



Copper kite Developments 2.0 Limited

52/54 Clarence Place, Newport

‘Design & Access Statement’

Proposal: Change of use and Ancillary Accommodation Addition at 52/54 Clarence Place, Newport, NP19 to change to a Sui Generis Hostel

Applicant: Copper Kite Developments 2.0 Limited

Date: August 2025

‘Design Principles’

The design approach prioritizes:

Functionality: The Property boasts 12 Bedrooms ‘each being super insulated and heated electrically via far infrared panels, each bedroom also benefits from a fridge to allow the respective resident to keep control of their own produce.

Safety: Fire-rated doors, emergency lighting, and alarm systems installed.

Community: Shared spaces encourage social interaction and support.

Sustainability: Energy-efficient lighting and water-saving fixtures included.

‘Layout’

The ground floor entry is via a high security (Mag Locked) front door from the street, accessed via the 24-hour security office from where foot traffic is monitored and controlled.

A corridor leads past the security office and meeting room / rehabilitation facility to the stairwell affording access to the two current residential floors above.

12 self-contained bedrooms, each heavily insulated and well sound proofed over the two floors.

2 communal kitchens, laundry facility, 4 Shower / WCs. are all situated to the rear of the property to limit noise and disturbance for residents.

Staff / security office and additional dry secure storage facilities.

*Note: No external alterations proposed.

‘Materials & Appearance’

Existing brickwork and fascia fenestration retained.

Internal finishes selected for durability and ease of maintenance.

No external signage intended to retain discretion for operational integrity.

‘Access’

Pedestrian Access: Via Clarence Place; pavement level entry.

No Vehicular Access or parking is required.

Public Transport: Bus stops within 200m; Newport Station within 1km.

Cycle Storage to be added in 2026 via the rear lane and monitored by an extension of the CCTV system.

‘Inclusivity’

Staff trained in safeguarding and inclusive support practices.

External Staff (Council / Medical and third-party service providers afforded a bespoke training / meeting facility to offer a unique and secure on-site provision.

‘Safety & Management’

24/7 on-site security / resident assistance.

On-call property management.

CCTV in communal areas.

Regular liaison with Newport Council and emergency services.

‘Environmental Considerations’

Waste managed via council collection services.

Recycling facilities provided.

No increase in footprint or impermeable surface area.

Site benefitting from bespoke solar system

Insulation and Eco credentials considered through development and have allowed us to achieve a B rated EPC.

‘Conclusion’

The design ensures a safe, inclusive, and dignified environment for residents, with minimal impact on the surrounding area. It reflects best practice in emergency housing provision and supports Newport’s strategic housing goals, whilst offering a best in class, professionally managed facility.

The current application to change the classification from HMO to Hostel and to re-classify the additional upper floor rooms as bedrooms (Totalling 12) will allow the council to continue to provide a much needed resource whilst partnering with other professional service providers to provide health and well being checks as well as rehabilitation and employment training for residents as required.