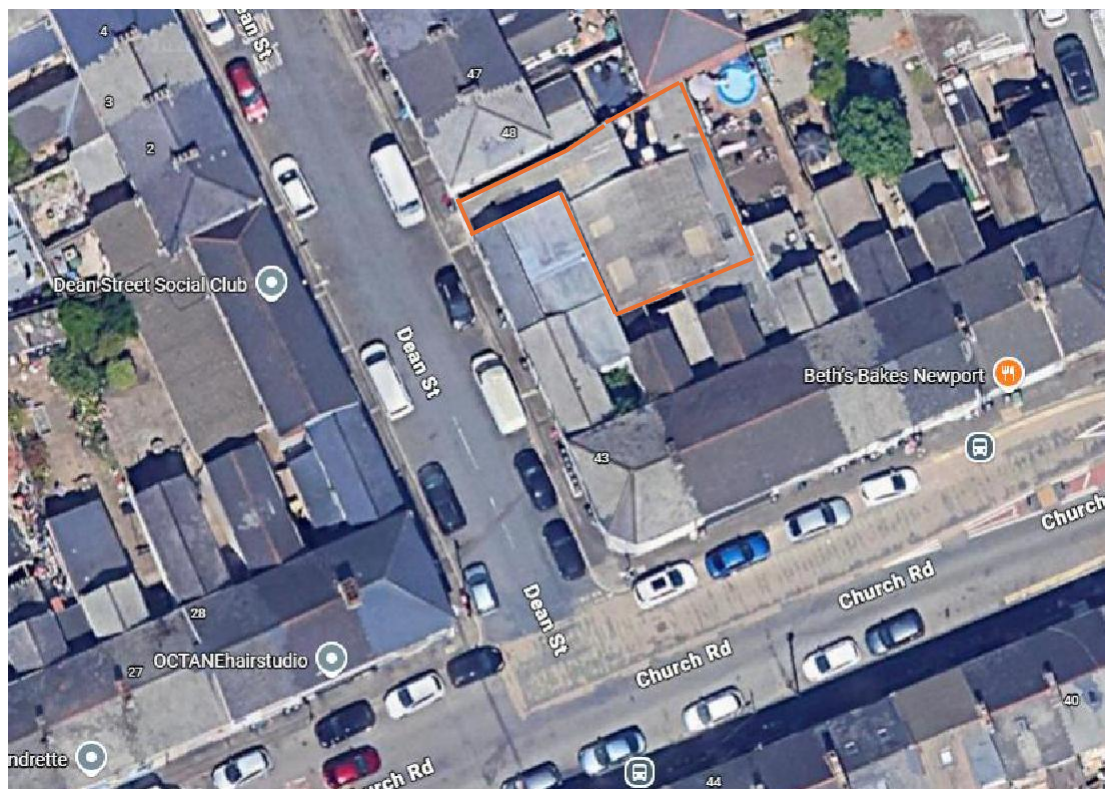


LAND TO THE REAR OF 31-33 CHURCH ROAD ADJACENT TO 48 DEAN STREET

DESIGN AND ACCESS STATEMENT



This design and access statement has been prepared to support a full planning application for the raising of the eave and ridge height of a bakery and conversion of the first floor to ancillary offices.

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)

W3 (Provision for Waste Management Facilities in Development)

T4 (Parking)

Supplementary Planning Guidance

Parking Standards

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 with pedestrian access from Dean Street. It was subdivided and separated into a stand alone unit. The re-use of the site would help support regeneration of the area.

The proposed increase in ridge and eave height would not be visible from the street level and as such the proposal raises no street scene concerns.

Access

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

Sustainability

The re-use/extension of this historic building would provide good use of this brownfield site.

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 office use would be accessed from the existing access from Dean Street and would not be used by customers. Level access is afforded inside the building.

Community Safety

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

Cycle Storage

Cycle storage would be provided for 2 cycles internally.

Bin Storage

Bin storage would be provided internally. The proposed use is not considered to generate waste.