



DESIGN AND ACCESS STATEMENT

Project Name: 175A Commercial Street Project

Description: Internal Works Associated with the Implementation of the Approved Residential Conversion (Listed Building Consent)

Project Location: Unit 3, 175A Commercial Street Newport NP20 1JN



NOVEMBER 24, 2025

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Fig. 1 - Main entrance to the building marked in red.

1. INTRODUCTION

1.1 Purpose of this Statement

1.1 This Design and Access Statement accompanies an application for Listed Building Consent relating to internal works required to implement the already-approved residential conversion (HMO) at 175A Commercial Street, Newport.

1.2 The statement explains the purpose, scope and context of the proposed works and assesses how the proposal accords with national and local heritage planning policy, with specific consideration of the Newport Town Centre Conservation Area and the curtilage relationship with nearby Grade II listed buildings.

1.3 The document follows the established structure used in similar submissions in Newport, addressing the site context, proposed works, relevant planning policy, and heritage appraisal.

1.4 This Design and Access Statement is submitted alongside the accompanying application documents and technical drawings through the Planning Portal.

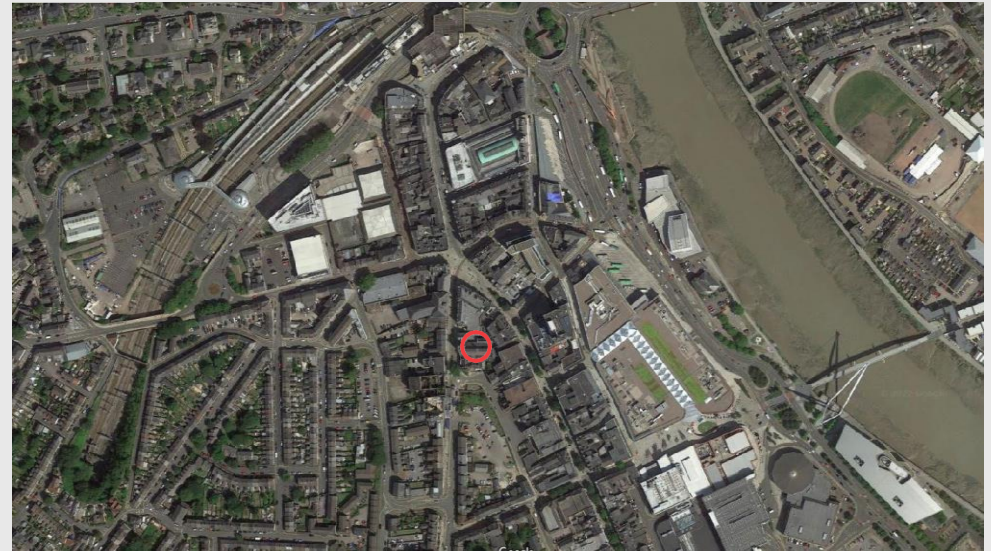


Fig. 2 - Aerial View from Google Earth

2. Site Description

2.1 The application site occupies the first floor of 175A Commercial Street, located within Newport City Centre and within the Newport Town Centre Conservation Area.

2.2 While 175A Commercial Street is not listed, it sits within the curtilage of nearby Grade II listed properties, and forms part of the historic commercial streetscape connected to Westgate Square.

2.3 The building presents a traditional frontage contributing positively to the character of Commercial Street. The rear elevation comprising of mixed brickwork and service elements with no visibility from public streets.

2.4 The existing first-floor unit was formerly in Class E office use but remained vacant for an extended period, creating a risk of deterioration to a building of architectural and townscape value.

3. THE PROPOSAL

3.1 The application seeks Listed Building Consent for internal works associated with the implementation of the consented residential conversion, including:

- Internal layout adjustments to achieve approved room arrangement
- Installation of new partitions
- Fire safety and acoustic compliance work
- Mechanical ventilation extract points to the *rear elevation only*
- Floor, wall and ceiling build-ups
- Services upgrades and internal re-routing where required

3.2 No external alterations to the principal façade are proposed.

All works are contained within the interior of the first floor.

3.3 The works are designed to:

- Ensure compliance with Building Regulations
- Support the viability and long-term use of the building
- Avoid adverse impact on significant heritage features
- Maintain the character and appearance of Commercial Street

4. Planning Policies

National Planning Policy Framework (2023)

- Section 12 - Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 66 - Duty to preserve the setting of listed buildings
- Section 72 - Special attention required in Conservation Areas

Newport Local Development Plan (2011–2026)

- Policy GP6 - Quality of Design
- Policy CE7 - Conservation Areas and Listed Buildings
- Policy H4 / Town Centre Regeneration Context

Supplementary Planning Guidance

- Shopfronts, Signs and Advertisements (heritage significance & detailing principles)

The proposed works align with the intention of these policies by preserving the external appearance, respecting historic context, and enabling the building's continued viable use.

5 Appraisal

5.1 The internal works have been designed to meet current regulatory standards without altering the building's external appearance or affecting any features of recognised historic value.

5.2 The works support the continued occupation and maintenance of a heritage-contributing building, preventing vacancy-led deterioration and enhancing the vitality of Commercial Street and Westgate Square.

5.3 The proposal therefore represents an appropriate, proportionate and technically necessary intervention that preserves the conservation area, respects the nearby listed buildings' curtilage relationship, and supports the long-term function of the building.

5.4 No harm arises to the significance, setting, or appearance of any designated heritage asset as defined under the NPPF.



Fig 3 - Showing retained rear window marketed with orange points



Fig 4- Showing load bearing wall with stairs springers marketed with orange point



Fig 5 - View from ground floor staircase and entrance



Fig6- View of the landing area that would serve as the communal lounge.



Fig 7- View of the existing 'Room 3'.



Fig 8 - View of the courtyard to the rear of Unit 3, depicting existing soil vent pipes and downpipes.

6. CONCLUSION

6.1 This Listed Building Consent application relates solely to internal works required to deliver the already-approved residential conversion at 175A Commercial Street.

6.2 The proposal is heritage-neutral, involving no external alterations and no impact on identified historic fabric.

6.3 The works will enable the sustainable reuse of a vacant upper floor, supporting the conservation-led regeneration of Newport city centre.

6.4 The project complies with relevant national and local policy and is therefore respectfully submitted for approval.