



DESIGN AND ACCESS STATEMENT

May 2026

Unit 45 Kingsway, Newport

AMENDMENTS TO THE EXISTING
ELEVATION



RICHARD ANDREWS
ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

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1. INTRODUCTION

This statement has been prepared in support of a planning application for the proposed amendments to the existing elevation at Unit 45 Kingsway Centre, Newport. The proposal includes a revised elevation design with introduction of external lighting, black film to retained glazing and the painting of window frames to gold. The external granite clad will be retained and a wall built behind the windows to ensure that the shopfront can be retained for future uses.

This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The document demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

This statement should be read in conjunction with the drawings and all other documents submitted as part of the application.

2. SITE INFORMATION

The property is part of the Kingsway shopping centre in Newport and is located in Unit 45 on Emlyn Walk. The Unit lies outside of the Newport Town Centre conservation area map and is not listed.

The property is a mid-terrace, commercial building, three storeys in height, with the application site being the ground floor unit only.

The frontage of the property includes 1 commercial unit which runs the length of the front elevation with an aluminium frame shop front. The first and second floors are residential units and are finished with grey brick and white uPvc windows.

The property has private access to the rear which can be seen in drawings R982 – 01 A1 and R982 -05A A1, this includes a security gate and is noted as a delivery/Service Yard.

The unit was last occupied by Stardust Amusements until the property was vacated due to them re locating to another part of Newport, since then the unit has been empty with a continued deterioration in the unit's internal condition.

While we are proposing a re-design of the front of the elevation the application does not include a change of use and will operate under the change of use application no 25/0319.

3. CONTEXT ANALYSIS

The property lies in the town centre of Newport on Emlyn Walk which is located off the main high-street in Newport of Commercial Street. The adjoining properties composition includes Newport City Radio, a Barbers and an empty unit directly next door. The property is on located one of the main shopping streets within the retail area of town and therefore sits within an area which presents a large number of varied shopfronts with a vast array of designs.

4. MOVEMENT AND ACCESS

The existing access will be retained via the front we a revised entrance lobby. The entrance will have level access to the public footpaths which are directly outside to provide level access to the unit. The site is not considered to provide any potential barriers to accessibility.

5. PROPOSAL

A layout plan, proposed floorplans and elevations have been submitted, which demonstrates the extent of the development. These can be seen in drawings R982 – 01 A1 Existing Plans, R982 – 02 A1 Existing Elevations and Sections and R982 – 05A A1 Proposed Plans and Elevations.

The proposal seeks consent to introduce external lighting, black film to retained glazing and the painting of window frames to gold. As seen on the proposed plans wall are to be built within the unit to ensure the required levels of sound insulation is met. Access is to be through a new set of acoustic aluminium doors which leads to an internal lobby before you enter the main aspect of the unit.

The elevations existing materiality will be retained with gold detailing with external lighting and gold branding will be added as part of the overall design.

It is considered that the proposed changes have no impact on the overall building design and that the proposals are important to ensure the function for the proposed use of the unit.

- Newport Shopfront Design: Supplementary Planning Guidance

In response to the above the changes to the shopfront will simply include minor cosmetic changes including external lighting, painted windows and external black film and gold detailing.

- Newport Local Development Plan

SP18 – Urban regeneration

Although the proposed use has been granted in a previous application (no:25/0319) the concerned aspect with this application of amending the elevation will allow a new business to operate in this unit which has been empty for a prolonged period of time and will allow for the *'REUSE OF VACANT, UNDERUSED OR DERELICT LAND'*.

SP19 – Assessment of Retail Need

The proposed unit is within the city centre of Newport and lies within Kingway shopping centre.

GP6 – Quality of Design

High-quality and durable external materials are proposed to complement the existing property and contribute positively to the visual appearance and intended use of the unit. With each shopfront acting as a reflection of the buildings use, this is intended to do the same with the front entrance and elevation reflecting the intended high-end finish within.

6. COMMUNITY SAFETY

The position of the property is within a well-established area in the town centre and in close proximity to public transport including Newport train station. The main entrance to the building is well positioned within a defined secure defensible space and will be lit to ensure a strong sense of personal safety.

This affords the opportunity for natural surveillance of the building entrance.

7. ENVIRONMENTAL SUSTAINABILITY

The scheme will explore the viability and, where appropriate, seek to encompass renewable energy technologies and design, such as improving the thermal efficiency for the building through improved and upgraded building elements.

8. CONCLUSION

The application seeks planning consent for the change to the front elevation of the shopfront.

The established approach is believed to be the most appropriate way to ensure long term use for a currently vacant and deteriorating property. With the renovation and retention of the ground floor, it is believed that this project could provide a new lease of life to the building but also the area as a whole.

Furthermore, the amendments to the elevation will provide the requirements for the unused unit to be given a new uprose and will provide a new attraction with Newport city centre.

Based on the information provided above, it is suggested that Council should have no hesitation in approving this application.