

Design and Access Statement

**Proposed development at
149 Commercial Rd, Newport
NP20 2PJ**

SITE ADDRESS

149 Commercial Rd,
Newport NP20 2PJ.

APPLICANT

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AGENT

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1. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the demolition of the existing structure at 149 Commercial Road, Newport, and the development of 5 self-contained flats. The properties have been empty and have been falling into a derelict state for a number of years and this proposal will bring the ground floor back into use as a retail unit and the upper floors as flats. The rear of the property is in an extremely poor state with part of the existing structure already collapsed and the site is very overgrown.

The proposal includes the conversion of the first floor and roof space into flats, with a ground floor commercial unit. The proposal also includes a rear extension. The intention is to provide modern, high-quality residential units while maintaining the functionality of the ground floor for commercial use. The design will ensure sustainable living, respect for local character, and compliance with national space standards.

2. PROJECT DESCRIPTION

The proposed development includes the following:

- **Ground Floor:** A commercial shop space of 51sqm, providing an active frontage to the street and supporting the local economy.
- **First , Second Floor and Loft Space:** Conversion of the upper floors to provide 5 self-contained flats:
 - **Flat 1:** 1-bedroom, 2-person flat, 38.4 sqm
 - **Flat 2:** 1-bedroom, 2-person flat, 38.4 sqm
 - **Flat 3:** 1-bedroom, 2-person flat, 38.4 sqm
 - **Flat 4:** 1-bedroom, 2-person flat, 38.4 sqm

- **Flat 5:** 1-bedroom, 2-person flat, 42.6 sqm

Each flat will be self-contained with separate kitchen, living, and bathroom facilities. The development will also incorporate sustainable features, such as:

- **Electric Vehicle (EV) Charging Points:** Two charging points will be provided at the rear of the property.
- **Parking:** Parking spaces will be provided for 2 vehicles at the rear of the property, with potential for a car-free development given the location in a **high PTAL** zone.
- **Cycle and Bin Storage:** Adequate space will be provided for 6 cycle parking spaces and refuse/recycling bins, ensuring practical and sustainable living.

Additional Works:

- **Rear Extension:** A rear extension for ground, first and second floor is proposed to enhance the building's usable space while respecting the character of the surrounding area.

3. SITE LOCATION AND CHARACTERISTICS

The property is located at 149 Commercial Road, Newport, within a predominantly mixed-use urban area characterized by commercial properties on the ground floor and residential uses above. The area is well-served by local amenities, including shops, schools, parks, and public transport, with good links to the rest of Newport. The site is situated in a highly accessible location with a high Public Transport Accessibility Level (PTAL), supporting a car-free lifestyle for residents.

Key site characteristics:

- The property is a G+2 storey building with an existing roof space that is suitable for conversion into additional flats.
- The surrounding area consists of similar mixed-use buildings, combining residential and commercial uses, ensuring that the proposed development aligns with the character of the area.
- The site is level and free from significant environmental constraints (e.g., flooding or contamination).

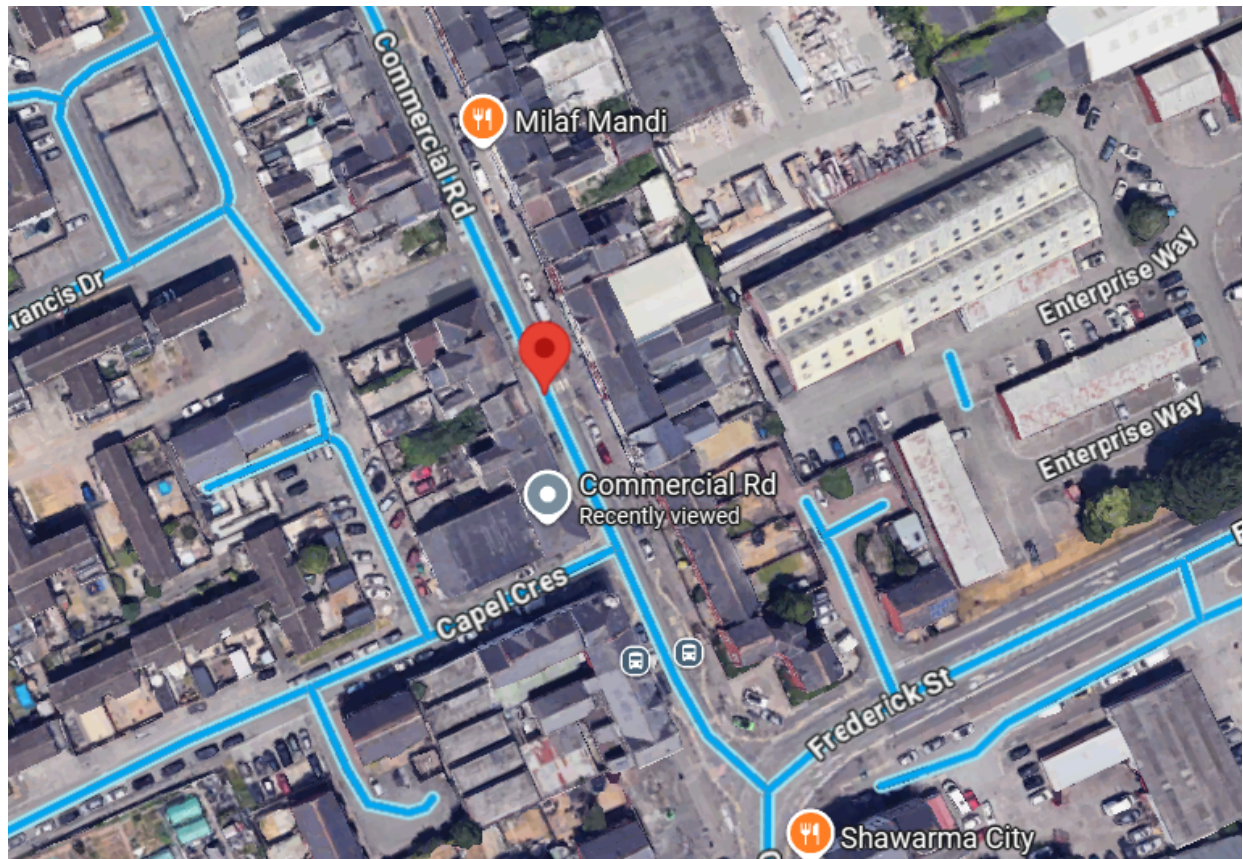


Fig: Street view of Newport, NP20 2PJ



Fig: Front view of the property

4. PROPOSALS AND JUSTIFICATION

The proposal seeks permission for the following:

- **Ground Floor:** A commercial unit will be retained, providing active street-level use and contributing to the vibrancy of the area.
- **First and Second Floors and loft space:** The upper floors will be converted to provide 5 self-contained flats with high-quality living spaces.
- **Rear Extension:** A rear extension for ground, first and second floor is proposed to enhance the building's usable space while respecting the character of the surrounding area.

Justification:

- **Efficient Use of Space:** The development makes optimal use of the existing building, providing additional residential accommodation while retaining the commercial use at street level.
- **Sustainability:** The inclusion of EV charging points, and cycle storage aligns with sustainable development goals and encourages low-carbon living.
- **Residential Amenity:** Each flat is designed to offer high-quality living with ample natural light, ventilation, and appropriate storage space. Each unit will also have access to shared outdoor amenity space.
- **Compliance with Standards:** The flats exceed the **Nationally Described Space Standards (NDSS)** and meet the housing design requirements of the **Newport Local Plan and the Welsh Government's Planning Policy Wales**.

5. DESIGN CONSIDERATIONS

The design of the proposed development is guided by the following principles:

- **Integration with Existing Building:** The redevelopment will retain the external appearance of the building while providing a modern, efficient use of space.
- **Scale and Massing:** The building's overall scale and massing will remain consistent with the surrounding properties. The third-floor extension will be limited to the front, ensuring no significant increase in height at the front facade of the property.
- **Materials:** The external materials will match the existing building's finishes, ensuring a seamless integration with the surrounding structures.
- **Privacy and Amenity:** The design ensures that each flat benefits from natural light and adequate privacy, with no adverse impact on neighboring properties.

6. MASSING AND SCALE

The massing and scale of the proposed development have been carefully considered to ensure that the redevelopment integrates successfully with the existing urban form of Commercial Road and the surrounding buildings. The demolition of the existing derelict structure and its replacement with a well-proportioned mixed-use building will significantly enhance the appearance of the site while respecting the established scale of the street.

- **Massing:**

The proposed development has been designed to reflect the prevailing built form along Commercial Road, which is characterised by buildings of varying heights with commercial uses at ground floor level and residential accommodation above. The overall footprint of the building will remain consistent with the existing site, ensuring the development does not result in overdevelopment. The rear extension has been carefully designed to be subordinate to the main building, while the third-floor accommodation is limited to the front portion of the property only, ensuring the overall massing remains appropriate and visually balanced.

- **Scale:**

The scale of the development respects the proportions of surrounding buildings along Commercial Road. The height of the building has been carefully assessed to ensure it sits comfortably within the established streetscape. The front-only third-floor element has been designed to align with neighbouring rooflines and will not appear dominant or intrusive. Internally, the accommodation has been efficiently arranged to provide high-quality living spaces that meet national space standards without unnecessarily increasing the building's scale.

- **Setbacks and Massing Considerations:**

The proposed development maintains appropriate setbacks in accordance with local planning policy, ensuring adequate separation from neighbouring properties. The rear extension will be contained within the established urban grain of the area and will not result in unacceptable enclosure or loss of amenity. Overall, the development avoids excessive bulk and ensures a proportionate and well-integrated form that responds positively to the wider street context.

7. CHARACTER AND APPEARANCE

The proposed redevelopment has been carefully designed to respect and enhance the character and appearance of the existing building and the wider streetscape of Commercial Road. The scheme will regenerate a long-vacant and deteriorating property, improving its visual contribution to the area while remaining sympathetic to the surrounding urban context.

- **External Materials:**

All external materials will be selected to complement and match those of the existing building and neighboring properties. This includes the use of appropriate brickwork, roof finishes, and fenestration details that reflect the established character of Commercial Road. The choice of materials will ensure visual continuity and a high-quality appearance appropriate to a prominent street-front location.

- **Preserving Local Character:**

Commercial Road is characterised by mixed-use buildings with active ground-floor commercial frontages and residential accommodation above. The proposal reinforces this pattern by reinstating a retail unit at ground-floor level while providing residential flats on the upper floors. The design retains the established building line, façade proportions, and architectural rhythm, ensuring the development sits comfortably within its surroundings.

- **Street Scene Integration:**

The front elevation will be enhanced through sensitive refurbishment and the

introduction of a modest third-floor element limited to the front of the building only. This addition has been carefully designed to respect the scale and proportions of the existing frontage and to align with the heights of neighboring buildings. The rear elevation, including the rear extension, will remain subordinate and discreet, ensuring no adverse impact on the street scene.

- **Preserving Visual Coherence:**

The proposal avoids unnecessary or visually intrusive alterations. The ground-floor shopfront will provide an active and attractive frontage, improving the vitality of the street. Upper-floor windows and architectural details will be aligned with the existing pattern of development, maintaining visual coherence and ensuring the building integrates seamlessly into the established streetscape.

Overall, the scheme will significantly enhance the appearance of a currently derelict and unsightly property, contributing positively to the character, function, and visual quality of Commercial Road while respecting its urban form and mixed-use nature.

8. ACCESS AND PARKING

Vehicular Access:

Vehicular access to the site will be taken from the existing access arrangement, with parking provision located to the rear of the property. A total of 2 parking spaces will be provided, ensuring that the development meets operational needs without adversely impacting highway safety or the surrounding road network.

Cycle Storage:

Dedicated and secure cycle storage will be provided on site, with provision for six cycle parking spaces. This encourages sustainable travel choices and aligns with local and national transport policy objectives promoting active travel.

Pedestrian Access:

Safe and convenient pedestrian access will be provided to both the ground-floor commercial unit and the residential flats above. A clearly defined and separate residential entrance will ensure legibility, security, and ease of access for residents while maintaining an active shopfront at street level.

9. SUSTAINABILITY AND DESIGN STANDARDS

The proposed development has been designed in accordance with sustainable development principles and relevant Welsh planning policy.

- **Electric Vehicle Charging:**

Electric vehicle charging points will be provided within the parking area, future-proofing the development and supporting the transition to low-emission transport.

- **Cycle Storage:**

The provision of secure cycle parking promotes sustainable and active modes of travel, reducing dependence on private vehicles in a highly accessible urban location.

- **Compliance with Space Standards:**

All residential units have been designed to meet or exceed the Nationally Described Space Standards, ensuring high-quality, functional, and comfortable living accommodation for future residents.

10. LOCAL DISTINCTIVENESS AND CHARACTER

The proposal responds positively to the character of Commercial Road, which is defined by a mix of commercial and residential uses. By reinstating a ground-floor retail unit and providing residential accommodation above, the development reinforces the established mixed-use character of the area. The external appearance of the building will be enhanced through sensitive design, ensuring the scheme integrates seamlessly with the existing streetscape while significantly improving the appearance of a previously derelict site.

11. CONCLUSION

The proposed redevelopment of 149 Commercial Road, Newport, represents a sustainable and well-considered regeneration scheme. The development will bring a long-vacant and deteriorating property back into active use, delivering a retail unit at ground-floor level and five high-quality residential flats above.

The proposal accords with **Planning Policy Wales, the Newport Local Development Plan**, and national design and sustainability objectives. It will make an efficient use of a previously underutilised site, contribute to local housing supply, support the vitality of the town centre, and significantly enhance the visual quality of the area.

In light of these considerations, planning permission is respectfully sought for the proposed development.