

## 23-428P/108 SUPPORTING STATEMENT

for 60 Commercial Street, Ystalyfera, Swansea SA9 2HS

### Existing Shopfront



### Context:

The property is set within a long row of terraced buildings along a street in Ystalyfera which was historically the retail centre of the area, which was predominantly a mining and ironworks community. We think the buildings were constructed around 1860 during the development of the area for the mining community. This shop was advertised in 1928 as a Boot & Shoe Emporium, and was part of a thriving community full of clothing outfitters, grocers, pharmacies, and other services where people came to shop from all parts of the area. When the industries closed, the retail centre suffered and continued to decline when the A4067 bypass was introduced. Once the new supermarkets were built nearby, and the needs of the population were served elsewhere, then many of the shops/pubs in Ystalyfera changed use and many changed their facades to suit new requirements.



In 2023 there are very few fully glazed shopfronts in this area, and none left active in this long terraced row except for No.60 which has retained the twin glazed windows and central door as the original arrangement. The premises has been unoccupied as a shop for approx 8 years and was sold on the death of the owner about 3 years ago. However, some of the old shops on the row are still operating as office/retail with altered facades and smaller windows, which is to be the proposed reinstated use of this property.

**Description of proposed Works:**

We are proposing replacing the existing shop windows with an insulated wall incorporating two large windows and two doors. One door will offer private access to the flat above, whilst the second door will access an extensive office/retail area.

The current windows are likely to be original and may have been in position for over 100 years, without being maintained sufficiently over this time and are showing distinct signs of collapse – all framing and supports are timber which has rotted away, and the arrangement has become unsupportable.

The current owner has done their best by inserting some bricks as a temporary fix however the conclusion is that it is simply uneconomic to retain this arrangement and so the proposal is to replace the entire shopfront with a different type of façade.



The windows will still be of considerable size, and will offer more flexibility, allowing the space to be used either as office or retail. This frontage will also tie in with adjacent properties which have been changed over the years. Shops no longer have much need for large display windows, especially in the current economic climate, and the type of businesses which may be attracted to this type of unit may look more for an office-type arrangement, such as financial services or solicitors etc. In addition, due to the need to provide a separate entrance for the First-Floor accommodation, this makes a change to the façade a necessity.

The flat has been empty since the property changed hands (approx 3 years) and, after some upgrading to the kitchen, walls and windows, is nearly ready to be let once the new entrance has been completed. It would not be practical to retain the entrance through the retail area, and the development of the accommodation to the rear of the building will be some time away, so there is no opportunity to provide an access from this side of the building.



### **Proposed Facilities:**

The owners are keen to provide low cost private accommodation in an area where this is in great demand, as well as offering a newly refurbished space for a local business.

The Ground Floor retail/office area will be self-contained and have its own facilities of storage, WC, and a Tea point. The First Floor flat will have its own entrance, with some coat storage at the base of the stairs, and ample accommodation within the apartment itself, comprising separate Kitchen and Bathroom, with two Bedrooms and a Living room all set off a large open landing. The appropriate smoke alarms, mechanical ventilation etc are being installed during the refurbishment.

Planning Consent P2021/0881 granted on 10 May 2022 covers the proposed development of the building to the rear of the property into two one-bed flats with on-site parking, which will be self-contained from the shop and the flat above.