

DESIGN AND ACCESS STATEMENT

For
164 Tregwilym Road,
Rogerstone,
Newport,
NP10 9EL



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1. INTRODUCTION

This Design and Access Statement has been produced by JLP Architects in support of the planning application for the subdivision of the ground floor flat at 164 Tregwilym Road, Rogerstone, Newport, NP10 9EL into two one-bedroom units. This application is a resubmission after the refusal of application 25/0625.

This statement should be read in conjunction with the submitted Planning Drawings and submitted information.

2. THE LOCATION

The site is a detached property situated on Tregwilym Road, Rogerstone, Newport.

Rogerstone is a small town located to the east of Newport and is bounded to the south by the M4 motor way, to the west by the Ebb River to the east Henley Vale and to the North by the Caerphilly County Borough boundary.

Rogerstone does not have a traditional town centre but has various hubs serving surrounding communities. Tregwilym Road is separated from the main part of the town by the A467 dual carriage way and is accessed by two flyovers.

To the west of Tregwilym Road historically there has always been some form of industrial works , a tin works in the 1880's, a nail works in the 1900's, in the late 1930's an aluminium plant was constructed which was extended in the 50's and almost covered the entire length of road with a large sports ground to the east. The aluminium plant was closed in 2009 and in 2011 the area was redeveloped for housing.

At its peak Tregwilym Road had a hotel, train station, police station, library, chapel, and church hall. Today only the original Grade 2 Listed library remains.

The new housing development is surrounded by Welfare Grounds at Tregwilym Road, which comprises: a community hall with meeting and changing rooms, a children's playground, trim trail, two full size football pitches, one junior size football pitch, two mini football pitches, one

grass cricket pitch, one artificial cricket wicket, two tennis courts, riverside walks, a pond and nature areas. There is a new primary school to the southwest and new co-op and café to the east. As part of the development to the southeast of the settlement is a new industrial estate.

164 Tregwilym Road sitting on the north side of the road sits within the Rogerstone Community Ward . The road forms the boundary with Rogerstone East Ward to the South.

3. SITE DESCRIPTION

The existing property is set back from the road on a slope, with a lane running at the rear which accesses car parking for the house .The site area is approximately 274 m². The site is 30 m long and a width of 8.8 m. The original house has previously been subdivided into 2 no. residential flats one on the ground and one on the first floor. The house has a footprint of 87 m².

4. PUBLIC TRANSPORT & ROUTES

Train – Rogerstone Station

Located about ½ mile north, accessible via a 10- to 12-minute walk along Lily Way.

Ebbw Valley Railway offers:

Half-hourly service (2 trains per hour) between Ebbw Vale Town and Cardiff Central, with alternate services terminating in Newport during weekdays.

There are about 32–33 trains per day to Cardiff .

Buses

1. Newport Bus Route 1

Stop “Rogerstone Morrisons” is close by (c. 5–10 minutes’ walk from Tregwilym Road).

Runs between Rogerstone and Newport city centre (Friars Walk / Stow Hill).

2. Route R1 (on Sundays & Bank Holidays)

Replaces Route 1 on Sundays and BH; operates in the same area including Rogerstone → Newport.

3. Route 56

Stagecoach service between Tredegar and Newport, stops near Rogerstone (Cwm Lane/High Cross).

4. X15

Connects Newport to Brynmawr, passing through Rogerstone – route details available from Stagecoach.

5. SJ15 & R1

SJ15 connects Duffryn to Rogerstone; R1 links Newport and Risca via Rogerstone .

5. SITE SURROUNDINGS

The property is set in an area of mixed styles with largely brick Victorian houses to the east of Tregwilym Road where there is a mixture of detached , semi-detached, and terraced units and more recent infill. To the west side of Tregwilym Road lies the new development at Jubilee Gardens with a mixture of 2,3 and 4 bedroom detached , semi-detached and terraced units and to the southwest there are a number of 1- and 2-bedroom apartments arranged over four floors. (it should be noted that these apartments have no allocated private amenity space) The modern development has an attractive mix of brick and render finishes with some period detailing.

The Southwest boundary of the front garden wall is on Tregwilym Road overlooking the new housing development. There is stepped pedestrian access to the building from the street.

To the Northwest and Southeast the building is bounded by the rear garden walls of 1 Hadley Gardens and 162 Tregwilym Road.

The Northeast boundary is formed of a low brick wall which backs onto the off-road parking accessed via a service lane. The Hadley Gardens development behind is recent and is constructed on the old aluminium plant railway sidings.

The building and street do not fall within a flood zone.

The building is not listed and does not fall within a conservation area.

6. RELEVANT PLANNING HISTORY

The previous application 25/0625 was refused in September 2025 and the new proposal seeks to address these issues directly.

1. Response to Previous Refusal Reason – Residential Amenity

The previous refusal raised concerns in relation to the living conditions of occupiers of the rear flat, specifically the adequacy of outlook and natural daylight serving the basement bedroom.

This issue has been comprehensively addressed through amendments to the scheme. The lightwell serving the basement bedroom has been substantially enlarged from **0.75 sqm to 4.53 sqm**, with the maximum enclosing wall height limited to **1.4 m at finished floor level**, thereby significantly improving outlook and reducing any sense of enclosure.

In addition, two new windows are proposed, increasing the total glazed area serving the bedroom from **1.4 sqm to approximately 3.0 sqm**. These changes will materially enhance levels of natural daylight and internal amenity, resulting in a lighter and more open living environment for future occupiers.

As seen from the picture below the room in the basement has been used as habitable accommodation with central heating at some point in the recent past and could easily be reinstated with the existing configuration to form a bedroom when damp proofing works have been carried out.

As amended, the basement bedroom benefits from an acceptable standard of outlook and natural daylight and would not result in an oppressive living environment. The proposal is therefore considered to accord with **Policies GP2 and H8 of the Newport Local Development Plan 2011–2026** and the **Newport City Council SPG – Flat Conversions (October 2021)**.

2. Response to Previous Refusal Reason – Affordable Housing Contribution

The applicant acknowledges the requirements of **Policy H4 of the Newport Local Development Plan 2011–2026 (Adopted January 2015)** and confirms their willingness to secure an appropriate affordable housing contribution where required.

In order to ensure that any legal obligation is proportionate and accurately reflects the development, the applicant respectfully requests that the Local Planning Authority confirms the level of any required affordable housing commuted sum at the earliest opportunity. Upon confirmation of the required contribution, the applicant will promptly instruct solicitors to prepare and execute the necessary **Unilateral Undertaking** prior to determination of the application.



1 Existing Basement Room

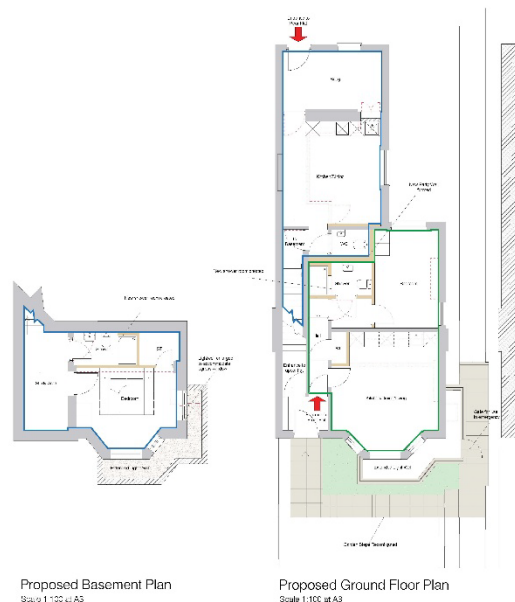
7. DESIGN CONCEPTS

The property is located within a 2-storey detached Victorian house; the property was split into two flats several years ago. The house is unlike its neighbours has been pebble dashed.

The ground floor flat has access to an original basement with a window and the applicant now seeks to make this area habitable to create new living space. The applicant also seeks to subdivide the unit into two units, one 1 Bed 1 person unit and one 1 Bed 2-person unit.

- The existing building has limited communal amenity space, this is mitigated by the new facilities provided nearby as part of the Jubilee Gardens development with easy access to open spaces and sports facilities.
- The only external change to the building is the proposed enlargement of the existing basement window to create a safe egress point from the basement accommodation.
- The units comply with technical housing standard with the front unit having an internal floor area of 39.5 m² and the rear unit having a floor area of 60 m²
- The design does not propose any new windows that would increase the current overlooking, overshadowing and loss of amenity of neighbouring properties.
- The current layout is awkward, and the facilities dated. The subdivision will create two new starter homes of which there is limited supply in the immediate vicinity.
- The Front flat will have the reinstated original drawing room and feature a modern open plan kitchen, and a new shower room formed in the rear part of the unit.
- The Rear flat will be oversized for a 1-bedroom unit, with an additional W.C. at entry level and additional storage on the basement level.
- There will be no increase in residents within the two units.

- This is a subdivision of an existing property which has stepped access, where possible Part M changes have been proposed to improve compliance.
- Bin and Bike stores have been provided to the rear of the property.
- The existing car parking arrangements will be maintained for future residents.
- Sound insulation and fire compartmentalisation will meet or exceed current building regulations.
- There are no proposed changes to the building's exterior aside from the new basement windows. However, where possible the internal fabric will be upgraded to comply with Part L regulations.



2. Proposed Plans

8. SUSTAINABILITY

Upgrading the current basement and re organising the current floorplan to create compliant modern units is a sustainable way of using an existing structure.

The conversion will be executed to meet or exceed the current Part L Building Regulations with thermal upgrades and include:

- Energy efficient appliances
- Low voltage lighting
- Modern efficient heating systems
- Double glazing
- Modern insulation upgrades to floors and walls
- Water efficient bathroom fittings

9. CONCLUSION

The proposed scheme at No. 164 Tregwilym Road seeks to create a more efficient use of an older building with zero impact on the surrounding properties. The proposed layouts will create spacious well-proportioned units and add to the current housing stock with two new starter homes.

The application has given considerable weight to the Council's design guidance and has used local precedents to develop the design. The proposal sits well within the site responding to the surrounding local buildings in terms of design, scale and appearance and the provision of bike and external bin storage.

The redesigned scheme directly addresses the Council's previous concerns. The basement bedroom now benefits from a substantially enlarged lightwell, increased from 0.75 sqm to 4.53 sqm, with a reduced sense of enclosure created by a maximum lightwell wall height of 1.4 m at finished floor level. Two additional windows are also proposed, increasing the total glazed area from 1.4 sqm to approximately 3.0 sqm, resulting in a significantly improved level of natural daylight and outlook.

This statement has identified that the proposed development complies with national and local planning policy. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. Considering the scheme's accordance with the development plan, it is respectfully requested that planning permission is granted.



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