

DESIGN ACCESS STATEMENT

PLANNING DOCUMENT REF: 24/456-111

3 VICTORIA ROAD, PORT TALBOT, SA12 6QG

INTRODUCTION

This Design & Access Statement has been prepared by SEAGREY Design Ltd in support of an application for the development of a commercial property. This includes a change of use from a Hair Salon (Class A2) to a Thai Restaurant and Hot Food Take-Away (Class A3).

This application is specifically for the Ground Floor retail area, as all of the building covering the entire First Floor is leased and operated by The Beaches Chiropractic service. There is no access from the ground floor to any of the first-floor areas. The first floor is accessed from a separate entrance on the side of the building in Addison Road and within the other part of the leased area. The building is situated in the Aberavon area on one of the main roads leading to Aberavon beach and the Sandfields area of Port Talbot.

i) Background

The original building is circa early 1900's, with the rear part of the site developed in the 1950's or 1960's. Further Consent was granted in 2005 with Full Planning permission for the addition of windows to the Side Elevation (on Addison Road) and new Facia Boards P/2005/720 & 721. The current owner wants to upgrade the ground floor retail space into a Thai Restaurant & Hot Food Take-Away.



ii) Description of 3 Victoria Street

We believe this property was built around the latter part of the 19th Century and is an end of terrace built in a Villa style, with an ornate front. The rear of the property was an addition built around the 1950's and

covers the whole corner plot with no garden, yard or amenity space. The external brick walls and the slate roof are all in good condition.

The surrounding area is densely populated and would have had lots of small retail outlets on the corner of streets servicing the local people their everyday needs. The existing Salon site is located on the corner of a typical crossroads layout, although the entrance to the Afan Tyre Discount Centre opposite is not a side road but access only to that business, and the electricity substations between the River Afan and the A4241 Afan Way dual carriageway. There is a new development with a Nisa supermarket at Ground level and flats above (parking behind the flats) on the adjacent corner of Addison Road/Victoria Road, and another Retail premises (currently empty) opposite the Salon on Victoria Road.

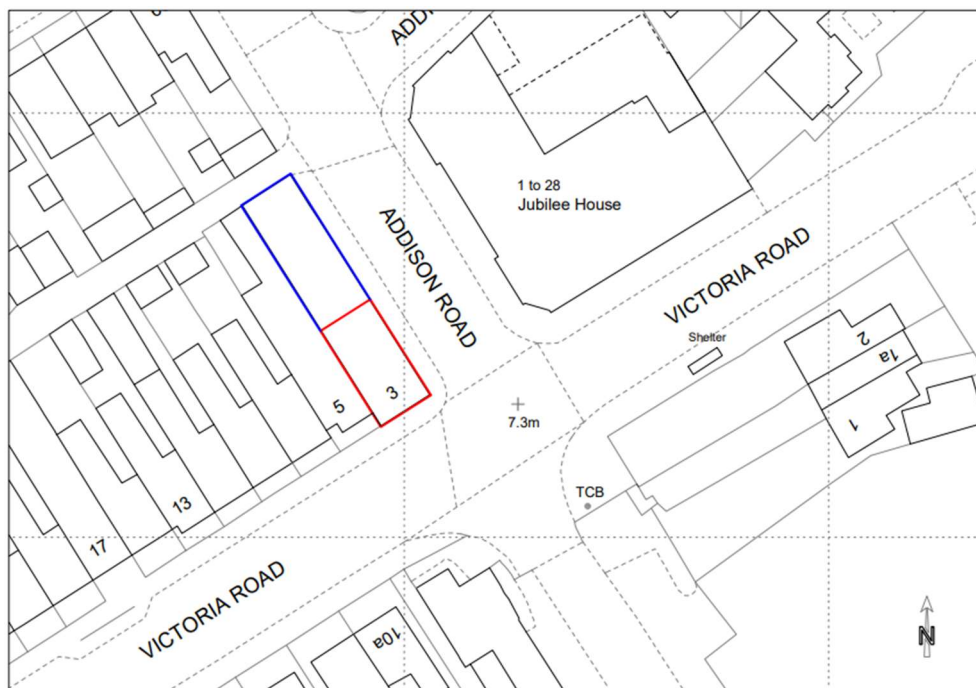
EXISTING SITE DETAILS

The building covers the entire site area, however as the building is sectioned into two businesses only the retail part of the Ground Floor is included for the Change of Use to a Thai Restaurant and Hot Food Take-Away. Currently there is no access between the businesses and only an emergency rear exit to the property from the Chiropractor Clinic.

The upper level of the property is also leased by Beaches Chiropractic services and has its own entrance via a door from Addison Street. The house attached to No.3 is currently a Beauty Salon and there is a Chinese Take-Away a few doors down with a Professional Tutoring service in between, so amongst the domestic properties there are a variety of commercial premises in the vicinity.

The building is in the densely populated area of Aberavon, there is ample street parking within the surrounding side streets and an opportunity for parking on the access road opposite within the Afan Tyre Centre.

SITE POSITION ON LOCATION MAP



VISION

The vision is to create an atmospheric contemporary Thai Restaurant and Hot Food Take-Away, offering good quality food to eat in the small, comfortable restaurant or as a take-away for home eating.

The location is on a busy road and ideal for passing traffic and for local residents to visit – the plan is for the restaurant/café to open at 12noon and close at 10pm, so there will be service at lunchtime, a café service in the afternoon and then full dinner menu in the evenings.

PROPOSALS

The existing interior fittings will be stripped back to expose the main structure of the space, and services. A new Kitchen with storage and a single toilet (for use by customers and staff) will be created. A new door will be installed on the Addison Road side of the building and a fire lobby will separate the kitchen from the road. This will provide a rear exit and main access for the staff in the Kitchen, and also for ease of deliveries and removal of rubbish and waste from the premises on collection day. The Dining area will be at the front of the area with doors leading off Victoria Street and will serve up to 18 seated customers maximum, with a waiting area for Take-Aways and delivery service pick up located between the Kitchen and Dining areas.

COMMUNITY

The Aberavon area could be considered as densely populated with a variety of different houses in each street, there are a few establishments which provide food locally, a couple of Chinese Take-aways and Woody's further down the road which is a more traditional British café with cakes and roast dinners on the menu. We believe a Thai Restaurant and Hot Food Take-Away would be well-supported by locals and also loyal customers from a previous location in the town area.

VENTILATION SYSTEM

The Kitchen ventilation and extract system will be taken through the ceiling of the existing building through the First Floor, where it will be boxed in with sound-proof cladding, to the top of the flat roof area, where the mechanical equipment, fan, filter, odour extraction etc will be sited. There will be another extractor fan required to ventilate the toilet room, which will be set at high level within the ceiling and fitted to the external wall with a cover over the extract pipe. Proposals from ADAPT M&E Ltd are included as **Appendix A** as a scheme proposal.

BIN STORAGE

The Bin Storage is proposed to be located on the Ground Floor at the rear of the new fire lobby under the stairs going up to the First Floor and will include an area for a wheelie bin plus other waste receptacles as provided by the LA or independent operator, 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. There will be a contract agreed for collection of recycling with the LA or an independent service provider.

PARKING DETAILS

Parking for customers and staff will be in the surrounding streets, or across the road as previously mentioned, in the access road to the Afan Tyre Centre. There is some parking on Victoria Road, however this is mostly used by residents, and there is other parking available along Addison Road at the side.



CONCLUSION

This shop unit has been left empty for several years and we consider that this new eatery will make a good addition to the street. There is reasonable opportunity for parking in the area, and this will be more likely to be after hours of most of the other businesses, and will fit in with the existing levels, not noticeably more than any previous business i.e. the hairdressing salon. Plus there is additional parking on the other side of the road to supplement existing levels in the immediate vicinity.

The owners intend to create an inviting interior and improve the street scene with a new business to the area filled with housing, as well as complying with all requirements for ventilation and noise limitations.

We are making this Application with the view that this scheme will gain a favourable response from Neath Port Talbot to improve this retail property.

APPENDIX A

See Documents:

24-456-111 Thai Corner Port Talbot r2 - A3L Drawing of Ventilation Duct

24-456-111 ADAPT M+E Quote

24-456-111 Systemair MUB 042 500EV Multibox – Proposed Equipment

24-456-111 AMMAN Catering Equipment – Quotation for main Equipment