

ACCESS STATEMENT

Newport Council

164 Commercial Street Newport NP20 1JN

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1. Introduction

- 1.1. This Access Statement accompanies a part-retrospective application for Alterations to the Shopfront at the ground floor commercial unit 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 development seeks to retain and enhance the accessibility of the ground floor commercial premises while respecting the Grade II listed status of the building and its setting in the Newport Central Conservation Area. The proposal improves visual clarity and usability of the entrance for customers and staff **164 Commercial Street Newport NP20 1JN**.

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 No: 05/1597 | Status: Withdrawn | 164 Commercial Street Newport NP20 1JN | Installation of new shopfront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 No: 05/1587 | Status: Withdrawn | 164 Commercial Street Newport NP20 1JN | Display of internally illuminated shop sign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 No: 05/1586 | Status: Withdrawn | 164 Commercial Street Newport NP20 1JN | Listed building consent for installation of new shopfront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.

5. Planning Policies

- National Planning Policy Framework (2021).
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Newport Local Development Plan (2011–2026)
 - Policy GP6
 - Policy CE7
 - Policy R1

6. Appraisal

- 6.1.** Based on the given details, the proposed advertisement 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.