

Design and Access Statement

Former Public Convenience, Caerleon Road, Newport NP19 7FX

CHANGE OF USE OF DISUSED PUBLIC CONVENIENCE TO CAFE, INCLUDING RETRACTABLE ROOF OVER FORECOURT AND ERECTION OF FRONT FACADE WITH ASSOCIATED EXTERNAL ALTERATIONS

Introduction

The application site was the subject of an approved planning permission on 29th August 2024 (Ref: 24/0012). Since that time, the client's requirements have changed, and this current application reflects those revised needs. The client is working within a restricted budget and therefore wishes to retain the existing building footprint and avoid unnecessary construction costs, which are not financially feasible.

Proposed Use

The ground floor use remains as an A3 cafe and the opening hours timing will be consistent with the approved permission. An open forecourt area is proposed to accommodate outdoor seating beneath a "retractable canopy", providing flexibility in use.

A covered and secure cycle parking area together with a bin store has been incorporated to the side of the building. Bins can be moved to the public footpath on collection days, ensuring practical waste management arrangements.

Design Approach

The revised scheme adopts a single-storey design within the existing building footprint. This has resulted in a simpler and more efficient design form. The principal front elevation will be perceived as a single-storey building with a flat roof, consistent with the existing structure. Proportionate window and door openings at ground floor level provide an active frontage to the street.

The proposed retractable canopy, illustrated as an inset within the elevational drawings, will rest neatly against the front façade when in use. Customer toilets have been accommodated on the side of the building in an efficient layout.

Streetscape and Character

The proposed front elevation has been carefully designed to align with the established streetscape and remains consistent with the previously approved scheme. The overall design respects the character of the street and provides a coherent visual appearance.

Parking and Access

A parking survey has been undertaken in accordance with the Lambeth Methodology, consistent with the previously approved planning permission (Ref: 24/0012). This survey has also been attached to this application. The findings demonstrate that parking availability in the surrounding area is not problematic and the proposal is not expected to have a negative impact on local parking provision.

In summary, this proposal delivers a practical and sustainable design while remaining consistent with the previously approved scheme. It retains the approved cafe use, introduces outdoor seating to enhance customer experience, and provides secure cycle and refuse storage. The scheme respects the character of the area, aligns with the street scene, and is supported by a parking survey confirming no adverse local impact.

It is therefore anticipated that the Council will support the proposal and grant planning permission.