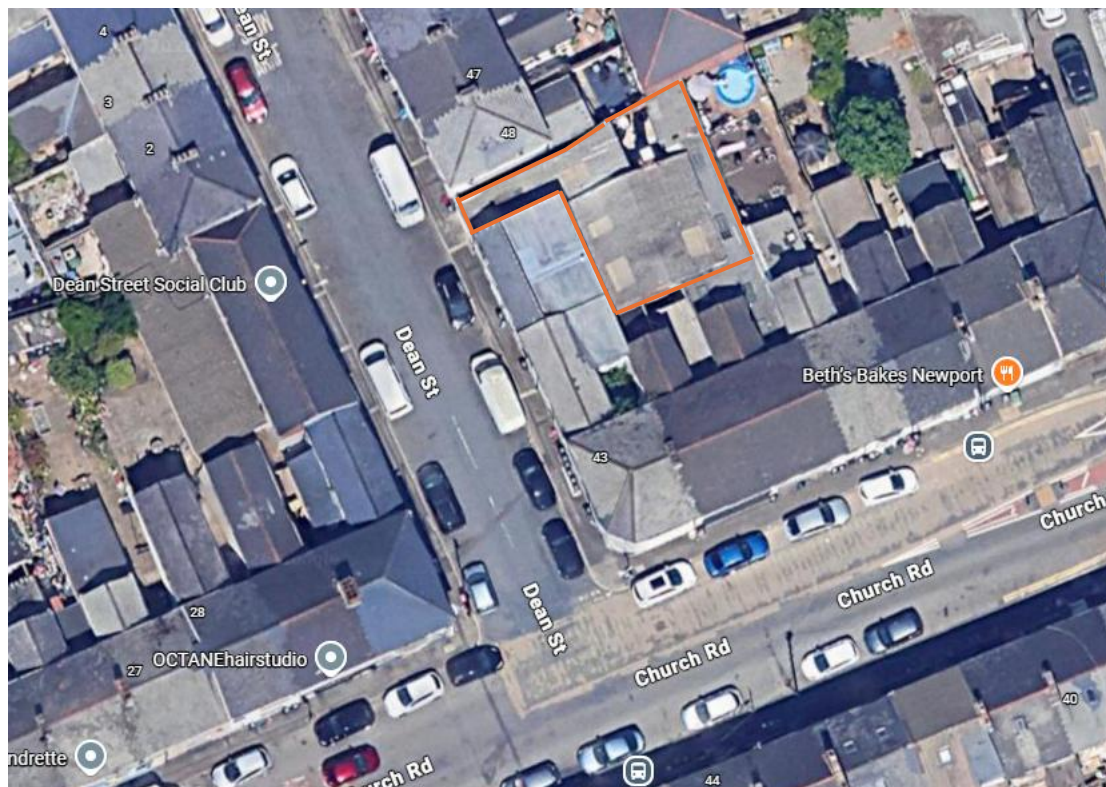


LAND TO THE REAR OF 31-33 CHURCH ROAD ADJACENT TO 48 DEAN STREET

DESIGN AND ACCESS STATEMENT



This design and access statement has been prepared to support a full planning application for the demolition/conversion of a vacant bakery building to a residential dwelling.

Relevant Planning Policy

Newport Local Development Plan (2011-2026)

SP1 (Sustainability)

SP13 (Planning Obligations)

GP2 (General Amenity)

GP4 (Highways and Accessibility)

GP5 (Natural Environment)

GP7 (Environmental Protection and Public Health)

H4 (Affordable Housing)

H6 (Sub Division of Curtilages, Infill and Backland Development)

H8 (Self Contained Accommodation and Houses in Multiple Occupation)

W3 (Provision for Waste Management Facilities in Development)

T4 (Parking)

Supplementary Planning Guidance

Affordable Housing

Parking Standards

Flat Conversions Waste Storage And Collection

Internal floorspace

The proposed dwelling would have sufficient internal space to satisfies the council minimum requirement.

Character

The application site is located in a settlement boundary amongst a mix of residential and commercial uses. The proposed use is considered appropriate for the setting.

The site was formerly part of 33 Church Road. It was subdivided and separated into a stand alone unit. The site is vacant and has been for some time. The re-use of the site would help support regeneration of the area.

The proposal includes part demolition of structures that would provide visual amenity benefits for the adjoining properties.

Access

The unit benefits from access of Dean Street into a private courtyard.

Sustainability

The re-use/conversion of this historic building would provide vital accessible accommodation to the housing stock of Newport without major construction.

The thermal elements of this building would be upgraded to modern building regulation standards.

The site is in a highly sustainable location close to amenities and public transport.

Movement to, from and within

The proposed dwelling would be accessed from an existing access from Dean Street and a proposed ramped access into the unit itself.

Community Safety

The re-use of the building would ensure natural surveillance to the site.

Cycle Storage

Cycle storage would be provided for 2 cycle with a covered Sheffield stand within the entrance amenity area.

Bin Storage

Bin storage would be provided in a covered bin store area located within the entrance amenity area.

Amenity Space

A private external amenity area would be provided for the proposed dwelling.

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