



Planning, Design & Access Statement

**Former Zanzibar Nightclub, 40 Stow Hill, Newport,
NP20 1JG**

October 2021

Contents

1.	Introduction	3
2.	The Site: Location & Extent	6
3.	Pre-Application Consultation & Design Evolution	12
4.	Planning Policy Context.....	15
5.	Design and Access Proposals	23
6.	Key Material Considerations.....	31
7.	Summary	38

Appendices

Appendix I Site Location Plan

Appendix II Proposed Site Layout Plan

Figures

Figure 1 Site Location Plan

Figure 2 Extract from LDP Proposals Map

Figure 3 Extract from LDP Constraints Map

Status: Final v2

Draft Date: October 2021

For and on behalf of Avison Young (UK) Limited

1. Introduction

Purpose of this Statement

- 1.1 This Planning, Design and Access Statement has been prepared to accompany and support an application seeking full planning permission and listed building consent to redevelop the site of the former Zanzibar Nightclub, located on Stow Hill in Newport, for residential purposes, together with the provision of associated parking, landscaping and ancillary works.
- 1.2 The application is submitted to Newport City Council (NCC) by Avison Young, on behalf of Linc Cymru Housing Association.
- 1.3 The extent and location of the site is shown on the site location plan below.

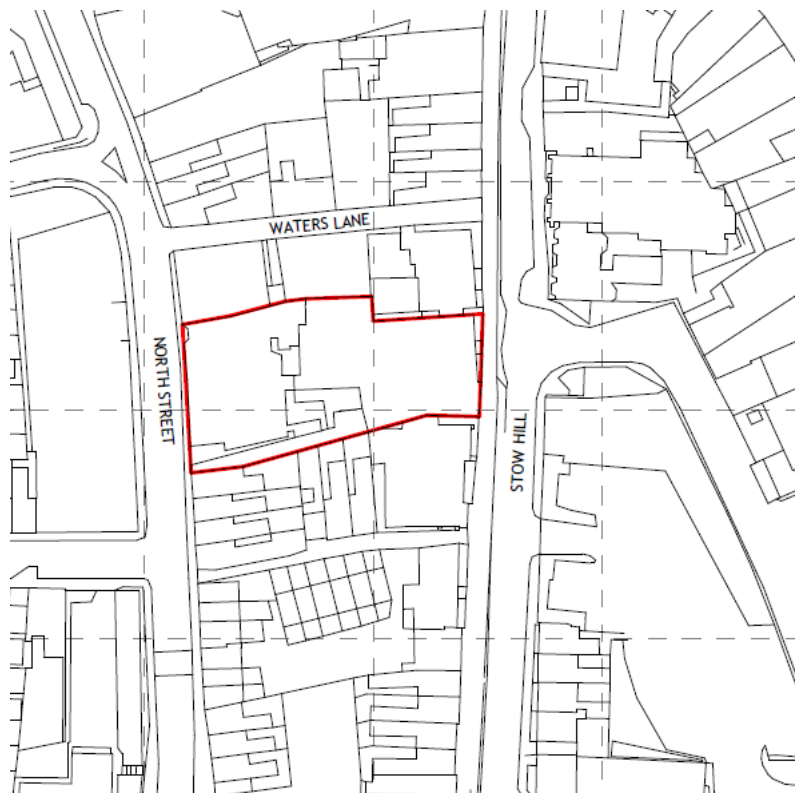


Figure 1: Site Location Plan

Structure of this Statement

- 1.4 This statement has been prepared in line with the requirements and recommendations of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 (as amended), which consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest. The statement also takes account of the Welsh Government's Technical Advice Note

12: Design (TAN 12), NCC's own guidance on Design and Access Statements (DAS) and having regard to the 'Design and Access Statements in Wales Why, What and How' (June 2017) guidance, which builds on that understanding and responds to legislative requirements for DAS under the Planning (Wales) Act 2015.

1.5 This statement seeks to demonstrate the acceptability of the proposed development in the context of relevant planning policy, taking into account the context of the site and the surrounding forms of development. In respect of the listed building, this statement is required to explain:

- a) The design principles and concepts that have been applied to the works;
- b) How the design principles and concepts that have been applied to the works take account of:
 - i. the special architectural or historic importance of the building,
 - ii. the particular physical features of the building that justify its designation as a listed building, and
 - iii. the building's setting, and
- c) How the issues relating to access to the building have been dealt with.

1.6 The remainder of the statement is, therefore, structured as follows:

- **Section 2** provides an explanation of the context of the application including site details, relevant planning history, a description of the proposal and the rationale behind the application;
- **Section 3** provides a review of the planning policy context relevant to the proposal;
- **Section 4** interprets context and policy analysis into a set of guiding principles for the development of the site before going on to describe the proposed development in greater detail, giving specific details regarding the evolution of the scheme, and design and access considerations (as required by TAN 12);
- **Section 5** considers the primary planning issues, providing a comprehensive analysis of how this proposal conforms with relevant policy and planning considerations, and

- **Section 6** provides an overview and concludes the statement, confirming that there are a number of material benefits arising from the proposals which ought to justify the grant of planning permission and listed building consent.

2. The Site: Location & Extent

Location & Context

- 2.1 The application site (as shown in Figure 1 above and at Appendix I) extends to 0.18 hectares and comprises a parcel of land located between North Street (to the east) and Stow Hill (to the west) in Newport.
- 2.2 The site is occupied by the former Baptist Chapel, which was constructed in 1863 and is grade II listed (Cadw Reference 3042). More recently, the building has been used as a social club, music venue and nightclub (under various names, such as Escapade, Lazars, Brooklyn Heights and Zanzibar). The use of the premises as a nightclub ceased in 2010 and the building has since remained vacant. In June 2018, the premises were damaged by a fire that engulfed the neighbouring property, Bethel Community Church. The building has therefore been significantly damaged and actively detracts from the streetscene and city centre as a whole.
- 2.3 The principal façade and main entrance to the building fronts onto Stow Hill, which is a key route into the city centre. To the north, the site is bound by an office building (Convey Law) and a residential terrace of three properties. To the south is the Bethel Community Church, behind which are 2 no. dwellings that front onto Wesley Lane and share their rear boundaries with the site. A terrace of 3 no. further dwellings and Dutchys restaurant sit adjacent to Wesley Lane and form the North Street frontage onto which the site also faces. This frontage is directly opposite a bus stop and the North Street NCP car park. There is an existing vehicular access into the site adjacent to No.8 North Street.
- 2.4 The list description of the former chapel identifies the reason for its designation as being for its contribution of grand classical front to the Stow Hill Conservation Area. There is no mention of internal features, although the exterior is described as follows:

"Grand temple front of 3 bays, based on Italian Renaissance models. Stucco; Roman Doric. Heavy pediment with oculus. Doric entablature and pilasters. Doorway with bracketed pediment."

- 2.5 The building has been substantially extended to the side and rear which detracts from the historic interest and appearance of the former chapel and the overall character of the conservation area. The 1970s office building (occupied by Convey Law) on the northern side of the chapel has been built against the historic building. The office building is not characteristic of Stow Hill but it was in place at the time the chapel was listed, so forms part of the established setting of the listed building.

The Application

- 2.1 The proposal is to redevelop the site for residential purposes. This will involve the significant demolition of the existing building, except for the historical façade onto Stow Hill. The description of development for the proposed scheme (as stated on the application form) reads as follows:

“Demolition of the rear portion of the existing building and later extensions, retention of the listed façade onto Stow Hill to enable the construction of two buildings (A & B) comprising residential apartments, with associated access, parking and landscaping.”

- 2.2 The site layout plan is shown on the drawing included at Appendix II of this statement.

Relevant Planning History

- 2.3 The planning application history applicable to this site is detailed in the table below for ease of reference:

Planning History Schedule

Ref:	Proposal	Decision
90/0726	Alterations to elevation	Granted (August 1990)
94/0893	Erection of metal fire escape on first floor	Granted (October 1994)
94/0803	Erection of lazer light fixture	Refused (September 1994)
97/0516	Internal alterations including the covering over of the first floor void area alterations to levels on the ground floor and the repositioning of bars.	Granted (June 1997)
97/0515	Erection of illuminated signs and hanging banners	Granted (June 1997)
97/0812	Listed building consent for installation of a rear metal fire escape re-painting of external elevation tiling to concrete steps and installation of banners and internally illuminated signs	Granted (August 1997)
97/0372	Installation of new external fire escape adapt existing external fire escapes and install acoustic ceiling panel to first floor ceiling void	Granted (May 1998)
98/0373	Listed building application for installation of new external fire escape adapt existing external fire escapes and install acoustic ceiling panel to first floor ceiling void	Granted (May 1998)
98/0677	Listed building consent application to refurbish basement create new raised areas and reposition bar servery to a central position	Granted (April 2000)
01/1045	Display of non-illuminated banner sign	Refused (September 2001)
06/1110	Listed building consent for erection of external first floor smoking terrace on existing roof area, lift and internal alterations	Granted (February 2007)

Ref:	Proposal	Decision
06/1179	Listed building consent for retention of internally illuminated sign on front elevation	Refused (August 2006)
06/0619	External alterations to listed building including repainting of front elevation, provision of spotlights to front entrance and lift shaft to side elevation	Withdrawn (April 2006)
06/0621	Listed building consent for external alterations including repainting of front elevation, new spotlights to entrance and installation of halo illuminated fascia signs	Granted (November 2006)
06/1109	Erection of first floor smoking terrace on existing side roof area and lift	Refused August 2006
07/1429	Erection of a new boundary fence to adjacent yard to form a smoking area	Granted (November 2007)
08/0820	Listed building consent for installation of three telecommunications antennae to replace existing antennae and installation of further equipment	Granted (June 2008)
10/0727	Prior notification for installation of 1no. Alifabs Harrier shared Vodafone and O2 radio equipment cabinet to replace existing equipment cabinet	Granted (Permitted)
12/0794	Listed building consent for demolition of majority of existing building, retention of front façade, construction behind retained façade to contain 23 apartments with associated access, parking and landscaping	Granted (October 2016)
12/0793	Demolition of majority of existing building, retention of listed front facade, construction on the stow hill frontage behind the retained façade of a building to contain 18 flats and the construction of a 2/3 storey terrace on the north street frontage to contain 5no. Flats and 2no. Houses, with associated access, parking and landscaping	Granted (August 2015)

(N.B. the above is based on a desktop inspection of available information on Newport City Council's website)

- 2.4 The most pertinent planning history relates to the planning permission (LPA Reference: 12/0794) and listed building consent (LPA Reference: 12/0793) granted at the site on 5th August 2015 and 21st October 2016 respectively for the demolition of the later extensions to the building, retention and restoration of the front façade and construction of a new building behind the façade to provide 18 flats (4 x 1 bed, 13 x 2 bed and 1 x 3 bed). In addition to this, it was proposed to construct a 2/3 storey terrace of residential units along the North Street frontage, which would include 5 no. 2 bed flats and 2 no. 3 bed houses. This scheme totalled 25 no. dwellings and triggered the thresholds for the calculation of Section 106 planning obligation contributions towards leisure and education facilities and 30% provision of affordable housing. However, a Viability Appraisal was submitted as part of the planning application which demonstrated the limited viability of the scheme. As such, no planning obligations were requested. This listed building consent remains extant until 21st October 2021 and represents the fall-back position for the site in planning terms.
- 2.5 With respect to the planning history of the site's immediate context, a full planning application (LPA Reference 19/0674) was granted on 23rd January 2020 for external alterations to the façade and roof of the Bethel Church. An application seeking listed building consent (LPA Reference 19/0675) was also

submitted for these works. On 16th March 2020 Cadw confirmed the proposals are acceptable and listed building consent was granted by the Authority soon after. Construction work is now progressing on the site.

The Proposals

- 2.6 It is proposed to completely demolish the building adjacent to the listed chapel and the modern extensions. However, the façade of the chapel itself will be retained and restored to its former appearance with the reintroduction of window openings and the removal of the existing extension on the south side, which is an unfortunate addition to the building.
- 2.7 The proposals include extensions to the side and rear of the former chapel (Block A), together with a completely new standalone building (Block B) within the rear curtilage. The side extension will be of contemporary design, creating a link between old and new, to ensure the most appropriate form of development takes place and preserves the building's façade. The rear extension also adopts a contemporary form and is of an appropriate scale to be sensitive to the Stow Hill frontage but not dissimilar in scale to the neighbouring buildings when viewed from North Street. The standalone building to the rear of the site is 'L' shaped, providing an active frontage onto North Street whilst turning the corner into the site. The scale and massing of the building takes account of the topography of the area and the split-level nature of the site. It will be three storeys (incorporating the third storey in the roof space) along the North Street frontage, reducing to two storeys within the site.
- 2.8 The proposed residential scheme would comprise wholly general needs affordable housing (Use Class C3), which has been designed by Camberlain Moss King Architectural and includes a total of 37 no. apartments. The unit mix is as follows:

Block	No. of Units	No. of Bedrooms
A	15	1-bed
	8	2-bed
B	11	1-bed
	3	2-bed
Total	37	

- 2.9 The new homes have been designed to meet the specific needs of those people on the Council's housing register for Stow Hill and would be managed by the site owner, Linc Cymru.

- 2.10 The apartments have a shared parking court with communal garden area and dedicated bin store. Given the city centre location, the scheme does not require parking provision. However, the scheme allows for 18 no. parking spaces to be provided within the site.
- 2.11 The existing site access to the west (from North Street) would be altered (relocated 5m further south of the existing access which would be reinstated as a footway) to facilitate vehicular access to the proposed car parking spaces (18 no. spaces in total).
- 2.12 With regards to pedestrian access, residents will gain access to Block A via the existing pedestrian footway on Stow Hill. This will provide the main access for 23 no. residential flats within Block A. Level access will be provided from the car park to Block A and the rear of Block B to facilitate entry into the development for all users, including disabled users. The existing stepped access to Block A (fronting Stow Hill) would be retained.
- 2.13 Due consideration has been given to the legislative requirement to provide sustainable drainage systems on the site. As such, a Drainage Strategy has been prepared, which will be based on the outcome of infiltration testing. Should infiltration not be viable a discharge will be made into the existing combined sewer in North Street. This decision has been made as there are no local surface water sewers or existing watercourses in the vicinity of the site. The re-use of surface water has been considered and where possible, rainwater butts, bioretention areas and SuDS planters will be installed. Surface water discharge will be restricted to greenfield rates with an additional allowance for 30% climate change. This will be achieved using a hydrobrake control with upstream on-line swale and off-line cellular storage tank.

Rational for the Proposals

- 2.14 The former chapel is grade II listed and occupies a prominent position on a principal route into the city centre, also forming part of the Stow Hill Conservation Area. The site qualifies as previously developed brownfield land. The regeneration of brownfield land is a fundamental responsibility of today's developers and planning authorities. The logic is that developing land that has already been used (thereby recycling the land) will reduce the pressure to build on undeveloped or greenfield land.
- 2.15 There has been a long-term will to redevelop the site following the closure of the previous nightclub use, which culminated in the grant of planning permission (LPA Reference: 12/0794) and listed building consent for (LPA Reference: 12/0793) in 2015 and 2016 respectively for the demolition of the later extensions to the building, retention and restoration of the front façade and construction of a new building behind the façade to provide a total of 23 no. flats and 2 no. houses.

- 2.16 Following the grant of planning permission and LBC, in June 2018, the building was substantially damaged by a fire. This completely gutted the inside of the building and has resulted in structural concerns about the building's future. There were clearly viability concerns associated with delivering the redevelopment scheme granted by the historic planning permission and LBC. This is believed to have led to the sale of the site to the applicant (Linc Cymru) for this application.
- 2.17 In order to preserve the building's features of acknowledged historical importance (i.e. the façade onto Stow Hill), make the most effective and efficient use of a valuable brownfield resource, and respond to the authority's established and confirmed housing need in the area, this application for full planning permission and LBC has been submitted.

3. Pre-Application Consultation & Design Evolution

Preface

- 3.1 This section of the statement considers how the context to the site and pre-application dialogue with the council has informed the evolution of the scheme.
- 3.2 The proposals have been designed in response to pre-application discussions and consultations with Newport City Council (NCC) which were informed by a Heritage Appraisal & Initial Impact Assessment, Preliminary Ecological Appraisal, Drainage Strategy, Transport Statement and proposed layout plans and drawings.

Pre-Application Dialogue with the Council

- 3.3 A virtual pre-application meeting was held on 11th August 2020 with the following officers of the Council:
- Senior Planning Officer (Gail Parkhouse)
 - The Historic Buildings and Conservation Officer (Joe Hotson)
- 3.4 A follow-up written response in respect of the pre-application meeting is awaited. However, detail of the pre-application dialogue and the key outcomes are provided below.
- The site lies in a sustainable location and the proposed land use is considered acceptable in principle.
 - In terms of design, the proposed location, footprint, density and massing of the extension to the Stow Hill frontage and Block B is considered acceptable in principle, subject to further details of architectural treatment and materials.
 - Consideration should be given to amending the bin store to improve the pedestrian visibility splay and design of the roof to better reflect the adjacent forms of development.
 - Consideration should be given to stepping the roof of Block B to address the levels change across the site be sympathetic to the appearance of North Street.
 - Consideration should be given to creating a courtyard within the site between Blocks A & B to avoid overlook between the units and to provide a more pleasant shared amenity space.

- Based on the structural condition of the building it was appreciated that only limited structural information could be provided as part of the planning application. It was agreed that a condition could be attached to any planning permission (wording to be agreed) requesting a structural report to inform the extent of façade and buttress side wall retention.
- The Heritage Impact Statement should be updated in line with Cadw guidance.
- The Transport Statement should be updated to provide justification for not requiring a dedicated delivery bay or re-running the track testing in the parking area using a larger vehicle.
- Consideration should be given to the potential for providing further landscaping on the site and detail this in a Landscape Strategy.

3.5 Please note that the above points have been addressed in this Planning Statement or in supplementary documents accompanying the submission of this application for full planning permission and LBC.

Mandatory Pre-Application Consultation

3.6 In accordance with article 2F of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), which requires particulars of how the applicant has complied with section 61Z of the Town and Country Planning Act 1990; inserted into the 1990 Act by section 18 of the Planning (Wales) Act 2015, statutory pre-application consultation was undertaken.

3.7 The pre-application efforts undertaken to comply with this statutory requirement and actively consult with the relevant stakeholders are outlined below and include:

- Erection of a site notice in accordance with article 2C of the order;
- Notice given in writing to adjoining landowners;
- Notice given in writing to specialist consultees (Dwr Cymru Welsh Water, Cadw, The Council's Highways Department, Natural Resources Wales and the Council's Development Management Department);
- Notice given in writing to community consultees (Councillors Miqdad Al-Nuaimi & Kate Thomas);
- Draft Planning Application documents made available online via Avison Young's purpose-built website for the consultees and wider community to inspect, and

- Provision of an online form through the above website which could be downloaded, completed and posted or emailed directly to Avison Young.

3.8 The Pre-Application Consultation (PAC) Report which accompanies this planning application documents the consultation process in further detail. In addition to this, the report outlines and describes all the feedback received through the consultation process as well as the applicant's response.

4. Planning Policy Context

Preface

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The planning policy that supports the proposal exists at a number of levels and extends to a range of guiding documents. To highlight the site's potential, the following sections record the main provisions of the principal statutory planning documents and strategies of relevance. It establishes the context within which the proposed development will need to be brought forward.
- 4.3 National guidance comprises Planning Policy Wales Edition 11 (PPW) (February 2021), as well as a range of supplementary Technical Advice Notes (TANs). At the local level, the Newport Local Development Plan (LDP), which was adopted in January 2015, comprises land allocations as well as specific 'land use' policies against which all planning applications are considered. Relevant Supplementary Planning Guidance (SPG) seek to supplement the policies of the LDP and also form material considerations.
- 4.4 According to the proposals map inset 10 (Figure 2) accompanying the LDP, the site falls within the settlement boundary and forms part of the city centre, although it is not allocated for a specific use purpose. However, as previously stated, the property's last use was as a nightclub (*sui generis*). In planning terms, and in light of the sustainable city centre location, the site represents a suitable location for residential development, the principle of which has previously been accepted.
- 4.5 The building that occupies the site is located within the Town Centre Conservation Area and is also grade II listed. Given its historic value, the site is archaeologically sensitive. The adjacent building (Bethel Chapel) is also grade II listed.
- 4.6 The site is not subject to a statutory ecological designation. Although, at its closest point, the site is 350m to the west of the River Usk Special Area of Conservation (SAC) and the Severn Estuary, which is a Ramsar site, Site of Special Scientific Interest (SSSI), SAC and Special Protection Area (SPA).
- 4.7 According to the Development Advice Map, accompanying Technical Advice Note 15 (Development and Flood Risk), the site is not located within an area of known flood risk.



Figure 2: Extract from LDP Proposals Map



Figure 3: Extract from LDP Constraints Map

National Planning Policy

Planning Policy Wales (Edition 11)

- 4.8 PPW (Edition 11) sets out the land use planning policies of the Welsh Government (WG). This contains guidance for the preparation of Local Authority's development plans, development management, and sets out the WG commitment to creating sustainable developments.
- 4.9 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

- 4.10 Chapter 2 of PPW relates to **'People and Places'** and seeks to promote the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities.
- 4.11 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. PPW suggests this can be achieved by maximising their contribution to the achievement of the seven well-being goals and by using the Five Ways of Working, as required by the Well-being of Future Generations Act.
- 4.12 The seven well-being goals within the Well-being of Future Generations Act provide a shared vision to work towards – emphasis is placed on the importance of achieving all the goals within a proposal.
- 4.13 PPW identifies 5 Key Principles that provide a guiding vision for all development plans, including the National Development Framework (NDF). These are as follows:
1. Growing our economy in a sustainable manner;
 2. Making best use of resources;
 3. Facilitating accessible and healthy environments;
 4. Creating & sustaining communities, and
 5. Maximising environmental protection and limiting environmental impact.
- 4.14 In responding to the key principles for the planning system, PPW states that development proposals must seek to deliver development that addresses the following national sustainable placemaking outcomes.
- Creating and sustaining communities
 - Making best use of resources
 - Maximising environmental protection and limiting environmental impact
 - Growing our economy in a sustainable manner
 - Facilitating accessible and healthy environments
- 4.15 It is accepted that not every development will be able to demonstrate it can meet all of these outcomes.

- 4.16 PPW must be used to implement placemaking. To do so, proposals should be prepared within the context of the key planning principles of the planning system in order to meet the well-being goals.
- 4.17 PPW first requires development proposals to be assessed against the **'Strategic and Spatial Choices'** (Chapter 3). Thereafter, an assessment must be made of the detailed impacts of the development proposals and its contribution to **'Active & Social Places'** (Chapter 4), **'Productive & Enterprising Places'** (Chapter 5) and **'Distinctive & Natural Places'** (Chapter 6).
- 4.18 The results of the assessment should promote well-being goals and sustainable placemaking outcomes, by ensuring the proposals contribute to sustaining or creating sustainable places and delivering the national sustainable placemaking outcomes identified above.
- 4.19 Paragraph 6.1.10 of PPW refers to listed buildings and states that for any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

Technical Advice Notes (TANs)

- 4.20 As set out above, PPW is supplemented by a series of Technical Advice Notes (TANs). A range of these apply to the proposed development, and their specific provisions are addressed through the information submitted in support of this planning application. Relevant TANs include:
- **Technical Advice Note 2 (Planning & Affordable Housing)** was published in 2006 and requires local planning authorities to include an affordable housing target in the development plan; indicate how the target will be achieved using identified policy approaches, and monitor the provision of affordable housing against the target.
 - **Technical Advice Note 5 (Nature Conservation & Planning)** was published in September 2009 and provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.
 - **Technical Advice Note 12 (Design)** was updated in 2016 and provides detailed advice on how good design in development may be facilitated by the planning system. The guidance states that good design has the potential to assist in environmental sustainability, economic growth and social inclusion. The guidance places particular emphasis on the achievement of sustainable design solutions, sustaining or enhancing character, promoting innovative design solutions, ensuring access for all and promoting legible development.

- **Technical Advice Note 18 (Transport)** was published in 2007 and recognises the key role of the planning system to facilitate sustainable travel patterns. As in TAN 12, the guidance aims to influence the location of new development to reduce the need to travel and subsequently promote more sustainable forms of transport which contribute to environmental improvement in the longer term.
- **Technical Advice Note 20 (Planning and the Welsh Language)** was published in October 2013. This provides guidance on how the planning system considers implications of the Welsh language. A TAN 20 Practice Guidance Note was published in June 2014 which should be read in conjunction with TAN 20, but has been produced to assist local planning authorities in the preparation, monitoring and review of their Local Development Plans.
- **Technical Advice Note 23 (Economic Development)** was published in February 2014 and focuses on the need to encourage development in order to generate wealth, jobs and income. This TAN recognises the importance of all aspects of development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations.
- **Technical Advice Note 24 (The Historic Environment)** was published in May 2017 and provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building applications.

Local Planning Policy

- 4.21 The Planning and Compulsory Purchase Act 2004 introduced the requirement for all local planning authorities to produce a new form of development plan for their areas – a Local Development Plan (LDP). Accordingly, The Unitary Development Plan was superseded by the LDP following its adoption in January 2015.
- 4.22 The Newport LDP comprises a range of policies against which all planning applications are considered. These include the plan's development strategy and its policies on housing, employment, transportation, the environment and leisure. For clarity, this statement considers in detail only the policies central to the principle of residential development at the site.
- 4.23 Taking into account the site's context and applicable designations, the following planning policies of the LDP and relevant Supplementary Planning Guidance (SPG) are considered relevant to the redevelopment proposals:

- **Objective 1 (Sustainable Use of Land)** – This seeks to ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimise the impact on the environment and make a positive contribution to local communities.
- **Objective 4 (Housing Provision)** – This seeks to provide an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meets the needs of the population.
- **SP1 (Sustainability)** – This policy requires development proposals to make a positive contribution towards sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary.
- **SP2 (Health)** – This policy requires development proposals to maximise their positive contribution toward health and well-being by being located in sustainable locations, close to public transport links, and walking and cycling routes.
- **SP9 (Conservation of the Natural, Historic and Built Environment)** – This policy seeks to protect, conserve and enhance the character and setting of the Newport's natural and historic heritage assets.
- **SP13 (Planning Obligations)** – This policy deals with the Council's planning obligations and stipulates that a contribution is sought towards a number of matters, where appropriate, to ensure the development will be sustainable and meet the needs of the local community.
- **SP18 (Urban Regeneration)** – This policy favours the provision of residential development in the urban area, especially where proposals can assist in urban regeneration by using vacant, underused brownfield land.
- **GP1 (General Development Principles – Climate Change)** – This policy notes that tackling climate change is a fundamental part of delivering sustainable development. This policy seeks to deliver this agenda through the careful consideration of sustainability principles in the design of individual developments.
- **GP2 (General Development Principles – General Amenity)** – This policy stipulates that development proposals must have regard to amenity of future or neighbouring occupiers and compatibility with surrounding land-uses. Design proposals should also take into account matters such as access and community safety.

- **GP3 (General Development Principles – Service Infrastructure)** – This policy requires that development proposals are supported by necessary and appropriate service infrastructure.
- **GP4 (General Development Principles – Highways and Accessibility)** – This policy requires new development to be highly accessible in terms of walking, cycling and access to public transport. Development proposals should be served by adequate transport infrastructure whilst also having regard to highway safety and amenity.
- **GP5 (General Development Principles – Natural Environment)** – This policy seeks to protect, manage and enhance the natural environment and biodiversity through appropriate development proposals.
- **GP6 (General Development Principles – Quality of Design)** – This policy requires development proposals to have a high quality design, having regard to the local character and context, accessibility and resource efficiency.
- **GP7 (General Development Principles – Environmental Protection and Public Health)** – This policy stipulates that development should not cause unacceptable harm to health, or risk to the environment, local amenity or public health and safety.
- **CE6 (Archaeology)** – This policy states that development proposals within archaeologically sensitive areas may need to be supported by an appropriate archaeological impact assessment.
- **H2 (Housing Standards)** – This policy requires residential development to be built to high standards of design by having regard to environmental, economic and social sustainability.
- **H3 (Housing Mix and Density)** – This policy stipulates that residential development of 10 dwellings or more should be designed to provide a mix of housing to meet identified local need, at a density of at least 30 dwellings per hectare.
- **H4 (Affordable Housing)** – This policy recognises that affordable housing provision makes an important contribution to housing need across Newport. In accordance with this policy, a contribution of 30% will be sought on sites in this location (Newport West) where development proposals accommodate 10 or more dwellings.
- **T4 (Parking)** – This policy requires development proposals to be served by adequate car parking in accordance with adopted parking standards contained in Supplementary Planning Guidance.

- **W3 (Provision for Waste Management Facilities in Development)** – This policy stipulates that, where appropriate, provision will be sought in all new developments for facilities for the storage, recycling and other management of waste.

Supplementary Planning Guidance

4.24 The Council provides a range of Supplementary Planning Guidance (SPG) which comprises detailed guidance on the way in which policies of the LDP will be applied in particular circumstances or areas. All necessary guidance has been taken account of when designing the scheme. The SPGs of relevance to the application are as follows:

- Planning Obligations (January 2020)
- Affordable Housing (August 2015)
- Archaeology and Archaeologically Sensitive Areas (August 2015)
- New Dwellings (January 2020)
- Parking Standards (August 2015)

Other Applicable Legislation

- 4.25 Section 16(2) and Section 66(1) of The Town and Country Planning (Listed Building and Conservation Areas) Act 1990 place a statutory duty on Councils to have regard to the desirability of preserving a listed building or its setting or any features of architectural or historic interest which the building possesses when considering applications for listed building consent and planning permission.
- 4.26 The Historic Environment (Wales) Act 2016 made a number of amendments to the 1990 Act and provides the legislative framework for the protection and sustainable management of the historic environment in Wales.
- 4.27 The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017 came into force on 1st September 2017, requiring a Heritage Impact Statement to support listed building and conservation area consent applications.

5. Design and Access Proposals

Preface

- 5.1 This section of the statement takes forward the key findings of the appraisal of context, which are firstly interpreted into a set of guiding principles, before the evolution of the scheme's design is described.
- 5.2 This section then goes on to directly address the requirements of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 (as amended) and draw upon the advice and design objectives contained within Chapter 3 of PPW 11 and TAN 12 to consider how the context to the site has informed the evolution of the proposed development. These matters are addressed under the following key topics:
- Access and Inclusivity;
 - Character (including consideration of use, amount, layout, scale, appearance and landscaping);
 - Special Architectural or Historic Importance;
 - Community Safety;
 - Environmental sustainability; and
 - Movement to, from, and within the development.

Interpretation of Context

- 5.3 The development proposals have been informed by the site's context, which comprises its physical and socio-economic context, as well as the planning policy context, relevant planning constraints, the site's planning history and discussion with the LPA and the statutory pre-application consultation exercise.
- 5.4 The key findings of the context analysis are as follows, which have been translated into subsequent guiding principles that have informed the design of the scheme.

Context Analysis Findings	Guiding Principles
The former chapel is grade II listed and the site occupies a prominent frontage location within the Stow Hill Conservation Area.	There is an opportunity to demolish the unsympathetic additions to the listed building, restore the historic façade onto Stow Hill and bring forward a scheme that enhances the conservation area.

Much of the historic fabric of the building's façade has been covered or is a state of disrepair. The windows have also been blocked-up.	Opportunity to reintroduce these window openings and restore the principal historic features.
The site is in a sustainable location (being within the city centre) with good access to sustainable transport modes.	Parking provision should reflect the variety of sustainable transport modes available, but also to cater for the demands of future occupiers.
The area of this proposed development in Newport is an area that experiences high levels of reported crime and anti-social behaviour.	The scheme should be designed and orientated to allow natural surveillance of car parking and other communal areas.
The North Street streetscene is dominated by the blank façade of the 1970s rear extension to the existing building and an expansive area of car parking.	The North Street elevation is to the rear of the listed building and, whilst it is still located within the conservation area, it would not be seen in relation to any historic buildings within the conservation area. As such, there may be scope for a varying design.
The adjacent Bethel Community Church was also damaged by fire and is grade II listed.	This building abuts the application site and has been granted listed building consent and planning permission for its restoration. The proposed scheme should be sympathetic to and co-ordinated with the works to the adjacent church.
Those terraced residential dwellings fronting North Street and Wesley Lane form the site's boundary to the north and south.	There is an opportunity to provide a more sympathetic use (residential) on the site to these neighbouring dwellings. The apartments should be carefully designed to protect residential amenity.
There is an existing vehicular access onto North Street and pedestrian access onto Stow Hill.	There is an opportunity to improve the site's access arrangements onto North Street by improving the pedestrian and vehicular visibility splays.

Design and Access Principles

Character

- 5.5 As noted in the preceding sections of this statement, the application site is located within the city centre, which is a mixed-use area, but there are a number of existing residential dwellings in the immediate vicinity. The nearby dwellings vary in size, style and form, but generally front the highway from which they are served.

(i) Use & Amount

- 5.6 The application site area extends to 0.18 hectares and the site layout demonstrates the site is capable of suitably accommodating 37 no. dwellings within two apartment buildings.

(ii) Layout

- 5.7 The application is supported by a site layout plan that demonstrates how the two buildings will be arranged on the site. The location and extent of Block A is defined by the retention of the former chapel's façade onto Stow Hill. The following points seek to outline the principles behind the site layout:

- The proposed development has been designed around the need to retain the listed façade of the former chapel and enhance its appearance as part of the Stow Hill Conservation Area.
- A second apartment building (Block B) has been designed to provide an active frontage onto North Street and reflects the character of the adjacent forms of development.
- The proposed layout has sought to incorporate areas of incidental and usable open space where possible.
- A shared parking court will be provided in front of Block B, with 18 no. car parking spaces and a dedicated bin store.

(iii) Appearance

- 5.8 The part of Stow Hill where the site is located is dominated by three places of worship. The character of this part of the street is of tall, architecturally prominent buildings. Development addressing Stow Hill could be of a similar scale but has been designed so as not to dominate the three listed buildings: the Roman Catholic, the former Wesleyan Church and the former Baptist Chapel.
- 5.9 It is proposed that the building line of Block A on Stow Hill will be set back from the building line of the chapel, allowing the southern side of the chapel façade to stand proud with its eaves unfettered by the new development. This will be an enhancement of the current appearance of the façade. The design of the elevation of Block A is a clean, simple design which will not detract from the grand, classical façade of the listed former chapel.
- 5.10 Block B, with an elevation on North Street, rises to three storeys with the building being cut into the slope of the land. This block is of a similar detail to Block A and provides a coherent façade onto North Street and represents an enhancement to the character and appearance of the conservation area.

(iv) Scale

- 5.11 The scheme has been designed to suit the existing character of the surrounding area and, for this reason, has been divided into two apartment buildings.
- 5.12 There are two storey terraced properties adjoining either side of the site frontage onto North Street. Whilst the Stow Hill frontage abuts the grade II listed Bethel Community Church and a 1970s office building (occupied by Convey Law).
- 5.13 Following essential demolition, the listed façade onto Stow Hill will be restored and a new contemporary extension will be constructed. The new apartment building onto North Street has been stepped to better account for the gradient of the street and ridge levels of the existing dwellings either side. It is therefore considered that the proposed development scheme follows this pattern of development and will not appear at odds with the existing character of the area or scale of the adjacent buildings.
- 5.14 Overall, it is considered that the scale and massing of the proposed development will seek to preserve the character and appearance of the area and will not result in undue harm to visual amenity. In fact, the proposals are considered to represent betterment over and above the unsympathetic extensions to the existing building.

(v) Landscaping

- 5.15 A Landscape Strategy has been prepared for the site and supports this planning application. This sets out where new planting is proposed. The scheme includes the following headlines:
- A shared amenity area is to be provided between Blocks A & B, with central feature tree and seating.
 - SuDS planters and bio-retention features are to be provided within the shared amenity area.
 - New ornamental border and tree planting is proposed along the North Street frontage and to soften the frontage of Block B.

Special Architectural or Historic Importance

- 5.16 The proposals have taken account of the design principles set out above and the building's importance as a heritage asset. The proposals do not in any way compromise the architectural or historic significance of the building.

- 5.17 The building's list description identifies the reason for listing as being its contribution of grand classical front to the Stow Hill Conservation Area. In terms of the detail contained within the list description, it is noted that the building comprises a very fine, classically detailed façade set beneath a pediment which, despite its apparent lack of maintenance and survival of a major fire, appears to be in a remarkably good condition. The interior has all but disappeared and, in any case, there is no mention of it in the list description and it is not attributed to any historic or architectural value. Notable features include:
- Grand temple front of 3 bays based on Italian Renaissance models
 - Heavy pediment with oculus
 - Doric entablature and pilasters
 - Doorway with bracketed pediment
- 5.18 The abovementioned features have been identified as the key features of historic significance contributing to the listing of the building. The proposals do not seek to alter or remove any of these features of the building. In fact, the proposals seek to reinstate and refurbish these features and remove modern unsympathetic additions, replacing them with better quality materials and styles. It is therefore considered that the design of the development in terms of its layout, scale and appearance is acceptable. Moreover, it is considered that the exterior of the building will see significant improvements through the refurbishment of the existing frontage.
- 5.19 Overall, the proposed external alterations are considered to be of material benefit to the conservation of this heritage asset and the surrounding conservation area and are compliant with Policies SP9 and GP6 of the Newport Local Development Plan (Adopted January 2015) and sections 16(2) and 66(1) of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

Access & Inclusivity

- 5.20 Changes in the approach to the design of buildings to be 'inclusive' has developed over many years, culminating in the Disability Discrimination Act 1994 (DDA). Additionally, significant changes were made to Part M of the Building Regulations in May 2004 to ensure that work carried out provided for inclusive design.
- 5.21 The proposals will meet the duties required by the current statutory legislation.
- 5.22 Means of escape in case of fire will be focused primarily on the detailed layout of the interior of the buildings, and will be addressed under a Building Regulation Application. Suitable escape detailing will be incorporated to ensure the needs of disabled people are accommodated.

- 5.23 In terms of vehicular access, this is to be provided off North Street, which is an existing highway. This road connects to Bridge Street (and Queensway) to the north and Jones Street to the south.

Movement

- 5.24 The site is located in the city centre and is therefore within easy walking distance of a number of surrounding services and facilities, not to mention that it is situated on a bus route (with a bus stop directly outside the site on North Street). Its highly sustainable nature has been demonstrated by the Transport Statement submitted in support of the application.
- 5.25 The development will consist of two separate buildings. Residents will gain access to Block A via the existing pedestrian footway from Stow Hill. This will provide the main access for 26 residential flats within Block A only. Residents of Block B will gain access to the rear of the development, via North Street, which will be in the form of a shared surface, also used to access the proposed parking court. Residents of Building B can gain access to Stow Hill via Waters Lane, located to the north of the North Street access.
- 5.26 The site's proposed vehicular access will be via North Street. Parking for the proposed development will be provided via a parking court to the rear of the Block A and B. The proposed access will be located 5m further north of the existing access, which will be reinstated as footway.
- 5.27 There are a number of local cycle routes within close proximity of the site that provide on-road cycle routes to Newport City Centre and the surrounding area. National Cycle Network (NCN) 47 is located approximately 300m east of the site, which runs along the west of the River Usk. NCN 47 runs from Newport to Fishguard, providing connections through Newport, to Rogerstone, Risca, and Ystrad Mynach. NCN 47 connects to NCN 4 to the south and NCN 88 to the north, providing connections to Caerleon, Caldicot and the surround areas.
- 5.28 Due to the site's city centre location there is an extensive provision of bus services in close proximity and within easy walking distance of the site. These offer regular connections throughout the day within and around Newport City Centre, together with connections to Rogerstone, Risca, Chepstow, Monmouth and Cardiff. The closest bus stop is located adjacent to the site access along North Road, providing the northbound service. The southbound service is located approximately 80m north of the site, providing access to a number of bus routes. There is also a bus stop located along Stow Hill, approximately 120m south of the site.
- 5.29 Newport is the closest train, located approximately 300m north-west of the site. This station is managed by Transport for Wales and located on the main South Wales Line, providing regular connections to

Cardiff Central, Swansea and Milford Haven to the west, Bristol, Reading and London Paddington to the east.

Environmental Sustainability

5.30 The environmental and technical constraints have been fully assessed and accounted for in the design of the scheme.

- Landscape / habitat – Soft landscaping will be introduced across the rear of the site for visual enhancement; the focus will be on native planting. A Preliminary Ecological Assessment (PEA) has been undertaken and confirms that there is limited existing ecological value on the site itself.
- Energy and resource efficiency – It is the intention of the applicant that the proposed development is designed with sustainability as an important consideration. It is the applicant's intention to encourage the creation of an energy efficient development through a variety of techniques, enhancing the fabric of the proposed buildings and seeking to utilise energy efficient technologies. It is also the applicant's intention to utilise a local labour force, where possible, and source building materials locally to avoid importation.
- Water and waste management – Refuse collection has been considered and a bin store will be provided directly onto North Street, from which collections can be made. In terms of foul water management, there is an existing combined public sewer located within the North Street carriageway. Foul discharges will be diverted into this public sewer. In terms of surface water management, a combination of permeable paving, the provision of an on-site water butts, planters and bio-retention features and a hydrobrake to control the release of discharges to the mains will be used to control land and surface water drainage. Under the new legislation, namely Schedule 3 of the Flood and Water Management Act (FWMA) 2010, a separate Sustainable Drainage System (SuDS) application will of course be submitted to the council as the Sustainable Drainage Approval Body (SAB).

Community Safety

5.31 The development has been designed and orientated to allow natural surveillance of car parking and other communal areas.

5.32 The development site will be simple to navigate given its obvious single vehicular access off North Street, which will have a shared parking court and amenity area. Block A will have a pedestrian access onto Stow Hill, but also rear access to the parking court, amenity area and bin store.

- 5.33 Access to the apartment buildings will be secure for residents only, which will prevent the use of Block A as a cut-through from North Street to Stow Hill.
- 5.34 The proposed scheme has been carefully designed, taking into account Section 17 of the Crime and Disorder Act 1998, to provide a safe environment and aid crime prevention.

Response to Planning Policy

- 5.35 This is addressed in the following section of this statement that covers the key planning issues.

6. Key Material Considerations

Preface

- 6.1 The application proposals are compliant with policy provisions at the national and local level and the way this can be achieved is demonstrated by the detail submitted in the application package. This identifies the key development influences that have been taken into account when designing the proposals for the site.
- 6.2 This assessment demonstrates that the proposals accord with the detailed LDP policy requirements identified in Section 4.0. These include matters of heritage, design, drainage, transportation, ecology, landscaping and residential and visual amenity.
- 6.3 As required by Section 38 (6) of the Planning and Compulsory Purchase Act 2004 the application proposals have been assessed against all relevant national and development plan policies and other material considerations, and have been found to be in compliance.
- 6.4 In this context, we believe the primary issues in this instance to be:
- The Principle of Development;
 - Heritage Matters & Visual Amenity;
 - Residential Amenity;
 - Highway Safety;
 - Drainage;
 - Archaeology;
 - Ecology;
 - Impact upon the Welsh Language, and
 - Scio-Economic Impacts.

The Principle of Development

- 6.5 The principle of the site's residential redevelopment is acceptable on the basis of its location within the settlement boundary and given that it benefits from extant listed building consent and historic planning

permission for its residential redevelopment. This development scheme included the demolition of the rear portions of the building and retention of the façade onto Stow Hill.

- 6.6 The residential development of the site will facilitate in achieving the wider aims of the LDP, exploiting the use of brownfield land and providing much needed affordable housing. To this end, the site represents an acceptable windfall proposal that will contribute towards achieving the council's housing targets. This approach is in line with LDP Policy SP1, which emphasises the importance of utilising brownfield land and empty properties.

Heritage Matters & Visual Amenity

- 6.7 The proposed scheme seeks to enhance the character and appearance of the Stow Hill Conservation Area by retaining and renovating the building's listed façade. The later unsympathetic additions to the building are proposed to be demolished to enable the construction of an extension to the Stow Hill frontage and a standalone building to the rear, providing an active frontage along North Street.
- 6.8 The proposed development has been designed in a way which reflects and enhances the existing context respecting building heights and scale. It is proposed that the building line of Block A on Stow Hill will be set back from the building line of the chapel, allowing the southern side of the chapel façade to stand proud with its eaves unfettered by the new development. This will be an enhancement of the current appearance of the façade. The design of the elevation of Block A is a clean, simple design which will not detract from the grand, classical façade of the listed former chapel.
- 6.9 Block B, with an elevation on North Street, rises to three storeys with the building being cut into the slope of the land. This block is of a similar detail to Block A and provides a coherent façade onto North Street and represents an enhancement to the character and appearance of the conservation area. The scheme has been designed to suit the existing character of the surrounding area and, for this reason, has been divided into two apartment buildings.
- 6.10 There are two storey terraced properties adjoining either side of the site frontage onto North Street. Whilst the Stow Hill frontage abuts the grade II listed Bethel Community Church and a 1970s office building (occupied by Convey Law).
- 6.11 Following essential demolition, the listed façade onto Stow Hill will be restored and a new contemporary extension will be constructed. The new apartment building onto North Street has been stepped to better account for the gradient of the street and ridge levels of the existing dwellings either side. It is therefore considered that the proposed development scheme follows this pattern of

development and will not appear at odds with the existing character of the area or scale of the adjacent buildings.

- 6.12 As required by The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017, a Heritage Impact Assessment (HIA) has been prepared to support the application. This assessment has been undertaken and follows the HIA best-practice guidance (prepared by Cadw). In terms of the Stow Hill frontage, the HIA concludes that *"The proposed elevation is considered to be an enhancement of both the existing and the 2015 approved elevations and to be appropriate for both the listed Baptist Chapel, the setting of the neighbouring listed church and an enhancement of the character and appearance of the conservation area."*

Residential Amenity

- 6.13 The proposed layout would not result in harm to the amenity of neighbouring occupiers or the occupiers of the proposed units. The proposals represent a more sympathetic use than the lawful use of the building as a nightclub.
- 6.14 The future occupants would benefit from the facilities and services offered by this city centre location although, in terms of amenity space, drying areas will be provided within the confines of the site.
- 6.15 The scale, position and height of the proposals are sensitive to the existing neighbouring uses and will not result in significant overlooking or overbearing impact.

Highway Safety

- 6.16 In terms of sustainability, the site occupies a city centre location with good connectivity to a number and range of local facilities. The site is accessible to pedestrians from existing footpaths on North Street and Stow Hill. The nearest bus stop is located opposite the site on North Street, providing a northbound service. The southbound service is located approximately 80m north of the site, providing access to a number of bus routes. There is also a bus stop located along Stow Hill, approximately 120m south of the site. Newport bus station and train station are only a short walk away offering a number of alternative services. In general terms, the site has good access links to the wider region.
- 6.17 In terms of vehicular access, this is to be provided off North Street, making amendments to the existing access which will represent betterment on the basis the pedestrian and vehicular visibility splays will be improved.
- 6.18 A total of 18 no. parking spaces and 14 no. cycle spaces are proposed. The Council's SPG on Parking Standards, adopted in August 2015, states that the city centre falls within 'Zone 1: City Core'. Under this

designation, the parking standards request 0.5 to 1 space per unit and no spaces for visitors yet reductions are accounted for within Zone 1. Further to this, the SPG states that *'for developments where clear evidence has been supplied that car ownership levels will be lower than normal, a more flexible approach to numbers of parking spaces may be taken'*. Given that the development would comprise 100% affordable housing, which generally has lower levels of car ownership than private market housing, and therefore lower parking demand, the level of parking proposed is considered to be suitable. Planning Policy Wales (PPW) and Technical Advice Note 18: (Transport 2007) both support lower levels of parking provision. In particular, PPW Edition 11 states at paragraph 4.1.52 that *'parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high-quality places'*. Similarly, paragraph 4.1.50 states that *'parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport'*. With this in mind, and considering the location of the site within the city centre at 0.5 miles distance to Newport's train station, within walking distance to nearby bus stops, local schools, post office and community medical practises, we consider the scheme to be sustainable and capable of achieving a parking reduction. Further information on the reduction of parking spaces can be found in the enclosed Transport Statement, prepared by Lime Transport Consultants.

- 6.19 The former use of the premises as a nightclub represents the fall-back position for the site in planning terms. Therefore, this use forms the baseline scenario against which all development impacts must be considered. Due to the nature and location of the development, it is likely that walking will be the preferred mode of transport. As such, the traffic movements to and from the site on the local highway network will be minimal, particularly when compared to the lawful use of the site. Moreover, the council has resolved to grant outline planning permission for the residential development of the site for up to 25 no. dwellings and this fresh proposal represents only a marginal increase on this.
- 6.20 As part of the development, it is proposed to provide a dedicated bin store at the entrance to the site off North Street. It is proposed that refuse will be collected in the same manner as the existing terraced houses along North Street, which is undertaken on-street and has been confirmed as an acceptable approach by Newport City Council's Team Manager – Recycling.

Drainage

- 6.21 The drainage, water resources and utilities required by the proposed development have been considered as part of the preparation of this application.

- 6.22 A Drainage Strategy has been prepared by Hydrock. This provides an overview of the potential surface water drainage strategy for the site and demonstrates how foul water can be discharged.
- 6.23 Under the new legislation, namely Schedule 3 of the Flood and Water Management Act (FWMA) 2010, a separate Sustainable Drainage System (SuDS) application will of course be submitted to the Council as the Sustainable Drainage Approval Body (SAB).
- 6.24 In terms of foul water, there is an existing combined public foul sewer that runs within the North Street carriageway. It is proposed that the development would connect to this sewer.
- 6.25 Initial investigative work has been undertaken to determine how the surface water run-off from the proposed development could be managed. A surface water drainage strategy has been prepared based on the use of Sustainable Drainage Systems (SuDS) integrated with the landscape strategy, to comply with the principles of Schedule 3 of Flood and Water Management Act 2010 and to secure SAB approval. The SuDS strategy comprises a mixture of permeable paving, the use of water butts and bio-retention features.
- 6.26 Based on the initial investigative work undertaken, it is considered that suitable foul and surface drainage solutions are available to serve the proposed development.

Archaeology

- 6.27 Glamorgan Gwent Archaeological Trust (GGAT) issued a consultation response to the previous application submissions at the site identifying that Stow Hill was the main road linking the medieval settlement around the area of St Woolos Cathedral and the 12th century castle with the town of Newport and the later castle on the riverside. The St Woolos settlement extended along the frontage of this road from both areas of medieval settlement and the area became a medieval and post medieval suburb of the town. The former chapel itself dates essentially from the mid-19th century and is set into the slope of Stow Hill. The existence of an existing lower ground floor and the alterations and extensions to the building are likely to have destroyed or severely damaged any archaeological resource.
- 6.28 GGAT previously confirmed the ground has been disturbed by the building and subsequent works and raised no objection to the proposals. It is on this basis that the proposals would be unlikely to disturb archaeological material. As such, it is not considered necessary to prepare an Archaeological Assessment.

Ecology

6.29 The site is not subject to any statutory or local ecological designation and the developable area is generally devoid of landscape features. Nevertheless, a Preliminary Ecological Appraisal (PEA) has been undertaken, by Wildwood Ecology, to establish any habitats and features with potential to support protected and/or notable conservation priority species. This report was undertaken in June 2020 and includes a description of the site's ecological conditions, the ecological context and an appraisal of the site's ecological value. The content of the report is based on the findings of an Extended Phase 1 Habitat Survey and site inspection carried out in October 2019.

6.30 Following this, a Preliminary Roost Assessment (PRA) was completed in May 2020. This concluded that:

- No bat emergence was recorded during the survey.
- Two common pipistrelle bats were recorded occasionally foraging around two streetlights at the front of the building by the small roundabout.
- Streetlights at the front of the building were bright causing a large amount of light spill onto the front of the building.
- Pigeons and crows were observed roosting and nesting on the building.

6.31 Based on the survey results, the following mitigation is recommended:

Bats – No further surveys required. Demolition works should be carried out prior to the winter period to avoid potential impacts on hibernating bats. In the unlikely event that bats are found during the works, all works must stop, and a bat licenced ecologist will be contacted for advice. If bats are found during the works an European Protected Species Bat Licence will be required. To compensate for the loss of a potential hibernation roosting site, integrated bat tubes (e.g. Schwegler bat tube 1FR) x 2 will be installed on the building at full height, as appropriate to the build fabric and construction.

Birds – Demolition works will take place outside of the bird nesting season 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions.

6.32 Overall, it is considered that the proposed works will not lead to significant adverse impacts on features of ecological importance.

Impact upon the Welsh Language

- 6.33 TAN 20 (Planning and the Welsh Language) seeks to safeguard and promote the interests of the Welsh language through development proposals and states that:

"In determining individual planning applications and appeals where the needs and interests of the Welsh language may be a material consideration decisions must, as with all other planning applications, be based on planning grounds only and be reasonable." (Paragraph 4.1.2, Page 14, TAN 20).

- 6.34 In accordance with this policy context, the impact of the proposal on linguistic character of the surrounding area is a material consideration. The development proposal will provide 37 no. new affordable homes in an area where there is an identified need for housing to meet local needs. The provision of new homes will, therefore, enable Welsh speakers to remain in the area. As such, the proposal will not have a detrimental impact upon the needs and intensity of the Welsh language.

Scio-Economic Impacts

- 6.35 The proposed development will deliver significant benefits to Newport, not just in terms of visual betterment and housing numbers, but in terms of economic development and community benefits. Obstructing developments such as these is clearly not the intention of the WG or the Council through PPW or the LDP.
- 6.36 It is important to consider the economic benefits that the residential development of the site will have at the construction stage and upon the occupation of the proposed dwellings. Such matters are supported by Technical Advice Note 23 (Economic Development). The construction phase will generate jobs and inject expenditure into the local economy, also providing subsidiary income for other businesses (i.e. suppliers, professional services, retailers etc.). Upon occupation of the proposed units there will be continued income generation for the local economy from resident expenditure on commodities, and in local amenities and services.

7. Summary

- 7.1 This Planning, Design and Access Statement has been prepared to accompany and support an application for full planning permission and listed building consent to redevelop the site of the former Zanzibar Nightclub, located on Stow Hill in Newport, for residential purposes. This statement seeks to satisfy the requirements of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 (as amended), as well as to provide the local authority with evidence in support of the proposals.
- 7.2 The former chapel is a grade II listed building with the Stow Hill Conservation Area. The building has been identified for its grand classical frontage onto Stow Hill.
- 7.3 Design principles aimed at conserving and improving the character, appearance and setting of the heritage asset have been applied to the proposals. The works proposed will not alter the access arrangements to the building or harm public safety. Moreover, they will not result in the loss of any historic fabric. As such, the proposals will not detrimentally affect the historic character or appearance of the building or its essential setting, nor will they harm the character or appearance of the Stow Hill Conservation Area.
- 7.4 The application proposals are considered entirely compliant with both national and local planning policy. They are required to ensure the usability of the building is maximised and the building is conserved as a heritage asset, whilst making efficient use of this vacant brownfield site and will deliver a sustainable form of development located in the city centre with plentiful services and facilities and will deliver economic, social and a range of community benefits.
- 7.5 The opportunity the proposals provide to contribute to the supply of housing simply has to be taken since it has been demonstrated the scheme will not only protect the sensitive features of this listed building, but will enhance the character and appearance of the conservation area and provide a host of economic benefits that complies with national policies and the local policies of the adopted Development Plan.
- 7.6 The proposals will provide a suitable level of residential amenity for future occupiers, will not result in any detrimental harm to the residential amenity of neighbouring occupiers or visual amenity of the area, and neither would they harm matters of highway safety, drainage or ecology.
- 7.7 In the lead up to this submission, engagement has been undertaken with site stakeholders, the local community and the council to explain the merits of the proposal. This demonstrates the on-going commitment to respond to the economic, social, environmental and cultural necessities of the area.

This is to, ultimately, deliver a sustainable development which is in-keeping with the local context and in line with the Well-being of Future Generations goals, the placemaking outcomes of PPW11 and the local requirements set out by the Local Development Plan.

- 7.8 It is clear that the site offers the potential to deliver a well-thought out, high quality sustainable residential development. The proposed development can meet the objectives of good design, delivers high levels of accessibility and environmental sustainability, and accords with the requirements of the planning policies contained within the council's adopted LDP. It is therefore considered that full planning permission and listed building consent should be granted.

Appendix I

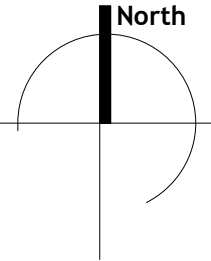
Site Location Plan



01

SITE LOCATION PLAN

1 : 1250



Notes

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

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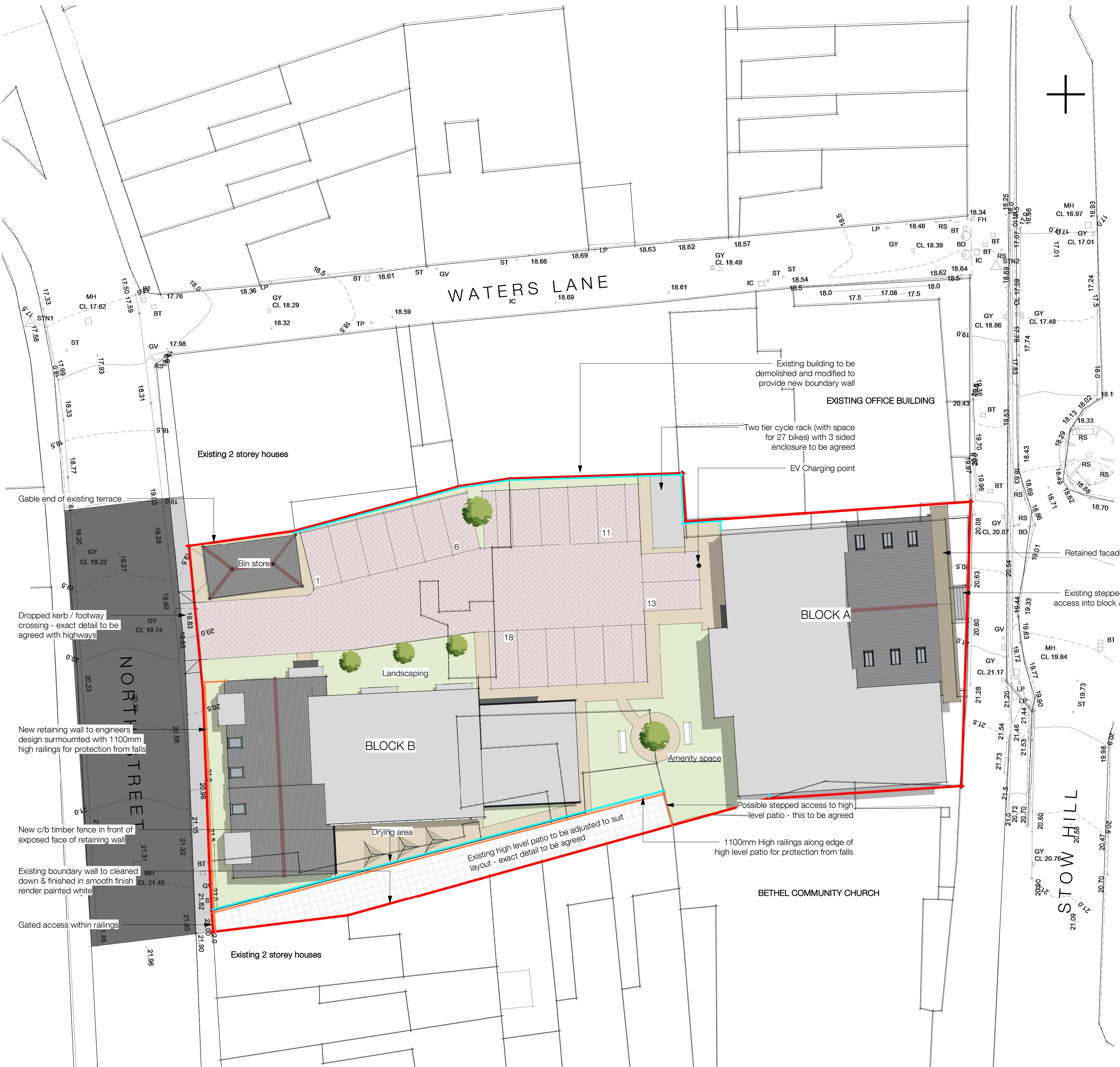
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Project	Former Zanzibar Nighclub, Newport
Project number	N125
Client	LINC
Title	Site location plan
Drawing number	A100
Scale	1 : 1250 at A3
Revision	A
Status	PLANNING
Drawn	
Date	10.12.2020

Appendix II

Proposed Site Layout Plan

Revisions		
A	03.04.2020	Parking strategy updated
B	17.12.2020	Drawings updated to planning stage
C	10.02.2021	Block B Adjusted & Parking layout updated following comments from transport consultants
D	26.03.2021	Site entrance / cycle store updated
E	30.09.2021	Boundary key updated. Bin store roof updated. EV Charging point indicated



- Hard & Soft landscaping key
- Block paving to mews court road / parking - exact colour to be agreed
 - Block paving to internal paths (exact colour to be agreed)
 - Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20
 - Proposed street trees; Various species - to be agreed with landscape architect
 - NB. Landscape design / planting schedules to be agreed with landscape architect
 - 1.8m High Timber fence
 - 1.1m High metal railings
 - Refer to engineers layout for locations of retaining walls. Fence to sit on top of retaining walls where they form part of the boundary
 - Retaining walls to be formed using facing brickwork with brick on edge coping (subject to wall thickness)

Accommodation schedule

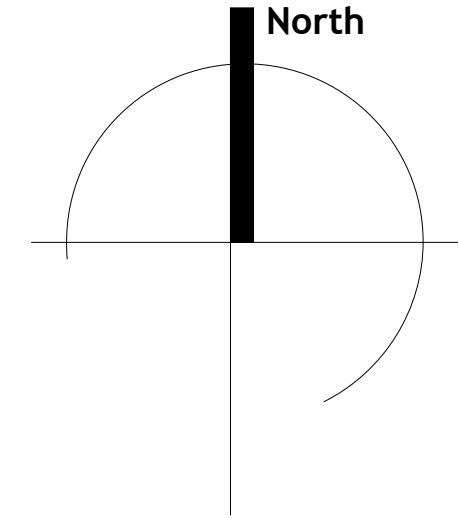
Block A
15 x 1 bed 2 person flats
8 x 2 bed 3 person flats

Block B
11 x 1 bed 2 person flats
3 x 2 bed 3 person flats

Total 37 plots

18no. Parking spaces
14no. Cycle spaces

Site area - 1865m2 (0.46 acre)



Proposed site layout

1 : 200

Notes

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

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Project Former Zanzibar Nighclub, Newport

Project number N125

Client LINC

Title Proposed site layout

Drawing number A109

Scale 1 : 200 at A1

Revision E

Status PLANNING

Drawn

Date 10.12.2020

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