



PLANNING STATEMENT

July 2025

114 – 116 Alexandra Road,
NP20 2JG



RICHARD ANDREWS
ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

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1. Introduction

This report is submitted as part of an application for the creation of 3 flats and the renovation of a ground floor commercial unit. It is also proposed to introduce a bin store which is to be accessed via the side elevation.

The purpose of this report is to analyse and consider the impact of the proposed development would have on its neighbours and the surrounding context. It considers the existing character of the site, surrounding architecture, and context against the key elements of the proposed scheme with supporting justification.

2. Site Information

114-116 Alexandra Road is located within a mix of residential, commercial and industrial properties, with the docks located directly opposite, to the south of the property, being separated by the A48 (Southern distributor Road).



Figure 1: Aerial view with application property shown in red.

The property is surrounded by several significant buildings and local landmarks, with the Newport transporter bridge less than 150m from the site. The Property also sits opposite the Waterloo Hotel, with both this property and the application site comprising of traditionally designed details and architectural facades finished in red brick.

The whole property currently sits vacant and is in need of a number of repairs and renovations to ensure its continued use and allow for no further deterioration.



Figure 2/3: Google earth view of application property in 2021.



Figure 4/5: Google earth view of application property in 2025.



As can be seen in the above images between the ground floor cafe is now vacant leaving an empty and deteriorating space. The has been empty since 2023. Alos shown is the boarding of the units shown in the right-hand aspect of the image, these were boarded at a similar time.

3. Surrounding Context



Figure 6: Waterloo hotel which is opposite the application property.



Figure 7: Transporter bridge visitor centre.



Figure 8: A view of buildings noted including the transporter bridge and application property.

The images above show the importance of and need for the renovation and re-utilisation of the application property. These also show the architecture within the property's facade and the surrounding buildings which can all be seen in figure 8. Also seen is the A48 which runs right in front of the application.

4. Proposal

Our proposal for 114-116 Alexandra Road and the creation of 3 flats also includes the building to

have a general renovation and make good a number of aspects to ensure the longevity of the property compared to its run-down current condition.

This includes works to the exterior to make good any wear and tear, with internal works to include general renovations to bring the property up to current building regulation standards.

Also, as previously mentioned there will be a proposed bin store which is to be accessed via the side elevation of the property. This is to service the proposed flats whilst also giving direct access for them to be put out for collection. This aspect has been designed to



Figure 9: Proposed side elevation.



Figure 10: Proposed front elevation.

5. Response to pre-app

Highways

- In response to the comments made by the highways officer a cycle store has been included within the design with the recommended Sheffield style racks.
- Also now included is a bin store within the property to be accessed externally.
- As noted by the highways officer there is sufficient parking around the application property, this includes both Alexandra Road, Watch house parade road and other adjoining residential streets.

Heritage

- With the retention of the ground floor unit there are now no proposed changes to the proposed front elevation of the property.
- Proposed works to the property include the repair and making good of aspects which can be repaired. If any aspects are beyond repair or need to be upgraded, these will be replaced. For example, the windows will be replaced with hardwood double glazed windows in the same style to achieve and comply with U-Value regulations.

Flood Risk

- An FCA has been submitted with the application.

- In response to the assessment the proposed ground floor flat floor level has been raised by 600mm to omit the risk of flooding.
- In addition to these we have proposed the installation of temporary flood gates on the front doors of the proposed ground floor flat and first floor flat which is accessed via the side elevation. We propose the use of an item like the residential floodgate ([Floodgate - Buy your Flood Defence Products Direct from Floodgate](#)).

Amenity

- The pre app made note that there is no amenity provided for the proposed flats. To address this, we have proposed airing cupboards within the flats to allow for the drying of clothes, we also believe that with the local amenities provided these are sufficient for the proposed flats.
- 1) Cycling route – Nation cycle route 4 passes the front of the building providing a route both into Newport, onto Chepstow and a link with routes to Cardiff, Caerphilly and as far as Fishguard.
 - 2) Bus routes – Busses 31A, 31C and 32 which pick up from dock way and provide services into the city centre.
 - 3) Retail Park – There are a number of shops located in close proximity to the site. These include Newport East retail park (0.8 mile), Alexandra dock convenience store (60 metres), Mendalgief Retail Park (0.5 mile).
 - 4) Green areas and parks – Mendalgief play area (0.4 mile), Pill millennium centre play area (0.4 mile), Belle Vue Park 0.9 mile), Coronation Park (0.4mile).

6. Response to policy

- 1) SP1 – In response to point ii the property is empty meaning existing building stock will be re used and renovated.
- 2) SP3 – An FCA has been submitted with the application which has addressed the concerns of flood risk including maintaining the ground floor retail unit and raising the ground floor level in the proposed flat out of the flood risk level.
- 3) GP3 – As evidenced above there is a number of local amenities available within small distances from the application property.
- 4) GP4 – With the location of the property, it can be accessed by a number of means, including car, bus, bike and on foot. To account for cycle storage, Sheffield cycle racks have been provided internally.
- 5) GP5 – A bird and bat box will be supplied as recommend by the ecologist. This report has been submitted with the application.
- 6) GP6 – Responding to point iii, this project will enhance the existing architectural detailing which will reflect and compliment the adjacent and surrounding property.
- 7) GP7 – Only internal renovation works will take place.
- 8) H8 – As noted by the highways officer there is sufficient on street provision within 200m of the application site and therefore will not result in any on street parking problems. Insulation will also be used
- 9) T4 – There is ample street parking located around the application site as shown in red in Figure 11 below. And as noted in the Newport City Councils supplementary planning guidance regarding parking standards in Zone 3, There are 3 bus routes available to potential residents which run to the town centre. There are also an number of local amenities available locally.



Figure 11: Available street parking.

● Application Site

To address any concerns regarding waste storage and collection there is a proposed bin store which will service the proposed flats, which will be accessed externally and will provide easy transfer of bins from the store to the collection point.

7. Conclusion

We believe that this approach is the most appropriate way to ensure the continued use of 114–116 Alexandra Road, enabling much-needed renovations while carefully restoring and preserving the notable external features of this prominent Newport building.

With the majority of the external elevations retained—including no changes to the principal front elevation—the proposed works are considered to have a minimal visual impact on the surrounding streetscape, maintaining the architectural character of the building and its contribution to the local heritage. Internally, the introduction of new residential units will provide high-quality accommodation that meets current standards, making efficient use of an existing structure in a sustainable and respectful manner.

In addition, the inclusion of a ground floor café/commercial unit will offer valuable space for a local business, contributing to the vibrancy of the area and supporting the local economy. This mixed-use

approach enhances the building's role within the community by promoting both residential use and commercial activity at street level.

In light of the above, we respectfully request that the Local Planning Authority supports this application, recognising the balance it strikes between preservation, renewal, and the delivery of much-needed housing.