



Commercial Buildings – Unit 1 & 2 Talbot Road

Port Talbot, SA13 1HN

Design & Access Statement

Full Planning

November 2021

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Figure 1: Site Location



Figure 2: Location



1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for the change of use from E (a) display or retail sale of goods, other than hot food retail, to E (b) sale of food and drink for consumption (mostly) on the premises. The E (b) restaurant and ancillary Sui Generis takeaway will have a new shopfront, new extraction flue to rear and a single storey extension.

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with elegant style dining experience with modern and elegant fittings throughout
- The design should incorporate various aspects of sustainable design, and looks to new technologies and local workforce.

1.3 Location

The site is located within the block of buildings known as 'Commercial Buildings' at the junction of Beverley Street with an access road between Beverley Street and Broad Street. The area is populated with predominately retail and commercial buildings and some residential dwellings making it an ideal location for the proposed change of use.

The site benefits from excellent public transport links with Port Talbot Parkway Rail Station down the road and various bus stops on the road.

1.4 Existing Site

The existing site is a three storey end-terraced property with a single storey outbuilding to the rear. The site was previously used as a News Agent but it has been vacant for the past 9 months.

Structurally and visually the building is in a good condition. The site offers excellent public transport links, therefore easily reachable by bus or train.

The surrounding area is well populated with mix of residential and commercial buildings with the city centre being within close proximity.

1.5 Proposal

The proposal is for the change of use from E (a) to E (b) sale of food and drink for consumption (mostly) on the premises. The E (b) restaurant and ancillary Sui Generis takeaway will have a new shopfront alongside a single storey extension to the rear and canopy extraction.

The proposed changes will improve the aesthetical appearance of the building externally, with large glazed window and door on the facade which will bring light into the space and attract customers, giving views in and views out.

Internally the building will be finished to provide a modern elegant appearance to provide customer seating area.

Figure 3: History



2.0 History

Port Talbot is a town and community in the county borough of Neath Port Talbot, Wales, situated on the east side of Swansea Bay, approximately eight miles (thirteen kilometres) from Swansea. The Port Talbot Steelworks covers a large area of land which dominates the south east of the town and is one of the biggest steelworks in the world but has been under threat of closure since the 1980s. The population was 37,276 in 2011.

Modern Port Talbot is a town formed from the merging of multiple villages, including Baglan, Margam, and Aberafan. The name 'Port Talbot' first appears in 1837 as the name of the new docks built on the south-east side of the river Afan by the Talbot family. Over time it came to be applied to the whole of the emerging conurbation.

The earliest evidence of humans in the Port Talbot area has been found on the side of Mynydd Margam where Bronze Age farming ditches can be found from 4,000 BC. There were Iron Age hill forts on Mynydd Dinas, Mynydd Margam, Mynydd Emroch and other nearby hills. Mynydd Hawdef contains remains of an ancient Iron Age village. The Margam deer herd was first introduced by the Romans.

Ffynnon Pedr is a holy well which flows from the hillside through a 16 in × 16 in (400 mm × 400 mm) stone culvert in Margam. This may have been a water supply for Margam Abbey, $\frac{1}{2}$ mile (800 metres) to the east.

The Cross of Brancuf an early Christian Sculptured Stone which stands in the church of St Catharine at Baglan. It is an intricately sculptured cross-slab with a Latin cross and an inscription recalling Brancuf. Originally it stood in the old St Baglan's church but that fell into ruin in the late 19th century and the slab was removed to St Catharine's. St Baglan (Bagelan), son of King Ithael Hoel of Brittany, was a 6th-century hermit and follower of St Illtud. He founded the first church at the town that now takes his name.

In the vestry of St Catharine's church a cross-slab dating from the 8th–10th century CE. It is intricately decorated with a Celtic-style cross formed out of knotwork (cord-plait knotwork) and interlacing; the ends of each arm are probably of a Latin design. Also, there is a Latin inscription: FECIT BRANCUF or perhaps BRANCU which when translated reads 'was made by Brancuf'. However, the person known as Brancuf is unknown.

The English antiquarian John Leland made an extensive journey through Wales c.1536–39 of which he recorded an itinerary. He passed through Aberafan, which he describes as a "poor village" surrounded by barren ground, though he also describes the area as heavily wooded, not much of which remains today. He mentions the use of the river mouth as a port. His portrayal of Aberafan as a small, struggling village suggests that the port was not in great use, especially as traffic to and from Margam Abbey would have ceased following its dissolution in 1536

Figure 4: Street Scene

Western Edge



Northern Edge



Eastern Edge



Southern Edge



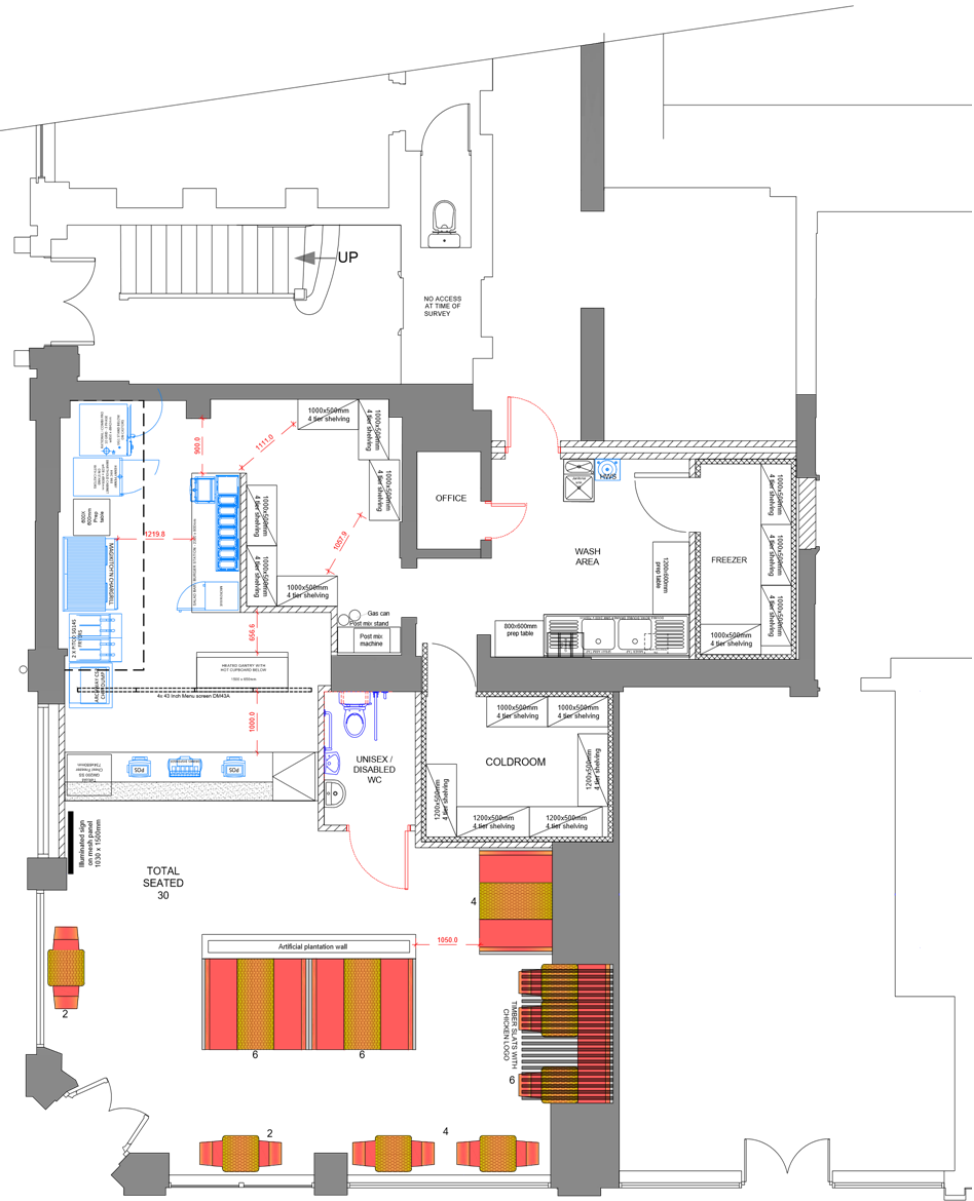
Figure 5: Planning History

Change of use of retail unit (use class A1) to hot food takeaway (use class A3), new shopfront, security shutters to front elevation and extraction flue to rear.

UNIT 6 COMMERCIAL BUILDINGS TALBOT ROAD PORT TALBOT SA13 1DR

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Figure 6 : Proposed Plan



3.0 Planning Guidance

3.1 Planning History

See figure 5 for the all previous planning applications.

4.0 Proposed Development

4.1 Design Concept

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant.

The proposed change of use would be beneficial for the local community as it would provide them with healthy grilled food.

The proposed restaurant will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing a healthy option of food.

See figure 6 for the proposed plans.

4.2 Use

The existing site is currently vacant.

On the bright side, this proposal will promote an international food brand and become one of 150 stores serving a healthy option of food. The business' reputation is bound to improve the economy of the surrounding area as it will bring more job opportunities to work for the locals.

4.3 Amount

The amount of development on the site that is considered appropriate has been arrived at by examining and responding to the following issues:

- Urban design and size of the blocks in the area.
- Ensuring the public and private realms are clearly defined and works with the existing context.
- Height and massing of the surrounding buildings.

The proposed change of use will not affect the scale of the building.

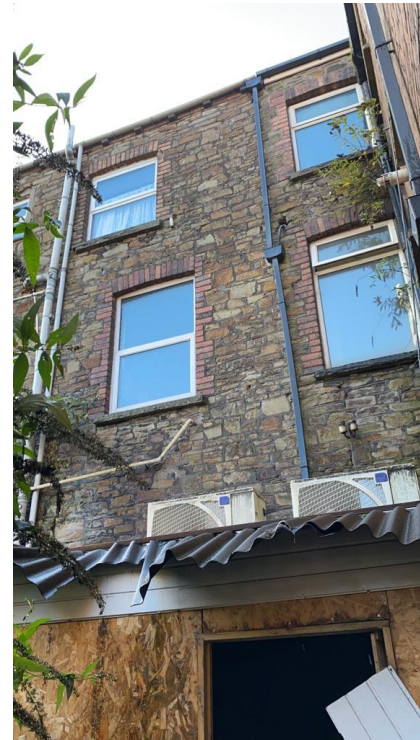
4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation

Externally the buildings elevation will be change as there will be a single storey rear extension.

4.5 Appearance and Materials

Materials used internally will be of high standard and quality to represent quality dining experience.



4.6 Opening hours

Mon-Fri: 11.00am – 11.30pm
Sat – Sun: 11.00am – 11.30pm

4.7 Staff

The restaurant seeks to employ 6 full time staff and 8 part time.

4.8 Access

Bus routes serve the surrounding local area and therefore the application site is within short reach by public transport.

The site can also be reached via train as the nearest train station is approximately a 2 minute walk from site.

4.9 Parking

The site offers spaces on surrounding roads and on the main road.

5.0 Conclusion

The proposal is change of use for the change of use from E (a) to E (b) sale of food and drink for consumption (mostly) on the premises. The restaurant and ancillary Sui Generis takeaway will have a new shopfront and a single storey extension to the rear.

The ground floor restaurant / takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a well populated and city centre location.

The proposed restaurant will provide a family friendly dining experience with family seating areas, providing healthy grilled food, as part of the new healthy style of living, something which is limited in the area and would be very successful.

Being located close to city centre the site is close to many attraction sites and retail businesses. The proposal will provide healthy grilled food and dining facilities to Harrogate residents and tourists visiting the city. The proposed changes are intended to fit within the existing building fabric, which will improve the aesthetical appearance of the building and attract customers while at the same time offer a modern interior and exterior appearance that sits comfortably within its context.

which will only add as a positive project to help bring up the surrounding area. We feel that all the requirements have been met and give a positive result to this proposal.