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25th June 2026.

Planning and City Regeneration,
Newport City Council
Civic Centre,
Newport.

PROPOSED SUB-DIVISION TO PROVIDE RESIDENTIAL ACCOMMODATION TO THE UPPER FLOORS AT 15 BANESWELL ROAD, NEWPORT, NP20 4BP

DESIGN STATEMENT

Dear Sir/Madam,

Please find attached a planning application relating to the above property. The proposal seeks to subdivide the existing three-storey building to provide a mixed-use arrangement, with residential accommodation on the upper floors and a retained commercial unit at ground-floor level. No external alterations are proposed.

The property dates from the late nineteenth century and appears to have originally formed part of a residential terrace known as Bolton Terrace.

Following the later expansion of the Queens Hotel, part of the original terrace site was redeveloped. It is likely that, during Newport's period of commercial growth, the remaining properties were adapted for commercial use.



COMPANY NUMBER 16140564



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BACKGROUND

The property is an attractive mid-terrace building located in the centre of Newport. It is currently vacant and was previously used as office accommodation.

The building is arranged over two storeys, with an additional loft room, and has historically been used for B1 office purposes.

The property was occupied by Flexible Options for a number of years, but that use ceased several years ago. Since then, the building has been marketed for let without success and has been sold twice since the last tenant vacated.



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PROPOSED DEVELOPMENT

Although the property is compact, it is no longer well suited to use as a larger commercial premises. The proposed subdivision would make more efficient use of the building by providing much-needed housing while retaining a small commercial unit at ground-floor level.

Small commercial units are increasingly popular because they provide small businesses with an affordable business address away from the home, together with suitable space to meet clients or customers. Following the works, the commercial area would be reduced in size but would retain a staff area and WC.

The proposed flat would be arranged over two floors. The second floor would provide a bedroom, while the reconfigured first floor would contain a separate lounge/diner and kitchen. A small ground-floor area would also be available for secure bicycle storage and internal refuse and recycling storage.

LOCATION AND PARKING

The application site is located within Newport city centre and falls within Zone 1 City Core, as defined in the approved Supplementary Planning Guidance adopted in August 2015.

Given the site's Zone 1 location, the absence of off-road parking is considered acceptable.

Secure cycle storage is desirable in this location, and the proposal includes space for the secure storage of a bicycle.

ACCESS

Access to and egress from the property will remain unchanged. The building benefits from a pleasant, recessed entrance and a traditional timber shopfront.

There are currently two doors within the inner lobby: one serving the ground-floor office and the other serving the upper-floor accommodation.

The lobby configuration will be slightly altered to provide access to the area designated for refuse and recycling storage, as well as space for bicycle storage.

The doorway will open outwards to support safe escape in the unlikely event of an emergency.

SECTION 106 / CIL

It is understood that Newport City Council may seek a charge prior to approval. This has been discussed and, subject to the amount, is accepted.

REFUSE AND RECYCLING STORAGE

There is ample space within the curtilage to store refuse and recycling bins, as shown on the attached plan.

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ECOLOGY

The submitted Green Infrastructure Statement should be read alongside this Design Statement.

CONCLUSION

The proposed conversion of the upper floors to residential accommodation is supported by the adopted Supplementary Planning Guidance. The proposed flat meets the relevant criteria, while the existing shopfront will be retained. Overall, the proposal would bring a vacant building back into effective mixed use without altering its external appearance.

If you have any queries, please contact me.

Kevin Dorrington

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

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