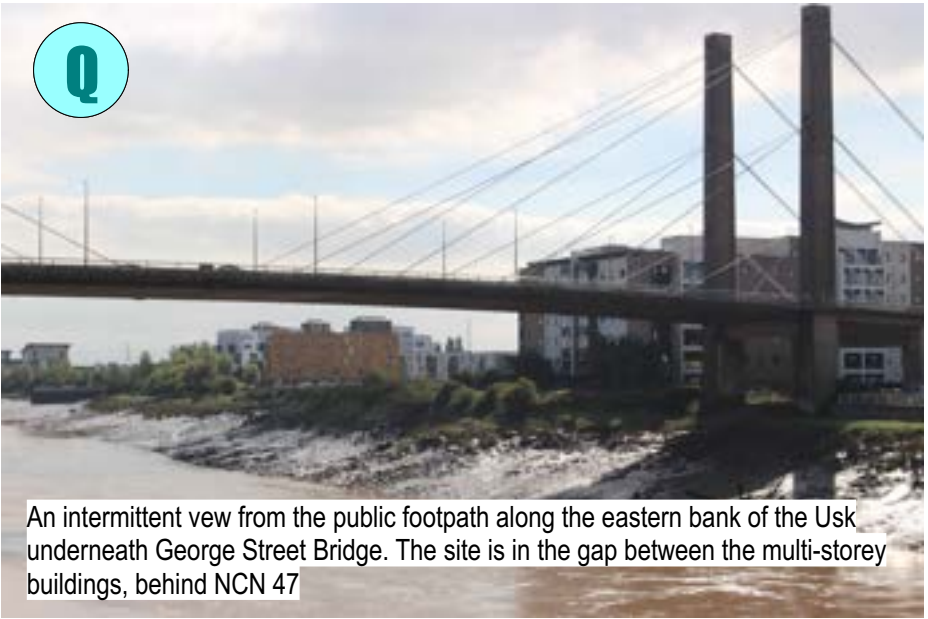
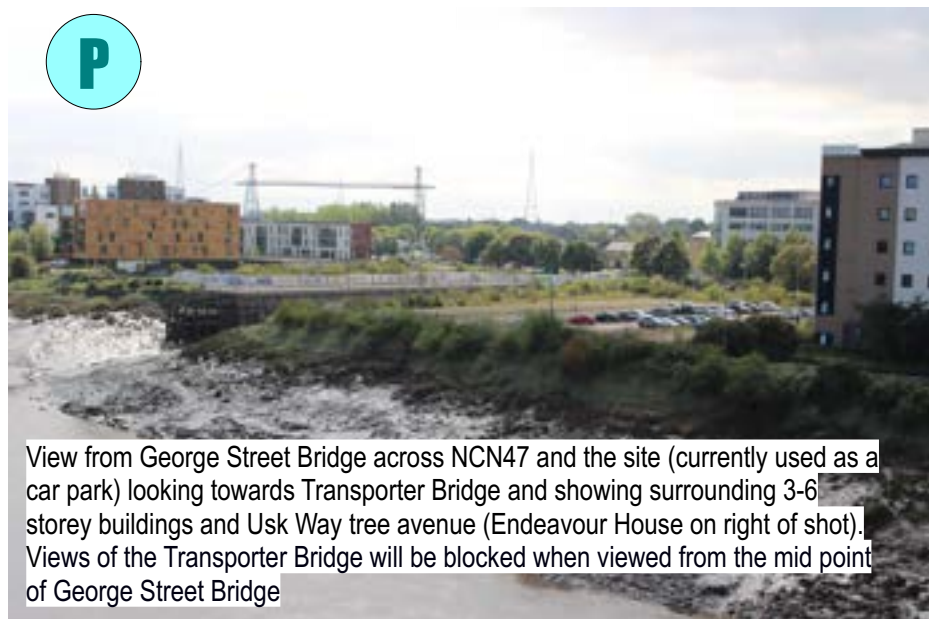
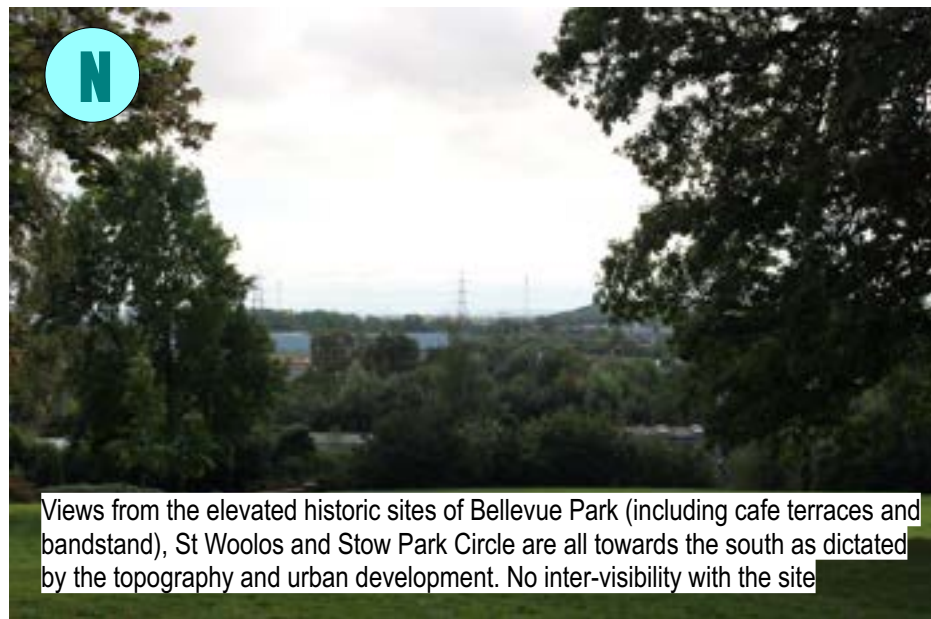
- Mitigation, integration and softening of the development includes:
- a **continuation of the Plane tree avenue** along Usk Way (including removal of the poor Maple trees) would provide visual greening and softening of the proposed development as well as a wildlife corridor, improved biodiversity and air quality benefits;
 - upgrading the river frontages** to Jack's Pill and the River Usk with planting and paving and high quality boundary treatments to improve and enhance near views; a green edge to the development will soften the boundary, drawing the eye to link with native vegetation along the Usk and ensure continuity along the waterfront's green corridor;
 - providing an attractive **cafe terrace** overlooking the waterfront to improve amenity, support a vibrant development and give human-scale interest; and
 - providing visual permeability with interesting **vistas into the proposed courtyard**.

conclusion

Key FAR viewpoints will remain unaffected due to **visual blocks** from a combination of the local topography (which falls steeply to the south) and the built-up nature of Newport, which includes a high proportion of multi-storey buildings, including those immediately adjacent to the site.

Visual blocks close to the site include **surrounding high rise buildings** and **a series of bridges across the Usk**. In particular, Endeavour House and George Street Bridge screen views from the north.

Where the proposed development will form part of the view, **visibility will be limited to NEAR views**. It is considered that the **character** of these near views, i.e. those from roads, cycle route 47 and footpaths close to the site, **will be unchanged or improved**. Not only is this is due to the **scale, massing and character of the proposed development being in keeping** with the immediate environs, but also due to the near-view enhancements. The current proposals for planting, paving and boundary treatments together with glimpses through the buildings into visible courtyards will improve the character of the area by introducing a landscape at a human-scale, and represent **an enhancement** of the views from close locations.



Revision B April 2026: Maximum height of buildings revised
Revision A October 2021: Note added re. blocked view of Transporter Bridge from George Street Bridge



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job title

Jack's Pill, Usk Way

client

Hedyn

drawing title

Views Assessment

scale · 1:10,000 at A1

date · September 2021

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drawing number · 538.02

revision · B

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