

DESIGN ACCESS STATEMENT

DOCUMENT REF: 24-468P/107

SITE ADDRESS: 45 Mansel Street, Port Talbot, SA13 1BL

PROPOSED DEVELOPMENT: Change of Use to 4-Bed HMO

INTRODUCTION

This Design & Access Statement has been prepared by SEAGREY Design Ltd in support of an application for the Change of Use of the property into a 4-Bedroom HMO. The house is located close to the town of Port Talbot, in the area between the M4 Flyover and the A48, mostly filled with streets of similar terraced properties. Locally there is a convenience store nearby, a Tesco supermarket with petrol station and various shops within walking distance, and this also includes the Aberavon Shopping Centre. For public transport, Port Talbot Railway Station is just beyond the shops and so is the Bus Station.

i) Background

Mansel Street is relatively quiet as it is closed off at one-end and so only vehicles related to the properties on this road will require access. There is parking for residents on either side of the road, and also in surrounding areas. This is quite a densely populated area with lots of terraced properties, and many have garages with access to the rear of the houses, however, there appears to be ample room for on-street parking locally.

ii) Description of 45 Mansel Street



This is an existing Terraced house with two main Bedrooms and two Bathrooms upstairs, and two Reception rooms and a large Kitchen/Diner on the Ground Floor. There is a small walled Front Garden and a good-sized paved rear Garden with a Garage and back Gate onto an access road between the two rows of houses on Mansel Street and Ty-Draw Street.

There is parking for residents on both sides of the street, and also on nearby streets.



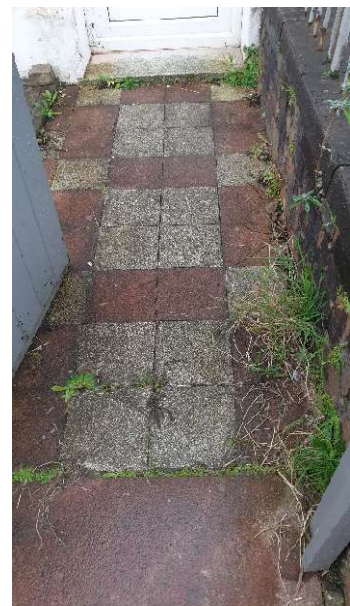
The rear extension houses the Kitchen/Diner on the Ground Floor and the two Bathrooms (with showers) on the First Floor.

EXISTING SITE DETAILS

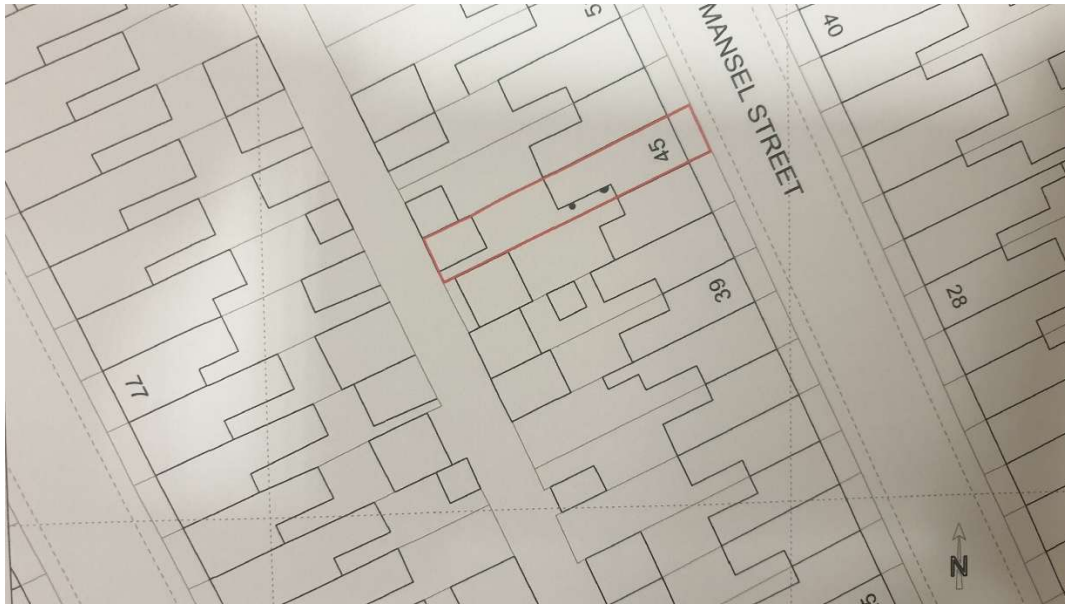
The building location is close to Port Talbot town centre area, set within a terrace of similar (mirrored pairs) house types which is repeated on many of the surrounding streets.

The rear amenity space is mostly paved or finished in concrete, and has several existing levels which will remain as this is a relatively easily maintained area, but will provide the residents with some space for sitting outside in good weather, for drying clothes and for growing plants if they choose this pastime.

The front garden is small and also paved, this provides a barrier between the road and the house – all the properties in the road have the same arrangement.



SITE POSITION ON LOCATION MAP



PROPOSALS

The Proposal is to change the use of this property into a 4-bedroom HMO – all the bedrooms are over 10m² and there are two full bathrooms with showers to service the occupants. All rooms will have lockable 30min Fire Doors and linked Smoke Alarms have been fitted to each habitable room and Hall/Landing areas. The large Kitchen Area has space for a dining table close to the doors that open to the Garden area, which is walled on all sides, with the Garage to the rear and a lockable access Gate so the property is secure. The Garage will have space to store Bicycles and to house the refuse bins for the occupants to leave out on collection days, access is via the sliding garage door to the access road.

COMMUNITY

Port Talbot is the type of town where there is a fair amount of living accommodation in and around the town so that community is generally established. Once the shops close for the evening, and cars are permitted into the town streets after 5pm, there is a lively atmosphere with restaurants and bars nearby, however once these close then the area becomes relatively quiet overnight.

AMENITY SPACE

The rear amenity space is mostly paved or finished in concrete, and has several existing levels which will remain as this is a relatively easily maintained area, but will provide the residents with some space for sitting outside in good weather, for drying clothes and for growing plants if they choose this pastime.

BIN STORAGE

The Bin Storage is proposed to be located on the Ground Floor in the Garage at the rear of the garden area and will include an area for a couple of wheelie bins, and there will also be room for boxes for glass and paper and the bags for cardboard, plastic and tins will be hung on the wall. These items will need to be placed outside the Garage in the access road on the evening before the refuse collection (in this area it's a

Tuesday currently) along with the food waste bins from the kitchen, just like any other household. They will need to be collected and replace into the Garage after collection. The area will be ventilated and will be fitted with locks for access by the residents only.

Tuesday, 3 December (Today)

YELLOW WEEK		
 Plastic / Tins / Cans White Bag	 Cardboard White Bag	 Paper Black box with lid
 Glass Black box without lid	 Food Waste Green Bin	 Batteries Battery Bag

Tuesday, 10 December

BLUE WEEK		
 General Household Rubbish Wheelie bin / black bags	 Garden Waste Green bag	 Plastic / Tins / Cans White Bag
 Cardboard White Bag	 Paper Black box with lid	 Glass Black box without lid
 Food Waste Green Bin	 Batteries Battery Bag	

BICYCLE STORAGE

Bicycle storage is proposed to be located in the rear Garage, using a vertical bike storage system. There will be at least one position per person. The new method of bike storage will provide a lockable position for the bikes to be securely fastened.

PARKING DETAILS

There is no specific parking for the property other than 1 space in the Garage, however (as previously mentioned), there is parking for residents on both sides of the street, and also on nearby streets.

LIGHTING

There is no intention at present to add any lighting to the front of the house, however some low-level PIR security lighting will be installed on the rear wall of the Extension and to the Garage for safety and ease of use for the occupants.

CONCLUSION

The owner is keen to provide good quality and affordable accommodation in this area with this property, in a good residential area, well-served with access to transport and plenty of local amenities.

