



Design and Access Statement



Proposed Development: Change of use from office (Use Class E) to Apart Hotel (Sui Generis / C1 equivalent)

Site Address: 51–52 High Street, Newport, NP20 1GA

Local Planning Authority: Newport City Council (NCC)

Date: February 2026

Introduction

This Planning Statement has been prepared in support of a full planning application for the change of use from office (Use Class E) to an apart hotel (Sui Generis / C1 equivalent) at 51–52 High Street, Newport. The application is submitted to Newport City Council and seeks to bring an existing city-centre building into a viable and active use that responds to current market demand and policy objectives.

The proposal represents a sustainable form of development that makes efficient use of previously developed land within Newport city centre and accords with both national and local planning policy.

1. Site Context and Surroundings

The site occupies a prominent position on High Street within Newport city centre, an area identified in the adopted Newport Local Development Plan as a highly sustainable and accessible location. The immediate context is characterised by a diverse mix of uses including retail, offices, leisure, residential accommodation, and hotels, reflecting the established mixed-use character of the city centre.

The site benefits from excellent accessibility by sustainable modes of transport, with Newport Bus Station and Newport Railway Station within convenient walking distance. As such, the site is well suited to visitor accommodation and development that does not rely on private car travel.

2. Planning Policy Context

The proposal has been developed with due regard to the statutory development plan and relevant national guidance, including:

- **Planning Policy Wales (Edition 11)**, which supports the efficient use of land, the reuse of existing buildings, and the diversification and vitality of town and city centres.
- **Technical Advice Note 12 (Design)**, promoting development that respects context and townscape.
- **Technical Advice Note 18 (Transport)**, which encourages development in locations accessible by sustainable transport modes.
- **Newport Local Development Plan (Adopted 2015)**, in particular:
 - **Policy SP1 (Sustainability)**
 - **Policy SP3 (Spatial Strategy)**
 - **Policy CE1 (City Centre)**
 - **Policy GP4 (General Development Principles)**

The principle of hotel and visitor accommodation within Newport city centre is strongly supported by Policy CE1, which seeks to enhance the vitality, viability, and economic function of the city centre.

3. Design Principles

The change of use from office to apart hotel is considered acceptable in principle. The building is currently underutilised for office purposes, reflecting wider structural changes in office demand. The proposed use will secure the long-term viable use of the building and generate activity throughout the day and evening, supporting footfall and local businesses.

The proposal is fully consistent with the established mixed-use character of the High Street and will not result in the loss of a protected or strategically important use.

5. Design and Impact on Townscape

No external alterations are proposed. The existing scale, massing, architectural detailing, and townscape presence of the building will be retained in full. As such, the proposal will preserve the character and appearance of the surrounding area and will not result in any adverse visual impact.

Internal reconfiguration will deliver high-quality apart hotel accommodation designed to meet modern standards for short- and medium-term stays, without compromising the building's external integrity.

6. Access and Inclusive Design

Pedestrian access will continue to be provided via the existing High Street entrance. The development has been designed with inclusive access principles in mind and will comply with Building Regulations Part M where applicable.

No on-site parking is proposed. This approach is entirely appropriate given the site's highly sustainable location and is consistent with TAN 18 and Newport City Council's parking standards for city-centre developments.

7. Sustainability

The proposal represents a sustainable form of development through the reuse of an existing building, thereby minimising embodied carbon and construction waste. The city-centre location encourages sustainable travel choices for both guests and staff, reducing reliance on private vehicles.

The development will make a positive contribution to the regeneration of Newport city centre by bringing an underutilised building back into active use and supporting the local economy.

8. Conclusion

The proposed change of use at 51–52 High Street, Newport is fully compliant with national and local planning policy. The development is appropriately located,

sustainable, and well suited to its city-centre context. It will secure the beneficial reuse of an existing building, enhance activity within the city centre, and deliver high-quality visitor accommodation without causing harm to amenity, townscape, or transport objectives.

Accordingly, the proposal represents a sound and policy-compliant form of development and planning permission should be granted.