

**Proposal to convert the
Dynevor Arms into 8No. self-contained flats.**



August 2021

Project No. 4478

Dynevor Arms

Background

The owners of the Dynevor Arms put the business up for sale in 2019, including all fixtures and fittings and the good will. They traded up to 16th July 2020. There was little to no interest in purchasing the property as a public house. My clients made inquiries to buy the property with the intention of converting the building into flats.

A price was agreed, and the owners of the business stripped the property of all fixtures and fittings. At this point there was no way back to make the public house viable.



Bar Area

On completion of the purchase of the property I was commissioned to survey the building and come up with a viable scheme to convert the property into self-contained flats in this very sustainable location.



Rear Function Room

Points of Concern

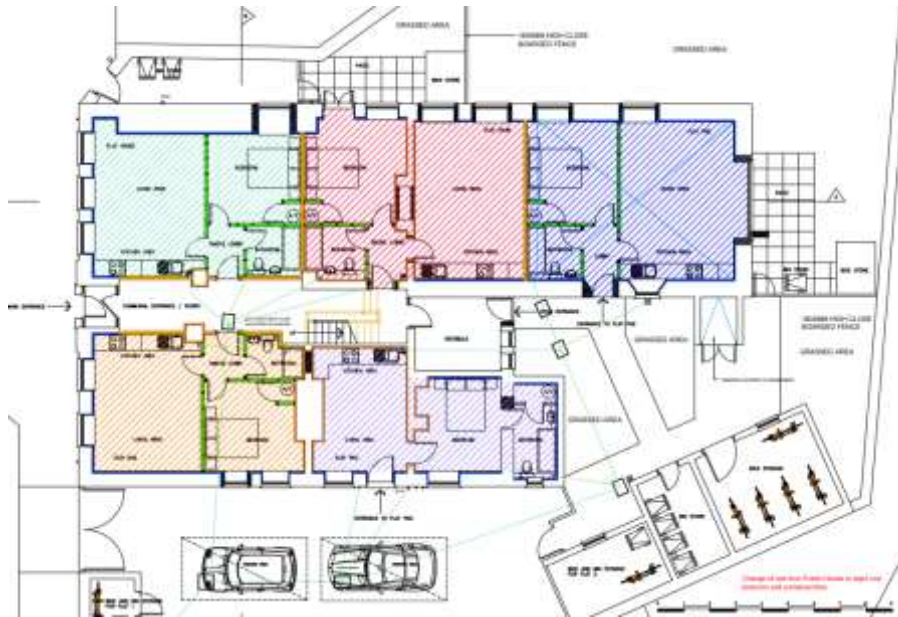
During the survey we came across quite a few items of concern with the building when it was being used as a public house with four letting en-suite bedrooms. There was no direct fire escape access from the first floor living accommodation including the letting rooms. The only egress was past the commercial kitchen which did not have a door fitted. The letting rooms were not fitted with fire doors. The windows only have top opening lights which could not be used as a fire escape even if this was allowed. There were no fire alarms fitted or smoke detectors. There was no emergency lighting or signage fitted. The only escape stairs were fitted with a very low handrail to the landing area. Apart from this the building was in need of a very extensive face lift.



Landing Area

Housing statement

The Minister for Housing and Local Government said: In towns and villages across Wales, we see empty homes, former commercial properties, and vacant land - which can often be a huge blight on local communities. Improving the delivery of homes in the right locations through the planning system is critical and we are determined to do everything we can to help build the homes people want.



Ground Floor Plan

Conclusion

The proposal to change from a commercial property would not therefore have a negative impact but would have a positive impact upon the cultural value of the building by preserving the historical building for future generations to enjoy and by providing much needed housing. Consequently, the benefits to the environment generally are significantly greater than the slight adverse impact on the loss of a commercial property and the general streetscape, given the site location.



First Floor Plan

With the above being taken into consideration the conversion of the building is the only viable option in these very uncertain times.

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