



GREEN INFRASTRUCTURE STATEMENT

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114 – 116 Alexandra Road,
NP20 2JG



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SUSTAINABLE

MODERN

CREATIVE

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1. Introduction

This green infrastructure statement has been submitted as part of the application for 114-116 Alexandra Road. This document will include the proposed additions to the property to provide a net gain to biodiversity.

2. Site Description

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).

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.

3. Development Impacts

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

As there are no external areas associated with the property, there will be no losses of GI.

4. Proposed Biodiversity enhancement

As there are no losses of green infrastructure with the development, any additions will provide gains in the biodiversity of the property. The are proposed to include a Vivara pro Woodstone swift box to the front elevation and Schwegler IFQ Bat box to the rear.



Figure 1: Proposed front elevation with Vivara Pro Woodstone Swift Box.



Figure 2: Proposed side elevation with Schwegler IFQ Bat Box.

5. Conclusion

As shown in the proposed drawings submitted with this application and justification above, we believe that the proposals provide net biodiversity enhancement gains to the green infrastructure of 114-116 Alexandra Road and for these reasons the Council should have no hesitation in approving this application.