

Design and Access Statement

Proposal:

Planning Permission for Change of Use to Sui Generis for use as a Tattoo Studio.

Site Address:

44 Bailey Street
Newport
NP20 4DJ

Applicant:

Best Wishes Tattoo Company

Date:

02/09/2026

1.0 Introduction & Context

11 The Proposal

Planning Permission is sought for the Change of Use of 44 Bailey Street, Newport to Sui Generis for use as a Tattoo Studio.

No planning history is available to indicate the lawful use class of this building. The application has therefore been submitted to secure consent for the proposed use and allow the premises to operate as a tattoo studio.

No alterations to the building fabric are proposed as part of this application. The proposed development is limited to the change of use of the existing building, together with minor internal alterations and updated business signage to accommodate the operational requirements of the tattoo studio.

12 The Site

The application site comprises a two-storey commercial building located at 44 Bailey Street, Newport. The property is situated immediately to the south of Newport City Centre and lies outside, but in close proximity to, the designated City Centre Retail Area.

The building is currently used as an office and has previously accommodated a variety of commercial uses. The surrounding area is characterised by a mix of commercial, retail, service and residential uses, reflecting its location on the edge of the city centre.

The site benefits from good accessibility, being within walking distance of Newport city centre, public transport facilities and local amenities.

13 Amount of Development

The proposed development relates solely to the use of the existing premises as a tattoo studio, providing a service based business within a sustainable and accessible location close to Newport city centre.

No material external alterations to the building fabric are proposed as part of this application and, as such, the appearance, scale and character of the existing building will remain largely unchanged.

The proposed development is limited to the change of use of the existing building, together with minor internal alterations and updated business signage to accommodate the operational requirements of the tattoo studio.

Given the nature and scale of the proposed use, it is considered that the development is compatible with the surrounding mix of commercial, retail, service and residential uses and will not materially alter the character or function of the area.

2.0 Use

21 Current Use

The property is currently used as an office and has operated in this capacity for approximately two years. The office employs five members of staff and accommodates client appointments.

Prior to its current use, the building operated as a beauty salon. The property therefore has an established history of commercial uses involving both staff and customers.

The proposed use as a tattoo studio will continue the commercial use of the premises. The existing layout is well suited to the proposed use and only minor internal alterations will be required.

22 Proposed Use

The proposed use is a tattoo studio operating from the existing two storey building. The business will be run by 2 to 3 tattoo artists and will operate on an appointment only basis, with clients attending at scheduled times throughout the day. No body piercing or other specialist treatment services are proposed as part of the application.

The use will retain the commercial nature of the property and is considered compatible with both the previous beauty salon use and the surrounding mix of commercial and residential uses.

All tattooing activities will take place within the building and no amplified music or other activities capable of generating significant noise are proposed.

The applicants will obtain all necessary licences, registrations and approvals required for the operation of a tattoo studio prior to commencing business from the premises.

23 Justification

The property has an established history of commercial use, most recently as an office and previously as a beauty salon, estate agents and community shop. Following the closure of the beauty salon, the property stood vacant for a period before being brought back into use as an office. The proposed tattoo studio will support the continued occupation of the building and help ensure that it remains in active commercial use.

The site occupies a sustainable location close to Newport city centre and is well placed to serve local customers. The business will operate on an appointment only basis, with client visits spread throughout the day, resulting in a low intensity use comparable to other personal service businesses.

An existing tattoo studio operates from nearby Baneswell Road. The presence of this use demonstrates that tattoo studios can be accommodated within the area alongside the existing mix of commercial, retail and residential properties. Prior to submitting this application, the applicants contacted the operator of the Baneswell Road premises to make them aware of the proposed use of the Bailey Street premises.

The proposal is considered to represent an appropriate use of the property that is compatible with the character of the surrounding area.

24 Operating Hours

The proposed tattoo studio will operate on an appointment only basis between 10:00am and 6:00pm, Tuesday to Saturday. The business will be staffed by 2 to 3 experienced tattoo artists serving prebooked clients throughout the day. As visits are arranged by appointment, customer arrivals and departures will be staggered, resulting in a low level of activity and avoiding peaks in visitor numbers. The proposed hours are typical of a daytime commercial use and are not expected to give rise to undue noise, disturbance or amenity impacts on neighbouring occupiers.

Whilst the surrounding area contains a mix of commercial, retail and residential properties, including a neighbouring residential dwelling, the proposed tattoo studio is considered to represent a low intensity commercial use. The appointment only nature of the business, limited staffing levels and daytime operating hours will help ensure that activity associated with the premises remains modest and does not adversely affect neighbouring occupiers.

The applicants have also engaged with neighbouring residents and businesses prior to the submission of the application and provided information regarding the proposed use and its operating hours.

3.0 Layout

3.1 Internal Arrangement

No significant changes to the internal layout of the building are proposed. The existing accommodation is suitable for use as a tattoo studio and provides space for tattoo stations, a customer waiting area, toilet facilities and a kitchen area at first floor level. Only minor internal fit-out works will be required to facilitate the proposed use.

3.2 Privacy & Security

The proposed tattoo studio will maintain appropriate levels of privacy and security for both staff and clients. The existing ground floor front window is fitted with privacy film, which restricts views into the premises from the public highway whilst continuing to allow natural light into the building.

The property also benefits from existing metal security shutters to the ground floor windows and entrance door, which are secured when the premises are closed. In addition, an external security camera is installed at the property to provide surveillance of the building entrance and frontage.

The property benefits from an enclosed rear courtyard which will provide a private external area for staff and customers wishing to smoke or vape. The use of this space will

help minimise congregation to the front of the premises and reduce the likelihood of people gathering on Bailey Street.

No changes to the existing privacy or security measures are proposed as part of the application, and the current arrangements are considered appropriate for the proposed use.

3.3 Waste Storage & Collection

The property benefits from a rear enclosed courtyard which will be used for the storage of waste and recyclable materials between collections. A bin store will be provided within the courtyard to keep waste and recyclable materials secure and protected from the weather. General trade waste and recyclable materials will be suitably separated and collected by a registered waste carrier.

Clinical waste associated with the operation of the tattoo studio will be stored separately within a secure understairs storage area inside the premises. A dedicated clinical waste bin will be provided, and all clinical waste will be collected directly from within the building by an approved specialist waste contractor. Clinical waste will not be stored externally or presented on the public highway for collection.

4.0 Scale & Appearance

4.1 External Alterations

No material external alterations to the building fabric are proposed as part of this application and, as such, the appearance, scale and character of the existing building will remain largely unchanged.

The existing building envelope, shopfront arrangement, windows and entrance will be retained. Existing security measures, including the security shutters, privacy film and external CCTV camera, will remain in place.

As a result, the proposal will have no material impact on the appearance or character of the building or the surrounding street scene.

4.2 Shopfront & Signage

The existing shopfront will be retained without alteration.

The existing business signage will be updated to reflect the proposed tattoo studio. Whilst consent for the display of advertisements was granted in 2004, the associated approved drawings have not been made available despite enquiries with the Local Planning Authority. It is therefore assumed that the illuminated fascia signage visible when the premises was first occupied by Communities First, as shown in historical street view imagery, reflects the signage arrangement approved under that consent.

The proposed signage will seek to replicate this established arrangement, updated to reflect the new occupier. The signage will be comparable in scale, form and appearance to that historically displayed on the building. The proposed signage will not be illuminated and is considered appropriate to the mixed commercial and residential character of the area. The signage will be modest in scale and will not materially alter the appearance of the building or detract from the character and appearance of the surrounding street scene.

5.0 Access

5.1 Vehicular and Transport Access

The premises occupy a sustainable city centre location with convenient access to public transport, including nearby rail and bus services. The applicants will utilise sustainable modes of travel, with one applicant walking to and from the premises from a local residence and the other travelling by train.

Clients will be encouraged to use public transport wherever possible. Those travelling by car will be directed to use existing public car parks within the city centre, including several large, long stay and short stay NCP facilities located within comfortable walking distance of the site. As parking on Bailey Street will not be permitted, reliance will be placed on established public parking provision already serving the city centre. The proposed use is not expected to generate regular deliveries beyond those typically associated with a small commercial premises.

The proposed use is a small scale, appointment based tattoo studio operated by two to three experienced tattoo artists. As clients attend by prebooked appointment, visitor numbers will remain low and activity will be spread throughout the day. Accordingly, the proposal is not expected to generate significant traffic movements or place undue demand on local parking provision, and no adverse impact on the surrounding highway network is anticipated.

5.2 Inclusive Access

The proposed use has been designed to provide inclusive access wherever practicable within the constraints of the existing building. The main tattooing area will be located at ground floor level within an open plan layout. Access to the premises is gained directly from the adjoining footway via a level entrance, providing step free access for customers and visitors.

6.0 Conclusion

6.1 Conclusion

The proposed development represents an appropriate change of use of an existing commercial building to a tattoo studio within a sustainable and accessible location close to Newport city centre.

The building has an established history of commercial occupation, and the proposed use will continue this function whilst supporting a small independent business. The tattoo studio will operate on an appointment only basis, with a limited number of staff and staggered customer visits throughout the day, resulting in a low intensity use comparable to other personal service businesses.

No alterations to the building fabric are proposed as part of this application. The proposed development is limited to the change of use of the existing building, together with minor internal alterations and updated business signage to accommodate the operational requirements of the tattoo studio.

Existing privacy, security and waste management arrangements are considered appropriate for the proposed use, and the development is not expected to give rise to adverse impacts on neighbouring occupiers, the local highway network or the character of the surrounding area.

It is therefore considered that the proposal represents a suitable and sustainable use of the property and that planning permission should be granted.