

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

27th September, 2025.

Planning Dept.,
Newport City Council,
Civic Centre,
Newport.

**Ref: Proposed Sub-division of Single Retail Unit to Food Court at –
152-53, Commercial Street, Newport.**

ACCESS STATEMENT

Dear Sir/Madam,

Please find attached a Listed Building and a Planning Application relating to the above address. This application follows the refusal of application number 24/0855.

The overall site consists of several buildings under one ownership – connecting right back to School Lane.

The application site covers the front part of the buildings – Numbers 152-3 Commercial Street, Newport.

The property is visible from public highways.

The building has been vacant for a small number of years.

01- LOCALITY-

The application property is located in the centre of Commercial St, Newport, set within the Newport City Centre. The property also has a side frontage onto McCarthy's Court. The rear elevation faces onto School Lane.

The building is located on the corner of Commercial Street and McCarthy's Court. McCarthy's Court is a short 'no through' narrow lane.

The Listing Description is as follows -

Location -

On corner with McCarthy's Court.

Community Stow Hill Record No. 23113

Listed Grade II

Date Listed 3/31/00 Last Amended 8/8/00

History

By Habershon & Faulkner, architects, of Newport and London.

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

Reason- Late Victorian commercial development in Conservation Area.

References

Exterior

Three storeys plus attic. Red brick with painted bath stone dressings. To R (north) corner turret (dome lost) which has mullion and transom windows with sash glazing. Facing Commercial Street, three bays; first and second each have attic dormer (pediments lost) with flanking scrolls; paired windows. On second floor, large round windows with relief decoration in spandrels, and balustrades over first floor oriel window. Third bays have mullion and transom windows. Above modern shopfront, stone banding and balustrade. Very simple elevation to lane to R.

02-PARKING / ACCESS-

The property already has 2 entrances/exits serving the Commercial Street frontage. The shopfronts, and doorways, will not be altered as part of this submission.

The units will have access to the side of the building – the attached plans show the route, this could serve deliveries or staff etc.

The site is located within the City Centre. Parking cannot be provided with the site. Being sited in the heart of the City Centre the flats will benefit from nearby facilities including transport links. The train station and main bus station are nearby.

Access into the building will be from McCarthy's Court and Commercial Street.

The access will include steps. It is not practical to install a lift.

03-CONCLUSION –

I trust that this application receives positive support. This application seeks a swift approval, which will allow these works to commence and the properties to brought back into use. This will bring a positive improvement to the street scene in the City Centre.

The works will not detract from the Listed nature of the building.

I trust that these proposals can be approved as soon as possible to protect the fabric of the building.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Kerin Dorrington

KEVIN DORRINGTON.

K.W. Dorrington MCIAT MCABE (C.Build E)

COMPANY NUMBER 16140564

