



Town & Country Planning Advisors Ltd.
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TCPA-2025-09-SIEMENS-01-FUL-NWP
Date: 01 May 2025

Newport City Council
Planning Services
Civic Centre
Newport
NP20 4UR

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Dear Sir/Madam,

Re: Full Planning Application

Eveswell Community Centre, Eveswell Street, Newport, NP19 8EP – External Refurbishment Including Insulated Composite Cladding, Roof Renewal, Replacement Aluminium Windows and Doors, Two Entrance Canopies, Roof-Mounted Solar PV Array, and Associated Works

On behalf of TOCH UK (applicant), and as agent instructed by Siemens Architecture Ltd, I am pleased to submit a full planning application for the comprehensive refurbishment of Eveswell Community Centre.

The proposal seeks to significantly enhance the thermal performance, sustainability, and visual quality of the building through the following coordinated measures:

- Installation of external insulation finished with composite cladding;
- Replacement of all existing single-glazed windows and doors with new double-glazed aluminium units;
- Renewal of the entire roof using a standing seam metal roofing system with sedum finishes where appropriate;
- Installation of two new entrance canopies;
- Installation of a roof-mounted 4.8 kW solar photovoltaic (PV) array; and
- Upgrade of rainwater goods, PIR-activated security lighting, and associated minor detailing.

The development does not involve any change in use or increase in footprint. The building will continue to operate as a Class D1 community facility. Although the site lies within Flood Zone 3 (Sea), the proposed works are confined to external fabric upgrades and do not result in any increase in vulnerability or alterations to floor levels. A proportionate flood risk response is included within the accompanying Planning Statement, which sets out why a full Flood Consequence Assessment is not required.

Documents Submitted

- Completed Planning Application Form
- This Covering Letter
- Planning Statement (TCPA Ltd, April 2025)
- Drawing: 2509-PL01 – Location and Site Plans
- Drawing: 2509-PL02 – Existing Plans and Elevations

- Drawing: 2509-PL03 – Proposed Plans and Elevations
- Drawing: 2509-PL04 – 3D Visualisation

A planning fee of £230.00 (Other Operations – 0.1 ha or part thereof) plus the Planning Portal service charge has been (or will be) paid online via Planning Portal Wales.

TCPA Ltd will act as agent for the duration of the application process, managing submission, liaising with the case officer, and responding to any planning queries. We respectfully request that prior to the issuing of any recommendation or decision, the case officer makes contact so we may brief the applicant accordingly.

Please do not hesitate to contact me should you require any further details or clarification.

Yours sincerely,

James Banks BSc (Hons)
Director & Planning Consultant

A handwritten signature in dark ink, appearing to be 'JB' followed by a stylized flourish, positioned above a horizontal line.

Town & Country Planning Advisors Ltd.
England and Wales (Company No. 16170417)