

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

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30th April 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

PROPOSED CHANGE OF USE TO 6 BEDROOM HMO – **6, ALEXANDRA ROAD, NEWPORT, NP20 2GY.** **DESIGN STATEMENT-**

Please find attached a planning application relating to the above property.

BACKGROUND –

The property is located in the Pillgwenlly area of Newport. It is a vacant, formerly mixed use mid-terraced property. The building is over 3 floors and is quite large, in particular to provide 6 bedrooms.



Front Elevation

PROPOSED-

The proposed scheme proposes to change the use from vacant mixed use to a 6 Bedroom House in Multiple Occupation.

The previous comprises former retail unit (vacant) with residential accommodation to the upper floors. The ground floor kitchen served as the kitchen for the upper floors as well as a staff area for the staff operating the ground floor shop. There are 4 existing bedrooms to the upper floors.

COMPANY NUMBER 16140564



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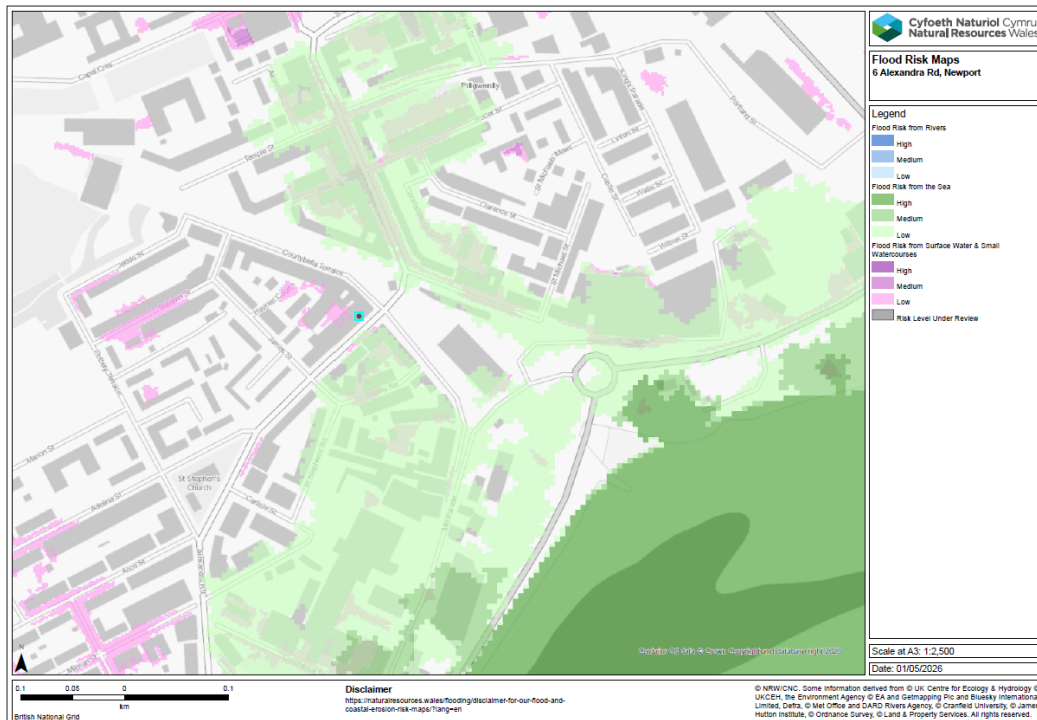
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FLOOD RISK –

The property falls on the edge of the Flood Risk area. The map below shows the current extent of the flood area. Alexandra Road will not flood. If tenants were minded to evacuate the area, they would be able to use Alexandra Road.

In recent years the flood map has included the property, the applicant is aware of this and has included a refuge room in the design.

The design has also ensured that all bedrooms are located on the upper floors. There is also a second-floor refuge room – which would be kept for emergency storage of any valuable items which may be located on the ground floor.



NRW Flood Map

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LOCATION / PARKING –

This application includes a Travel Plan & Parking Survey.

The property has no off-road parking. The application site is situated in an extremely sustainable location. The nearest bus stops are within 200m of the application building.

The Pillgwenlly Shopping area provides all of the necessities as well as some places of employment.

There is ample space to store bicycles, in the front section of the ground floor. The existing shutter will remain in-situ.

REFUGE / RECYCLE STORAGE-

The proposal converts the front part of the vacant retail unit into space to store refuse bins, recycle bins and cycle storage. This is considered a net gain compared to the existing situation.

The converted space has ample space to store refuse bin and recycle bins.

ECOLOGY –

The scheme includes a separate Green Infrastructure Statement.

CONCLUSION –

The building is large to house 6 bedrooms. There is a lot of communal floor area. There is a demand for this type of residential accommodation, they offer cost effective, convenient, flexible accommodation. The tenants often benefit from being part of a larger household.

Newport currently has a very large housing shortage; the housing waiting list can exceed 15,000 people. Approving this application, which meets approved policy, would provide much needed housing. The applicant is a professional landlord and operates other HMOs. The property will not be let to an agency. The tenants will be sourced by the applicant, managed by the applicant and be the responsibility of the applicant.

If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT, MCABE (C.Build E), MRPSA, Assoc. APS

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