

Design and Access Statement

Address: 42C Commercial Street, Newport

Postcode: NP20 1LP

Proposed Application: Conversion of Upper Floors in a Commercial Premises into Four Self-Contained Flats

1. Application Overview

This application proposes the conversion of the upper floors of an existing commercial property into **four self-contained two-bedroom flats**. The development focuses on internal modifications that improve layout, functionality, and living standards while increasing the local housing supply.

No significant external alterations are proposed, other than:

- Minor repairs to the existing façade,
 - Cleaning and restoration of external walls, and
 - Replacement of windows at the rear using high-quality, durable materials.
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2. Site Assessment and Existing Condition

The property is a multi-storey commercial building located on the corner of **Commercial Street** with rear access from **Kingsway Place**.

- Ground Floor:** Currently occupied by a commercial unit with a timber-framed glass entrance door.
 - Upper Floors:** Unoccupied and in need of modern upgrades to meet current residential standards.
 - Structural Condition:** Sound overall, but requires substantial internal refurbishment to improve quality, safety, and energy efficiency.
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3. Location and Accessibility

The property is well-situated in a mixed-use area with:

- Excellent access to **public transport** (nearby bus stops and Newport Train Station),
- Proximity to **local amenities** (shops, schools, and public services), and
- Nearby **public car parks**.

Access is available via:

- **Commercial Street:** Main entrance to the ground-floor commercial unit.
 - **Kingsway Place (rear):** Access point to the staircase leading to upper floors.
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4. Internal Layout and Facilities

Basement:

- Dedicated cycle storage area with wheeling ramp access from the staircase.

Ground Floor:

- Main commercial entrance from Commercial Street.
- A new secure corridor providing access to upper floors.
- A ventilated recycling and bin storage area.

First Floor:

- Accessed via staircase from ground floor.
- Two proposed one- and two-bedroom flats (each approx. **45 – 56 m²**).

Second Floor:

- Accessed via mid-landing staircase.
- One two-bedroom flat (approx. **56 m²**).

Third Floor:

- Accessed via mid-landing staircase.
 - One two-bedroom flat (approx. **56 m²**).
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5. Shared Spaces and Amenities

- Corridors and Staircase: Secure and well-lit communal access areas.
 - Cycle and Bin Storage:
 - Basement cycle storage with dedicated wheeling ramp.
 - Ground-floor recycling and bin storage with rear access and proper ventilation.
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6. Architectural Character and Design Considerations

The development respects the architectural integrity of the building:

- Retains the existing façade, with only minor repairs and cleaning.
 - Internal secondary UPVC sash windows will be installed for thermal and acoustic insulation, maintaining the external character.
 - A new front entrance door will be added, matching the existing glass and grey timber finish for visual consistency.
 - Privacy measures will include the use of obscure glazing for selected windows.
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7. Community Safety

The proposal will:

- Improve security through controlled access at front and rear entrances.
 - Provide secure access to all flats through dedicated private entrances.
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8. Environmental Sustainability

The development incorporates several sustainability features:

- Energy-efficient double-glazed windows (obscure glazing for privacy where required).
 - Floor build-up designed with soundproofing insulation and multiple boards for noise reduction.
 - Mechanical ventilation for kitchens, showers, bin stores, and cycle stores.
 - Improved insulation for external walls.
 - Installation of energy-efficient heating and control systems.
 - Use of sustainable and low-maintenance materials.
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9. Transport and Parking

- Cycle Storage: Basement cycle store with wheeling ramp for convenient access.
- Parking: No on-site parking provision; however, public parking facilities are readily available nearby.
- Public Transport: The property benefits from excellent bus and train connections.

10. Waste Management

- Dedicated Bin Storage for residential: Ground-floor ventilated recycling and waste store, with both front and rear access to facilitate collection.
- Bins for Commercial: the waste management for business will be dealt with private sector to collect the bin based on the nature of the business type.

11. Noise Management

- The flat one on the ground floor what faces flat two through light well. In order to reduce noise impact and privacy, The kitchen room in flat one has been relocated to the rear part of the flat with the bedroom.
- Flooring: Installation of proprietary acoustic floating floor. This is a system that.
- Walls & Partitions: Using high-specification acoustic partitions between flats and between flats and communal areas.
- Doors: Ensure all flat entrance doors are certified acoustic fire doors.
- Ventilation Systems: Specifying acoustically silenced extractor fans and ensure units are mounted on anti-vibration mounts.
- Avoiding window opening especially in hot season by installing air condition system in the Kitchen room

12. Green Infrastructure and Biodiversity Enhancements

A Green Infrastructure Statement and Net Biodiversity Benefit Statement have been prepared, proposing:

- **2 planter boxes** to create greenery within the site.
- **1 insect box** to encourage invertebrate populations.
- **1 bird box** to enhance local wildlife habitats.

These measures will:

- Establish micro-habitats for wildlife,
 - Provide ecological connectivity with surrounding green infrastructure, and
 - Deliver a **net biodiversity gain** post-development.
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12. Conclusion

This proposal will:

- Provide high-quality housing within an existing commercial building,
- Preserve the external character of the property while modernizing internal spaces,
- Improve energy efficiency, sustainability, and biodiversity,
- Contribute positively to the local community and urban environment.

The design is fully aligned with local planning policies and building regulations while delivering a functional, safe, and sustainable residential scheme.