

K W DORRINGTON **ARCHITECTURAL ASSOCIATES**

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

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23rd September, 2025.

FAO – Grant Hawkins,

Planning Dept.,

Civic Centre,

Newport City Council.

PROPOSED HMO AT TY-DERWEN, CHURCH ROAD, NEWPORT.

Your Ref – 25/0428.

Hi Grant,

Thanks for your quick email reply.

Yes, the extension of time to the determination period is acceptable.

I note some potential queries –

1. Flood. I note that NRW have not opposed the proposal. The residential rooms will all be located on the first floor and will be a safe haven from flooding. I also note that a number of recent applications of a similar nature have been approved – there are nearby new builds as well as conversions to flats.
2. With regard to parking. The first-floor square meterage, without including the two stairwells included is 507 sq.m. As offices there would probably be a higher demand for car usage, especially with such a large floor area.
3. The likely tenants of the proposed HMO will likely have a lower-than-average ratio of car ownership than other types of residential accommodation. Although we haven't felt the need to carry out a Lambeth style parking study, there is more available on street parking in the area than one would imagine. The Gloster Place access serves a very slow road; the previous uses had far higher numbers of car usage without issue.
4. We have sent in details of refuse storage, they were also discussed during our site meeting.

COMPANY NUMBER 16140564



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5. The property is in an extremely sustainable area. There are nearby shops, bus routes, we have proposed secure cycle parking, dentist / doctors, places of work as well as the City Centre is a short walk.
6. The building has been underused for a number of years. It is visually a fantastic building and adds to the street scene on Church Road. The proposed hybrid use will help ensure a more viable use for the future of the building. A number of HMOs include small rooms and amenity areas – this property is large, light and positive.

If there is any other information that you feel that could be helpful, please let me know.

Please contact me with any queries.

Yours sincerely,

Kerin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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