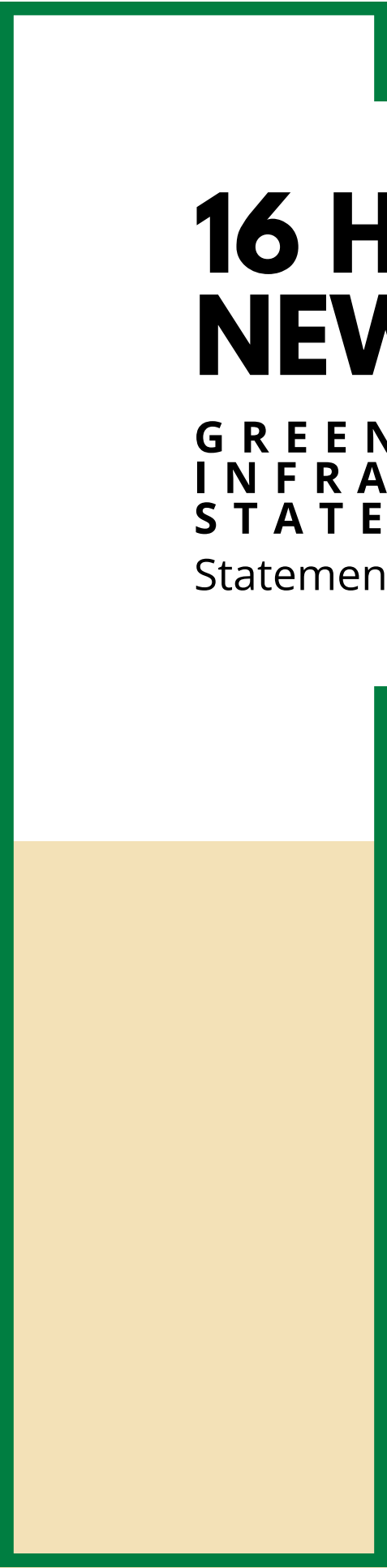


A green L-shaped graphic element consisting of a vertical line on the left and a horizontal line at the top, forming a corner bracket around the title.

# 16 HIGH STREET NEWPORT

## GREEN INFRASTRUCTURE STATEMENT

Statement created by Nathan Rayner

This statement is in proposition with  
regards to the planning application for  
“House Rules Lounge” that will be  
located in 16 Highstreet, Newport  
NP20 1FW

# **I N T R O D U C T I O N**

This Green Infrastructure Statement has been prepared in support of the proposals for House Rules Lounge at 16 High Street, Newport.

House Rules Lounge will operate as a tabletop games café and licensed lounge within an existing city-centre building.

The nature and location of the existing premises mean that opportunities for traditional green infrastructure, such as new landscaped areas, gardens or significant planting, are limited. The proposals will therefore focus on realistic and proportionate measures that can reduce the environmental impact of the business while respecting the existing building and surrounding city-centre environment.

The approach will concentrate on energy efficiency, waste reduction and recycling, sustainable travel, responsible use of resources and the potential for further environmental improvements as the business becomes established.

## **E X I S T I N G   B U I L D I N G   A N D S I T E   C O N S T R A I N T S**

House Rules Lounge will occupy an existing building within Newport city centre rather than involving the construction of a new standalone development.

Due to the built-up nature of the site, there is very limited external land available for landscaping, tree planting or the creation of new areas of natural habitat.

The building is also located within a conservation area, meaning that any significant future alterations to the external appearance of the property would need to be considered carefully and, where applicable, be subject to the necessary permissions.

The green infrastructure strategy for the premises therefore seeks to achieve environmental improvements that are proportionate to the scale, nature and constraints of the existing site.

## **E N E R G Y - E F F I C I E N T   L I G H T I N G**

As part of the refurbishment and operation of House Rules Lounge, the business intends to use energy-efficient LED lighting wherever reasonably practicable.

LED lighting will be used in customer areas, staff areas and other suitable parts of the premises to reduce electricity consumption compared with traditional lighting.

Lighting will also be managed responsibly, with lights switched off in areas that are not in use where safe and practical to do so.

Where appropriate, consideration may also be given to timers, sensors or other simple controls in areas such as storage rooms, toilets and staff areas to further reduce unnecessary energy consumption.

The choice of efficient lighting will allow the warm and welcoming atmosphere intended for House Rules Lounge to be achieved while reducing the amount of electricity required to operate the premises.

## **F U T U R E   R E N E W A B L E E N E R G Y   -   S O L A R   P A N E L S**

Once House Rules Lounge has become established and the business is operating on a financially sustainable basis, the owners would be interested in investigating the feasibility of installing solar photovoltaic panels on the upper roof of the building.

Solar panels could potentially allow a proportion of the electricity used by the premises to be generated from a renewable source, reducing reliance on grid electricity and helping to lower the long-term environmental impact of the business.

This is a long-term aspiration rather than part of the current development proposals.

Any future solar installation would first be subject to an assessment of the suitability of the roof, structural and technical feasibility, financial viability, heritage considerations and any planning, conservation or other permissions that may be required.

If these considerations can be satisfactorily addressed, House Rules Lounge would consider solar energy as part of its longer-term environmental strategy.

## **WASTE REDUCTION AND RECYCLING**

House Rules Lounge will operate a structured waste management system designed to maximise recycling and reduce the volume of waste sent for disposal.

Separate waste streams will be provided for recyclable materials including paper and cardboard, glass, metals, plastics and cartons, together with separate food waste and other applicable recycling streams.

The business will also seek to reduce waste at source through responsible stock management, limiting unnecessary packaging and using reusable glasses, crockery and other items wherever practical rather than disposable alternatives.

These measures are detailed further within the separate Waste Storage Statement accompanying the proposals.

## **SUSTAINABLE TRAVEL**

House Rules Lounge will encourage customers and staff to consider sustainable methods of travelling to the premises.

The central Newport location makes the venue accessible by walking, cycling and public transport.

Cyclists will be encouraged to make use of established nearby cycle storage facilities, including the secure Newport Cycle Hub on Skinner Street and cycle parking facilities around the Bus Station and Upper Dock Street.

This approach is detailed further within the separate Cycle Statement accompanying the proposals.

# **R E S P O N S I B L E   U S E   O F R E S O U R C E S**

As an independent business, House Rules Lounge intends to adopt practical measures to reduce unnecessary consumption of energy and resources.

Where reasonably practicable, this will include:

- Using energy-efficient LED lighting throughout suitable areas of the premises.
- Switching off lighting and electrical equipment when areas are not in use.
- Selecting energy-efficient equipment when purchasing or replacing appliances where commercially or financially practical.
- Reducing unnecessary single-use products and packaging.
- Using reusable glasses, crockery and cutlery for customers consuming food and drink on the premises.
- Separating recyclable waste and food waste from general waste.
- Managing stock carefully to reduce unnecessary food and drink waste.
- Encouraging walking, cycling and public transport as alternatives to private car journeys.
- Considering further energy-saving technologies as the business becomes established.

These measures are intended to provide achievable environmental improvements without requiring inappropriate or disproportionate alterations to the existing building.

## **GREENERY WITHIN THE PREMISES**

Although the physical constraints of the site significantly limit opportunities for external landscaping, greenery will form part of the interior design of House Rules Lounge.

Decorative planting and planters will be incorporated where appropriate to help create a welcoming environment and reinforce the green and natural elements of the interior design.

Where artificial planting is used for practical reasons, particularly in areas with limited natural light or where maintenance of live planting would be difficult, durable products will be selected with the intention that they remain in use for the long term rather than being regularly replaced.

Where conditions are suitable, the business may also looking to consider introducing and maintaining appropriate live indoor planting.

## **FUTURE ENVIRONMENTAL IMPROVEMENTS**

The environmental approach of House Rules Lounge will be reviewed as the business becomes established.

Where financially and practically achievable, the owners will consider opportunities to further reduce energy consumption, improve the efficiency of equipment and increase the use of renewable energy.

The potential future installation of solar photovoltaic panels represents one such opportunity.

This allows environmental improvements to be introduced progressively while ensuring that any future works remain appropriate to the building, the conservation area and the financial sustainability of the business.

## **C O N C L U S I O N**

The opportunities for traditional green infrastructure at 16 High Street are limited by the existing built-up city-centre environment and the nature of the established building.

House Rules Lounge will therefore adopt a proportionate approach focused on achievable environmental improvements.

The immediate proposals include the use of energy-efficient lighting, responsible energy use, waste separation and recycling, reduction of unnecessary disposable materials, responsible stock management and encouragement of sustainable travel.

As the business becomes financially sustainable, further environmental measures will be considered, including investigating the feasibility of installing solar photovoltaic panels on the upper roof of the building, subject to all necessary financial, technical assessments and permissions.

Through these measures, House Rules Lounge aims to operate as an environmentally responsible independent business while respecting the character and constraints of its existing city-centre premises.