



PHASE 2 (BLOCK A), THE CRESCENT | AUGUST 2025

Design & Access Statement

1. INTRODUCTION

This Site Feasibility Design Booklet is prepared by Hammond Architectural Ltd on behalf of Tai Hedyn (formerly NCH).

It has been prepared in relation to the future redevelopment of Phase 2, The Crescent, located on Corporation Road, Newport.

The purpose of this report is to summaries the design journey undertaken to date and illustrate how a thorough site and context analysis is informing the layout.

The structure of this document follows the stages of the design and planning process set out in the Welsh Government document 'Site & Context Analysis Guide: Capturing the Value of a Site', published March 2016.

- Section 2 'sets the scene', outlining the background to the project and the project brief and vision.
- Section 3 of the document summarises the 'site and context analysis' informing the approach the ongoing design process.
- Section 4 provides an overview of the emerging concept proposal and identifies next steps.



2. PROJECT TEAM

Tai Hedyn Ltd (formerly NCH)

Not for profit Housing Association based in Newport. Tai Hedyn provides homes and services to more than 20,000 residents, leaseholders and shared owners in the city. As the largest social landlord in Newport, they are uniquely placed to play a key role in ensuring residents and communities are given opportunities to grow and succeed.

Hammond Architectural (HAL)

Committed to sustainable placemaking, creating quality places that contribute to people's health, happiness and well-being. Going forward HAL are excited to be working on projects that champion Aspirational Design, the normalisation of affordable, low carbon living and accessible green infrastructure.



St. Johns Court (NCH & HAL) – Consented scheme for NCH

The Crescent (NCH & HAL) – Consented scheme for NCH



Early Concept Sketch

BLOCK A (Phase 2, Corporation Road)

BRIEF TO CONSULTANTS

Provide 14 units, made up of:

- 1 Bed, 2 person flats

Taking into account of:

- Communal & circulation spaces
- Ancillary spaces (cycle, bin store, etc)
- Amenity space provision
- Meeting a 1:1 parking ratio

Guided by the following design principles:

- Simple, cost-effective materials and detailing
- Cost effective energy performance (aspire to EPC A)
- Designed to meet the WDQR 2021 Standard
- Create a light, airy and secure home environment
- Provide an exemplar of design excellence
- Utilising Modern Methods of Construction (MMC)
- Principles of the Placemaking Charter



Early Concept Sketch

3. SITE AND CONTEXT ANALYSIS

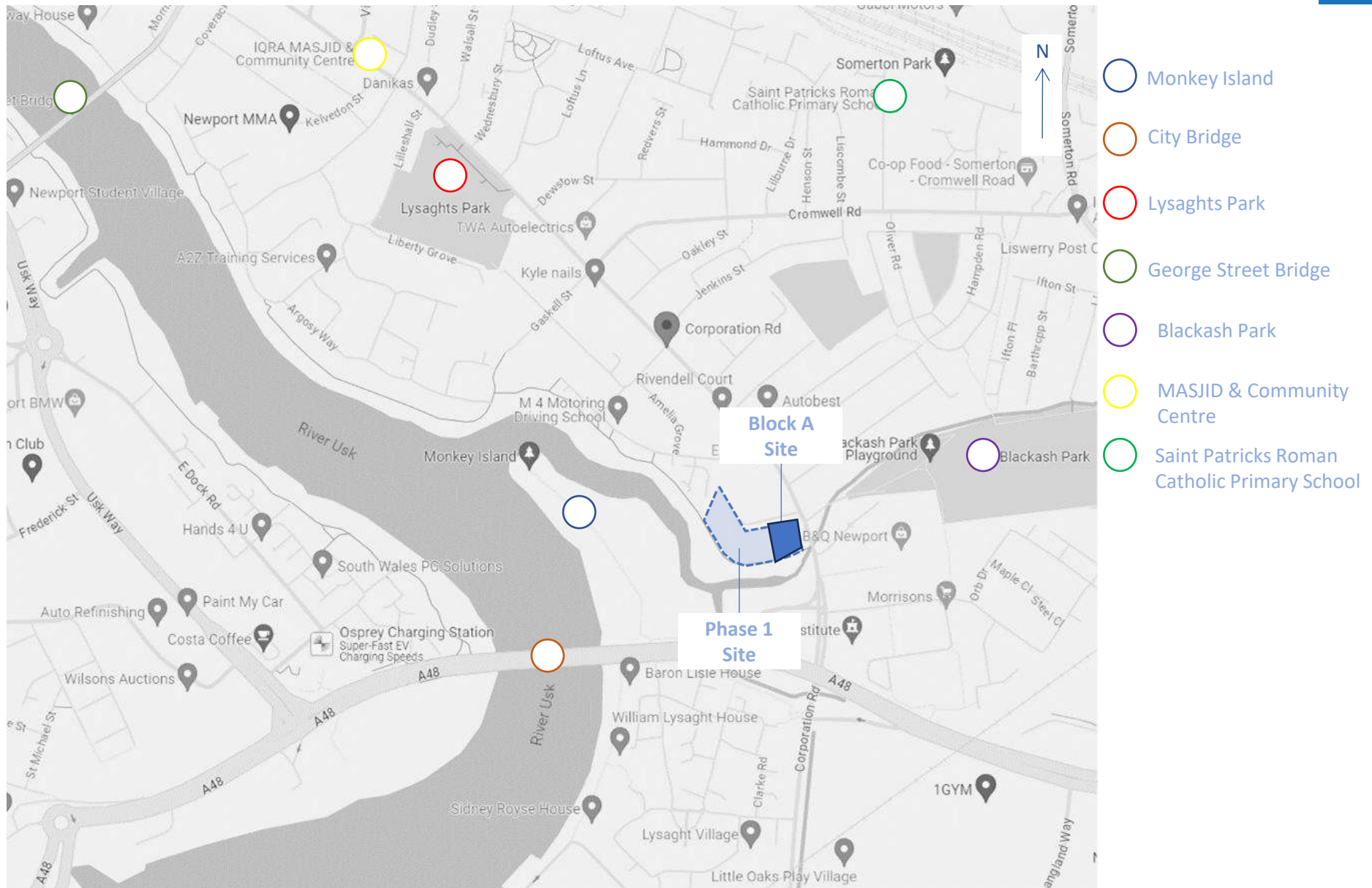
3. SITE AND CONTEXT ANALYSIS



Site

Located in Newport, South Wales. In the centre of the town, within an area of a mixed residential and commercial development throughout the early twentieth century.

Site Context





Site Context

The site lies in the Liswerry district of Newport off the A48 Southern Distributor Road as it crosses the River Usk at City Bridge and is defined to the south by Liswerry and Spytty Pills and to the north by a car dealership and residential development. The eastern boundary fronts onto Corporation Road.

The applicant owns 2.03 acres (0.82 Ha) of the site and has recently commenced development on the remainder of the site (referred to as 'Phase 1', outside of this application)

The site is currently scrub land without buildings or superstructures. The ground is generally flat and has two distinct levels: the lower is roughly on par with Corporation Road whilst the upper level is a bunded plateau approximately 1.6m higher, completed by the previous owner for future flood mitigation purposes.

Immediately beyond the southern boundary is a newly installed public cycle and pedestrian path linking the city centre. Beyond the path is the confluence of Liswerry Pill and Spytty Pill before entering the River Usk.

To the west is a recent residential development of 3 and 4 storey town houses and apartments off Amelia Way.



Site Extents

Site Context Photos: Corporation Road/



1. View looking South along Corporation Road



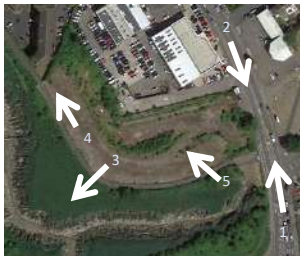
2. View looking North along Corporation Road



3. View looking from the site into Monkey Island



4. View looking Northwest along Corporation Road



5. View looking North along Corporation Road



Local Vernacular

A dominance of brick is seen across the immediate area but in variation of quality. White and grey render can also be identified to several neighbouring houses. Mid century housing within & surrounding the site utilises a standard red stock brick with white mortar as the main construction material). White upvc windows frames in abundance with an exception of black ones on the residence next to the site. Some variation in roof shapes can also be seen in the neighbouring houses facing Woodstock way.





SWOT Analysis

The early identification of site constraints and opportunities has informed the design process, helping capture the full value of site and create a site response that is sustainable, accessible and deliverable. The key constraints and opportunities presented by the site are summarised below.

Strengths

- Land is currently a vacant brown site in a residential area, which would fit in with the surrounding uses.
- Sustainably located within an existing residential neighborhood, in walking distance to local amenities.
- Close to bus stops and walking distance to the city centre, local shops and parks.
- Size of site allows spaces for car park and bike store as well.
- Easily accessible site as it's facing a main street and a pedestrian path.
- Views from site to open spaces.

Weaknesses

- Difficult relationship with garages to the rear.
- Infiltration drainage unlikely for the entirety of the site.
- Proximity to neighbours to the West may result in overlooking and privacy issues.
- Mixed architectural style dominates the area, will require careful design to integrate with the neighbours.
- Difference in site levels caused by bund.
- Easements for DCWW access to drainage asset limits usable site area.

Opportunities

- Underdeveloped area.
- Opportunity to improve poor public realm.
- Community engagement, social value and cohesion opportunities.
- Potential for residential redevelopment to meet community needs.
- Potential to achieve LNZ (Low to Net Zero) carbon ambitions.
- Achieve/Comply with Lifetime Homes, Happi Homes, DQR, BHS, Part M, SBD.
- Incorporate SUDS, ecological mitigation and biodiversity enhancement measures.
- Provides a Landmark building at key gateway to Phase 1.
- Strengthens riverside walkway.
- Minimal disruption to adjoining residential areas.

Threats

- Overlooking issues with existing residential neighbors.
- Potential contamination within ground soils.
- Potential noise impact from the fire station and proximity to Corporation Road.
- Impact on existing residents (neighbors).
- Lack of current parking provision and need to provide 1:1 spaces for new development with turning area.
- Flood risk from River Usk.
- Underground services easement (DCWW)

PHASE 1 CONTEXT

Approved Design Proposals

As a result of detailed development of the scheme, brief and requirements from site conditions, the Phase 1 scheme was reworked to deliver an improved design that built on the foundations of the approved outline planning scheme.

Five residential blocks (B-F) were distributed along the southern/south-western boundary on a proposed development level of approximately 9.9m above ordinance survey datum. Block A has been withdrawn with a view to being changed from commercial to residential (this application)

Building heights ranged from 3 storeys at Block B, rising to 6 storeys at the centre of the site and then reducing to 2 storeys towards Amelia Way. They comprised:

- Care in the Community: 5 no. C2 residential care units providing 24/7 care and support for young people with disabilities that have left the education system.
- 62 no. C3 Affordable units - 31 no. 1 bed and 31 no. 2 bed.

On-site parking for 75 vehicles was provided, for the residential use. The parking & road layout was largely unchanged from the outline planning design.



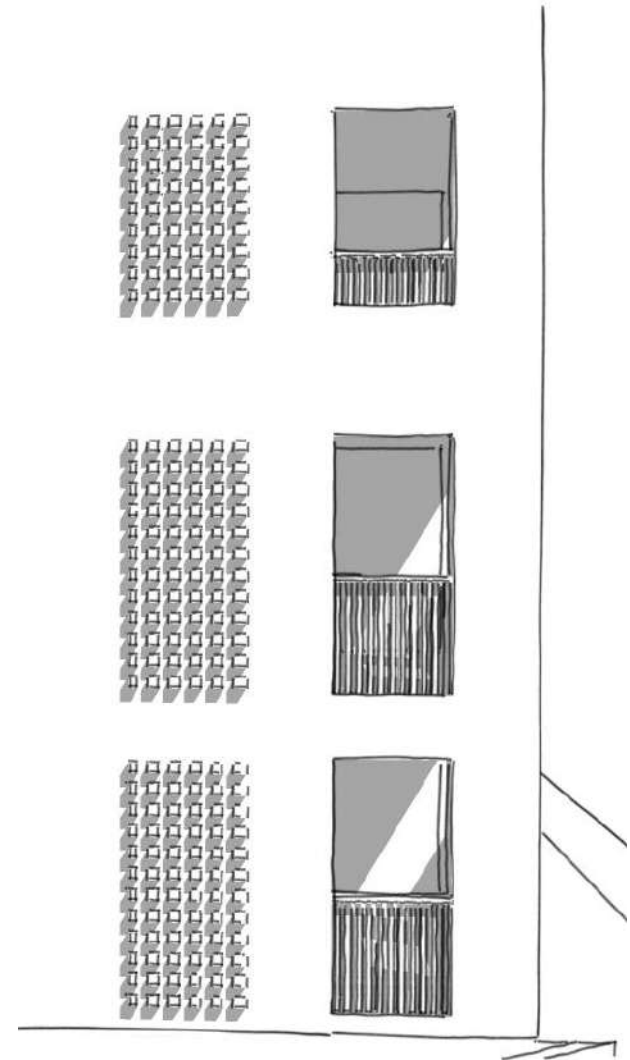


Phase 1
Approved Site Layout



VISION

- Design a sustainable apartment block that will enhance the existing context and compliment the existing neighborhood with a contemporary element.
- Create a residential scheme that will enable the residents to have an easy and pleasant everyday life in Newport .
- Deliver an exemplar development that successfully integrates into the wider neighborhood, responds to its context and has the potential to act as a catalyst for meaningful regeneration.
- Provide a focal design point that enhances the aesthetic aspect of the street, aiding legibility and providing a sense of identity to residents.
- Capitalise on the unique location, prioritising sustainable lifestyles and sustainable transport.
- Leave a legacy, that is sustainable, green and climate resilient where people of all ages and abilities can live a healthy, balanced lifestyle in harmony with the environment.



Early Concept Sketch



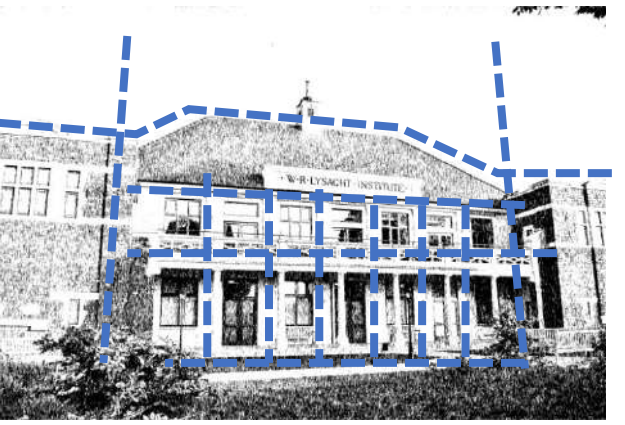
Current Design Proposals

The architectural language will still aim to be a mix of contemporary design and tradition materials. However, the method in which that language is now applied has been done so in a more aspirational manner, allowing us to develop an aesthetic for the scheme that will give it a unique sense of belonging and a distinct identity.

Development of this new aesthetic has also gone hand in hand with a deeper appreciation of the site's immediate context, most especially that of the Lysaght Institute. Both material and formal inspiration has been sourced from this culturally influential neighbour as the design process has proceeded.

Materially, the palette we have employed echoes the contrast of brick and stone used in the Lysaght institute. Contrasting layers of brick (red on the main faces, buff in the window reveals) refer to the material contrast of the Lysaght (stone and brick), while the metal cladding elements that wrap the stair & lift cores as well as the upper levels echoes the material contrast between the Lysaght's roof & building underneath.

Formally, many classical elements of the Lysaght arrangement have been re-imagined in a contemporaneous manner. The brick columns along the river frontages of the new blocks reflect those of the classic porch arrangement of the Lysaght, while the double/triple height window recess within are in direct correlation to those found on the rear of the Lysaght. There is also a distinct *piano nobile* to be found in the arrangement of windows on both buildings. The recess roof is also recognition of the relationship between the sitting of the Lysaght's roof and the building underneath.



Design Precedents

A number of contemporary design precedents were sought to illustrate the ways in which a traditional brick façade can be re-imagined through a modern lens to create a distinct architectural language.



Recessed Balconies

Balconies recessed into building volume for simplicity of design, visual interest and increase usability



Brick Detailing

Deep reveals and simple details to brick façade to provide regular pattern and design legibility



Brick Volume

Simple brick 'box' with volumes cut out of the mass to create visual appeal and character



Brick & Glazing

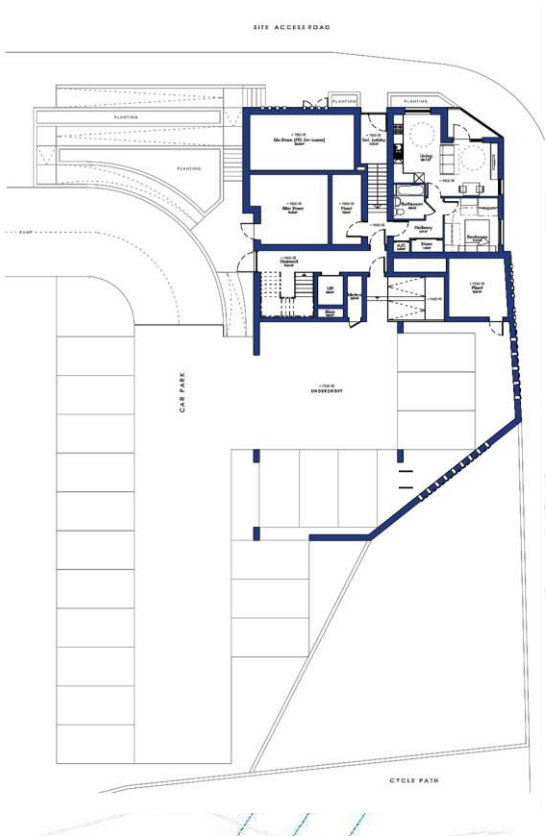
Brick façade with glass screen over two levels, breaking up facade and giving sense of scale

Current Design Development

The project has been through a number of iterations as it has progressed through the pre-application and full planning process.

In June 2023 a 21 unit scheme was submitted for planners to review, which provided 20 parking spaces. Objections were raised to the size and massing of the building, as well as siting along Corporation road. 1:1 parking was also desired, and the aesthetic approach was questions.

JUNE 2023



GF PLAN

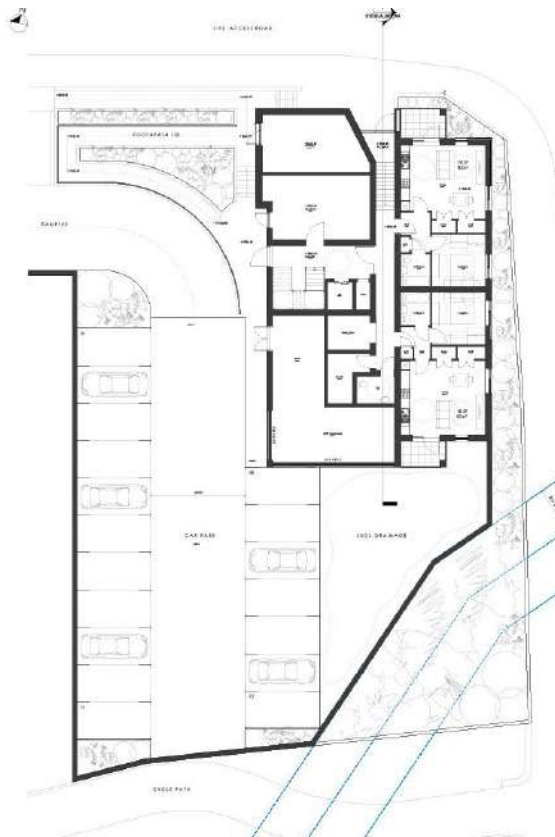


View from southeast

In June 2024 a smaller 18 unit scheme was submitted for planners to review, which provided 1:1 parking spaces and a small offset from Corporation Road.

Further objections were raised to the aesthetic approach, size and massing of the building, as well as proximity to Corporation road.

JUNE 2024



GF PLAN

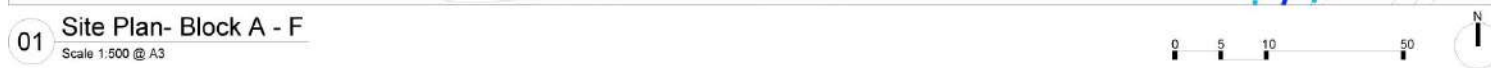


View from southeast



Early Concept Sketch

4. CONCEPT DESIGN PROPOSAL





01 Block A - Ground Floor Plan
Scale 1:200 @ A3



01 Block A - First Floor Plan
Scale 1:200 @ A3



01 Block A - Second Floor Plan
Scale 1:200 @ A3





01 Block A - Third Floor Plan
Scale 1:200 @ A3



01 Block A - Roof Plan
Scale 1:200 @ A3



ELEVATION 01_EAST





02



ELEVATION 02_WEST



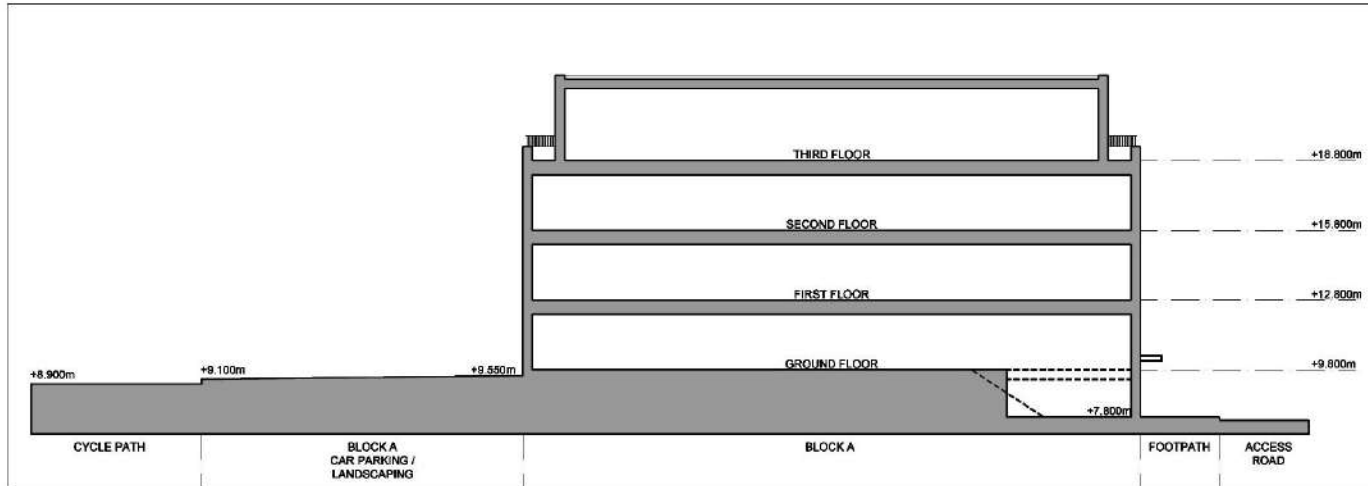
ELEVATION 03_NORTH



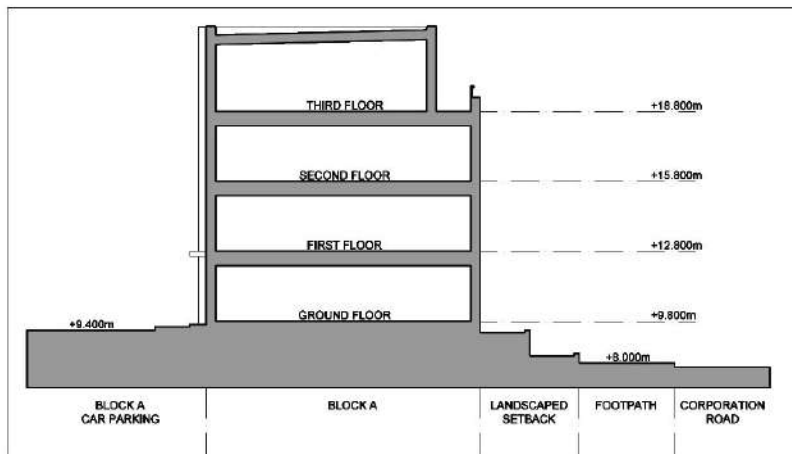


ELEVATION 04_SOUTH

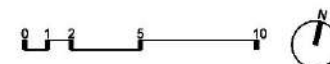
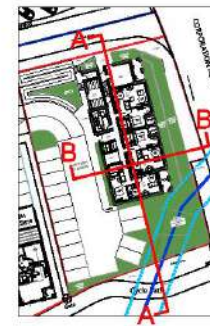




SECTION AA



SECTION BB





Visualisation – view from southeast

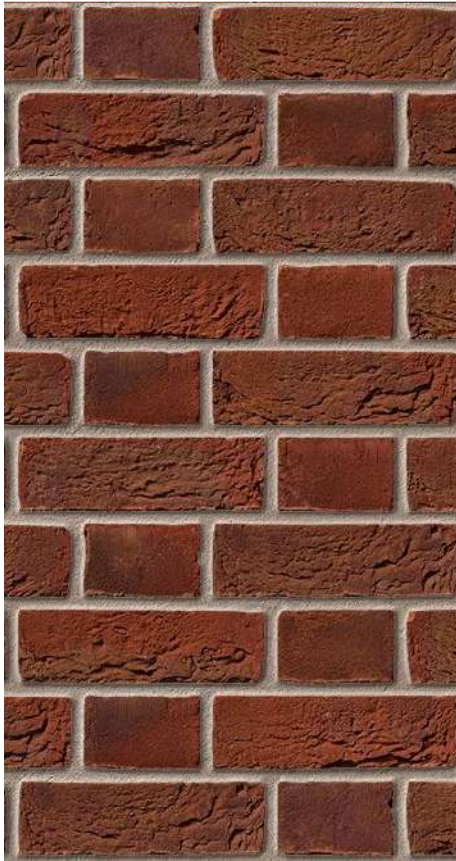


Visualisation – scheme wide view from south



Visualisation – proposed and previous schemes overlaid

MATERIAL PALETTE



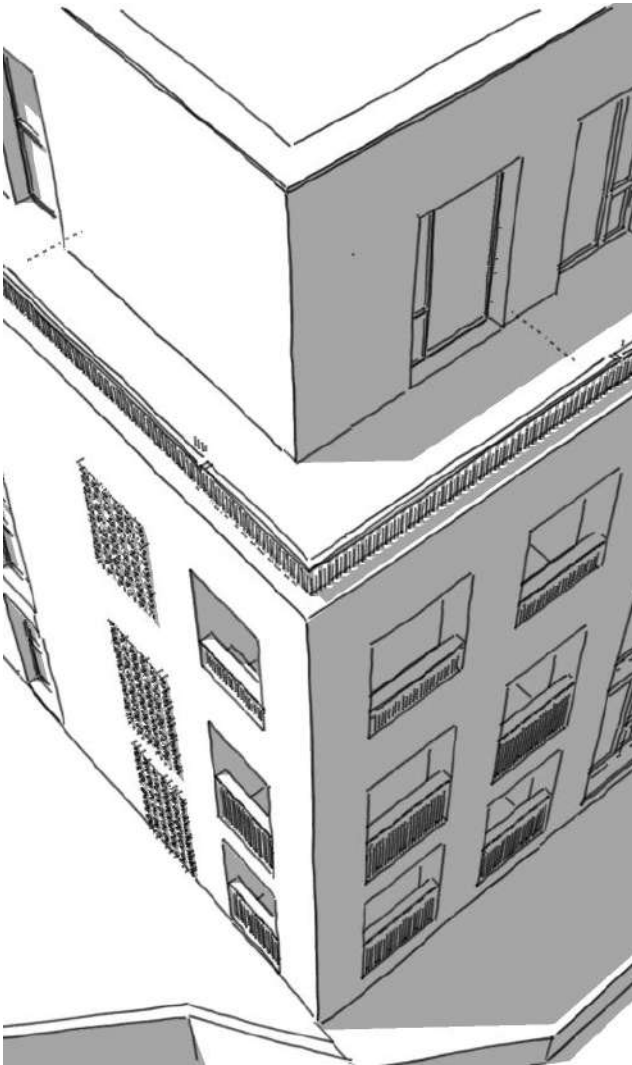
Red/Brown Brick to main facades
with Black Brick reveals



Patterned Dark Grey
Metal Cladding



Dark Grey aluminium
recessed frame windows



Date: 14/08/2025

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Revision: C

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