

DESIGN AND ACCESS STATEMENT

Newport City Council

165 Commercial Street, Newport, NP20 1UL

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CONTENT

1. INTRODUCTION
2. SITE DESCRIPTION
3. THE PROPOSAL
4. PLANNING HISTORY
5. PLANNING POLICIES
6. APPRAISAL
7. CONCLUSION

1. Introduction

- 1.1. This Design and Access Statement has been prepared in support of Full Planning Permission (Shopfront Alterations) and Advertisement Consent (Fascia Signage Installation) at 165 Commercial Street, Newport NP20 1UL.
- 1.2. It explains the concept and principles of the proposed development concerning key issues such as the surrounding context. It also examines how the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.
- 1.3. This statement is divided into seven main sections and has the relevant information included in the introduction, the context of the site, the proposed development, planning history, planning policy context, appraisal and conclusions.
- 1.4. In addition, the Design and Access Statement is supported by the application submissions sent electronically via the Planning Portal.

2. Site description

- 2.1. The application site is located at **165 Commercial Street, Newport NP20 1UL**.
- 2.2. The property lies within the Newport Town Centre Conservation Area.
- 2.3. It is a Grade II Listed Building, recognized for its architectural and historic significance.
- 2.4. The site forms part of a continuous terrace of commercial properties fronting Commercial Street, a key retail and commercial area within the city Centre.
- 2.5. The building comprises a commercial unit at ground floor level, with residential accommodation on the upper floors.
- 2.6. The surrounding area is characterized by a mixture of traditional shopfronts and upper-level residential, or office uses, reflecting the area's established mixed-use urban setting.

3. The Proposal

- 3.1. The proposal seeks to upgrade the existing ground floor shopfront and install new fascia signage to enhance the visual appearance of the premises while maintaining sensitivity to the architectural character of the Grade II Listed Building and its setting within the Newport Town Centre Conservation Area.

4. Planning History

- 4.1. Ref. No: 21/0149 | Status: Granted with Conditions | 165 Commercial Street Newport NP20 1JN | Proposed division of ground floor and new shop front to form 2 no. commercial units. part conversion of rear of ground floor to provide cycle and bin storage, conversion of first, second, third, fourth floors to form 20 no. flats, removal of dormers and top floor structures and erection of rear extensions
- 4.2. Ref. No: 21/0150 | Status: Granted with Conditions | 165 Commercial Street Newport NP20 1JN | Conservation area consent for demolition of rear dormers and prefabricated top floor structures
- 4.3. Ref. No: 21/0311 | Status: Granted with Conditions | 165 Commercial Street Newport NP20 1JN | Proposed division of ground floor and new shop front to form 2no commercial units, part conversion of rear ground floor, conversion of first, second, third and fourth floor and rear extension to form flats.

5. Planning Policies

- National Planning Policy Framework (2021).
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Newport Local Development Plan (2011–2026)
 - Policy GP6
 - Policy CE7
 - Policy R1

National Planning Policy Framework (2021).

- 5.1.** The NPPF emphasizes the importance of achieving well-designed, sustainable development that respects local character and heritage significance. Sections 12 (Achieving Well-Designed Places) and 16 (Conserving and Enhancing the Historic Environment) are relevant. The proposal seeks to enhance the appearance of the shopfront while preserving the historic and architectural integrity of the listed building and its conservation area setting.

Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.2.** Under Sections 16(2) and 72(1) of the Act, special regard must be given to preserving the special architectural or historic interest of listed buildings and their contribution to the character or appearance of conservation areas. The proposed works are designed to be sympathetic to the host building, ensuring minimal visual impact and the preservation of its heritage significance.

Newport Local Development Plan (2011–2026).

5.3. Policy GP6 – Quality of Design

This policy seeks high-quality, well-integrated design that complements the site's context and local character. The proposed shopfront and signage adopt materials and proportions that reflect the historic façade and contribute positively to the streetscape.

5.4. Policy CE7 – Conservation Areas and Listed Buildings

CE7 requires development to preserve or enhance the character, appearance, and setting of conservation areas and listed buildings. The proposed alterations respect the building's architectural detailing and maintain its contribution to the conservation area.

5.5. Policy R1 – Retail and Commercial Frontages

Policy R1 supports the maintenance and improvement of active ground floor frontages within primary retail areas. The proposal improves the visual quality and functionality of the commercial unit, supporting the vitality of Commercial Street as a key retail destination.

6. Appraisal

Visual and Material Integrity

- 6.1.** The design re-establishes a balanced and traditionally proportioned ground floor frontage by maintaining and enhancing these elements, the façade will once again be read as a cohesive and authentic heritage frontage, thereby strengthening the visual integrity and character of the entire streetscape.

Heritage and Townscape Impact

- 6.2.** The proposal results in no harm to the conservation area and in fact enhances it through reinstatement of appropriate detailing and finishes.

- 6.3. The restrained matte finish and handcrafted lettering provide subtle definition without visual intrusion, while the internal shutter design supports safety without diminishing street character.
- 6.4. Overall, the scheme strengthens the aesthetic continuity of the Commercial Street frontage and contributes positively to Newport's town Centre renewal objectives.

Accessibility and Function

- 6.5. The proposal retains the existing access arrangement, with the recessed entrance continuing to provide level and unobstructed entry into the retail unit.
- 6.6. The introduction of modern tempered single-glazed doors enhances thermal efficiency, acoustic comfort, and ease of maintenance, ensuring long-term functionality and durability while preserving the proportions and character of the original shopfront opening.

Sustainability and Maintenance

- 6.7. By retaining the majority of the existing structure and fabric, the scheme promotes sustainability through conservation.
- 6.8. Repainting and material repair, rather than replacement, reduce waste and carbon footprint, in line with NPPF Paragraph 152 which encourages re-use of existing buildings.

The proposed shopfront and advertisement at 165 Commercial Street, Newport offer a sensitive enhancement that preserves the area's historic character. The scheme complies with the NPPF (2021) and Newport LDP policies GP2, GP6, CE7, and R1, maintaining visual amenity, public safety, and design quality.

7. Conclusion

- 7.1. The proposed shopfront and advertisement at 165 Commercial Street, Newport constitute a well-designed and contextually appropriate enhancement that preserves the character of the conservation area.
- 7.2. The scheme accords with the National Planning Policy Framework (2021) and relevant policies of the Newport Local Development Plan (2011–2026)—notably GP2, GP6, CE7, and R1—by maintaining visual amenity, public safety, and design integrity within the streetscape.
- 7.3. Accordingly, planning and advertisement consent are respectfully sought for this heritage-sensitive and policy-compliant proposal.