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2nd March 2026.

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

**PROPOSED MIXED USE (GROUND FLOOR D1 AND HMO TO FIRST FLOOR AT-
TY DERWEN, CHURCH ROAD, NEWPORT, NP19 7EJ.
(FOLLOWING REFUSAL OF 25/0428)**

DESIGN / ACCESS STATEMENT-

Dear Sir/Madam,

Please find attached a Full Planning application relating to the above property. The application follows the refusal of application 25/00428. The proposed scheme has been amended following the comments in the Officers Report.



Plate 1 – Former School – Ty Derwen

COMPANY NUMBER 16140564



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1.0 - BACKGROUND –

The building seeks a lawful use. The property is a large building, set in a sustainable area. The application seeks consent for change of use to a HMO, as opposed to a Hostel or Bedsits. The property will be rented to private tenants and not through a company or the council as a hostel.

The rooms due to their size will be extremely desirable and will attract working occupants. The building is a fantastic example of a late Victorian municipal building – in this case a school. The entrances, hallways and upper rooms have a fantastic positive feel with large windows, enhanced with sloping ceilings. The building needs a long-term sustainable use.

The planning application seeks to obtain retrospective planning approval for the internal unlawful change of use, as well as a reconfiguration of the layout to the rear of the property. The rear layout will provide designated areas for parking, bin storage areas, HMO amenity space and cycle parking for the overall project. The attached plans make clear the proposed alterations.

It must be considered that the ‘fall-back position’ is B1 Business Offices to the entire building. The fallback position includes a 25-space car park to the rear. The gates and access are existing and served the ‘fallback position’ more intensive use.

2.0 – PROPOSED –

There are 2 elements of proposed works –

1. Ground Floor Change of Use from B1 to D1(non-residential institution) and
2. First Floor from B1 to sui generis HMO

It should be noted that all elements of the HMO are on the first floor. In the event of a flood the residential element of the proposals will remain dry and self-contained. Due to the size of the rooms, a safe/evacuation space will not be required.

The ground floor will have one occupant leaseholder – the Church. The children’s play area is not a separate business, for example as in the case of a commercial nursery. The parents of the children will always be present within the building. There will only ever be one leaseholder for the ground floor. This is an important as stand-alone nurseries are regarded as high risk as classified by NRW. The proposal is not to be considered as a high-risk in terms of flood risk.

The Church, unlike the previous use, is quite part time. There are regular meetings, but it is not like the previous office use where it would be fully occupied for 40 plus hours per week. The previous complaints regarding noise will be monitored by the resident’s upstairs. They would suffer most, if noise levels were too high.

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3.0 - HMO ROOM LAYOUTS TO FIRST FLOOR-

- 1 – The 25/0428 refusal officer report referred to the proposed bedroom layouts. It should be noted that this application seeks consent for 7 no. HMO Bedrooms. The application is to be determined on that basis.
- 2 – It is accepted that the property has large room sizes. They will not, at this stage, be used as Bedsitting Rooms, or as a hostel. If this were to be the case, a revised application would follow.
3. The occupants will have access to 2 kitchens, as well as 2 communal rooms. The one room is a quiet study area for use such as study / computer use etc.
4. The HMO occupants will have access to a separate external amenity area. This area is covered and fenced off from the car park.

4.0 – HMO DENSITY WITHIN LOCALITY

- 1 – The proposed HMO rooms do not overlook or have any visual impact on the adjoining nursery school.
2. The HMO density in the area is currently less than 4%. Should the proposal be approved, the density would be approx. 8% far below the 15% threshold.

5.0 – PARKING / CYCLE PARKING / NEARBY SERVICES

The property currently benefits from a 25-space car park to the rear. This served the property as a B1 Business Offices. Parking use will be lower – see tables below.

The site is in a very sustainable area. There are nearby shops on Church Road, Caerleon Rd as well being located within easy walking distance to the City Centre.

The application site is located on a bus route and within 200m of Caerleon Rd bus routes.

3. – The reduced number of parking spaces will provide space for an external amenity area for the occupants if the first floor HMO. This is outlined in plan KD1995/3.
4. The car park has excellent sized turning areas. Vehicles will be able to exit the site in forward gear, and importantly access Junction Road in forward gear. The gates will remain open and only closed, if ever, late at night. This will allow the residents of Place to turn within the car park – which will be almost empty for the vast majority of time. Bear in mind that the Church has minimal services / gatherings.

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5. The tables below conclude that 21 spaces are required. The proposed scheme reduces the amount of parking spaces to 22 from 25. It should be noted that it is generally accepted that HMO occupants have lower levels of car ownership. It has been decided that due to low car ownership levels within the first floor that spaces 19 – 22 inclusive will have residents only signage. This equates to 57% car ownership per room. In addition there are the cycle stands.
6. The proposal includes the siting of 2 areas for cycle parking. 4 no. Sheffield style cycle parking stands are to be provided for the ground and first floor – see ground floor plans. The cycle storage for the first floor is under cover.
7. The 4 parking spaces allocated to the first floor will have signs saying that they are ‘residents’ only. If there is found to be a shortfall additional spaces will have signs installed. These spaces are adjacent the amenity space.
8. At this stage a Lambeth Parking Study has not been carried out. If one was to be carried out, preliminary night-time visits indicate that there is excess on-street available spaces to reduce the on-site number of spaces for the first floor HMO. This, with accepted reduced demand, would be likely to reduce the number of required on-site parking.
9. The tables below compare the parking demand for the proposed use compared to the fall-back position.

Existing Development	Requirement	Floor Area (Sq. m)	Spaces Required
B1 Offices <1000 sq.m.	1 space per 35 sq.m.	946 sq.m.	27 no. spaces

Proposed Development	Requirement	Floor Area sq.m. / Bedrooms	Total Spaces Required
D1 Place of Worship (Ground Floor)	1 space per 10 seats or 1 no. space per 8 sq.m. of praying floor space	104 sq.m. praying space	13 spaces
HMO (First Floor)	1 space pr bedroom & 1 visitor space	7 Bedrooms	8 Spaces
Total			21 no. spaces

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6.0 – FLOOD RISK –

1.0 – NRW did not oppose the refused 25/0428. It is understood that Newport City Council assess exit flood depths during a flood scenario. It should be noted that the property, and the rooms, are large. The depths of flood risk, in this defended area, are predictable – as is the times of the high tide and falling tide. The upper floors will not get wet. The property will be professionally managed – all parties, including tenants will be signed up to the NRW Flood Warning lines.

2.0 - Other applications, such as 20, Chepstow Road were of concern to NRW. Following assessment NCC considered the risk to be manageable. This application is far easier to justify with regards to flood risk.

3.0 – All of the high-risk residential rooms are on the first floor. The children's area is part of the Church.

4.0 – The occupants of the first floor, the ground floor leaseholder, as well as the property owner/manager would all be connected to the NRW Flood Warning Phone Line.

5.0 – A number of similar conversions have been approved within flood areas. It must be stated that this building, being so much larger, would feel safer within a time restricted rise in water levels.



Plate 2 – Rear Elevation

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Plate 3 – Extensive Car Park & Covered Area

7.0 – BIN STORAGE AREAS-

1. – Plan KD1995/3 shows the refuse and recycling storage areas locations.
2. – Plate 3 shows the covered area, which will become an amenity area for HMO rooms. A low fence will divide the area from the car park.
3. – Plate 2 shows area for bin storage for ground floor.
4. – The floor plans show cycle and refuse areas in separate areas. The HMO cycle storage is considered to be more long-term a has been shown in a covered, and more secure location.
5. - The HMO Licence includes tenants signing declarations regarding their understanding of refuse responsibilities.

8.0 - SIMILAR APPROVED EXAMPLES-

The proposed scheme for HMOs in flood areas is not uncommon. Over the last few years successful applications at the following addresses have been approved –

1. 10 Corporation Road, Newport – upper floor flats
2. 20 Chepstow Road, Newport – change of use to residential, primary Accom on upper floors.
3. 49, Church Road, Newport.

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9.0 – CONCLUSION-

1. – The proposal would require a HMO Licence. This process would include a thorough inspection of the property, and its amenities – including spaces standards. The bedroom sizes, including communal and kitchen areas would be assessed. A licence would be issued, which would determine the maximum number of tenants that can occupy the building. This process is very transparent and the standards for determination can be found on Newport City Councils website.
2. The Church is not in use all of the time. Having occupant's upstairs would help with self-regulation. The property needs a long-term viable use.
3. The overall proposal takes account of a number of items – parking including cycle provisions, HMO requirements, amenity space and flood risk.
4. - The proposed mixed use is well catered for with regards to parking and turning. The property lies in a mixed commercial / residential area. Whilst being close to excellent transport links and a short walk into the city centre.
5. The HMO Rooms are large. The rooms will provide excellent homes for the occupant's.; especially when compared to most HMO layouts and facilities.
6. The property was originally a school. That would have created a significant increase in numbers and activity within the locality compared with this proposed scheme.
7. There is significant demand for accommodation within Newport. These HMO rooms are set within an excellent building with lots of space. They will be premium rooms. It is a large building, only 7 rooms are being proposed. I hope that people, and the Council, take into account the proposal from a wider perspective. I understand the concern regarding HMOs being nearby.

If you have any queries, please contact me.

Kerlin Dorrington

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