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CHARTERED PRACTICE

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SPECIALISTS IN ARCHITECTURAL DESIGN , SURVEYING & BUILDING ENGINEERING.

GREEN INFRASTRUCTURE STATEMENT:

PROPOSAL: CHANGE OF USE OF GROUND FLOOR OFFICES (CLASS B1) TO A CAFÉ (CLASS A3).

SITE ADDRESS: NO'S 1 AND 2 AVONDALE TERRACE, CYMMER.



Full planning permission is sought for the change of use of ground floor office (Class B1) to a café (Class A3) and external alterations at No's 1 and 2 Corner House, Avondale Terrace, Cymmer. The offices at 1st floor level will be retained.

The proposal will comprise:

Ground floor – Games area, coffee shop and external seating area.

First floor – number of small office areas.

Surrounding Area description:

The application site is a two storey property which is located at the corner of Avondale Terrace and Craig Y Fan Terrace within the village of Cymmer

Buildings within the area are a variety of finishes with rendered and brickwork / stone elevations, with some painted sand cement rendered elevations, and with predominantly slate and man-made concrete tile roofs.

Development Impacts:

The proposed change of use of the current building means that there will be no loss of existing vegetation or planting within the boundaries or footprint of the site, but where there is a small external garden area (as existing) which allows some enhancement of the biodiversity.

Biodiversity Enhancements Proposed :

It is therefore proposed to construct/erect a bird box to the existing north/east side elevation of the structure, some 3m above ground level. Sited on this elevation, the bird box will be provided with natural protection from direct sunlight, wind and rain, creating a more suitable and safe environment for growing birds.

The box will also be tilted marginally forward to allow rain to run clear of the entrance. A natural log nest box with a 25mm diameter hole is proposed, to encourage Blue or Coal Tit birds as a species.

Additional landscape borders, planted with wildlife friendly plants, such as barberry, holly and firethorn are also proposed for the side garden.

Conclusion.

It is considered that subject to the above, that the proposed development would maintain and / or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by improved planting on site and inclusion of a nesting box, thus ensuring that any adverse environmental effects are mitigated and compensated for.

Dated: 24th. April 2025

A handwritten signature in black ink, appearing to read 'Andrew Jones', with a long horizontal flourish extending to the left.

Andrew Jones - BSc.(Hons), MIAS, MBEng, C.Build E

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For and on behalf of,

A.J. Design Associates.

Specialists in Architectural Design,
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