

DESIGN AND ACCESS STATEMENT

for

A new dwelling by means of the renovation
and conversion of the disused former
St John Ambulance Brigade Meeting Hall

at

5 VARTEG ROW

BRYN, PORT TALBOT

SA13 2RF



1 . INTRODUCTION

This design and access statement has been prepared in support of a full planning application for the Change of Use of the disused and former St John Ambulance Brigade meeting Hall at 5 Varteg Row, Bryn, Port Talbot into a detached dwelling.

The meeting hall is a detached building built around 1936 and since its last use circa in the late 1990's has deteriorated due to lack of maintenance and repair.

This statement should be read in conjunction with the planning application form, supporting statement and associated drawings and plans.

1 SITE HISTORY AND VISION

storey building, which currently stands on the site has been vacant for around twenty years and stands in a poor state of repair.

The site is located on Varteg Row, Bryn, within a small village on the outskirts of Port Talbot, with neighbouring properties to either side and also to the rear of the proposed dwelling

The elevations are finished with a cement rendering with a number of window openings, which are all boarded up in an effort to provide security from possible vandalism. The access doors to the front and rear are also boarded up. The roof has a slate covering.

The proposed development of the building will include a dropped kerb off the main road to provide access to a new hardstanding adjacent to the dwelling.

The building itself will need extensive refurbishment to both external and internal finishes to convert it into a habitable dwelling and to comply with current Building Regulations and standards.

2. SITE ANALYSIS

The front of the site is defined by Varteg Row, the building is bounded at the rear by the dwelling known as "The Brambles" and has high standard, self-build dwellings on either side of the plot.

The area has become an established residential area within a semi-rural setting. The upgrade of the existing building can only complement the existing street scene as well as providing a much needed addition to the current housing stock.

2.1 IDENTIFICATION OF SITE

A Location Plan to a Scale 1 : 1 250 and a Block Plan to a Scale 1 : 500 are both included within the planning application.

2.2 SITE FEATURES

The site is generally flat with a ground level elevated from the adjacent road by approximately 1 metre, with some small trees and bushes, which will be removed as part of essential site clearance.

3. CONTEXT ANALYSIS

3.1 CHARACTER APPRAISAL

The site is located amongst existing residential properties, there are a large number of detached dwellings within the area and the proposed new dwelling will compliment and harmonise the adjacent dwellings along Varteg Row and the surrounding area.

3.2 LOCAL FACILITIES

The site is easily accessible by foot, cycle and car. The amount of traffic is nominal and the development will have no adverse effect on the current volume of traffic along this road, the development will have the benefit of providing off road parking.

The site is convenient for local bus services providing links to Port Talbot, Maesteg and local districts

The new development will comply with current building regulations, providing equal access for all users, including those with impaired mobility.

4. POLICY CONTEXT

4.1 Policies Referred and Strategic Policies

The proposal has been designed taking into account the provisions of relevant Unitary Development Plan Policies, in particular referring policies EV1, EV2, and EV19. It will also take into account the provisions of Policy EV3, and will be designed to comply with Approved Document M of the Building Regulations.

The development will upgrade the visual amenity of the area in accordance with General Development Principles, and will also compliment the adjacent properties, unlike the current building

4.2 Policy EV1 - Design

This policy has been fully considered and implemented refer to Design Objectives

4.3 Policy EV2 – Siting and Location

Refer to site analysis and context analysis. The proposal also complies with current Strategic Policies, providing a modernised high specification and quality dwelling on previously developed land within an existing settlement.

4.4 Policy EV3 - Accessibility

Refer to Access and site analysis.

4.5. Policy EV19 – Replacement dwellings

Policy EV19 refers specifically to replacement dwellings in the countryside.

The existing building will be refurbished and converted into bungalow, it is disused will not be returned to its former use.

5. INVOLVEMENT AND CONSULTATION

In consideration of the proximity of the development to neighbouring properties/dwellings we have engaged in talks with immediate neighbours, these conversations have been both informative and positive. It must be noted that the site was purchased from one of the neighbours.

6. DESIGN STATEMENT

6.1 CHARACTER

AMOUNT OF DEVELOPMENT

The schedule of accommodation includes for:

Front Porch leading to a hallway and to an open plan living space with a kitchen/dining area and separate utility room

Two bedrooms with a bathroom

Floor Area of 150m²

The design of the building finishes have been chosen to be sympathetic to its surroundings, in order to blend in with the local landscape and minimise its impact. The ridge line and minimal footprint together with suitable material finishes and colours will compliment this.

6.2 LAYOUT

The proposed dwelling will have the same footprint as the existing building but is positioned centrally within the site and set back from the road to provide a hardstanding for car parking.

6.3 SCALE

The re-design of the proposed dwelling has taken into account the locality and setting, the overall size and ridge height has been kept to exact size of the existing building yet still providing all necessary facilities for a family home.

6.4 APPEARANCE

The colours and finishes are sympathetic to the location giving minimum impact on the surrounding area, all as per submitted plans

6.5 LANDSCAPING

The landscaping will be minimal with use of shrubs and low level bushes to enhance the overall aspect of the site, final details to be agreed.

The existing fencing around the site consists of one metre high timber posts with wire mesh fence, this will be replaced by more suitable 1.80 metre high close boarded timber panel fence to both side and rear of the site,

A new 1.0 metre stonework wall to the will be constructed at the front of the new property and in general the new boundary fence and walls will improve safety and security to site.

6.6 MOVEMENT AND ACCESS

The site is located on the secondary road, Varteg Row, Bryn, Port Talbot leading from the main road to Maesteg B4282.

Car parking will be provided by hardstanding, with permeable surface, within the site boundaries.

6.7 ENVIRONMENTAL SUSTAINABILITY

The property refurbishment will be completed by traditional methods of construction, including external wall insulation, trussed rafters, covered with composite slates.

All materials and methods of construction will comply with current building regulations. Utilisation of timber from sustainable sources, use of energy efficient boiler and heating system, and latest insulation products helping to achieve a suitable SAP rating, all examples of helping to provide an energy efficient dwelling with reduced carbon emissions.

A full assessment of the dwelling, by an accredited assessor will be completed prior to submission of Building Regulation application.

7. ACCESS STATEMENT

7.1 SOCIAL INCLUSION

The design and construction of the new dwelling provides for equal access for all users, including those of impaired mobility, and mindful of design for change, allowing the occupant to have access to all facilities at Ground Level.

7.2 DESIGN COMPLIANCE

The design complies with the requirements of the Disabled Rights Commission Code of Practice and Part M of the Building Regulations.

7.2 ACCESS TO DWELLING

Access to the property will be way of shallow steps to the main entrance and the hardstanding area to the front of the property will of a permeable, non-slip finish.

SUMMARY

The new dwelling will be an asset to the area, by removing the existing dilapidated structure and replacing it with a high quality dwelling.

Located in a residential area and bearing in mind the rural setting it is felt important to put forward a design which is sympathetic to the neighbouring properties.

The result being a design which will improve the visual aspect of the site, constructed with both sustainability and durability in mind