

DESIGN AND ACCESS STATEMENT

Newport Council

164 Commercial Street Newport NP20 1JN

July 2025

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CONTENT

1. INTRODUCTION
2. SITE DESCRIPTION
3. THE PROPOSAL
4. PLANNING HISTORY
5. PLANNING POLICIES
6. APPRAISAL
7. CONCLUSION

1. Introduction

- 1.1. This Design and Access Statement accompanies a planning application and Listed Building Consent for part-retrospective works to the shopfront at **164 Commercial Street Newport NP20 1JN.**
- 1.2. It explains the concept and principles of the proposed development concerning key issues such as the surrounding context. It also examines how the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.
- 1.3. This statement is divided into seven main sections and has the relevant information included in the introduction, the context of the site, the proposed development, planning history, planning policy context, appraisal and conclusions.
- 1.4. In addition, the Design and Access Statement is supported by the application submissions sent electronically via the Planning Portal.

2. Site description

- 2.1. The application site is located at **164 Commercial Street Newport NP20 1JN**.
- 2.2. The site is located within Newport town centre Conservation Area. Application site is also a Grade II Listed Building.
- 2.3. The application site is a terraced commercial shop located on commercial Street.
- 2.4. The property comprises a commercial ground floor with residential accommodation above.

3. The Proposal

- 3.1. The proposal is Part retrospective alteration to shopfront elevation at **164 Commercial Street Newport NP20 1JN**
- 3.2. The proposal seeks to remove some already existing features in shopfront to retain historical elements of listed building.

4. Planning History

- 4.1. Ref. No: 05/1597 | Status: Withdrawn | 164 Commercial Street Newport NP20 1JN | Installation of new shopfront
- 4.2. Ref. No: 05/1587 | Status: Withdrawn | 164 Commercial Street Newport NP20 1JN | Display of internally illuminated shop sign
- 4.3. Ref. No: 05/1586 | Status: Withdrawn | 164 Commercial Street Newport NP20 1JN | Listed building consent for installation of new shopfront
- 4.4. Ref. No: 94/0704 | Status: Granted | 164 Commercial Street Newport NP20 1JN | Erection of a non-illuminated projecting shop sign.
- 4.5. Ref. No: 94/0703 | Status: Granted | 164 Commercial Street Newport NP20 1JN | Erection of non-illuminated projecting shop sign
- 4.6. Ref. No: 90/0599 | Status: Granted with Conditions | 164 Commercial Street Newport NP20 1JN | Demolition of grade 2 listed building (in connection with proposed new shopping centre - Ref 90/0598/f)
- 4.7. Ref. No: 01/0372 | Status: Granted | 164 Commercial Street Newport NP20 1JN | Erection of externally illuminated projecting sign
- 4.8. Ref. No: 94/0008 | Status: Granted with Conditions | 164 Commercial Street Newport NP20 1JN | Demolition of existing premises retaining existing facade and redevelopment of site to form retail premises
- 4.9. Ref. No: 94/0009 | Status: Granted with Conditions | 164 Commercial Street Newport NP20 1JN | Listed building application - demolition of existing premises retaining existing facade and redevelopment of site to form retail premises

5. Planning Policies

- National Planning Policy Framework (NPPF, 2023)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Newport Local Development Plan (2011–2026)
 - Policy GP6
 - Policy CE7
 - Policy R1

National Planning Policy Framework (2023)

- 5.1. Section 12 encourages high quality design that reflects the character of the local areas.
- 5.2. Section 16 supports the goals of conserving heritage assets by reinstating the traditional details based on historic accuracy.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.3. Section 66 mandates that decision-makers pay special attention to to the desirability of preserving a listed building and its setting.

Newport Local Development Plan (2011–2026)

- **Policy GP6 – Quality of Design**

5.4. Requires development to be appropriate to local context and of high standard.

- **Policy CE7 – Conservation Areas and Listed Buildings**

5.5. This policy seeks to ensure that developments preserve or enhance the character of listed buildings and respect historic form, scale and materials.

- **Policy R1 – Retail Centre Regeneration**

5.6. Supports the regeneration of city centre through aesthetic and economic improvements.

6. Appraisal

6.1. Based on the given details, the proposed part-retrospective works to the shopfront is a well-considered and contextually appropriate addition to 164 Commercial Street Newport.

6.2. It complies with all relevant planning policies and maintains the visual amenity, public safety, and design integrity of the street scene. Consent is therefore respectfully sought for this application.

7. Conclusion

- 7.1. This application represents a positive and proportionate intervention that enhances the significance of a prominent listed building on Newport's historic high street.
- 7.2. The works contribute to preserving historic fabric of the building, reinstating original architectural elements that were previously obscured or removed and improving the character and appearance of the Newport Central Conservation Area.