

Le Pub

Design and Access Statement – April 2026





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1.0 Introduction

Project Introduction

Music Venue Properties approached G&S to review building condition alongside key aspects of the brief.

We have assessed both and can now present our coordinated response that meets all aspects of the client requirements whilst reactivating the street scene and investing in this key building for Newport.

Objectives:

- Activate the 1st, 2nd, and 3rd floors for public use.
- Provide accessible, efficient and flexible spaces
- Explore ways of increasing live-room capacity



1.0 Introduction

Location

The site is located at 14 High Street within Newport's historic civic core, sitting alongside a key pedestrian route adjacent to major city landmarks.

Key Conditions:

- Integrated within a dense, historic urban grain
- Located on a primary pedestrian artery
- In close proximity to Newport Market (landmark Victorian market)
- Adjacent to Newport's central transport interchange



1.0 Introduction

Site

Le Pub occupies a prominent location along High Street within Newport city centre, forming an iconic part of the historic streetscape. Its distinctive Flemish gable façade contributes to the architectural character and identity of the street.

This location provides strong visibility within key views, reinforcing its presence within the urban grain. Its active ground floor use as a live music venue contributes social value to Newport's cultural scene.

The building is bookended in by two of Newport's most prestigious Grade II listed landmarks:

- 1 Market Arcade: Directly adjacent to the site, this is the second oldest Victorian arcade in Wales. Recently restored in 2022, its entrance block on High Street features intricate ironwork and decorative tiling that complements the site's own masonry
- 2 Newport Market (1889): This sprawling Victorian structure is the area's primary architectural landmark. Known for its large-span cast iron frame and glazed barrel roof, the High Street entrance is located mere steps from number 14.



2

1.0 Introduction

Current Use & Building History



1901s to 1969

South Wales Argus (Newspaper) Offices and printing department.



1970s to 1980s

No online records of this time, likely vacated or repurposed following Argus relocation in the 1970s.



Early 1990s to 2012

Rumours (cafe-bar early to mid 1990s) and The Old Monk (pub chain late 1990s), The Front Page and The Page (pub from 2003 to 2012)



2017 – Le Pub moves in

After a successful community share scheme, the legendary grassroots music venue Le Pub moved from its original Caxton Place location to 14 High Street in July 2017



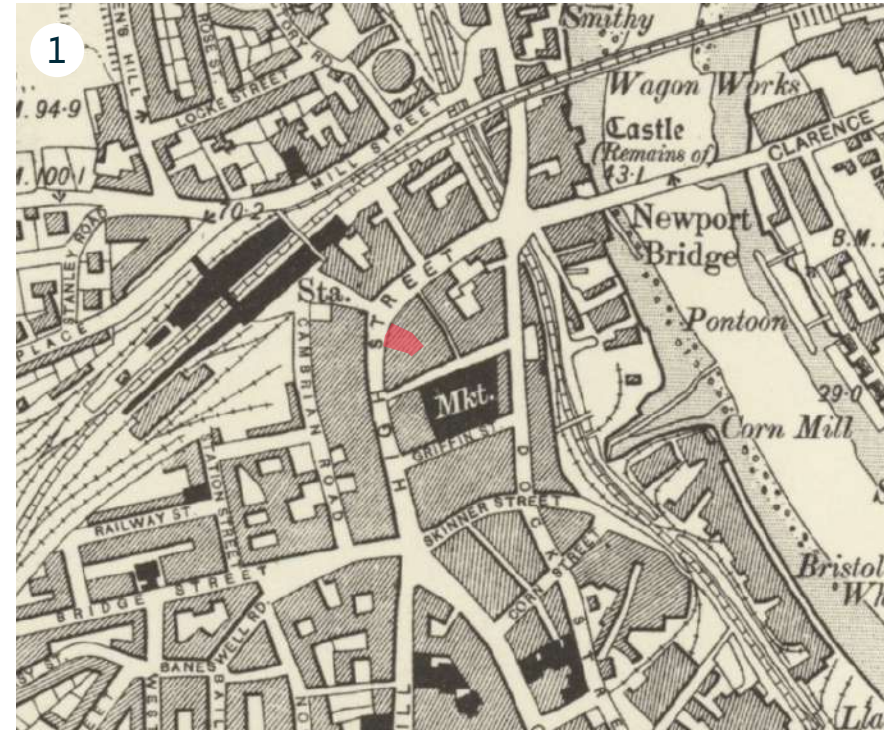
1.0 Introduction

Site History

The site sits on Newport's civic core where early 12th century trade and an increasing urban density forced a shift toward vertical growth. This verticality and prominence (being High Street facade welcoming train-goers) was expressed through the building's Flemish-influenced facade, a stylistic legacy of the Flemish settlers who arrived in the region circa 1110 AD.

1. Late 1800s: The Victorian Civic Expansion

- Formalisation of the High Street as a prestigious commercial and civic spine.
- High-density masonry façades, ornamental arcades, and the landmark Newport Market (1889).

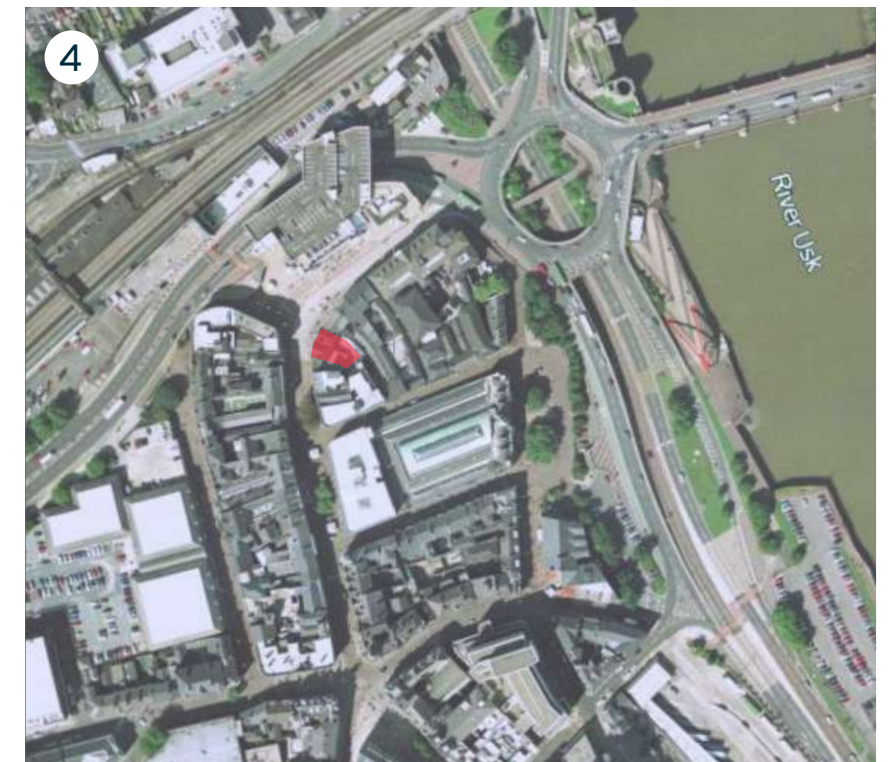
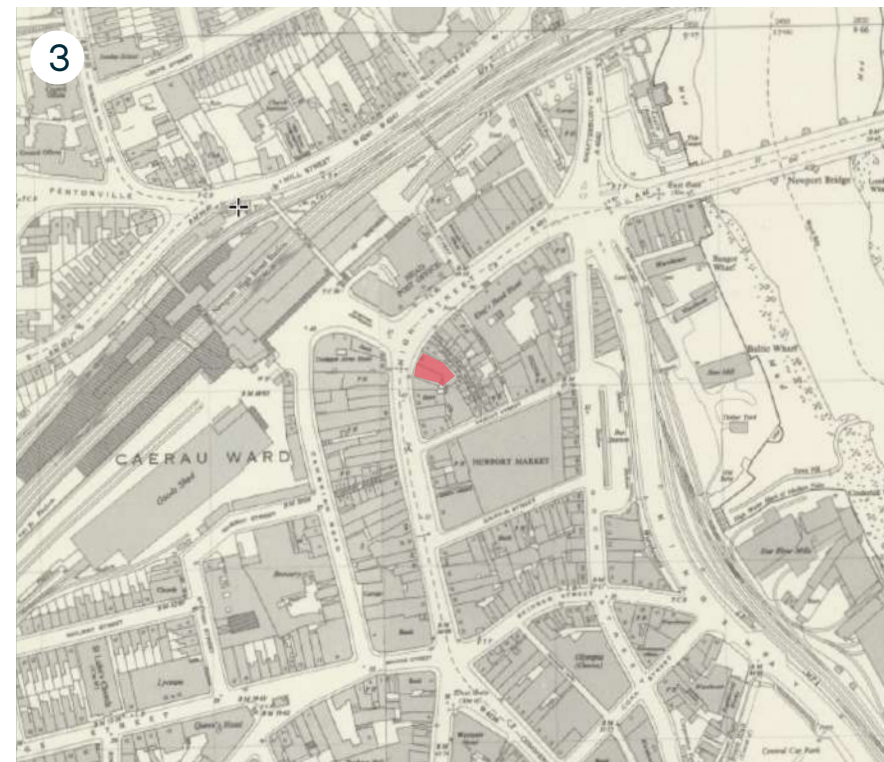


2. Early 20th Century: Industrial Maturation

- Newport peaks as the world's largest coal-exporting port (1913), driving intense financial and transport density along High Street.

3. 1960s – 1975: Infrastructural Severance

- Loss of several Victorian-era blocks to facilitate large-scale transit projects such as the Old Green Interchange (to the North East)



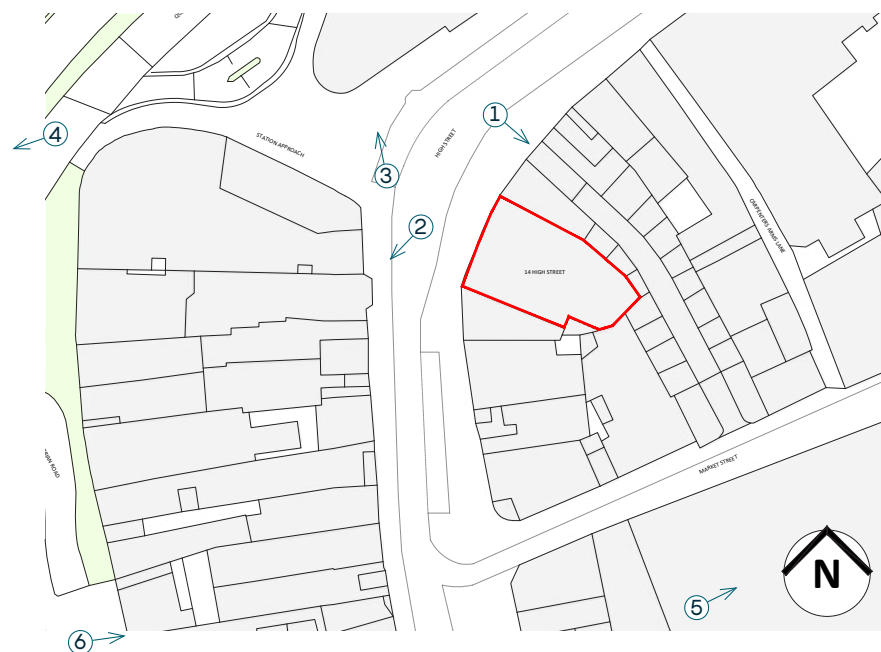
4. 2000s – Present: Cultural Adaptive Reuse

- Full pedestrianisation of the High Street and heritage-led public realm upgrades.
- Upgrades to the Railway station (2010)
- Adaptive reuse of historic shells.

1.0 Introduction

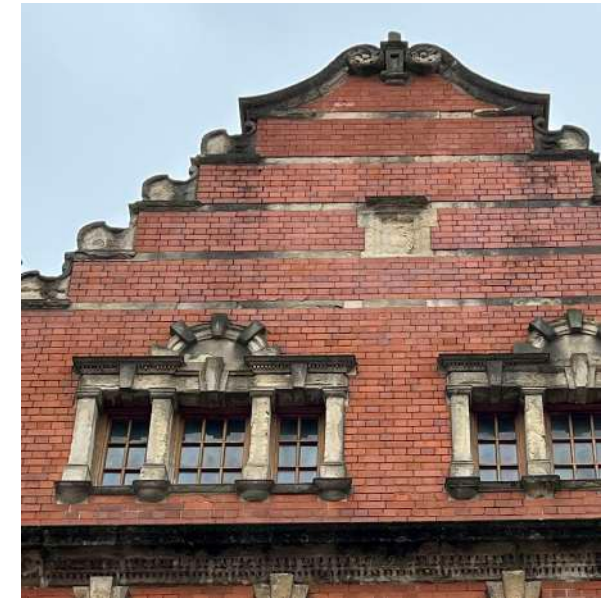
Surrounding Context

- 1. Market Arcade (Grade II):** Originally Fennell's Arcade (1869), this Victorian structure is the second oldest in Wales.
- 2. Ye Olde Murenger (Grade II):** 19th-century mock Tudor façade, this pub occupies a site with origins dating back to 1533.
- 3. Corn Exchange (Grade II):** This early 20th-century commercial building has recently been repurposed as a 500-capacity grassroots music venue and community hub.
- 4. Newport Railway Station:** While the original site dates to 1850, the current station is a state-of-the-art 2010 redevelopment.
- 5. Newport Market (Grade II):** 1889 - this Victorian market featuring large-span cast iron-frame construction.
- 6. Newport Arcade (Grade II):** Habershon & Fawckner (1895), this elegant Victorian arcade serves as a primary pedestrian link to the railway station.

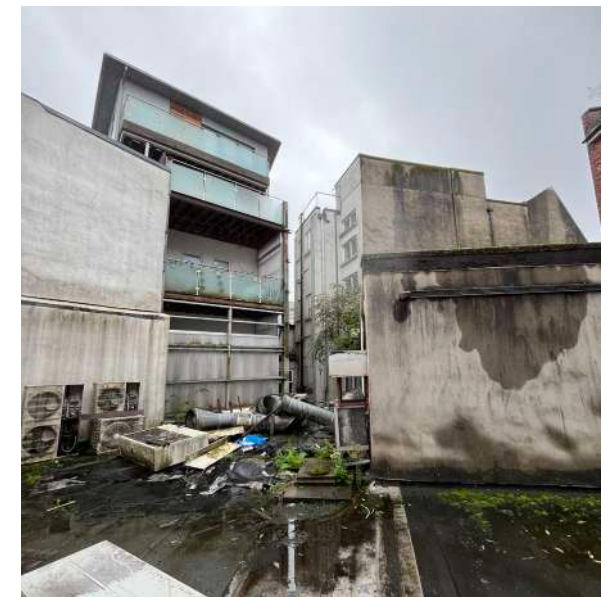


1.0 Introduction

Current External Building Construction



Flemish Renaissance Revival facade – characterized by its stepped Dutch gable and red-brick masonry. Windows framed by ornate stone pilasters and prominent keystone features that reinforce its Victorian presence on the High Street.



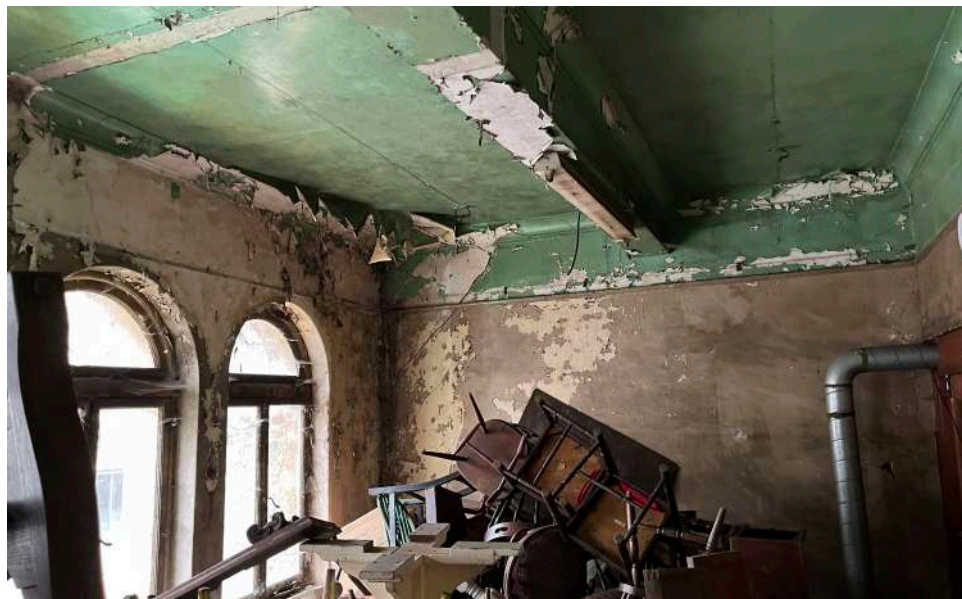
Dilapidated rear facade – significant material decay, defined by weathered concrete, crumbling render, boarded and infilled window apertures. Ad-hoc additions and modifications for plant equipment.

1.0 Introduction

Current Internal Building Construction



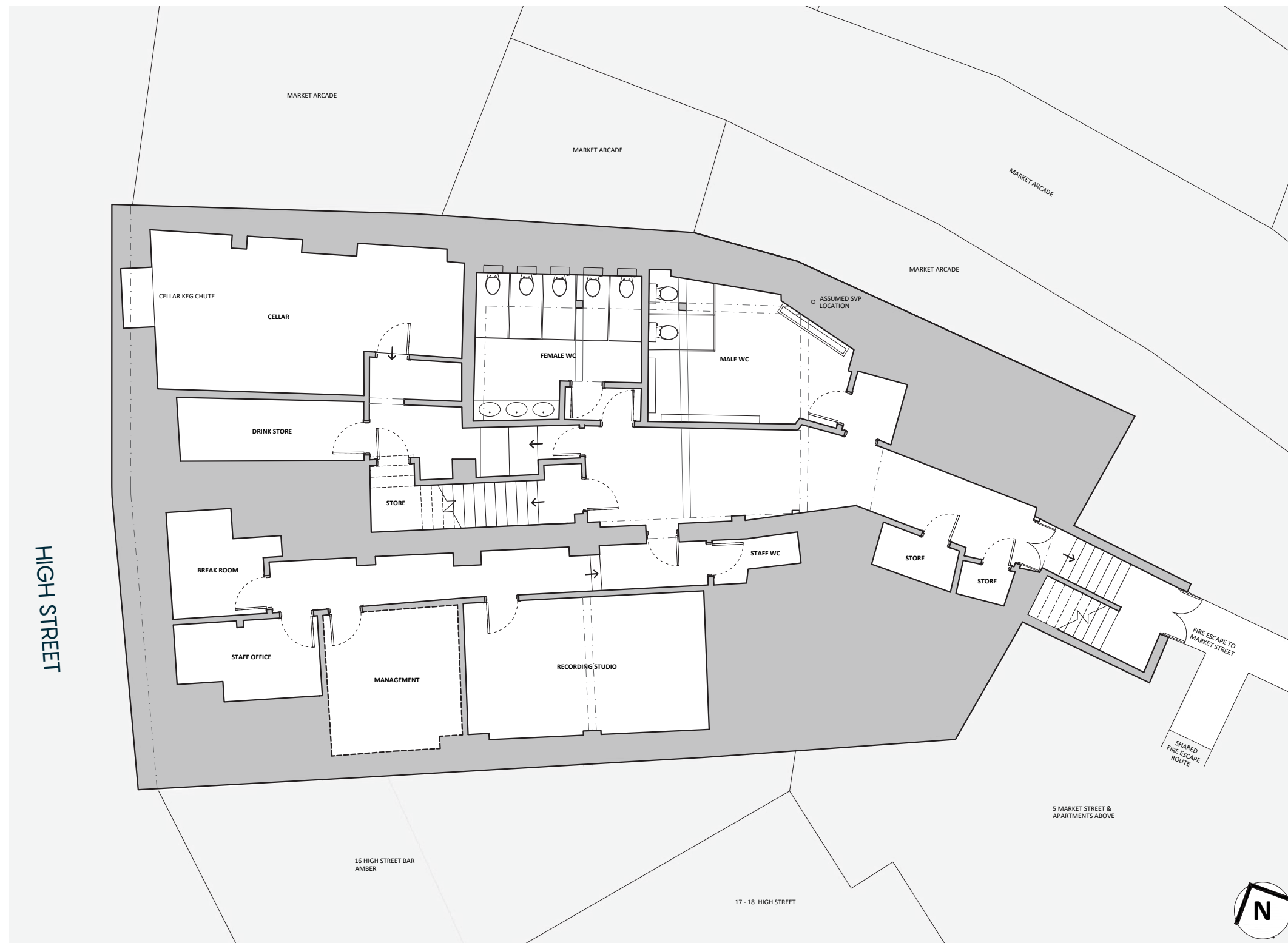
Structural Condition – clear evidence of solid wall masonry – chimney breasts prominent . Clear evidence of building modifications expose deteriorated structural members. Access difficulties exacerbated by plant equipment that land locks rear flat roof terrace.



Existing Finishes – Timber floor, lime plaster, heavily affected, decorative features vaguely evident but not many – building largely gutted

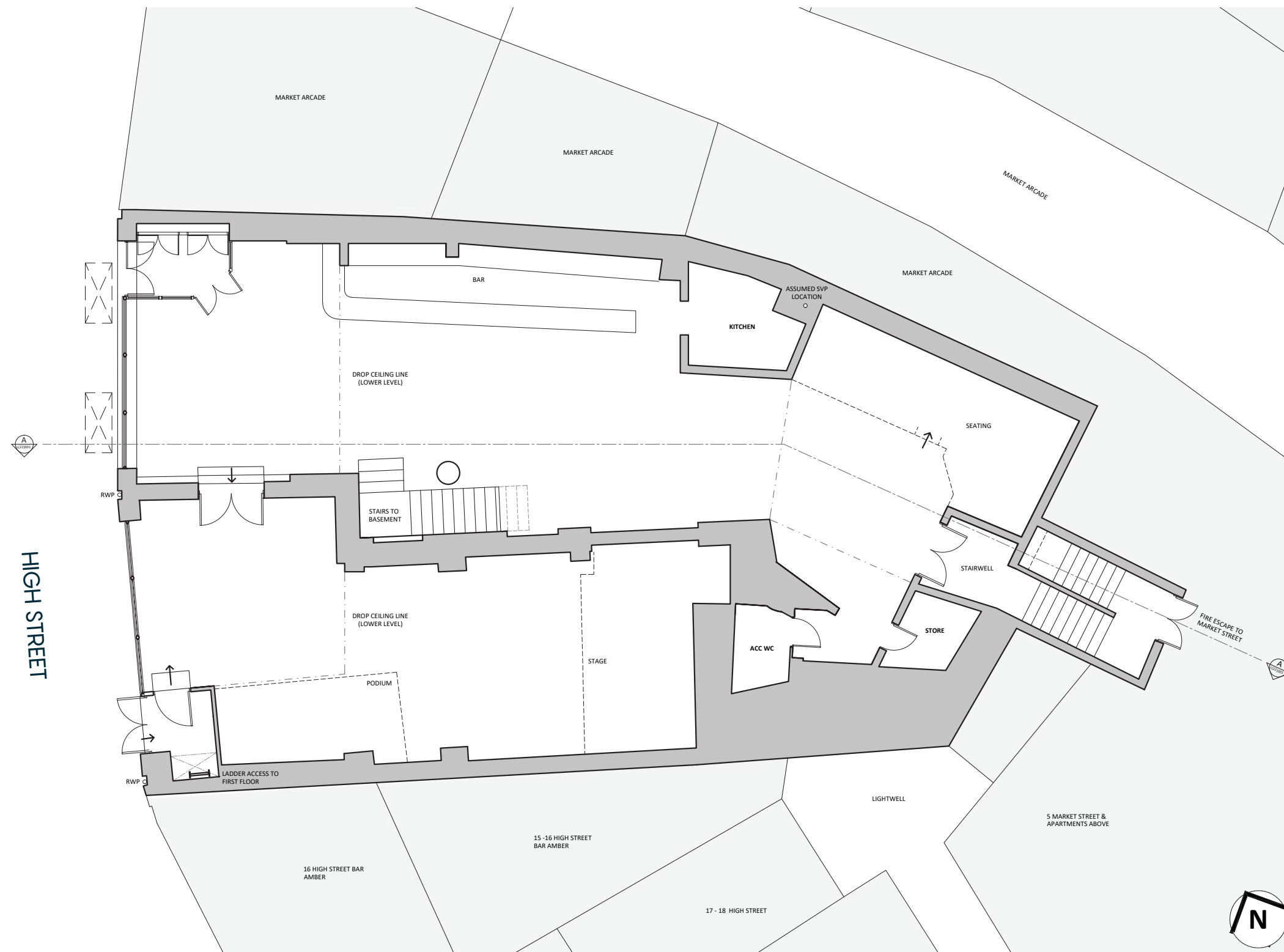
1.0 Introduction

Existing Basement Floor Plan



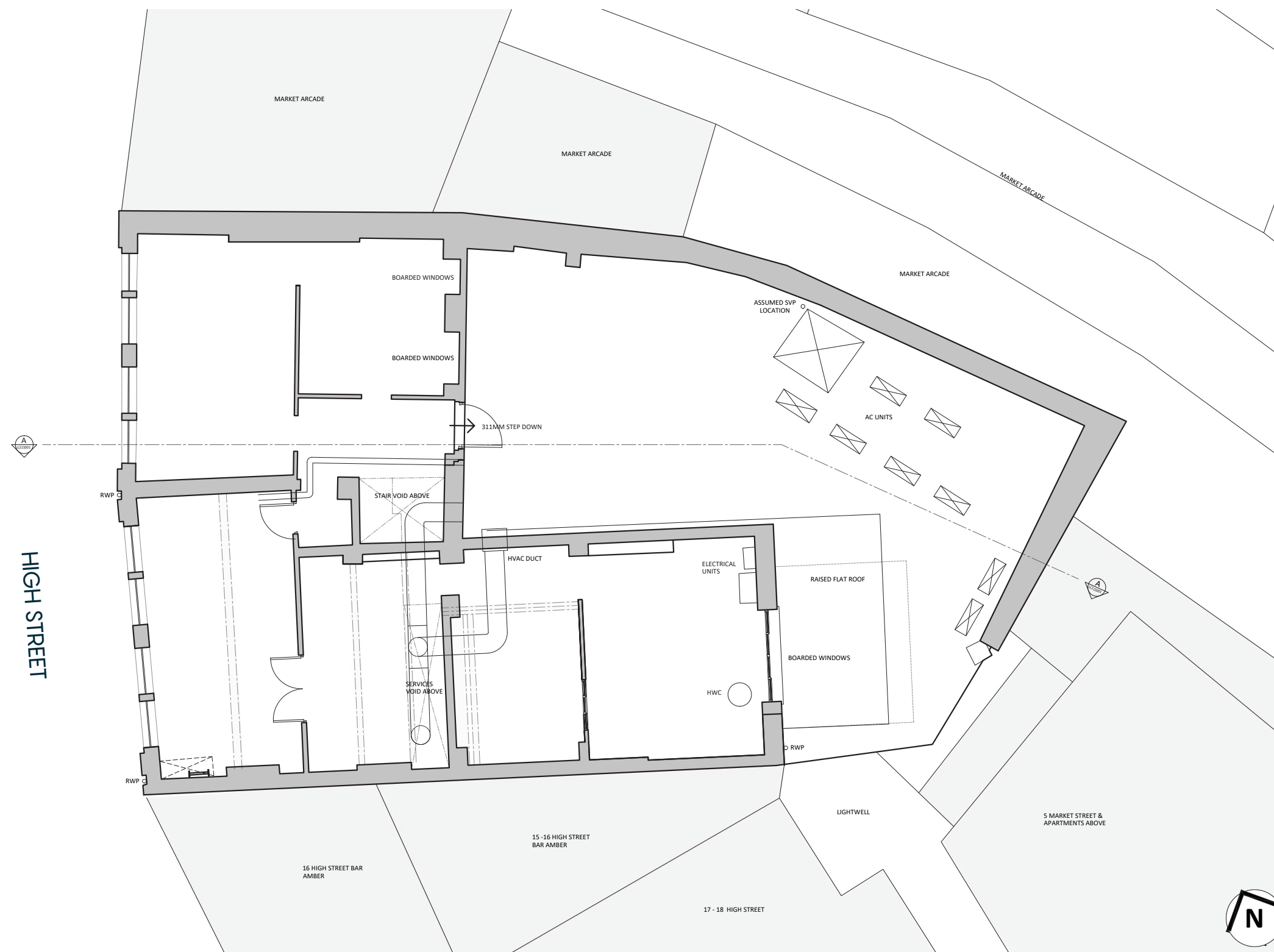
1.0 Introduction

Existing Ground Floor Plan



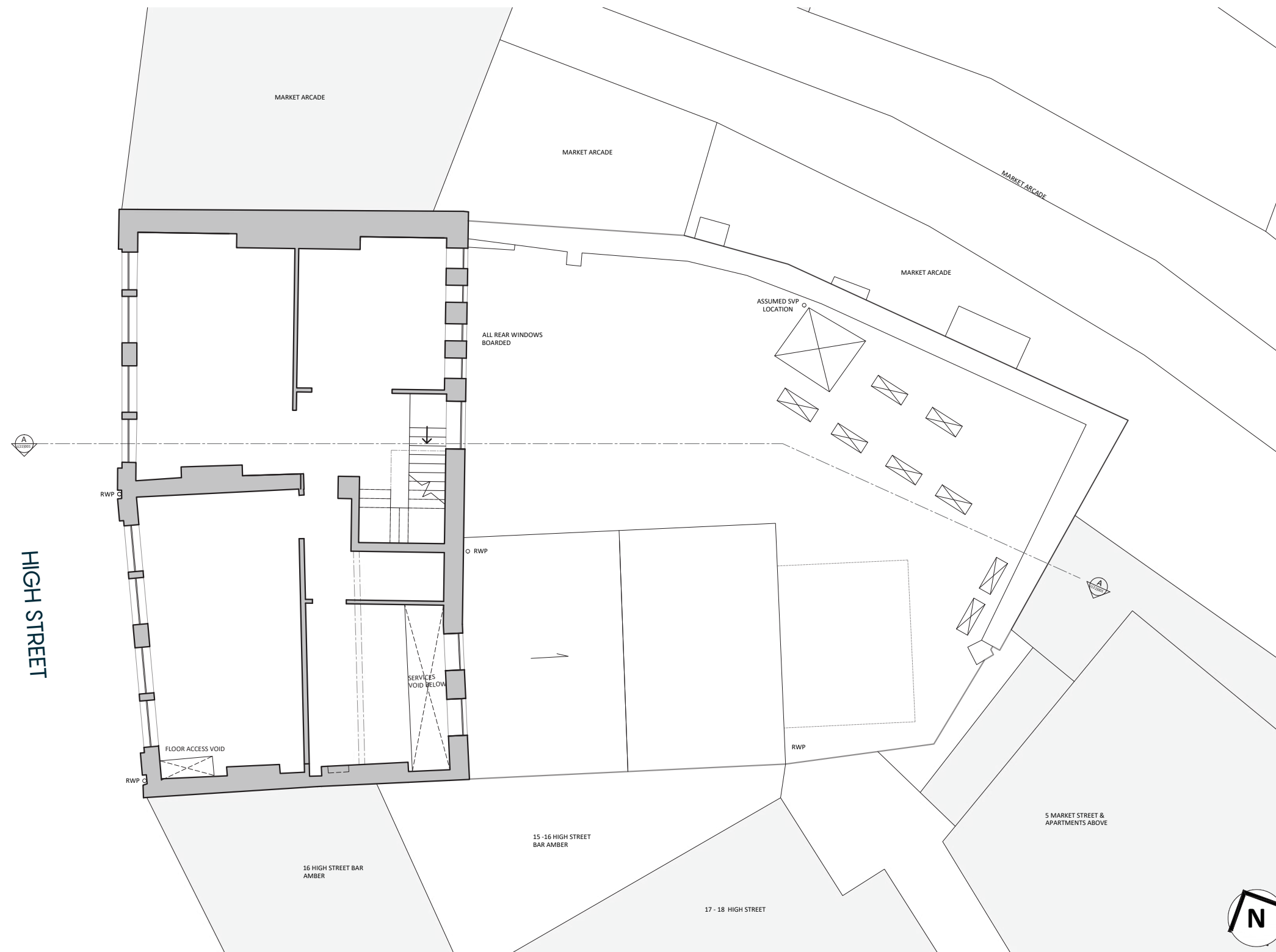
1.0 Introduction

Existing First Floor Plan



1.0 Introduction

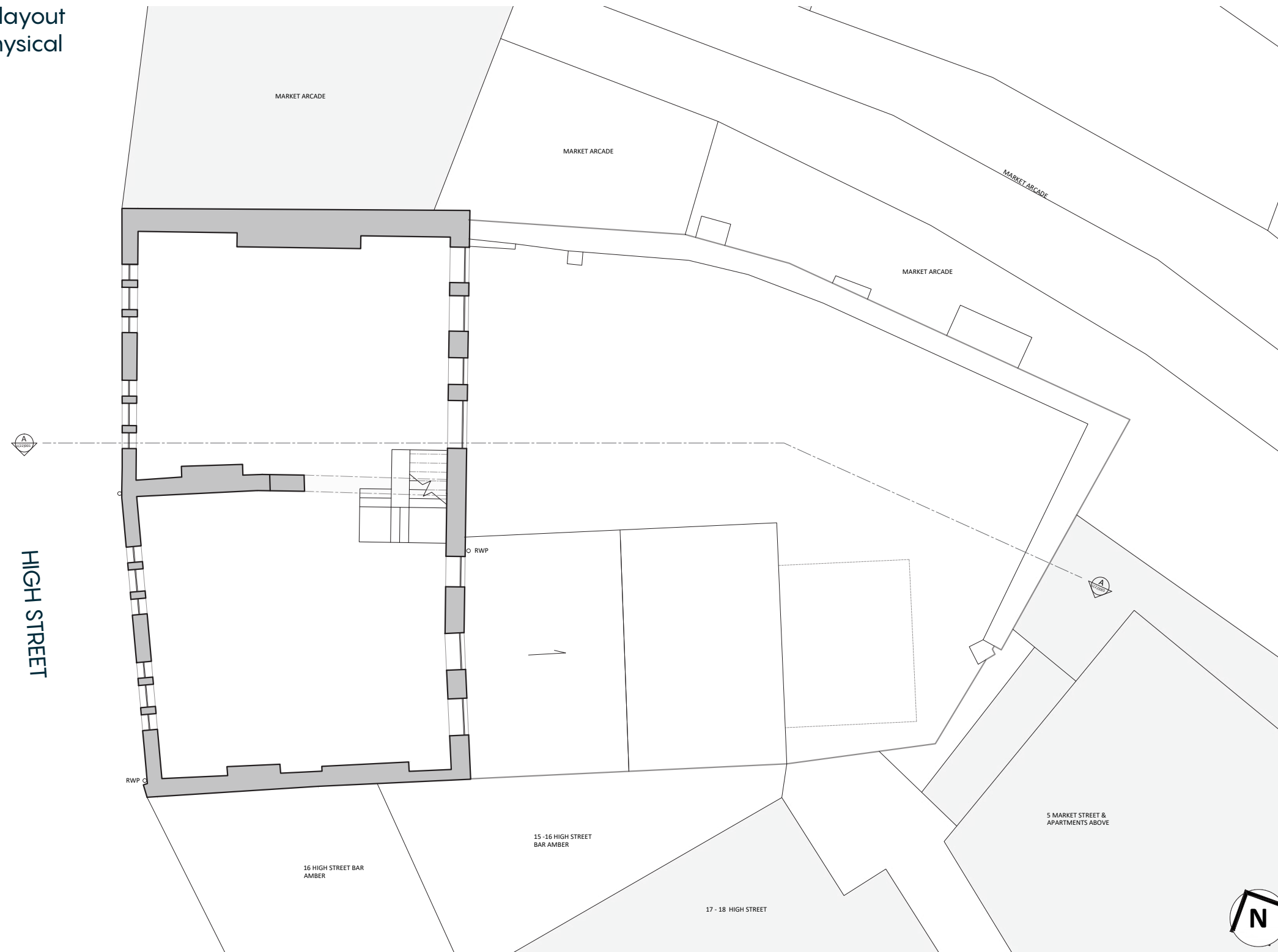
Existing Second Floor Plan



1.0 Introduction

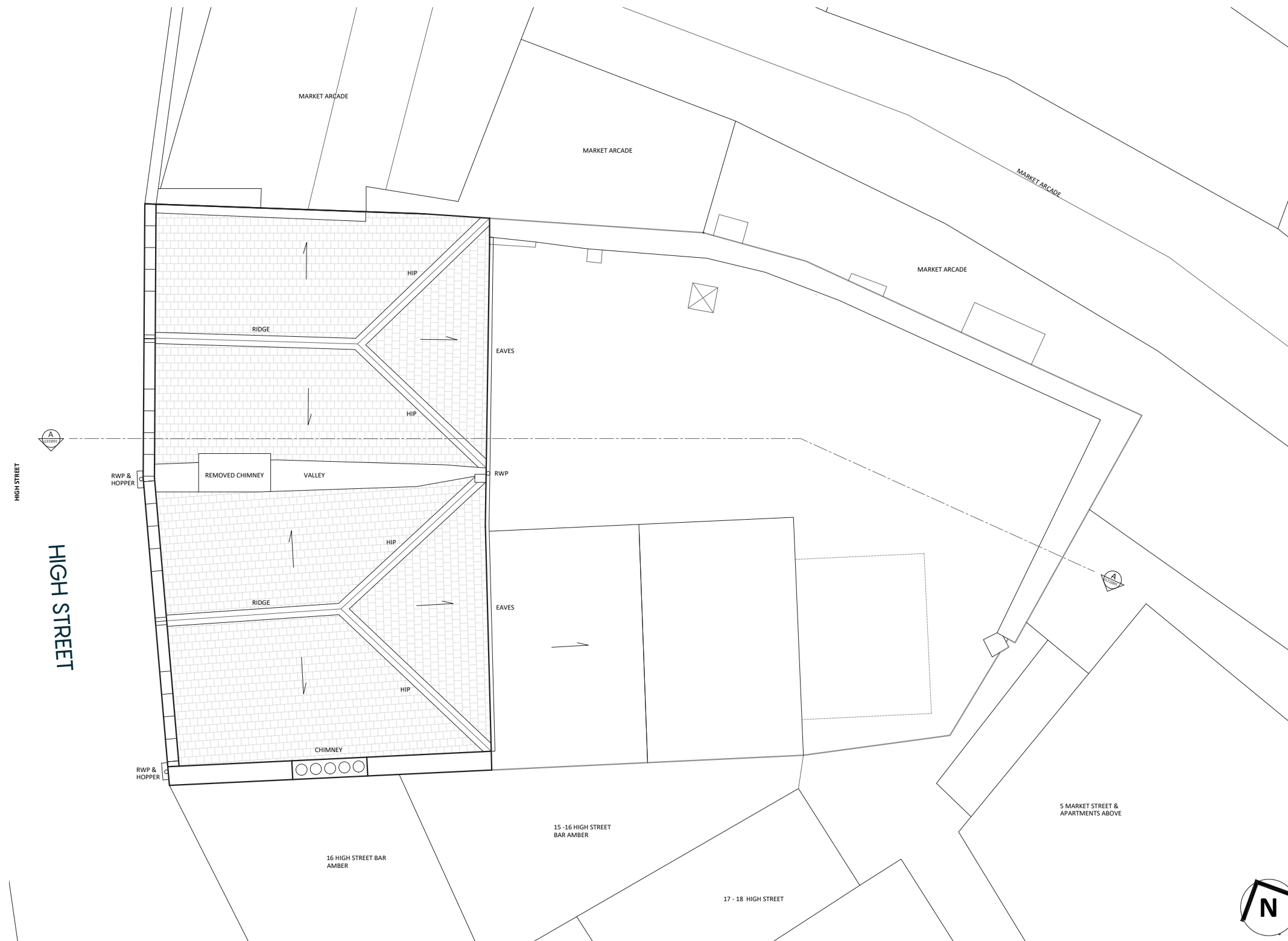
Existing Third Floor Plan

Internal partition layout
unknown - no physical
access



1.0 Introduction

Existing Roof Plan

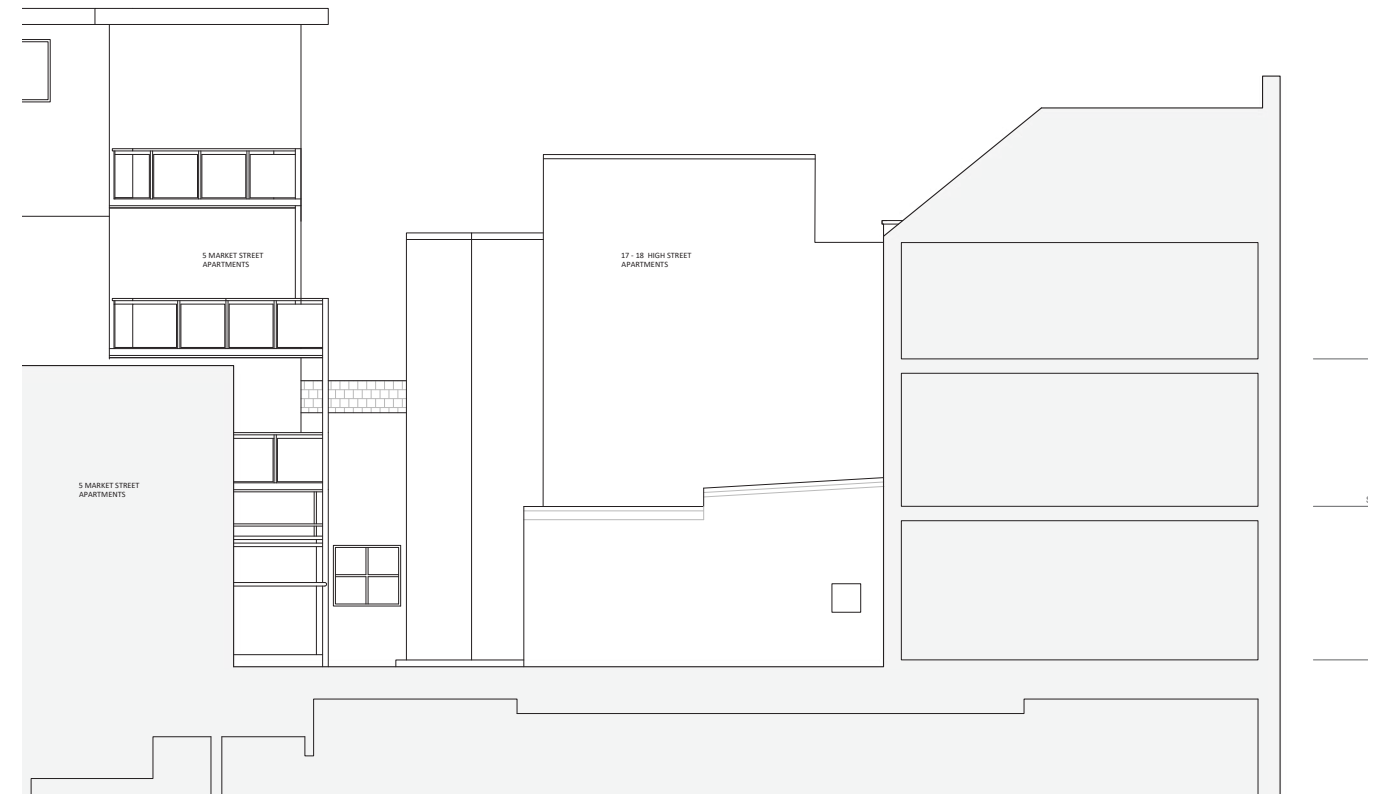


1.0 Introduction

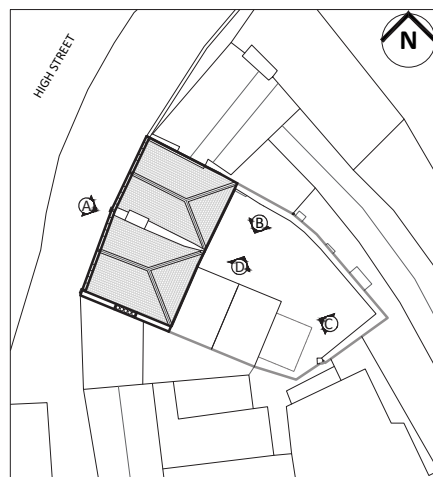
Existing Elevations A & B



Elevation A



Elevation B



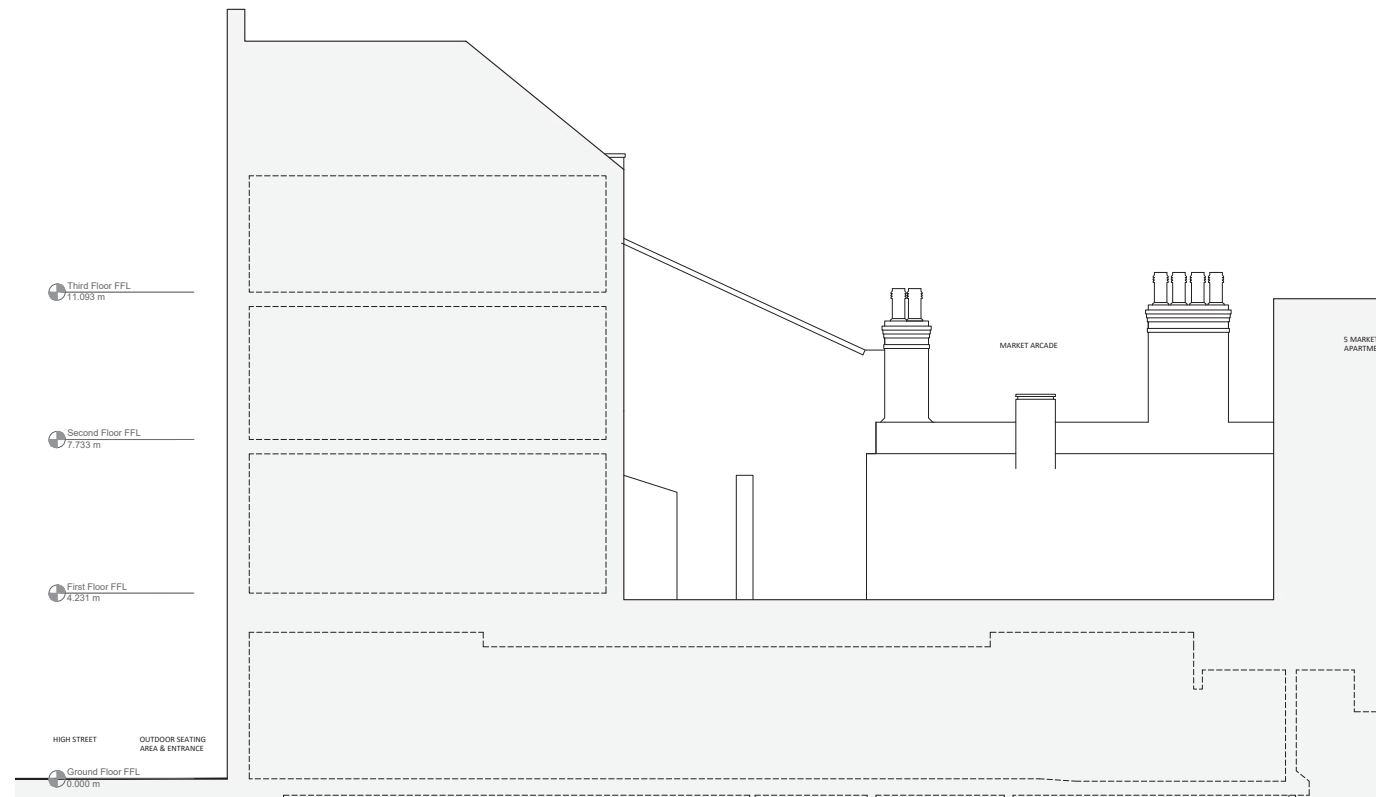
Key Plan

1.0 Introduction

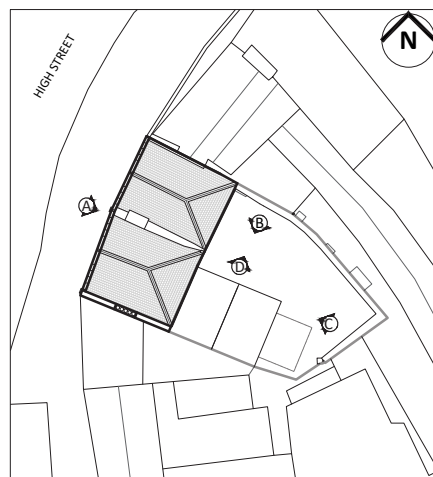
Existing Elevations C & D



Elevation C



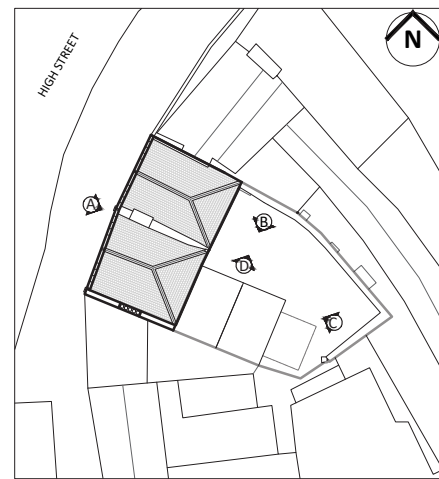
Elevation D



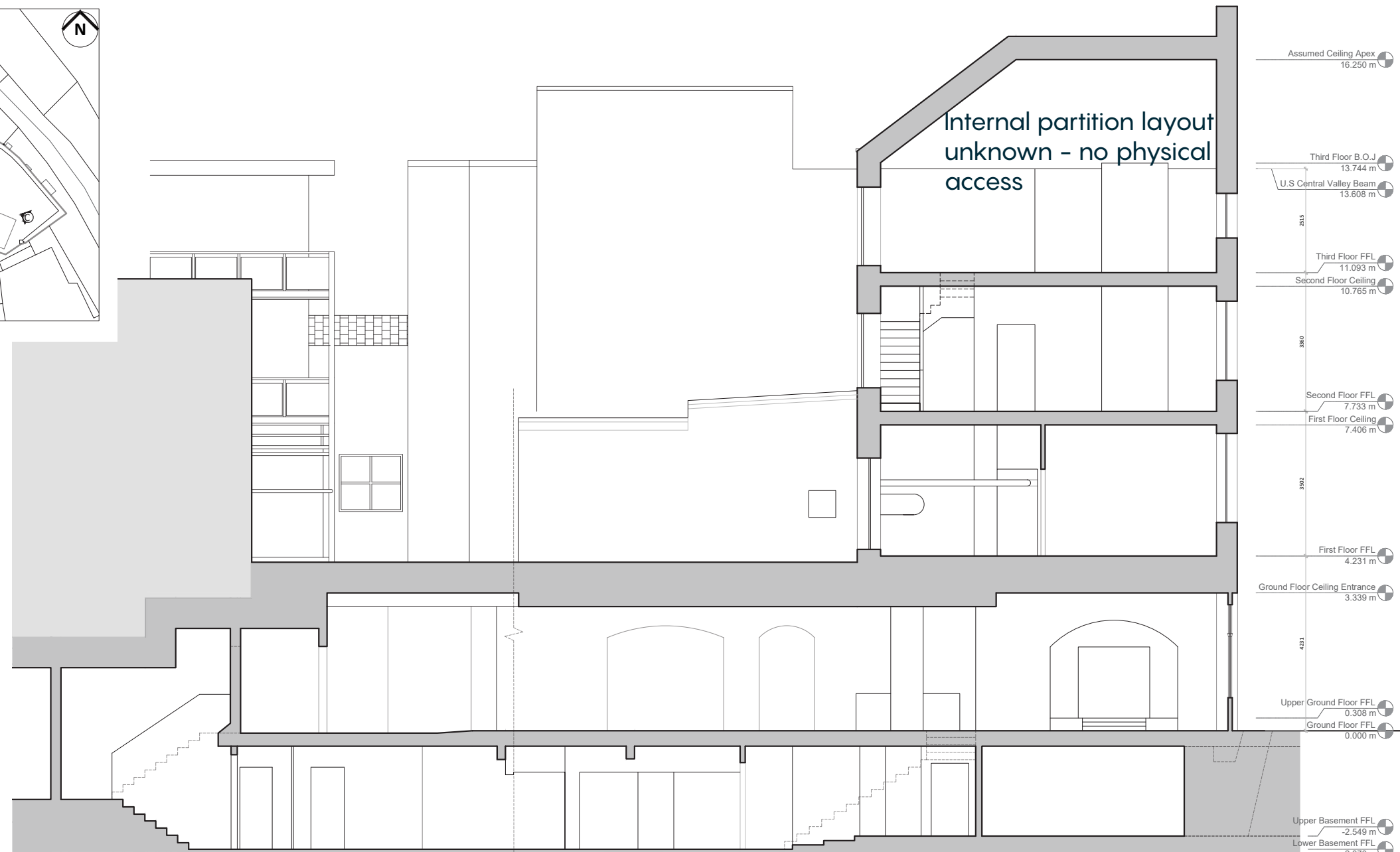
Key Plan

1.0 Introduction

Existing Section

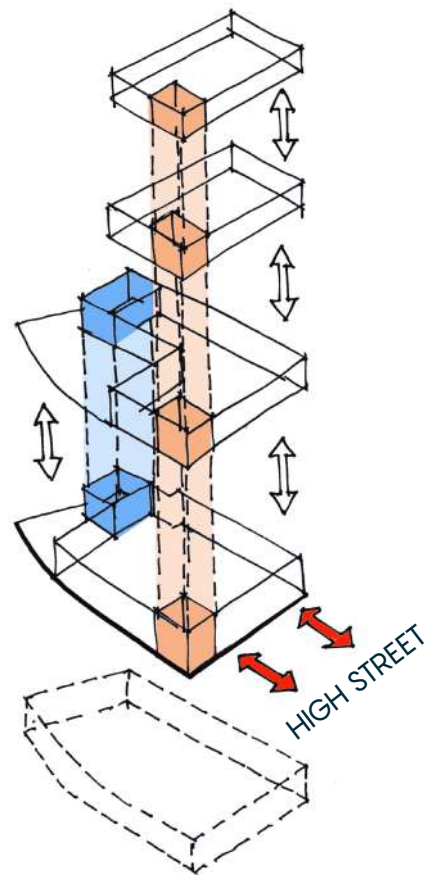


Key Plan



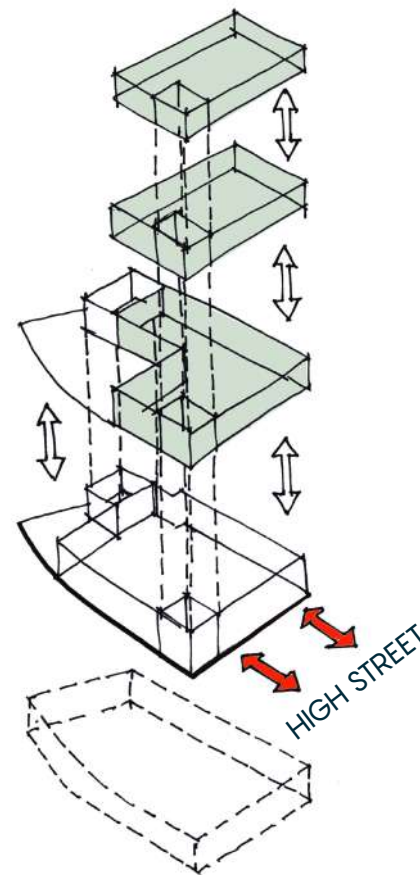
2.0 Proposal

Brief Summary & Proposal Overview



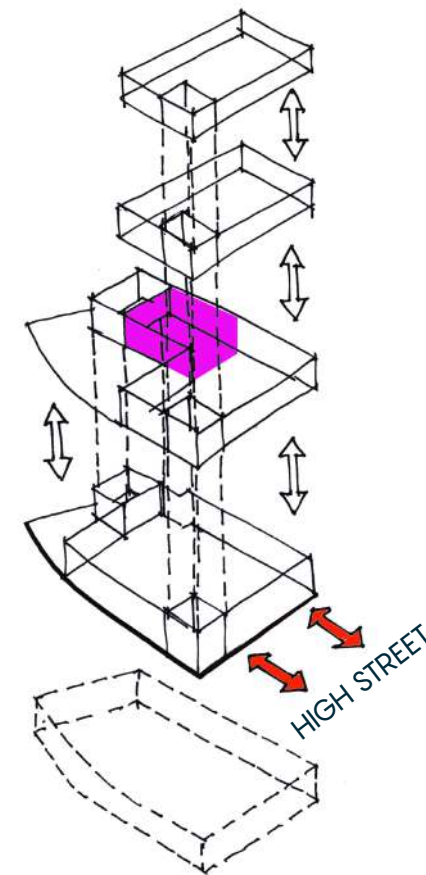
New Stair Cores

- The existing central staircase will be replaced with a new feature staircase allowing access and emergency egress serving all floors.
- A new rear Ground to First stair core has been introduced to increase capacity to the new event space on the First floor.



Activation of Unused Floors

- New vertical access will activate the First, Second and Third floors to accommodate flexible event space, co-working, and private studio environments.



New Extension

- The dilapidated First floor rear extension structure will be replaced with a modern flat roof structure housing a new bookable event space.

2.0 Proposal

Programme

Third Floor (Bookable Studio Spaces)

- New private studios and creative working environments

Second Floor (Bookable Co-Working)

- New creative co-working studios and meeting room

First Floor (Bookable Event Space & Rooftop Terrace)

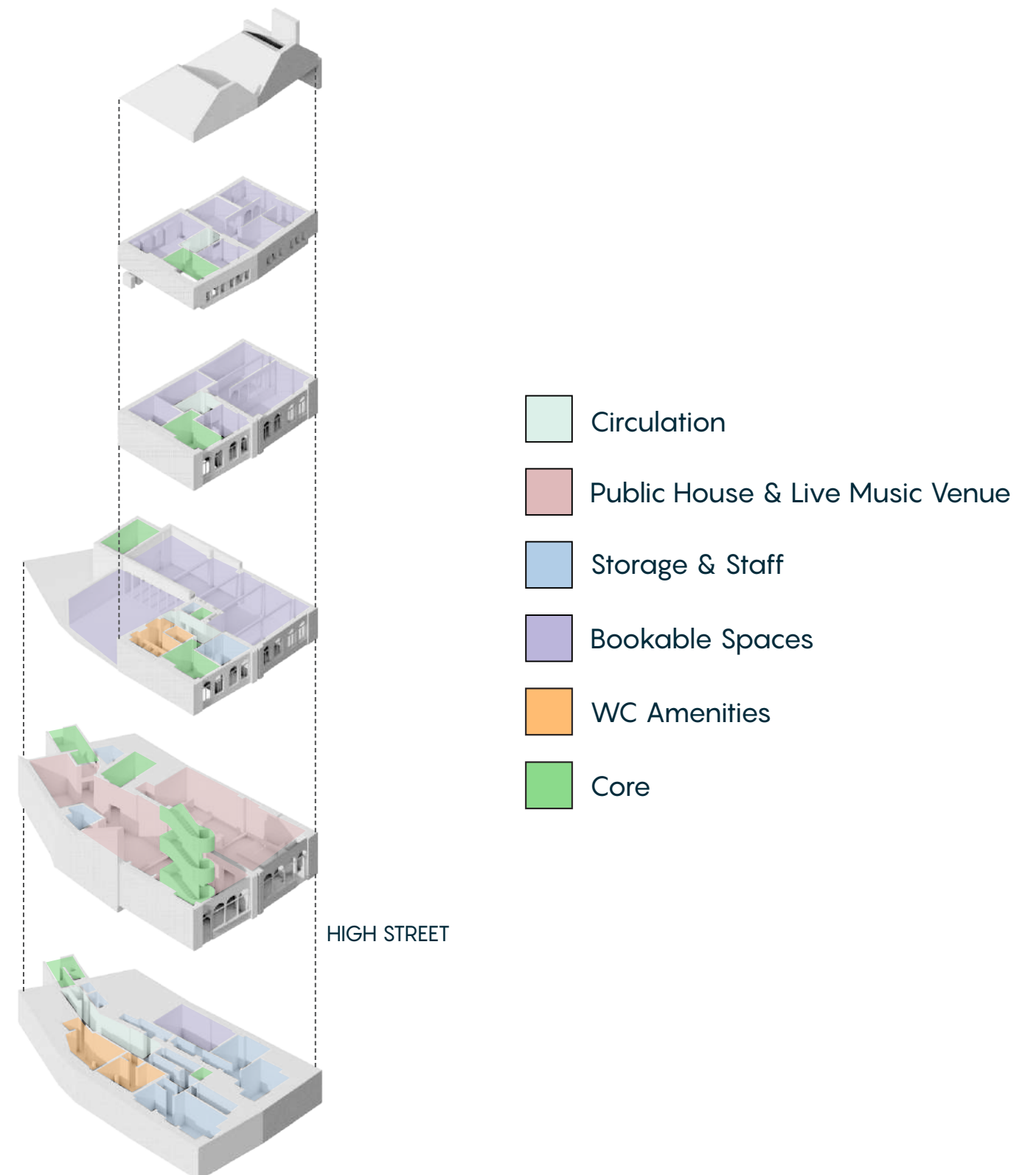
- New bookable flexible event space
- New rooftop bookable terrace area

Ground Floor (New Stair Cores)

- New entrance stair core providing vertical circulation to storeys above
- New rear stair core accommodating increased First Floor capacity

Basement Floor (New Lift)

- New platform lift providing simplified staff access to basement storage



2.0 Proposal

Acoustic Strategy

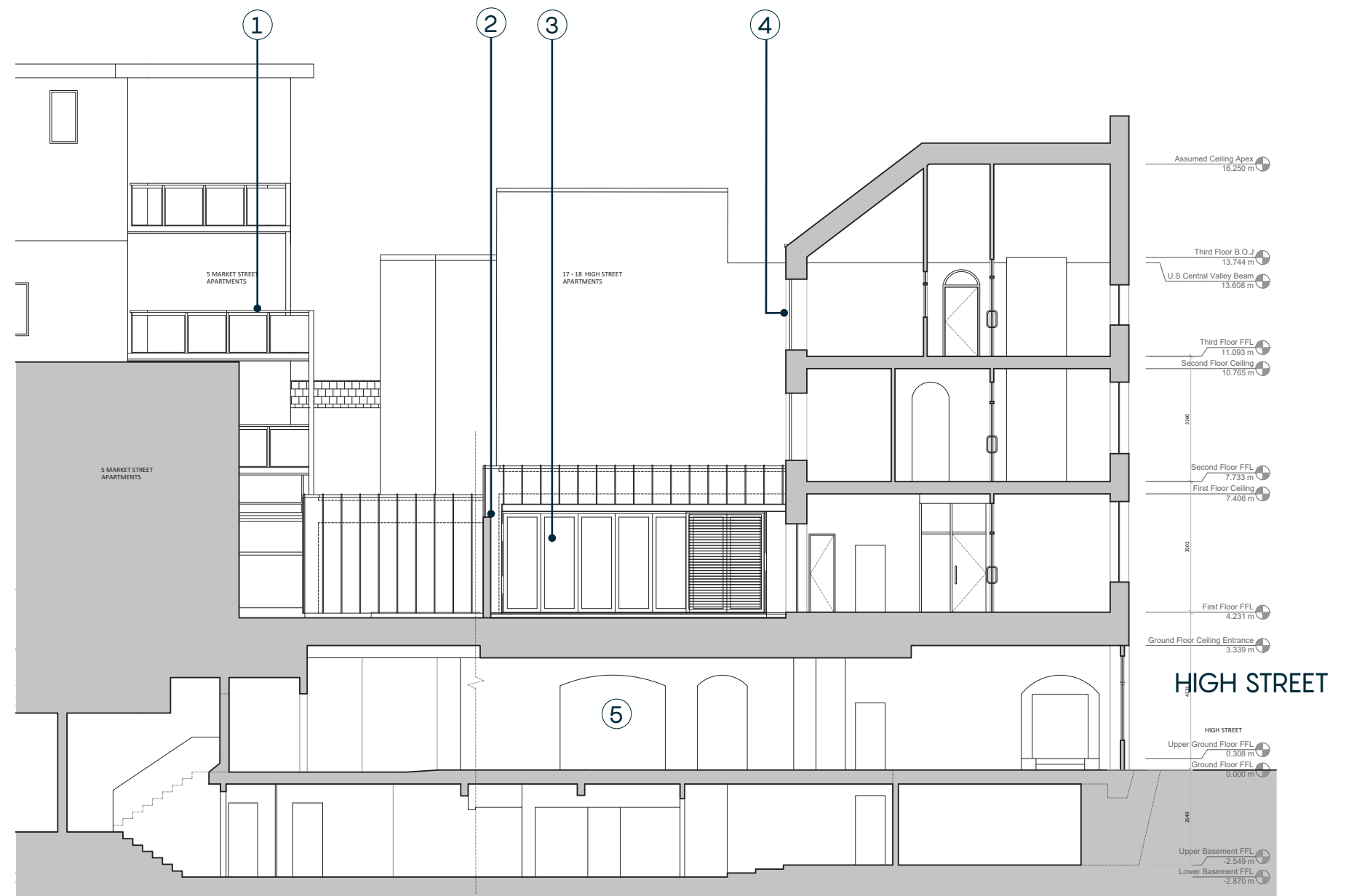
1. 5 Market Street Apartments: The proximity of the site to these apartment's rear balconies is the primary driver of the acoustic strategy for this project.

2. Acoustic living wall: This 2.7m height wall will feature dense vegetation facing the outdoor rooftop area to provide natural acoustic separation.

3. Triple glazing: The renovated extension will house triple glazed screens to limit noise transfer from the arts venue space within.

4. Double glazing - will provide an effective acoustic buffer for the quieter nature of the second and third floors.

5. Retained live music venue space: The ground floor houses the main live music venue space which will remain as existing to ensure adequate noise insulation.



2.0 Proposal

Basement Floor Plan

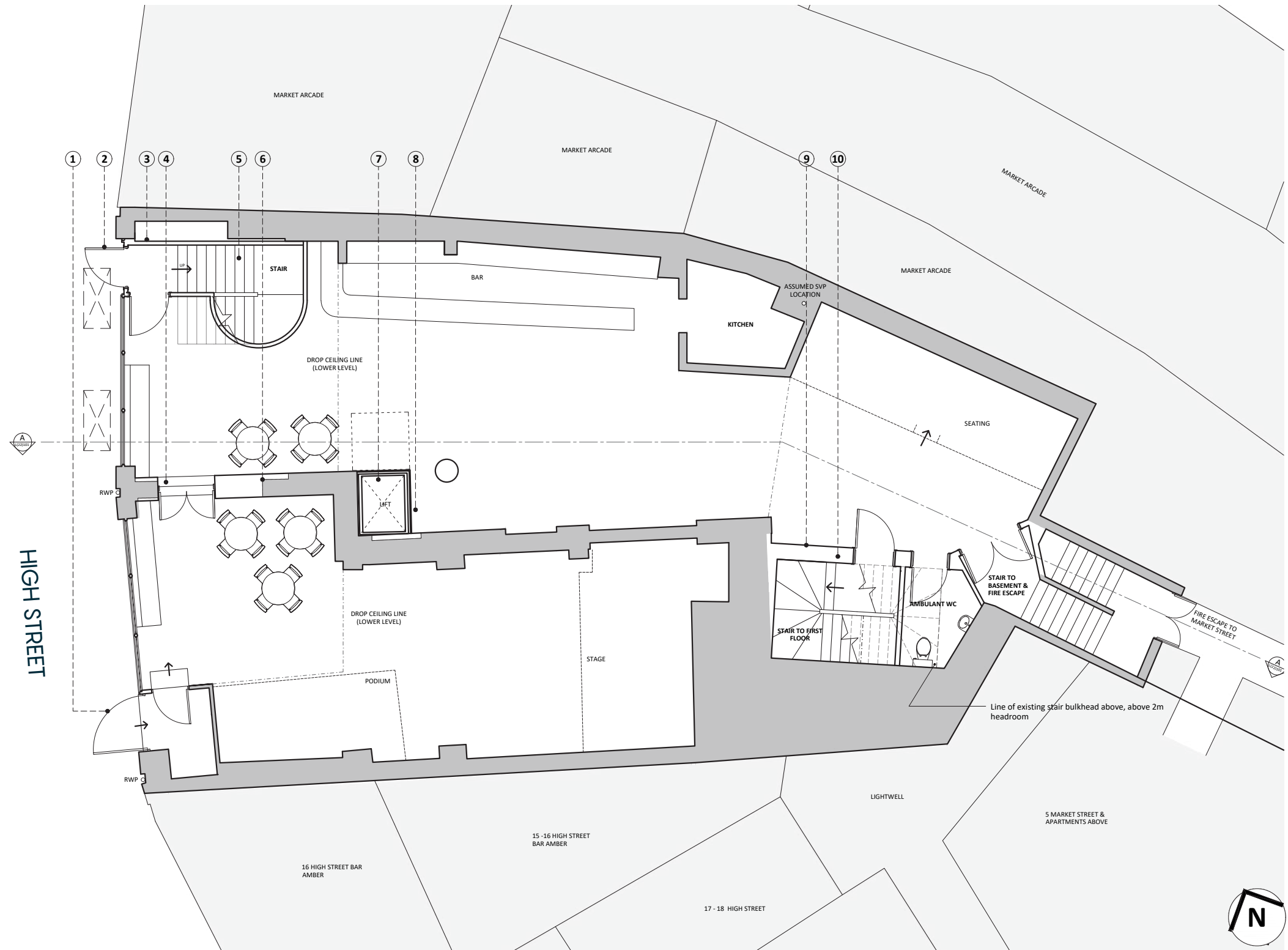
1. New platform lift
2. New store level to be raised to upper basement level
3. New partition



2.0 Proposal

Ground Floor Plan

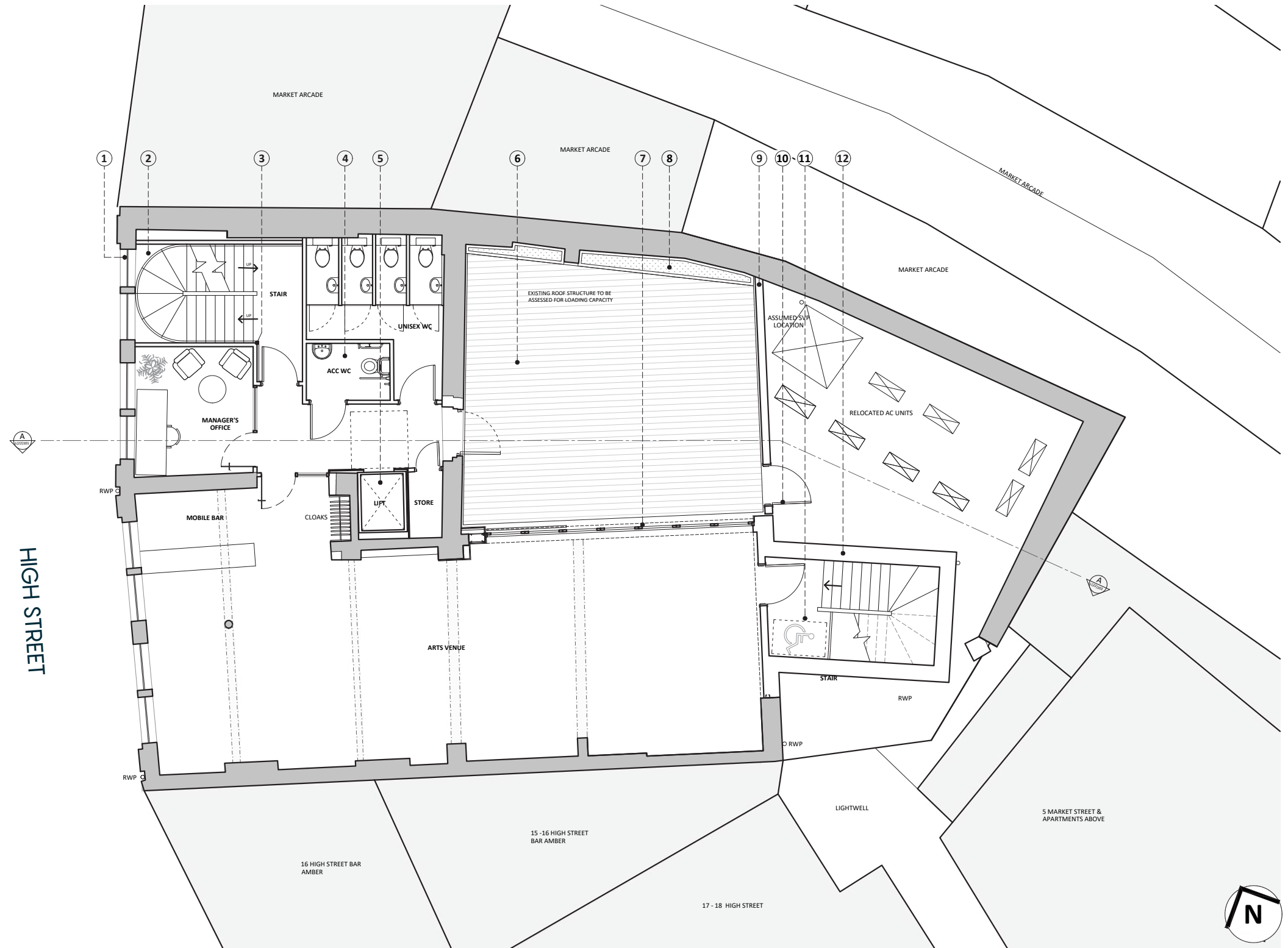
1. New single door entrance door, panel style and finish colour to match existing.
2. New single main entrance door, panel style and finish colour to match existing.
3. New blockwork compartment wall forming lift shaft enclosure.
4. New stepped opening, new double door and surrounds.
5. New steel stair bearing into surrounding blockwork shaft.
6. New partial infill masonry wall adjacent to new opening.
7. New platform lift providing level access between Basement, Ground, and First floors.
8. New timber joist infill required to structural engineer's specification. Floor finishes to match existing.
9. New compartmented rear stair core from Ground to First Floor comprising steel stair and metal stud wall shaft.
10. Steel structure location indicated to support new stair core, to structural engineer's specification



2.0 Proposal

First Floor Plan

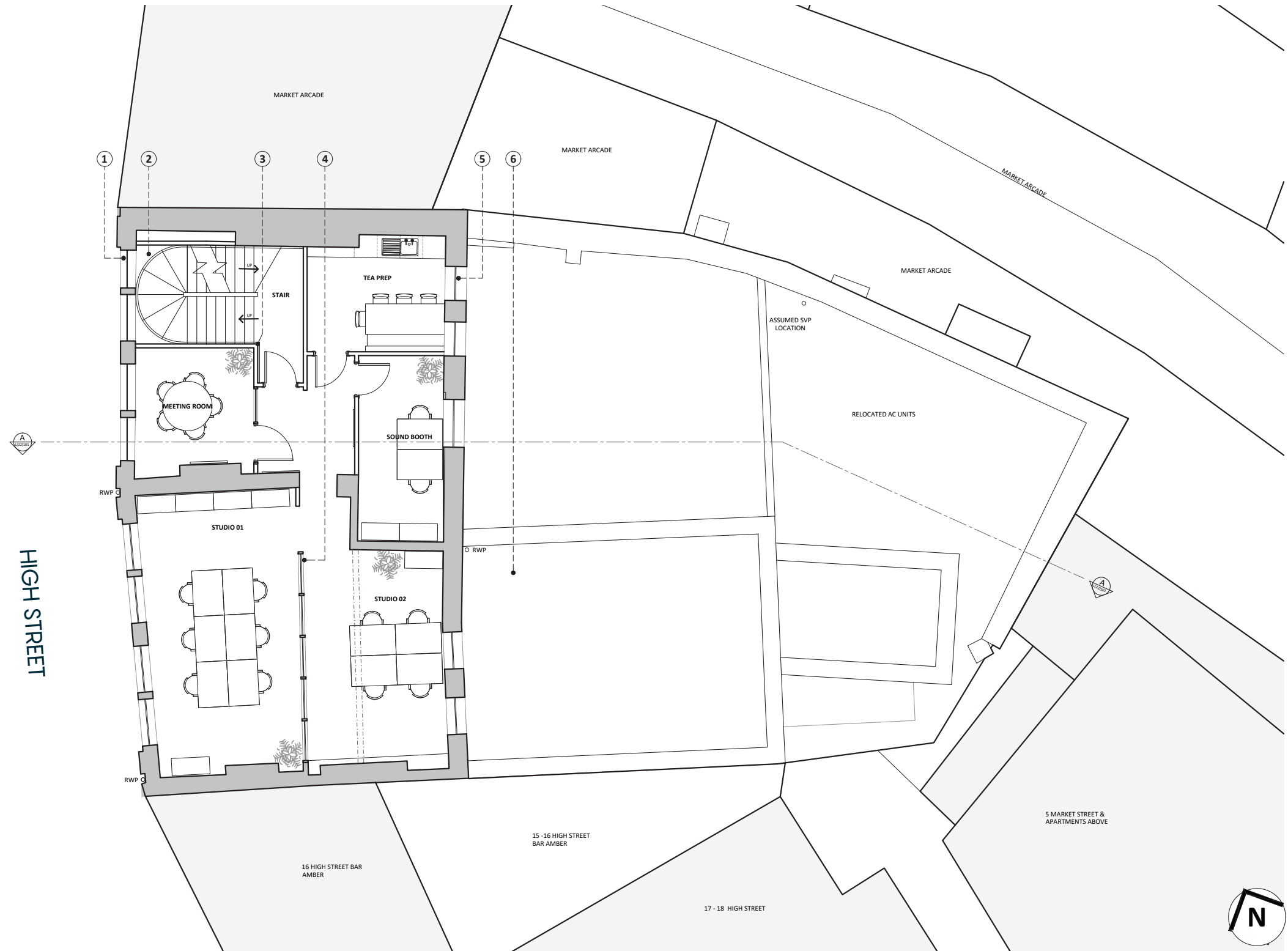
1. New Jet Black (RAL 9005) aluminium frame double glazed windows
2. New steel stair bearing into surrounding blockwork shaft.
3. New blockwork compartment wall forming lift shaft enclosure.
4. New accessible WC.
5. New platform lift providing level access between Basement, Ground, and First floors.
6. New timber decking area over existing roof covering.
7. New triple glazed aluminium frame bi-fold doors to new extension forming the flexible Arts Venue space.
8. New softwood timber fence.
9. New 2.7m height living wall providing acoustic separation between the new outdoor rooftop area and adjacent properties.
10. New door for plant access only.
11. Wheelchair refuge point.
12. New compartmented rear stair core from Ground to First floor, comprising steel stair and metal stud wall shaft.



2.0 Proposal

Second Floor Plan

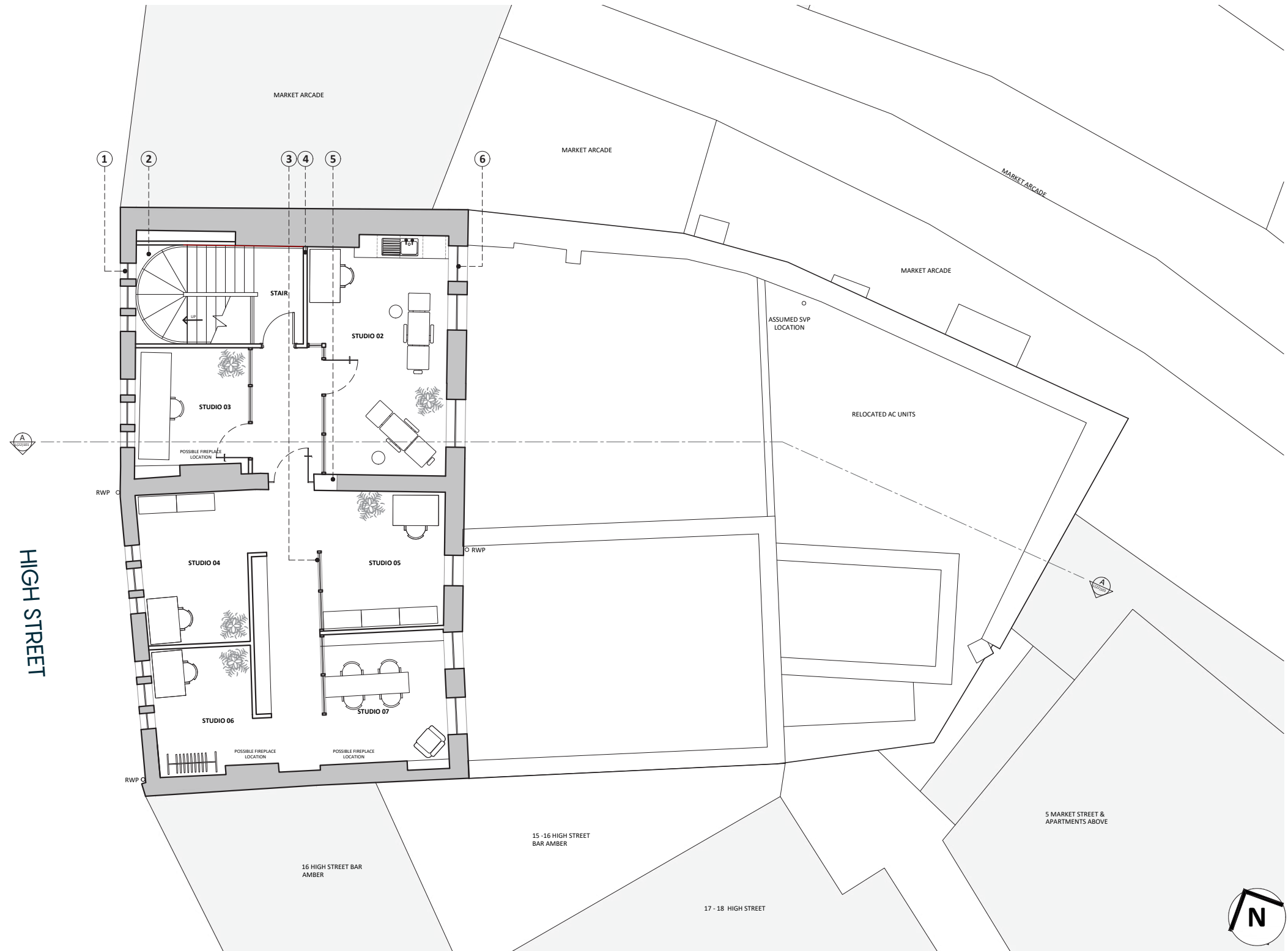
1. New Jet Black (RAL 9005) aluminium frame double glazed windows.
2. New steel stair bearing into surrounding blockwork shaft.
3. New blockwork compartment wall forming lift shaft enclosure.
4. New partition featuring full height glazed windows with arched heads.
5. New Jet Black (RAL 9005) aluminium frame double glazed windows.
6. New liquid membrane over steel frame construction flat roof to extension below.



2.0 Proposal

Third Floor Plan

1. New Jet Black (RAL 9005) aluminium frame double glazed windows
2. New steel stair bearing into surrounding blockwork shaft.
3. New partition featuring full height glazed windows with arched heads.
4. New blockwork compartment wall forming lift shaft enclosure.
5. New partial infill masonry wall to form new opening reveal.
6. New Jet Black (RAL 9005) aluminium frame double glazed windows



2.0 Proposal

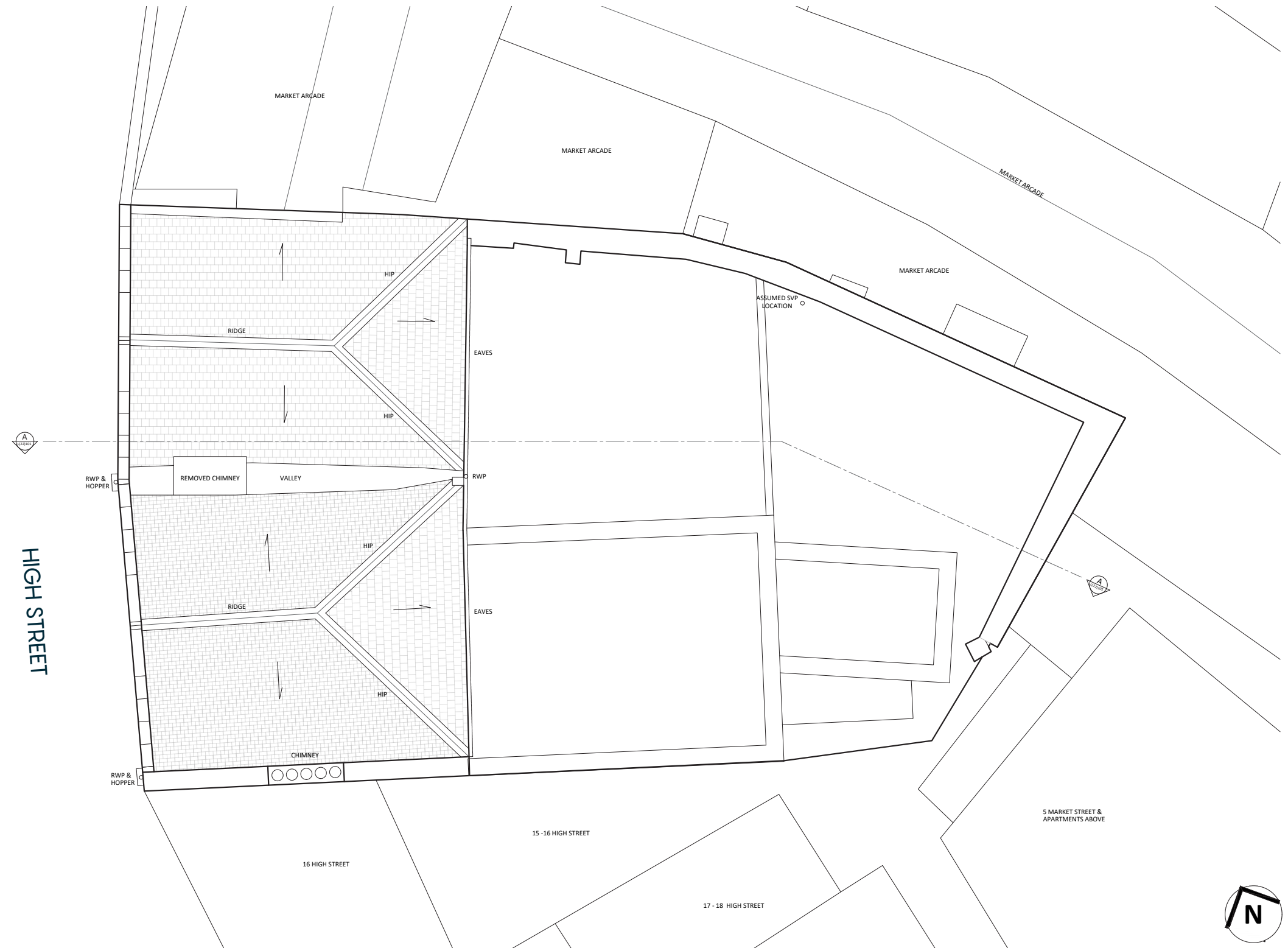
Roof Plan

Chimney repairs: Replace defective brickwork and repoint where required. Remove moss and renew flashing. Install cowls to open pots.

Remove moss and vegetation from chimney, parapet gutters and all roof areas.

Renew render to the rear of the front parapet gable wall.

Check high-level coping stones are suitably bedded to the parapet walls and plinths, replace cracked stones to match existing and repoint as necessary.



2.0 Proposal

Section A

1. Standing seam metal cladding in Anthracite Grey to new steel frame construction extension.
2. 2.7m height living wall providing acoustic separation from adjacent properties.
3. Triple glazed aluminium framed bi-fold screens, frames in Anthracite Grey.
4. New composite decking and pedestal arrangement with level access to internal FFL.
5. Perforated mesh or timber slat solar shading louvre panels on sliding rail.

