

Design and Access Statement

**Provision/reinstatement of door to rear
ground floor elevation and external repairs.**

**Port Talbot Sea Cadets
Old Harbour House,
North Wharf,
The Old Docks,
Port Talbot, SA13 1RH**

June 2023

PHONE

MOB PHONE

EMAIL

Content

1. Overview
2. Introduction and site location
3. Design Principles and Concepts
4. Appearance
5. Environmental sustainability
6. Layout
7. Scale
8. Access

1. Overview

This document is prepared to assist in the determination of the Planning and Listed Building application as required by *The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012* and *Section 7 Annex Development Management Manual*¹

The guidance within Development Management Manual - Revision 2 May 2017 states

20.2.09 A DAS is required to accompany all applications for listed building consent. Whilst a complete statement is required for exterior works, the access element of the statement is not required for interior works.

20.2.10 In relation to design, a DAS accompanying a listed building consent application must explain the design principles and concepts that have been applied to the works. The DAS must explain those principles and concepts in relation to the following aspects of the works:

- *appearance*
- *environmental sustainability*
- *layout*
- *scale*

20.2.11 A DAS must also explain how the design principles and concepts take account of:

- *the special architectural or historic importance of the building*

¹ <https://gov.wales/sites/default/files/publications/2019-03/section-7-annex-planning-applications-lists-of-validation-requirements.pdf>

- *the particular physical features of the building that justify its designation as a listed building*
- *the building's setting*

20.2.12 In relation to access, a DAS accompanying a listed building consent application (exterior works only) must explain:

The policy or approach to access, including:

- what alternative means of access have been considered*
- how policies relating to access in the development plan have been taken into account*

How the policy or approach adopted as to access takes account of:

- the special architectural or historic importance of the building*
- the particular physical features of the building that justify its designation as a listed building*
- and the building's setting*

How any specific issues which might affect access to the building have been addressed

How features which ensure access to the building will be maintained

2. Introduction and Site Location

Application

This application is for the provision/reinstatement of a door to the rear ground floor elevation and external repairs.

Planning Context

National Policy

There are key objectives contained within Planning Policy Wales Edition 11 February 2021 (PPW)² set a clear framework that supports the application.

TAN 24 The Historic Environment³

Local Policy

The development plan for the site is the Neath Port Talbot Local Development (LDP). The Council adopted the plan on 27th January 2016

Policy Criteria

LDP Policy

SP21 Built Environment and Historic Heritage

BE1 Design

BE2 Buildings of Local importance

² https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

³ <https://gov.wales/technical-advice-note-tan-24-historic-environment>

SP1 Climate Change

SP2 Health

SP3 Sustainable Communities

SC2 Protection of Existing Community Facilities

SP4 Infrastructure.

SP21 Built Environment and historic heritage

Supplementary Planning Guidance

Port Talbot Harbourside & Town Centre Development Framework SPG

3. Design Principles and Concepts.

The application site is a grade II Listed Building.

The site is located on the western side of Port Talbot dock and consists of a large Tudor- Gothic style property. It is currently at this the headquarters for Port Talbot Sea cadets.

The listing description records the following details

CADW Ref 23154

History

Shown on the 1st edition Ordnance Survey of 1876 and probably dating to the 3rd quarter of the C19. The harbour master's house was in a central position on the wharfside. Following the redevelopment of the docks, it was conveniently situated between New Dock (opened in 1898) and Old Dock. The building is now a centre for the sea scouts.

Exterior

Tudor-Gothic style. Large symmetrical 5-window building of 2 storeys and an attic. Advanced central gabled bay with barge boards and large finial. Constructed of coursed stone with quoins, replaced slate roof coverings and stone ridge stacks to ends and centre with moulded caps. Detail includes a plat band and openings with pronounced rusticated jambs and square hoodmoulds. The windows are lancets or flat-headed lights with horizontal glazing bars. The advanced central bay has 3-light windows, flat-headed to the lower storey and lancets above. Single lancet in gable. The S side of the gable at ground floor level has a single lancet, now blocked. The central bay is flanked by doorways with raised Tudor-arched heads, containing wooden doors with overlights. To the outer sides are 3-lancet windows. The upper storey has flat-headed windows, single-light above the doors and 3-light above the lancets. Narrow square headed attic light to S gable, and similar arrangement to N gable end. Brick lean-to to rear with segmental-arched window openings.

Interior

No access to interior at time of inspection (1/12/99).

Reasons for Listing

Listed as an unusual survival of a C19 harbour house, retaining its character, and of historic interest for pre-dating the major redevelopment of the docks

The list description above sets out details of the special architectural and historic importance of the building.

There are no internal features of particular architectural and historic noted.

The design principles are set out as follows

- Minimise visual effect
- Promote the sustainable use of the building
- Preserve the historic fabric of the building.

The proposed development will involve the provision/reinstatement of a door on the ground floor rear elevation and various repairs to the area of the building immediately around the proposed door. As shown in **Figure 1** below

Figure 1



A detailed schedule of work is set out in paragraph 4.2 of the HIA and submitted plans A1-A100

The proposed works are required in order to provide an additional means of escape to the building and essential repairs which are both structural and cosmetic

The provision of an additional means of escape in this location was chosen as:

- Its location respects the original layout of the building and thereby minimises any visual effect.
- The provision of additional fire escape will promote the safe and sustainable use of the building.
- That works will improve the ascetic quality of the building and prevent further deterioration to its fabric.

4. Appearance

The rear west wing, the subject of this application, is in a poor condition both structurally and physically as seen in **Figure 2** below.

Figure 2



Whilst the proposed works will be unsighted from the general vicinity it is submitted that they will improve, restore and preserve the appearance of the building.

5. Environmental Sustainability

PPW states

3.7 Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

Advice on achieving the Welsh Governments aspiration set out above are contained with *Practical Guidance - Planning for Sustainable Buildings July 2014*⁴

The proposed internal layout has been design so as to maximize solar gain.

Low energy lighting will be used throughout the building.

The proposal will meet all current insulation standards

Materials, where possible, will be used from sustainable sources

6. Layout

The proposed layout will remain unchanged.

7. Scale

The development will not result in an increase in the scale of the building.

⁴ <http://wales.gov.uk/docs/desh/publications/140820practice-guidance-planning-for-sustainable-buildings-en.pdf>

8. Access

Guidance within Development Management Manual - Revision 2 May 2017 states that when deal with access a DAS should address

The policy or approach to access, including:

- i. what alternative means of access have been considered*
- ii. how policies relating to access in the development plan have been taken into account*

How the policy or approach adopted as to access takes account of:

- i. the special architectural or historic importance of the building*
- ii. the particular physical features of the building that justify its designation as a listed building*
- iii. and the building's setting*

How any specific issues which might affect access to the building have been addressed

How features which ensure access to the building will be maintained

Policy BE 1 (criteria 10) of the LDP promotes accessible development

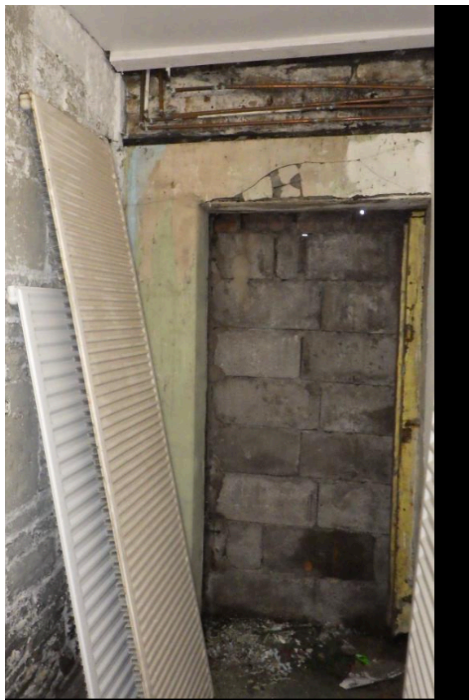
10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.

During the design iteration alternative means of access were considered. Other alternatives were limited due to changes in level at the front and sides, internal configuration and the proximity of the building to adjacent boundaries.

Although the rear of the building, the subject of this application, is a much later addition, it has some architectural and historical importance. The formation of a new opening, at the rear of the building would therefore not respect the importance of the building.

The existing ground floor layout provides access via an existing corridor to the proposed door way. **Figure 3** The use of the existing corridor and former opening would therefore respect the physical features/layout within the building.

Figure 3



As such the reinstatement of the existing access was considered the most practical both in design and effect on the fabric of the building.