

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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

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29th September 2025.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

CHANGE OF USE FROM VACANT HAIRDRESSING / BEAUTY SALON (A1)

**TO D1 CHILDREN'S DAY NURSERY (D1) AT –
100, SOMERTON ROAD, NEWPORT, NP19 0JX.**

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a full planning application relating to the above property.

BACKGROUND –

The property was the Somerton Post Office / Corner Shop for a number of decades. There was also limited residential space to the first floor. The footfall would have been high when being used as a Post Office / Shop.

The property was then converted to a hairdresser / beauty salon. This use ceased. The property has been vacant since.

The proposed use will bring a sustainable use for the building. The location is excellent. There is a high demand for children's nurseries.

PROPOSED USE – DAY NURSERY

The applicant is an experienced with Children's Day Nurseries. The applicant has been in touch with CSIW. CSIW Space and staff standards will be adhered to. A licence will need to be issued prior to the business commencing.

The business will operate from 07.30 when first parents arrive until 17.00. The Child / Staff ratios are - 1 adult to 8 children for 3 years old plus and 1 adult to 4 children for under 3-year-olds.

The application site is well located within a residential community. There is an excellent sized rear garden. There is currently a well-documented shortage of day nurseries on a national scale.

Main meals are not prepared on site. Local caterers will deliver the food at a convenient time.

COMPANY NUMBER 16140564



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LOCATION / PARKING –

The application site is situated in an extremely sustainable location. The business is located within a built-up community, people living nearby are likely to use the facility. There are nearby schools. The nearest bus stops are within 100m of the application building. There is ample space to store bicycles, for staff, within the existing shed, set within the rear garden.

There is limited off-road parking to the side of the building, this will be used by staff.

The side road (Kitty Hawk Drive) has an excess of available parking spaces for parents dropping off / collecting children.

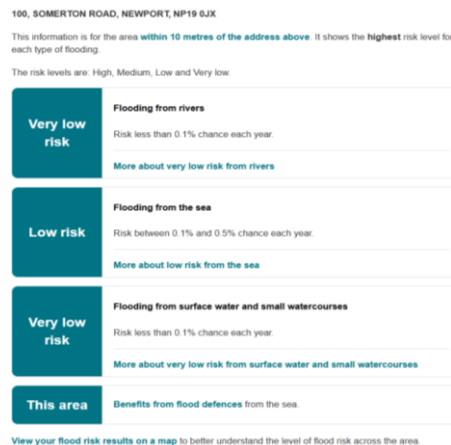
REFUGE / RECYCLE STORAGE-

The store, which is indicated on the plans, will be utilised for bin and recycle bin storage.

FLOOD RISK-

The property falls within a flood risk area. The property is proposed to be used as a day nursery. This is still categorised as being a low form of risk. Because the level of risk is not increasing a FCA has not been prepared.

The applicants have been made aware of the risk of flood and will be connected to the NRW emergency flood risk phone line. The business is set over 2 floors. A recent residential development was approved and constructed within 100m of the application site.



If you have any queries, please contact me.

Kerín Dorrington

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

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