

Design & Access Statement

22055_Market Chambers

Revision A

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gcp Chartered Architects

ARCHITECTURE | CONSULTING

t 0117 967 6286	w www.gcparch.co.uk
e mail@gcparch.co.uk	@ gcparchitects

Suite 10, Corum 2, Corum Office Park, Crown Way,
Warmley, Bristol, BS30 8FJ

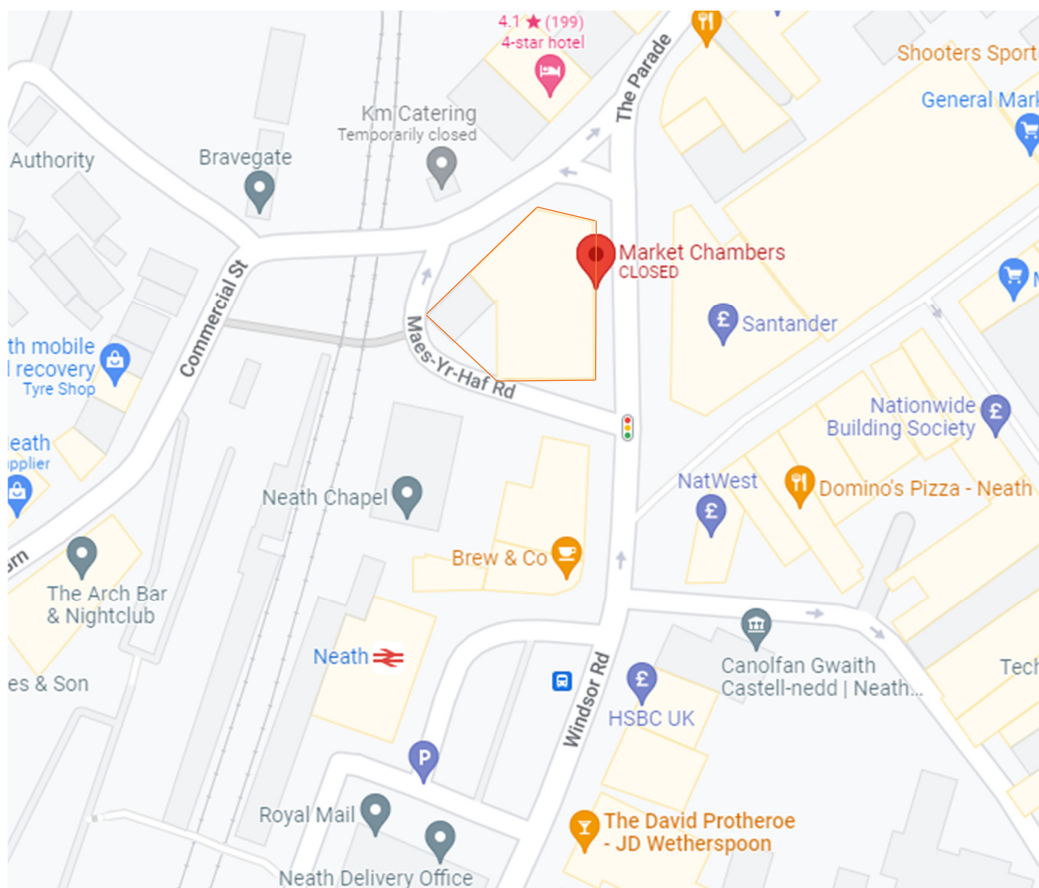
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1.0 Site Location

1.1 Figure 1. Location Map

Market Chambers is located in Port Talbot, Neath, Wales, SA11 1PU. The building is situated in a gateway location to the main high street named The Parade. It is within a one-minute walk to Neath Train Station.



2.0 Introduction

2.1 Existing building

The original 1960's building consists of a concrete frame with brick infill. This is the typical construction of the neighbouring buildings. The building has a floor area of approximately 15,500 sqft/1440m² arranged over the ground and three upper floors.

In 2010 the building was refurbished and suitably overclad to update and modernise the building and its appearance. The building splits its accommodation between Use class E 'retail café, restaurants' at street level, with small offices to the upper floors.

The building was clad in a fibre cement façade panelling system that was installed incorrectly. As a result, the panels have begun coming away from the building, causing the panels to fall onto the busy street. To protect pedestrians, there are currently temporary works scaffolds and netting enveloping the building to prevent falling panels from causing injury.

3.0 Brief

3.1 Proposal

This proposal is to replace the current cladding system with a system that is installed correctly to prevent future health and safety risk and harm. In addition, the new cladding system aims to improve the building's current thermal performance, in turn improving the tenants' comfort. It is envisaged that the reduction of energy usage will also help to reduce energy costs.

4.0 Design

4.1 Design intent

The design intention is inspired by the local context materials pallet. The proposal is to have a dark-coloured brick plinth to give the building a robust street level finish. An off-white render is proposed for the upper levels to express a harmony with the surrounding precedents.

The top set back floor is proposed to have a zinc or aluminium standing seam system. The seams will be designed to mimic the vertical expressed columns of the lower levels.

The design intention is to respond to local context using modern materials to improve the aesthetic of the building whilst also improving its energy performance.

4.2 Contextual precedents

The buildings on The Parade have a pattern of darker coloured ground floor facades forming a plinth and the above floors are a lighter colour (mainly off-white) above. This is shown in the image below taken from Google Street View looking from Market Chambers.



5.0 Access

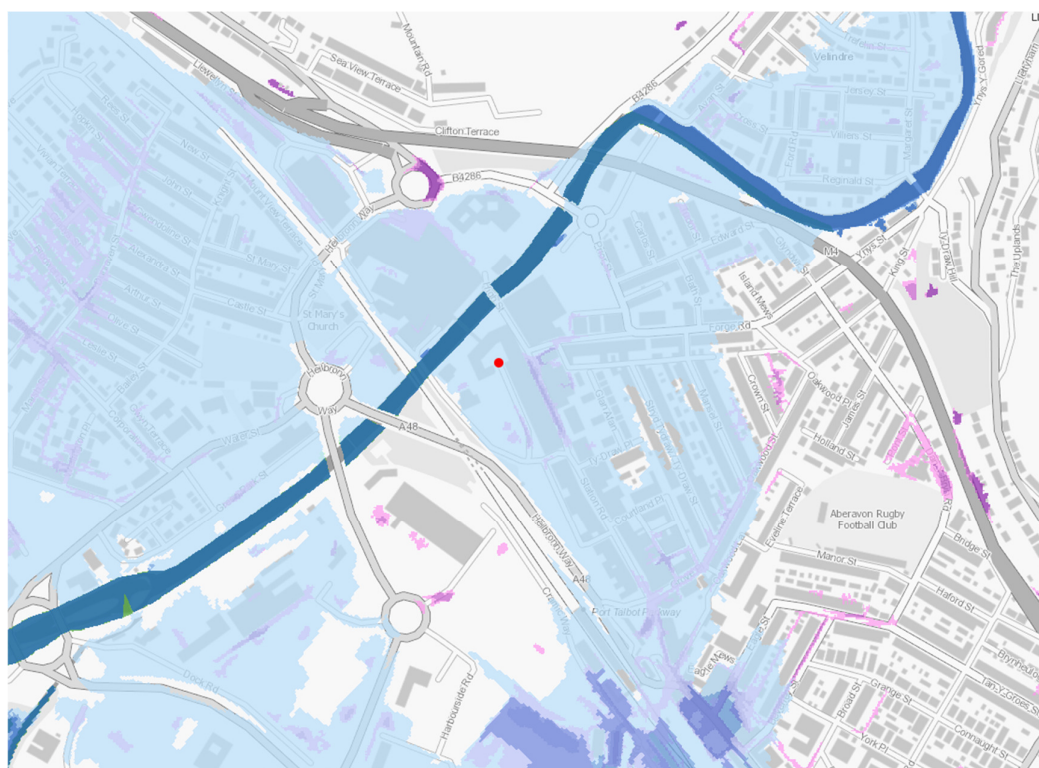
5.1 The access remains unchanged.

6.0 Conclusion

The proposed recladding of Market Chambers is necessary to make the building safe for its users as well as the public. The building will gain improved thermal performance due to the use of external wall insulation cladding. Finally, the development will offer Neath a modern, comfortable, and safe building acting as the gateway to Neath's busy retail district.

7.0 Appendix

7.1 Flood Risk Assessment Map – Low Risk



KEY

☒ Flood Risk from Rivers

☒ Flood Risk from Rivers - Extent

High

Medium

Low

7.2 Proposed Materials Pallet

Ground Floor – Dark colour brick plinth



Upper Floors – Light colour render



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w www.gcparch.co.uk

e mail@gcparch.co.uk

@ [gcparchitects](#)
