

6 JAMES STREET

DESIGN AND ACCESS STATEMENT



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architects



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Introduction

This report is submitted in support of the planning application for renovation and flat conversion of 6 James St, Pontardawe, Swansea SA8 4LR, UK.

The property is a 2-storey detached building in the corner plot with a private courtyard. The property is currently vacant. The new proposal will seek a conversion of the vacant pub to 6no. flats and renovation of this building of local importance.

Existing lawful use

The current lawful use of the building is Sui Generis (Pub or drinking establishment).

The property is vacant for a longer period - at least since the beginning of the year 2022 (period when it appeared on the market).

The proposed flats conversion would provide an improvement for the neighbourhood since frequent complaints from residents affected by noise from the pub were received by local authorities.

Planning History

There are no previous planning applications relevant to this proposal.



Property location



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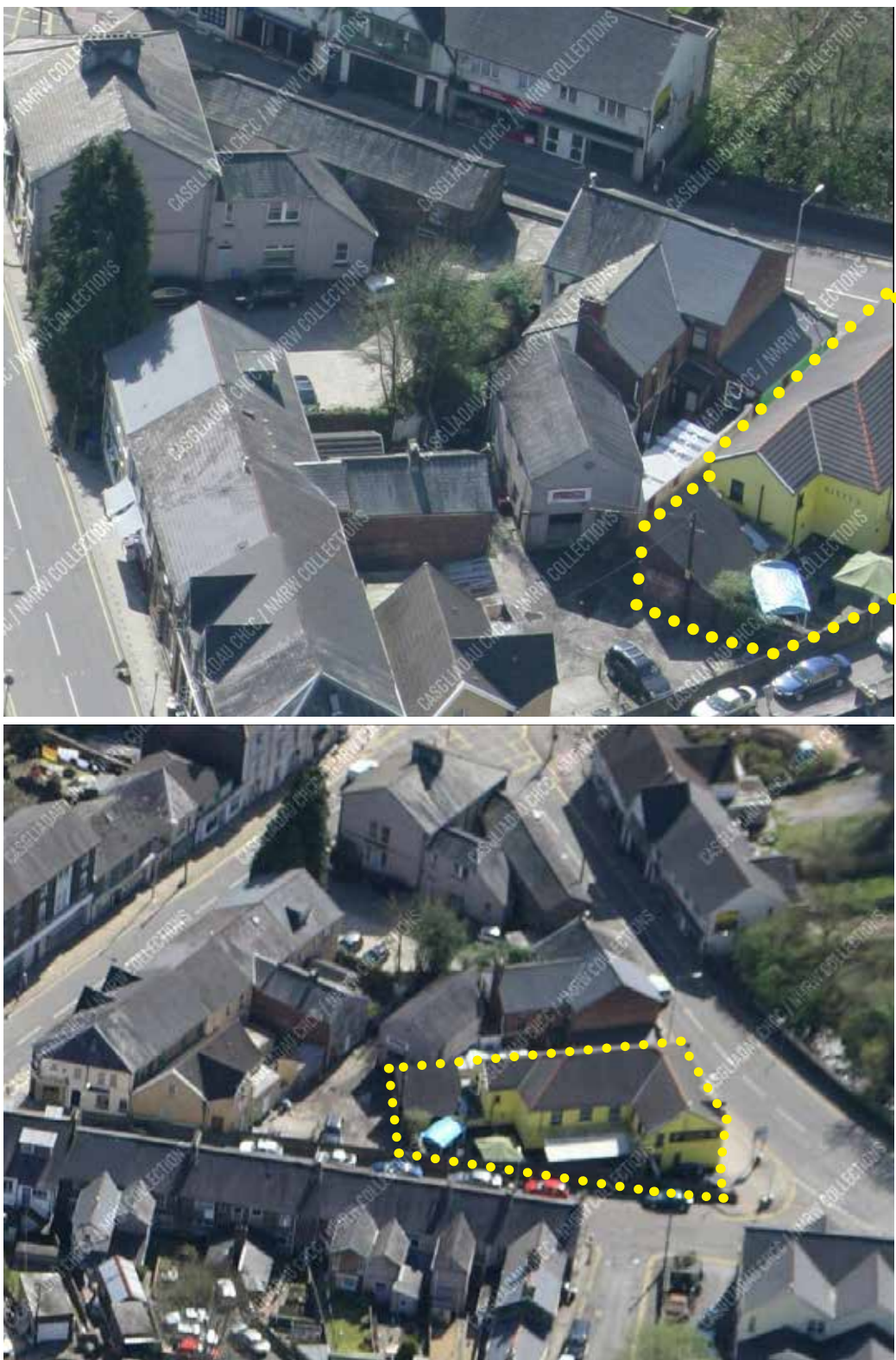
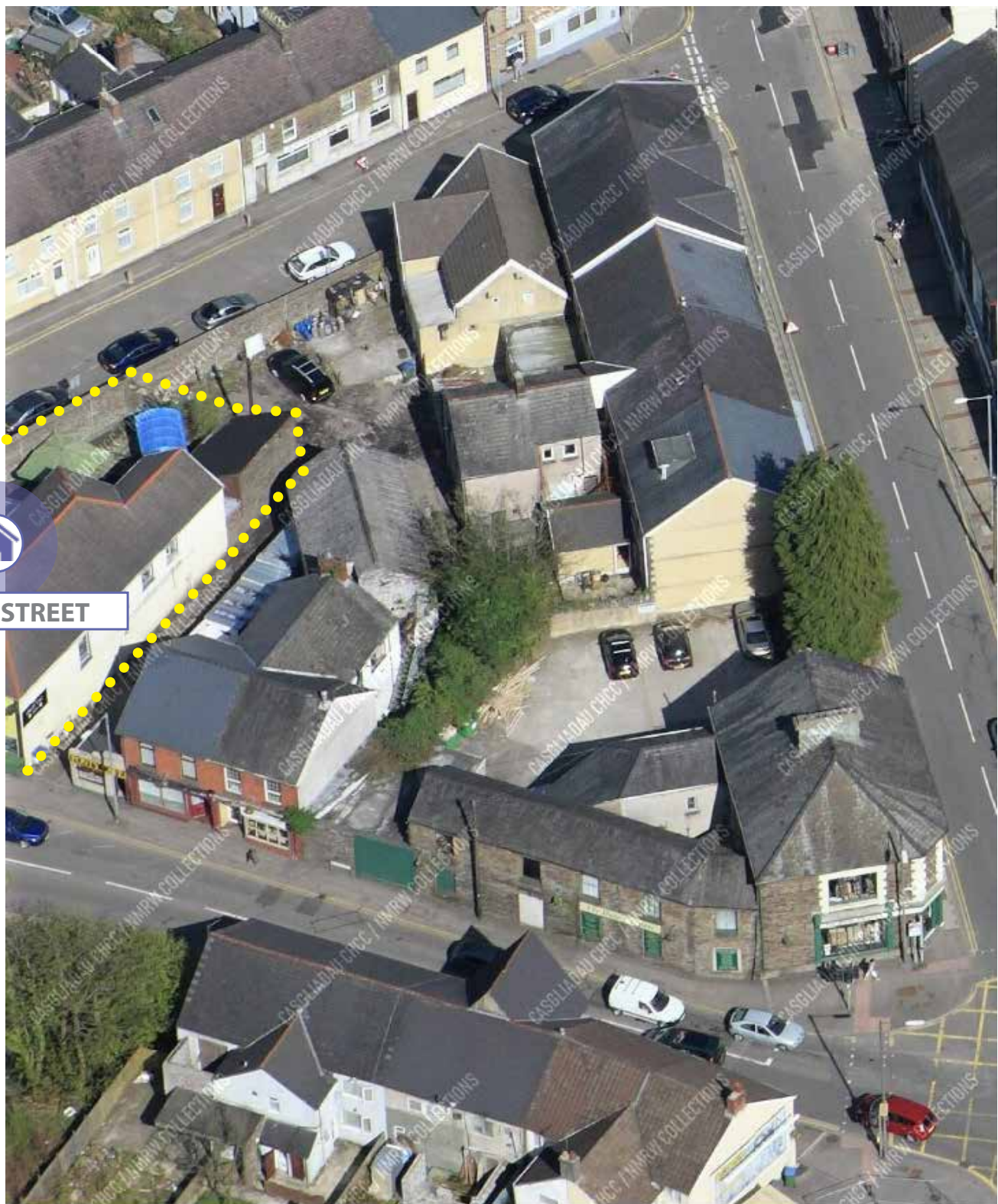
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Property location



Property location



..... Site Boundary



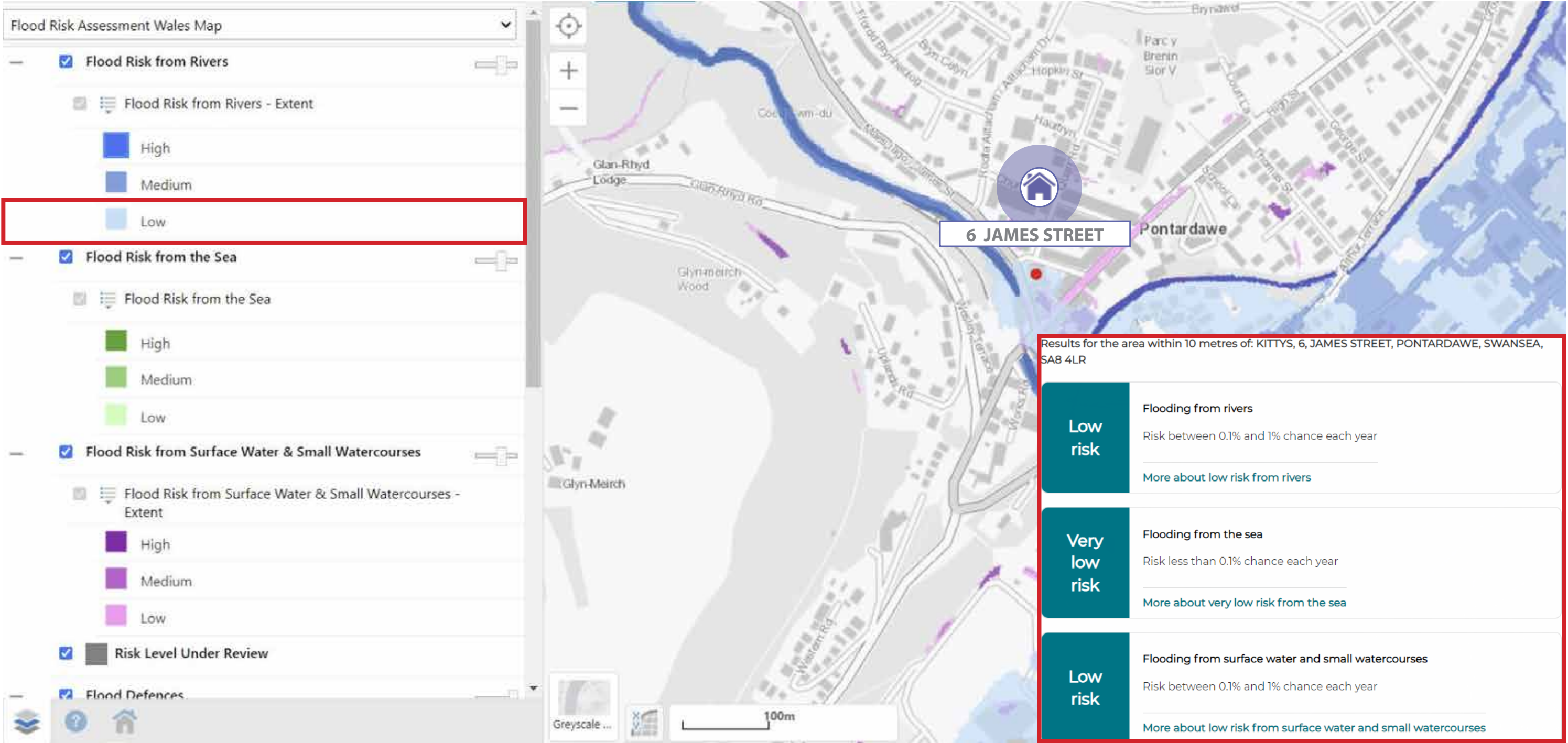
Public transport

The property is located in an area with easy access to the local public transport network as represented in the diagram below.



Flood Risk

As confirmed on Natural Resources Wales’s website, it appears that the property is subject to low flood risk. ([see link](#)).
The Flood Consequences assessment is submitted together with the application.



Conservation Area

According to the information presented on the website of Neath Port Talbot Council:

The property is not a part of conservation area and is not a listed building. ([see link](#))

The property is listed in a schedule of buildings of Local Importance. ([see link](#))

1.0.3 The Neath Port Talbot Local Development Plan (LDP) adopted in January 2016 adds an additional local designation to these provisions by including a policy affording protection to 'Buildings of Local Importance' (Policy BE2). This allows buildings or structures that have architectural, historic or local community significance (but have not met the criteria for formal listing or scheduling) to be identified and included on a local list for protection under local planning policy.

Policy BE2 Buildings of Local Importance

3.2.4 Buildings of Local Importance are locally identified historic assets of special local interest. Policy BE2 sets out the measures that will be taken to conserve these features.

Policy BE 2

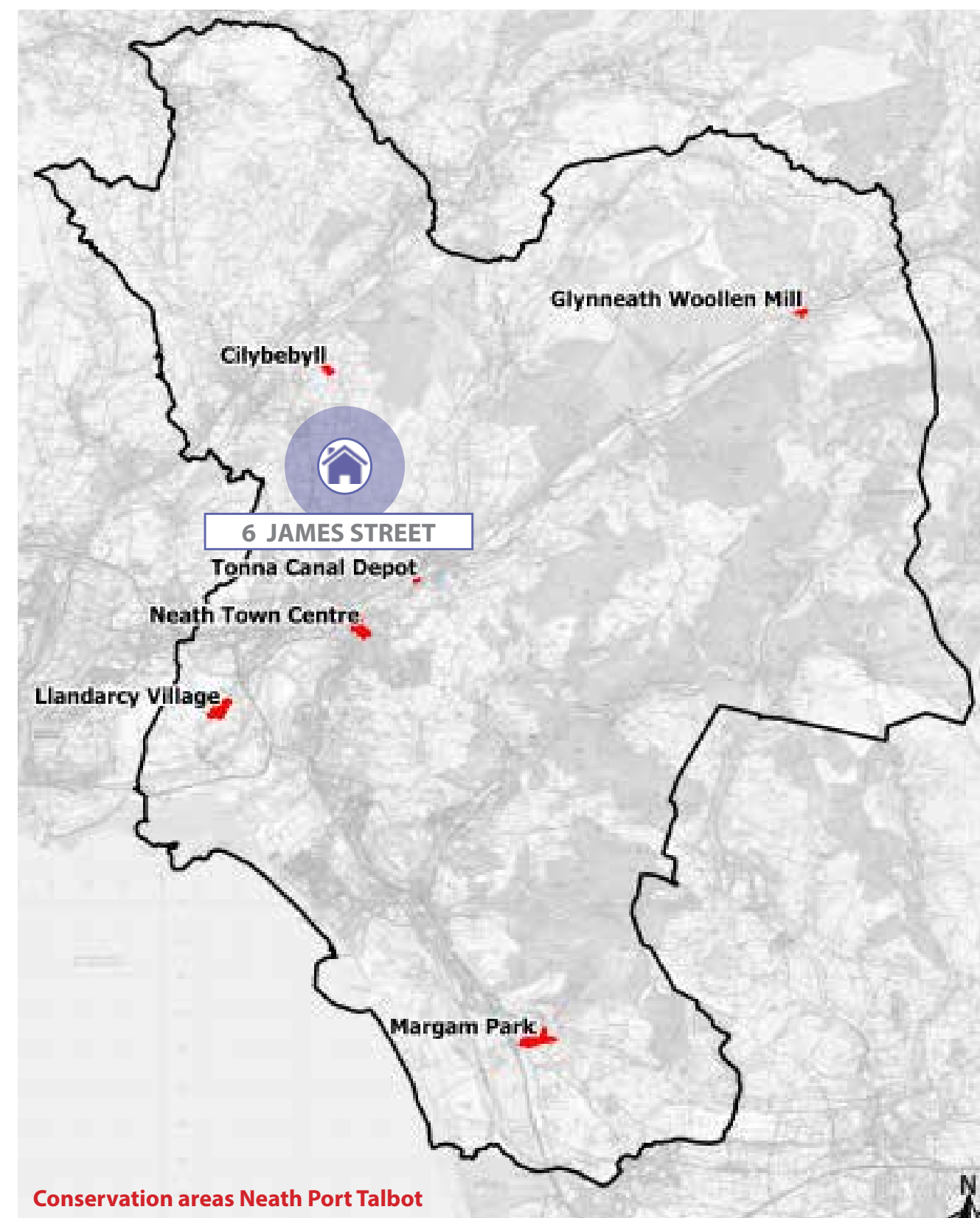
Buildings of Local Importance

Development proposals that would affect buildings that are of local historic, architectural or cultural importance will only be permitted where:

1. They conserve and where appropriate enhance the building and its setting; or
2. It is demonstrated that the development could not reasonably be accommodated without affecting or replacing the building and the reasons for the development outweigh the heritage importance of the site.

In order to qualify for designation as a BLI, a building has to meet at least three of the five selection criteria listed below. The criteria that the building is considered to meet are shown on the draft BLI schedule entry. The selection criteria are:

1. **Architectural Interest** - Buildings and structures which are of importance to Neath Port Talbot for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques.
2. **Historic Interest** - Buildings and structures which illustrate significant aspects of Neath Port Talbot's social, economic, cultural or military history.
3. **Historical or Cultural Association** - Association with the community's important people or events or having had an important role in the cultural life or development of the community.
4. **Group/Settlement Character Value** - Where local buildings comprise an important architectural or historic unity or make an important contribution to the character of a settlement.
5. **Old or Rare Local Buildings** - Buildings/structures that may have been altered too much to warrant being included on the national statutory list but are of a rare type locally or retain historic character or interest.



Existing pictures



View of the rear courtyard



View of the rear courtyard



View of the front elevation



View of the front elevation



Existing pictures



View of the pub area Ground Floor



View of the pub area Ground Floor



View of the room First Floor



View of the kitchen First floor



The proposal

The current proposal seeks to renovate and convert the existing property into 6no.flats. The development will be respectful of the existing context by retaining existing volume and materials matching the existing ones, preserving the building's appearance on the street scene.

With this in mind, the application proposes the following:

1. Change of use from Sui Generis to C3 - flats
2. Conversion of existing property to 6no. flats
3. Demolition of rear extension - storage, due to the following reasons:
 - no architectural value/importance
 - structural conditions
 - enlarging amenity area for future occupants



New private amenity area in courtyard / green and permeable surfaces



Bikes shed reference



Bins enclosure reference



The proposal - Policies

Policy OS 1/Open Space Provision

The proposal includes placing some of the sustainable outdoor sports/ children's play, informal spaces or allotments into the scheme.

Policy AH 1/Affordable Housing

The new conversion will be contributing to the affordable housing scheme as per the council's requirements.

Policy SC2 /Protection of Existing Community Facilities

The existing use of the ground floor bar is not viable.

The property is vacant for a longer period. The proposed

flats conversion would provide an improvement for the neighbourhood since frequent complaints from residents affected by noise from the pub were received by local authorities.

Several pubs and bars are present in town. The closest place is the neighbour building - Ponty Cafe.



The proposal

Rear extension - proposed to be demolished - enlarging amenity space



Rear extension internal view - poor conditions



Parking

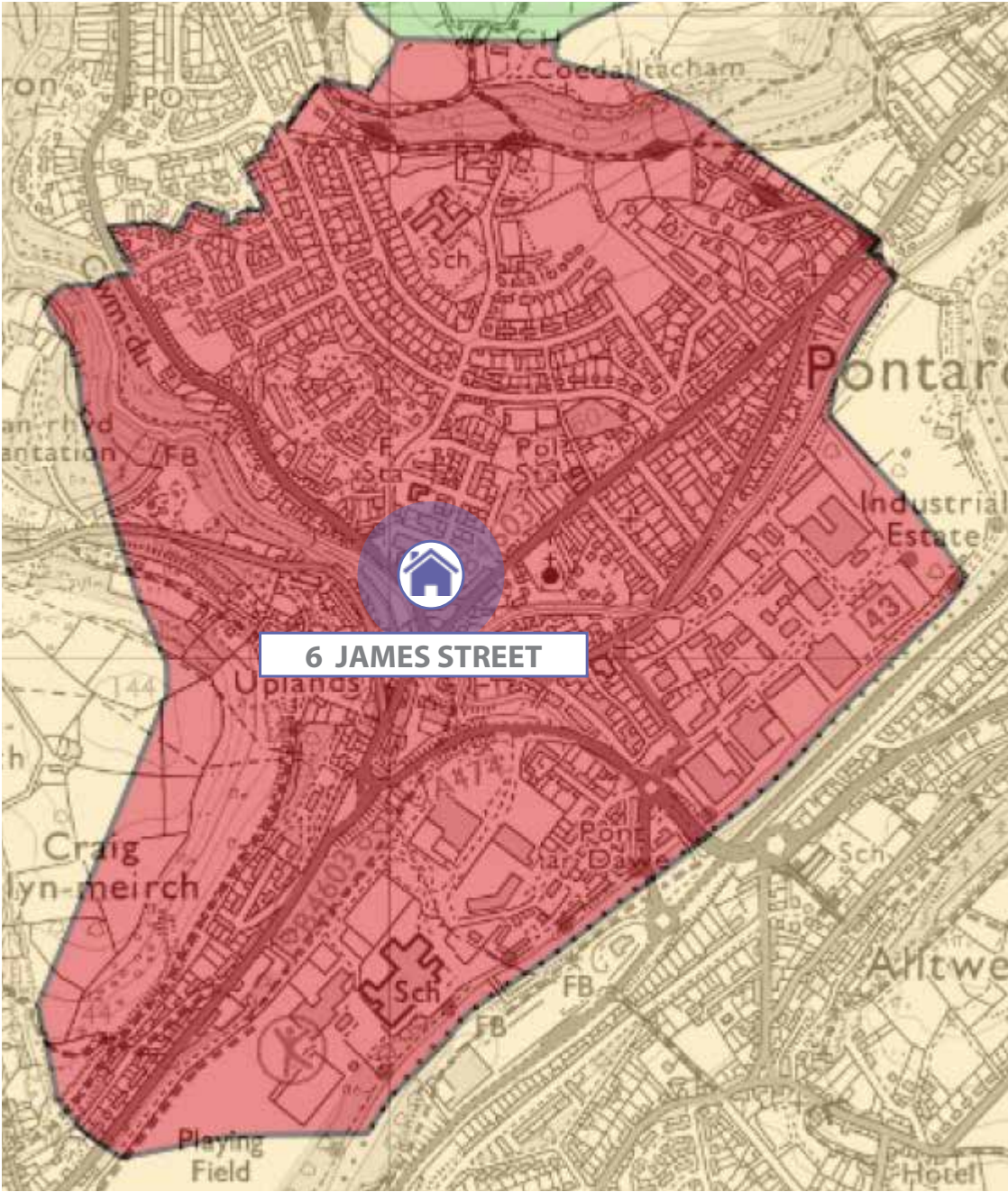
The property is located in “Zone 2 – Town Centre or City Centre Fringe

“3.1.6 The centre of towns which local people regard as their destination for most activity which is not met within their own local community. The area has a full range of retail activity and many commercial businesses, all within walking distance. The area is the focus of the local bus network and is likely to contain a railway station. Built density is high with little private car parking. There are significant parking restrictions and substantial amounts of off-street car parking available to the public.”

The proposal will seek contractual arrangements with future tenants to secure low car ownership levels as per Supplementary planning guidance : Parking standards / points / 4.1 Residential: New Build & Conversions

“5. For developments where clear evidence has been supplied that car ownership levels will be lower than normal, a more flexible approach to numbers of parking spaces may be taken. “

7.Where parking cannot be provided for conversions of existing buildings consideration should be given to financial contributions toward public / sustainable transport improvements or off-site parking.”

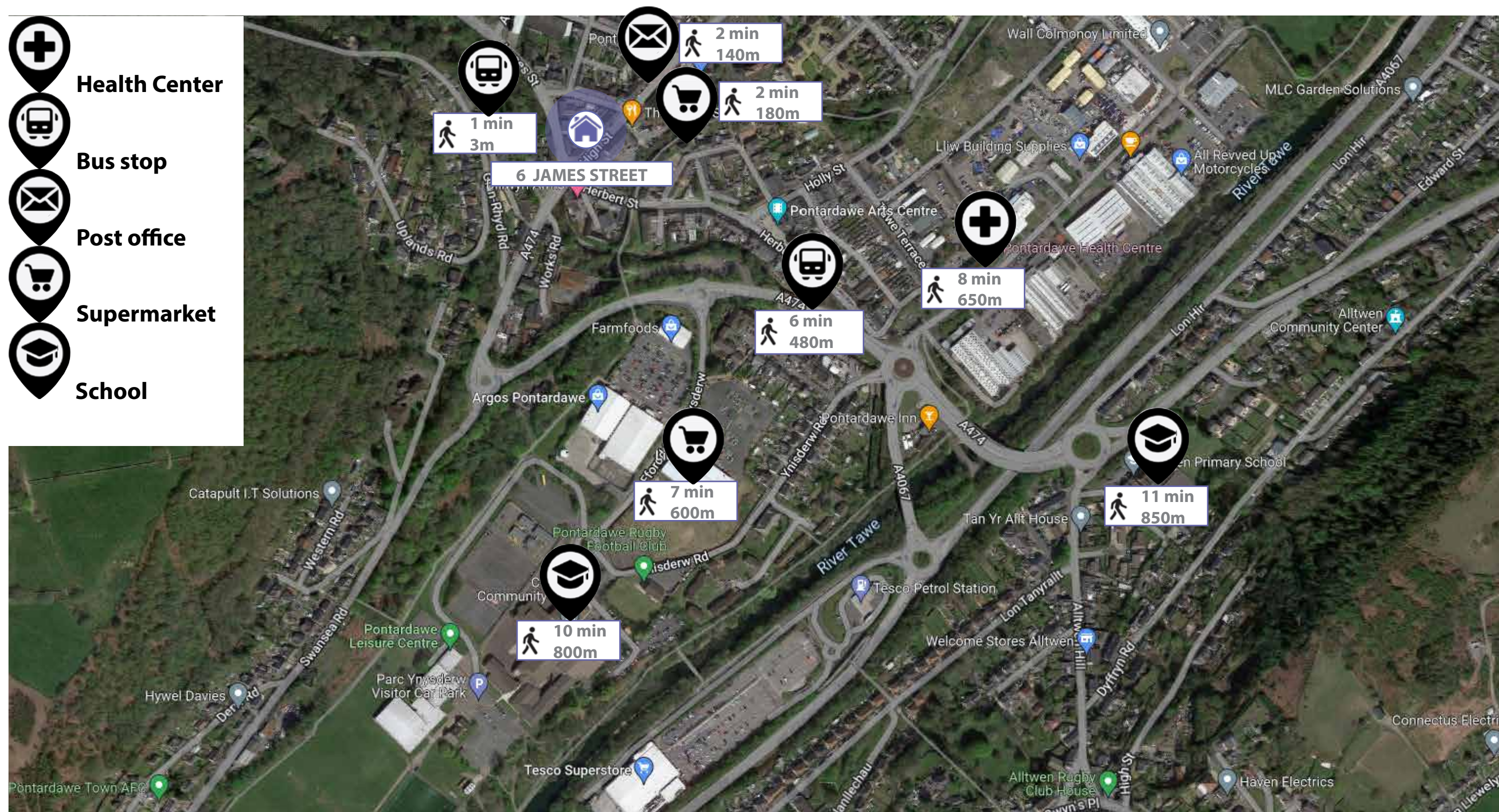


Parking Zone 2 - Town Center/City Center Fringe



Travel plan - Sustainability

As per Supplementary planning guidance - Parking standards: "Sustainability points will be awarded to developments that meet the criteria for their proximity, in terms of walking distance to local facilities, public transport, cycle routes and the frequency of local public transport.



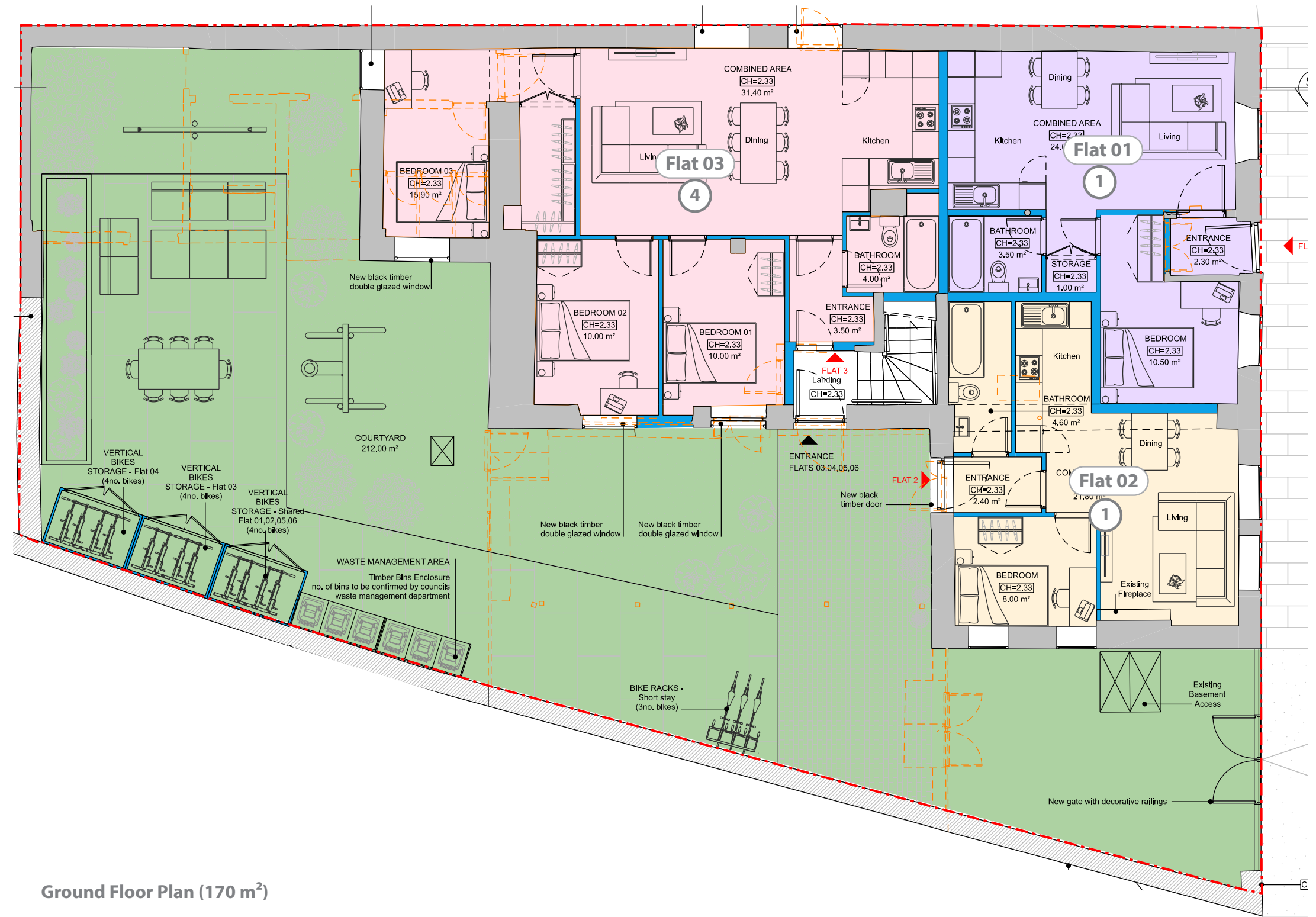
Proposed housing

Total Units: 6
Total occupants: 12 max
Bike racks: 12

1no. bed flats: 4
 3no. bed flats: 2

Areas Schedule

Flat 01 (1no. bed flat): 42 m²
 Flat 02 (1no. bed flat): 37 m²
 Flat 03 (3no. bed flat): 76 m²
 Flat 04 (3no. bed flat): 75 m²
 Flat 05 (1no. bed flat): 45 m²
 Flat 06 (1no. bed flat): 37 m²



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Proposed housing

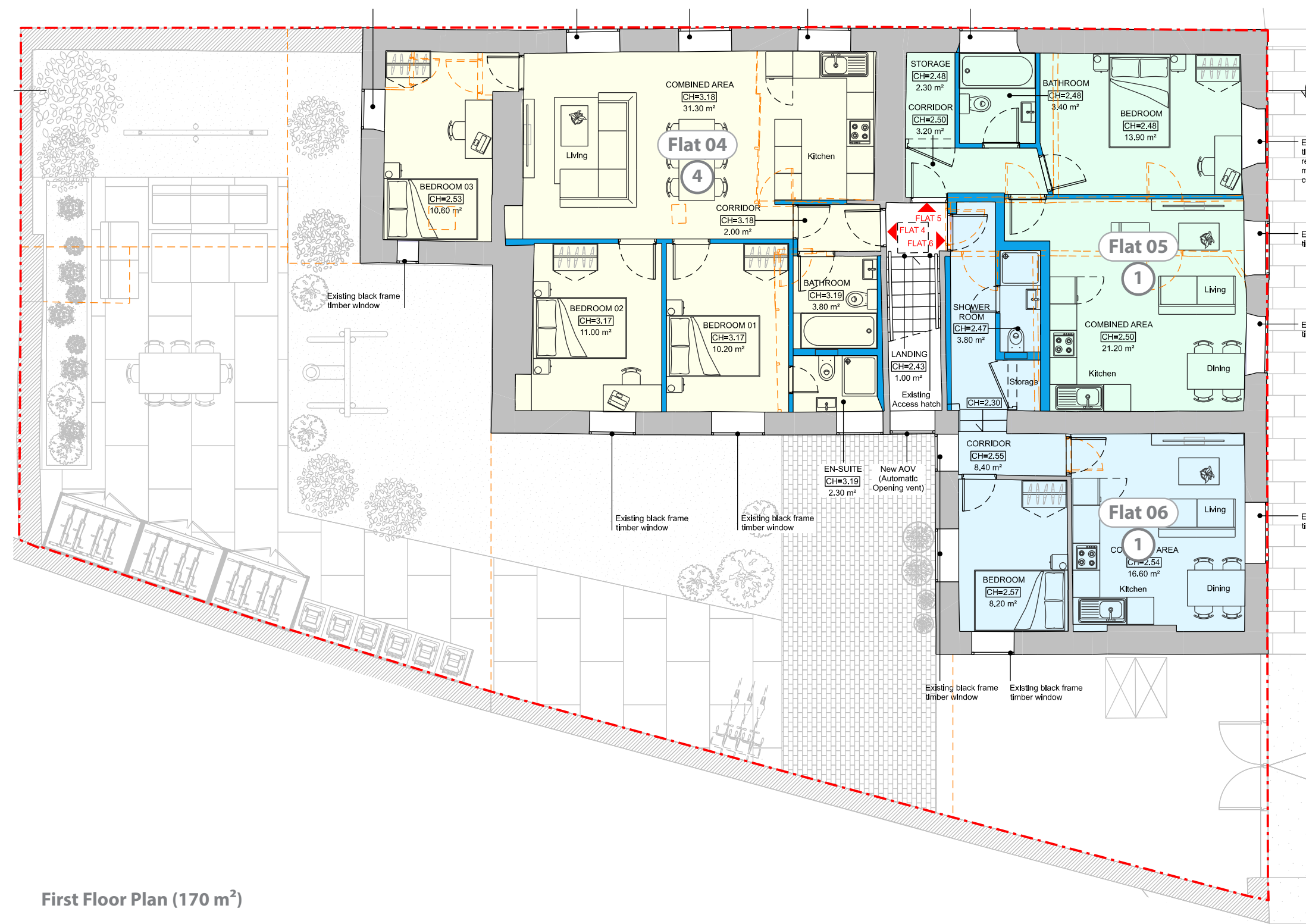
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① Number of occupants



Stacking principle

Particular attention has been dedicated to the design of the flats, making sure that all the spaces which will be used for similar activities will be positioned one on top of the other. This arrangement will improve the acoustic wellbeing of the apartments and the coordination of the plumbing and electric systems.

