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# DESIGN & ACCESS STATEMENT



**PROJECT:** Capel Y Glyn, Glynneath

**DESCRIPTION:** Conversion of former chapel into four-bedroom dwelling with self-contained one bedroom annex and off road parking for a total of three cars.

**ISSUE:** May 2023

# Design & Access Statement

**Agent:**

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**Client Contact:**

Arran Booth

**Date:**

May 2023

**Development Location:**

Capel Y Glyn, Independent Chapel, Heol Y Glyn, Glynneath, SA11 5BB

**Development Description:**

Conversion of former chapel into four-bedroom dwelling with self-contained one bedroom annex and off road parking for a total of three cars.

**Pre-application Planning Number:**

Q2022/0162

**Contents:**

1. Introduction & Summary of Proposals
2. Site Location & Analysis
3. Planning Policies
4. Proposal
5. Conclusion

## **1. Introduction & Summary of Proposals**

The site is currently occupied by an existing vacant independent chapel. It comprises a two-storey main building (gallery seating to second floor) with a single-story annex building to the rear. It is situated between existing residential estate and the local rugby football club.

The original construction of the building was in circa 1892 and is of simple round headed style with gable entry to the Southeast elevation. At some point prior to the 1930's there was a rear single storey annex extension added. The construction of which appears to be similar in style to the main building.

There is an existing cemetery predominantly to the Northwest, however this does continue to surround the building in some small part to the northeast and southeast elevations.

The building is considered to be of local importance but is not listed or located within a conservation area.

The following report outlines the proposal to provide a change of use to an existing building located in the Glynneath area. The last known use was a place of worship, and the proposal is for a change of use into a four-bedroom residential dwelling, with self-contained one bedroom annex and off-road parking for a total of three cars.

The proposal is to maintain the characteristic of the existing building as much as possible, whilst carrying out repairs and enhancing the existing features so as not to detriment the current aesthetics of the building. It is also proposed to segregate the existing building from the cemetery to put in place a suitable management plan allowing public access to the cemetery whilst providing some degree of private space for the new dwelling.

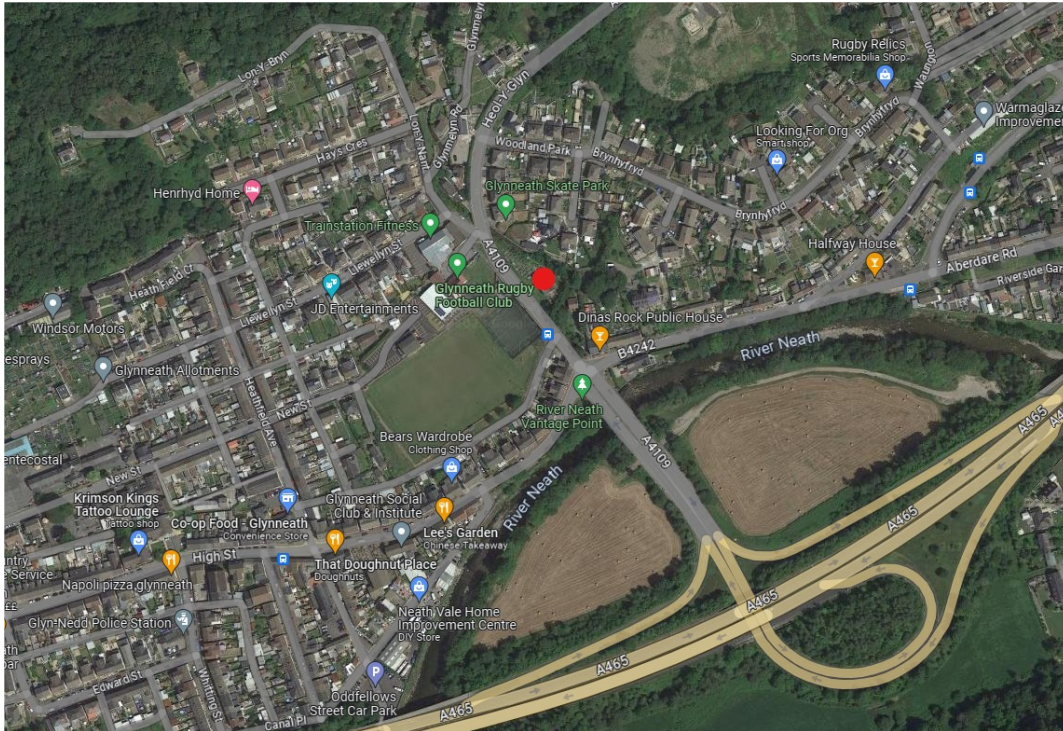
There are also proposals to relocate the public cemetery access and provide a new larger private access with off-road parking and private garden area.

The report will also outline that the location and context of where the building sits is within a mixed-use area of which is predominantly residential, and the proposal will not be out of character in this surrounding.

The information and supporting documentation that follows, will support the proposal, and highlight that the building will be in keeping with its current surroundings and will benefit from being used as a residential dwelling.

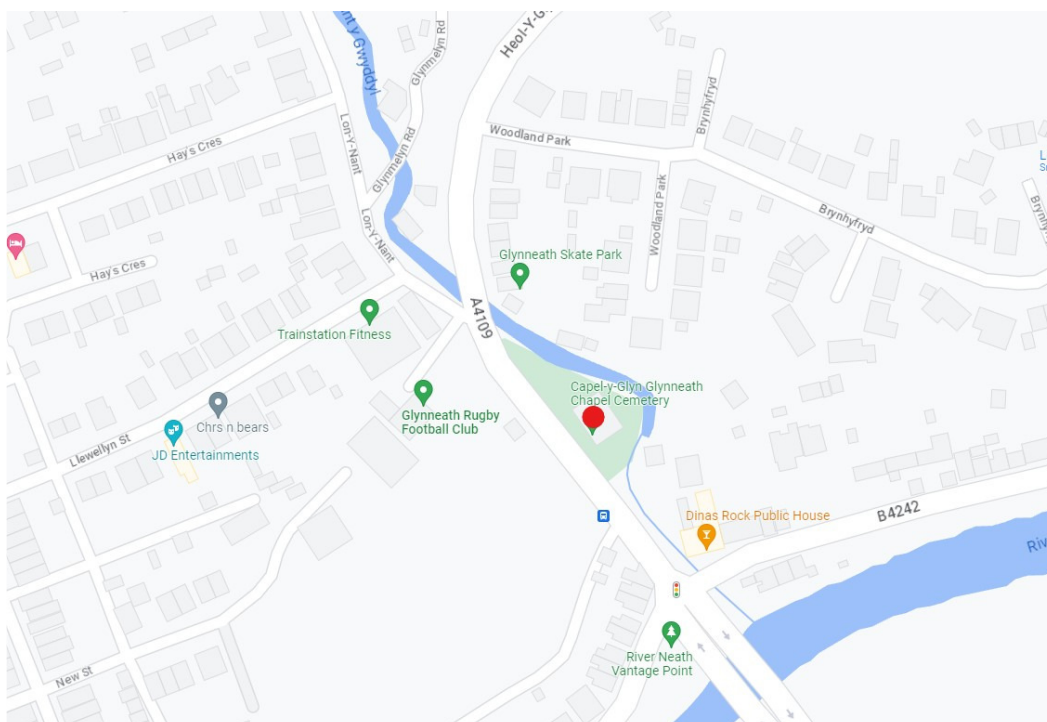
## 2. Site Location & Analysis

The property is located off Heol-y-Glyn road (A4109), towards the East side of the town of Glynneath, with road access just off the A465. As illustrated by the red dot in the image below:



Glynneath is a small town, community and electoral ward lying on the river Neath in the county and borough of Neath Port Talbot, Wales. Industrialisation occurred in the area circa 1793 due to the coal mining industry and the introduction of the Neath Canal in 1775.

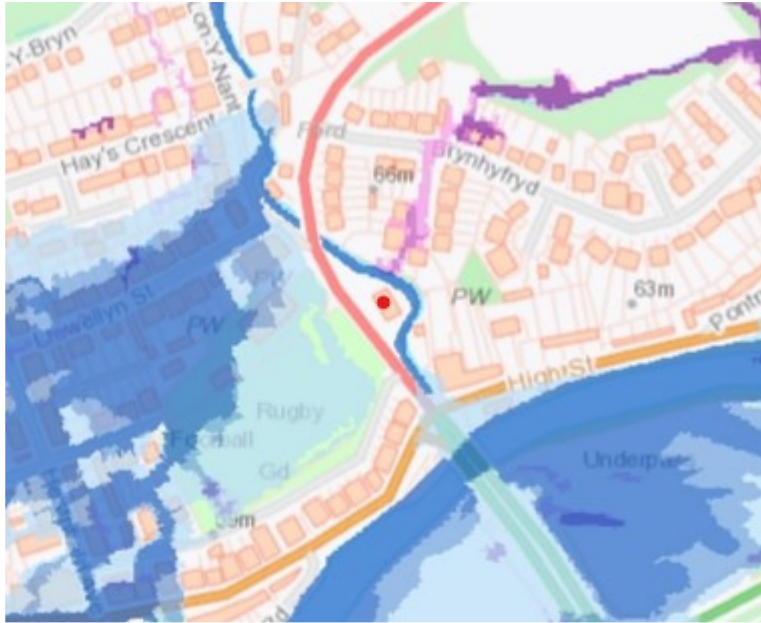
The application site is located between a residential site to the North and a local football rugby club to the west. The building is set back in its grounds from the existing road (A4109) and is somewhat isolated within its own plot separated by the river Nant Y Gwynyddyl to the north / east and existing road (A4109) to the west.



The application property/site is set back slightly off Heol Y Glyn Road and has no current parking provisions. The existing public pedestrian access is to the South corner of the site (as indicated in the red dot on the image below). Pedestrian footpath runs adjacent to the boundary of the site with additional footpath to the opposite side of Heol Y Glyn also.



In addition, part of the land in ownership and surrounding the main building is considered to be high risk of flooding (extract of floor plan below). However, the buildings and immediate areas around to building are not considered to be a flood risk. We are not aware of any recorded flooding incidents occurring since it's construction in 1892.



The site is near the local facilities as it lies just off the main high street of the town centre. The local amenity facilities are located to the Southwest of the site, the majority of which are located on the High Street and mainly consist of small retail and commercial uses, namely public houses, cafes, pharmacy, hair dressers etc. The estimated walking time to these facilities is under 5 minutes.

**Public Transport:**

Rail – There is no local rail station. The closest is in Neath approx. 14 miles to the Southwest. There is, however, good links with buses between Neath and Glynneath.

Bus – There are several bus stops located along the main roads, the closest being approximately 10m away. This provides a regular service to the surrounding villages, towns and city including Neath.

These services operate at regular intervals throughout the course of the day.

### **3. Planning Policies:**

The proposed development falls within the Neath Port Talbot Development area, of which we believe the following planning policies are relevant to the proposed scheme.

**Strategic Policies:**

Policy SP3 – Sustainable Communities

**Topic Based Policies:**

Policy SC1 – Settlement Limits

Policy SC2 – Loss of Community Facilities

Policy EN7 – Important Natural Features

Policy TR2 – Design and Access of New Development

**Supplementary Planning Guidance:**

- Planning Obligations (October 2016)
- Parking Standards (October 2016)
- Biodiversity and Geodiversity (May 2018)
- Design (July 2017)

### **SP3 – Sustainable Communities**

Glynneath falls within the District Centre and as outlined within table 3.1 of the settlement hierarchy. This is an area with good transport links and a wide range of function serving the immediate and surrounding communities. This would suggest that it is an ideal location to provide a new residential home whilst utilising an existing building.

### **SC1 – Settlement Limits**

The proposal is situated within the settlement limits of Glynneath as outlined in the settlement hierarchy under SP3. Therefore, the size/scale of the development should be favourably considered.

### **SC2 – Loss of community Facilities**

The existing independent chapel has over the years fallen to dis-repair. This is down to the lack of use and need for the facility being provided. There are no current parking facilities, and the re-purposing usage is limited due to the need to retain public access to the existing cemetery.

Although the Chapel was officially closed in 2022, it remained un-used since 2019. In a statement from the previous users. “The attending members who were mainly in their 80’s with chronic illnesses counted just 5 had not attended for about 3 years”. As such, the need for this facility has now diminished.

Due to its location, lack of parking, extent of dis-repair and need to retain public access this has posed a limitation on the proposed function and interest in the building. As such we believe a residential dwelling is the correct solution for this property.

### **EN7 – Important Natural Features**

The new owner of the property and surrounding lands is empathetic on the need to retain and enhance the existing features. There is no proposal to remove any of the existing natural features. However, there is proposals to provide additional features such as hedgerows.

The Main development is limited to the existing building and entrance to the site. Additionally, a Bat survey and habitat survey has been carried out and any additional measured required are identified within the reports and will be provided as required.

### **TR2 – Design and access of new development**

The re-development of an existing building will result in very little impact on the original context of the street and surrounding.

The proposal seeks to relocate the existing pedestrian access further north along the site.

This as little or no impact on the public accessibility to the site. The existing pedestrian access is to be increased in width suitable to allow vehicular access to be provided. There is no proposal to have a gated access which would allow for traffic to move freely onto the site. In addition, there will be parking provision for a minimum of three vehicles, all of which will be able to enter and leave the site in a forward motion.

There are very good transport and pedestrian links in the vicinity of the development.

### **Planning Obligations**

The proposed development is very minimal in scale and will have a very limited impact on the current community and infrastructure of the surrounding areas. The proposal is to maintain an existing building and retain an existing public facility (the Cemetery).

The development should not put any additional strain on public transport facilities since it would be accounting for a potential lesser number usage of people along with infrequent usage.

### **Parking Standards**

The maximum number of parking spaces for one dwelling will be provided (three), these will be situated off road and will be to the minimum standard size of 4.8m x 2.6m. They will be in close proximity to the new dwelling.

### **Biodiversity and Geodiversity**

There are no proposed changes to the Geodiversity of the site. However, there are enhanced proposals being provided in the way of hedgerows for the biodiversity. In addition to this document a biodiversity study has been provided with supplementary information for the development.

### **Design**

The new development seeks to maintain the existing structure and surrounding grounds as much as possible. In addition, there is proposals to retain and enhance the existing features. For example, removing the render finish (which was a later addition) and exposing the original stonework.

The proposals being put forward are as outlined in the section below.

## **4. Proposal**

The application seeks to re-develop a currently vacant property and bring its use more in line with the current surrounding community needs. Conversion from its current commercial use into a five-bedroom dwelling with new private garden space, retained public cemetery, new parking, and access for three cars.

The design maintains the original aesthetics of the building, whilst enhancing some of the existing features.

The proposal is to maintain the existing main hall of the building and provide an additional floor creating a new two storey dwelling.

In addition, a widened entrance area will provide vehicular access and landscaped parking area. The existing pedestrian public access will be relocated to suit. A private garden area will be created to the west side of the existing building and will be segregated from other areas of the site by means of hedgerows and fencing as required.

Access to the cemetery will remain public and a new vehicular access and landscaped area will be provided for three cars to the southwest of the site.

The building itself will have minimal changes. However, they will be sympathetic to the design and context to the existing building. New windows / doors will be provided in a similar/enhanced performance style. The later addition of render to the west elevation will be removed allowing the existing stone and brick feature to be enhanced. The annex building to the rear will also have the render removed. It is uncertain as to what material remains below, however if it is stone as hoped, this will be retained and enhanced. If not, a new smooth through colour render will be provided as an enhancement feature.

Internally, new layouts will be provided to suit the new usage. Whilst some existing features such as columns, pulpit and balustrades will be re-used as features within the new dwelling. Wherever possible the new owner would like to re-use as much of the existing materials as possible i.e., timber from the pews for the kitchen cabinetry.

The extracted drawings below provide an overview of the proposals outlined above.

## **5. Conclusion**

As outlined and illustrated in the supporting documentation and application forms, the proposed development is in keeping with the characteristics of the existing surrounding residential development. As such, we consider the development/change of use to be in accordance with the current planning policies of the local area.

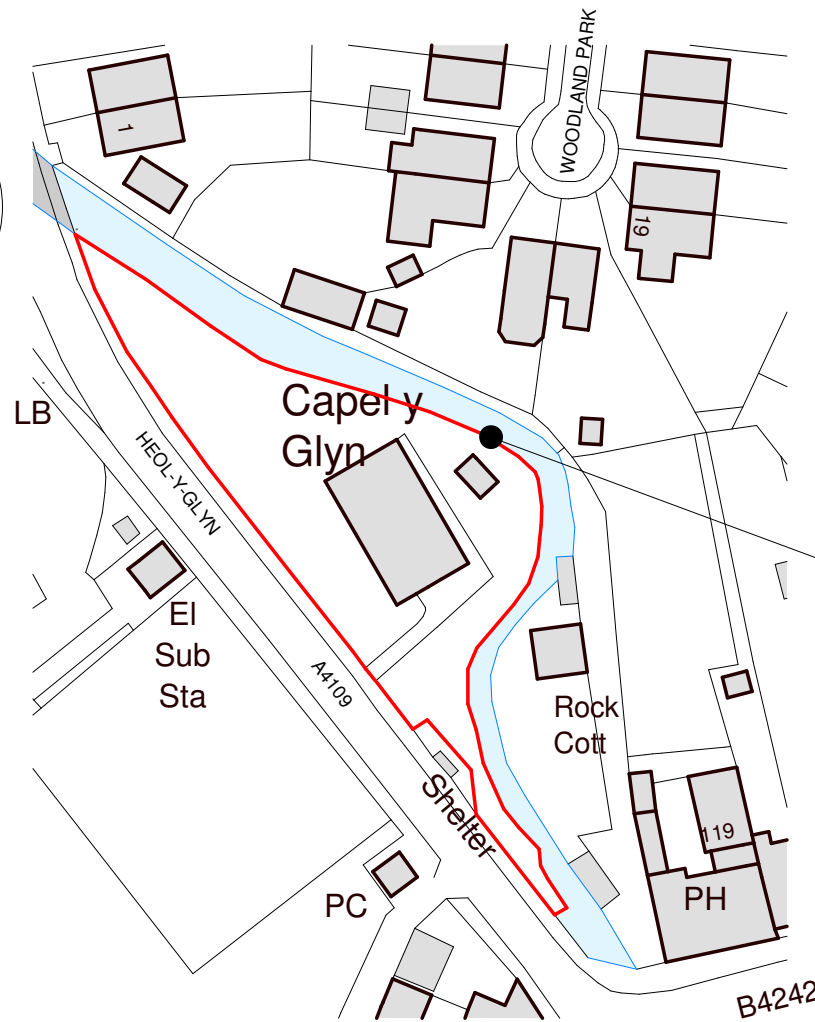
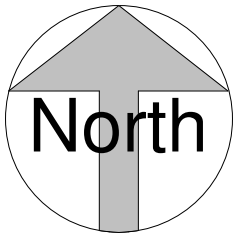
The design is sympathetic to the nature of the existing building and minimal changes are proposed that would impact on the existing characteristics. Thus, any changes will not be out of place and maintain its original design integrity.

The re-use of an existing vacant property is also a sustainable way of increasing lack of provision for the residential requirements of the local area, whilst at the same time providing a greener approach to achieving the housing needs of the community.

The development is small in nature and will not significantly impact (if at all) on the current infrastructure of the surrounding area.

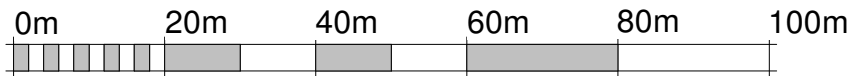
The change to residential will also avoid the conflict of a mixed-use development in such an area with limited vehicular and foot traffic restrictions. Having a single residential usage for such an area will be more beneficial to the existing residents.

## *Appendix 01: Proposal Drawings*



Have assumed edge of river is site boundary

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VISUAL SCALE 1:1000 @ A1

Drawing Title:

SITE LOCATION PLAN

Drawing No:

0001

Scale: @A4

1 :  
1000

Date:

11/04/22



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IMAGE 01



IMAGE 02



IMAGE 03



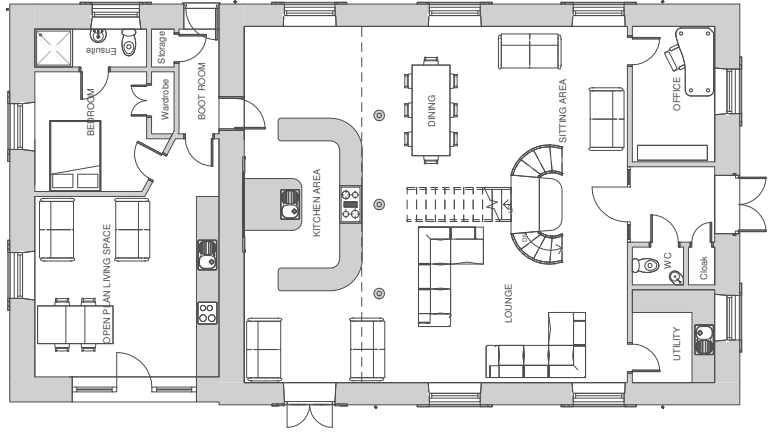
IMAGE 04



IMAGE 05

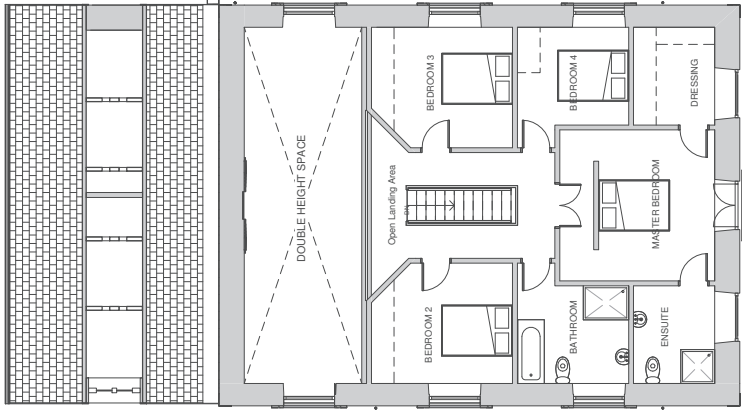
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| Client:        | Arian Booth                                                                                                   |
| Project Name:  | Capel Y Glyn, Heol Y Glyn, SA11 5BB                                                                           |
| Drawing Title: | EXISTING LANDSCAPE PLAN                                                                                       |
| Scale:         | As Indicated                                                                                                  |
| Project No:    | RDMD063                                                                                                       |
| Drawing No:    | 0003                                                                                                          |
| Date:          | 04/24/23                                                                                                      |



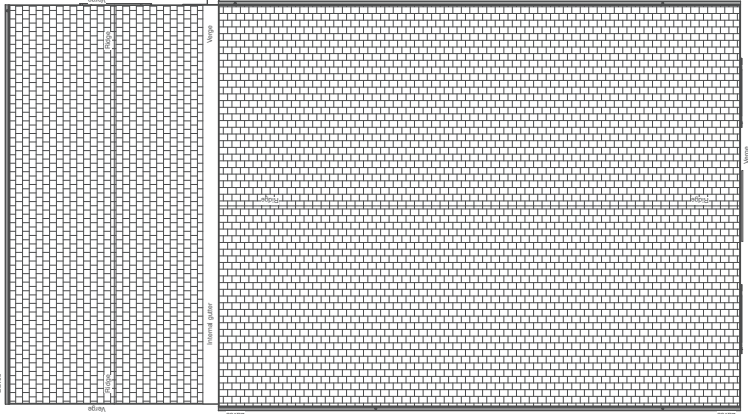
PROPOSED GROUND FLOOR

1 : 100



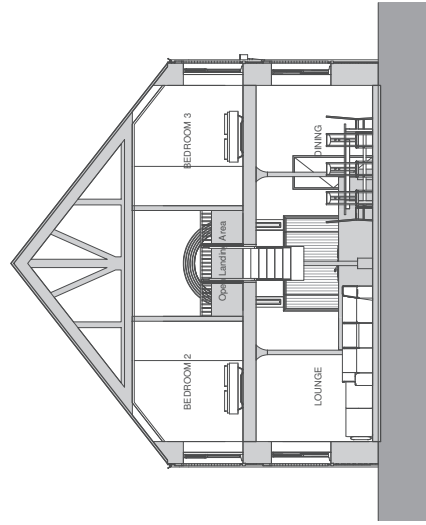
PROPOSED FIRST FLOOR

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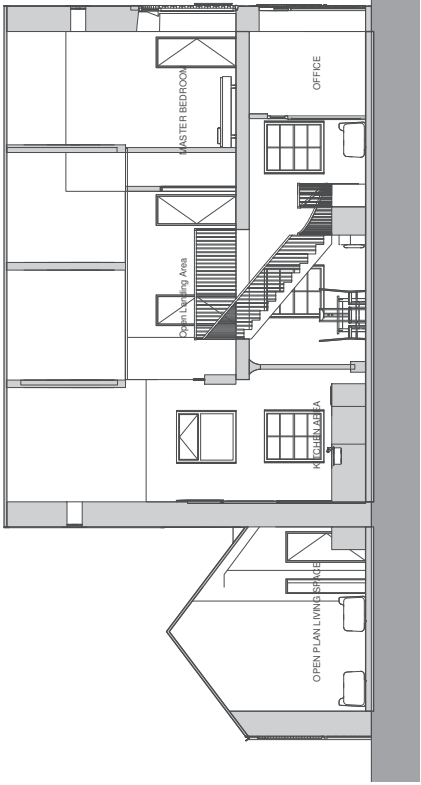
PROPOSED ROOF PLAN

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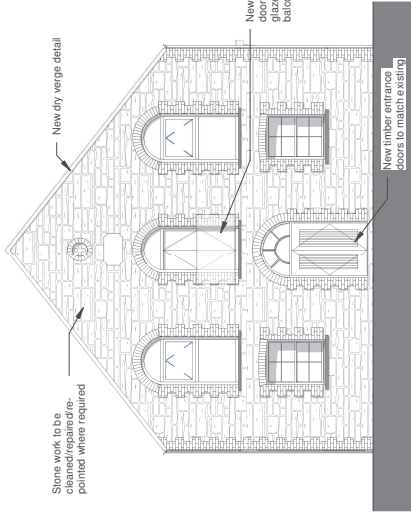
PROPOSED SECTION 1-1

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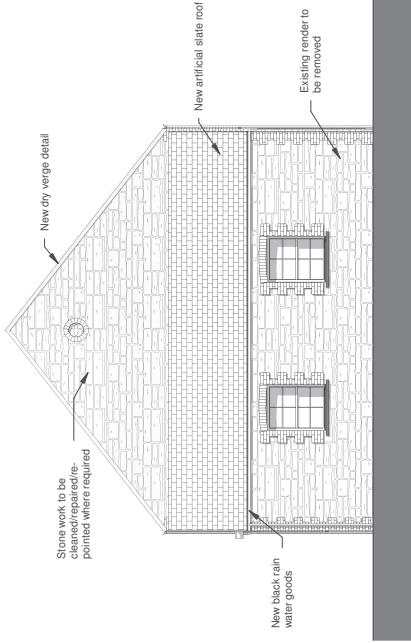
PROPOSED SECTION 2-2

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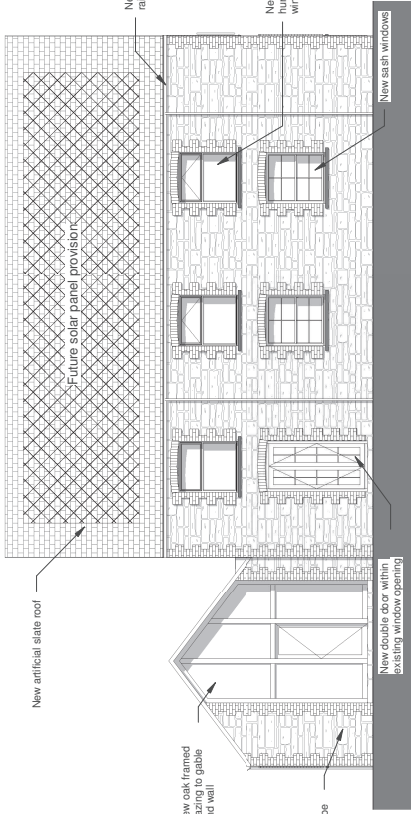
PROPOSED FRONT ELEVATION

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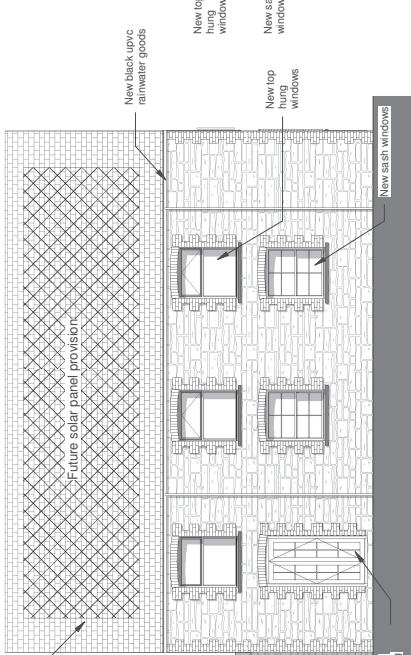
PROPOSED REAR ELEVATION

1 : 100



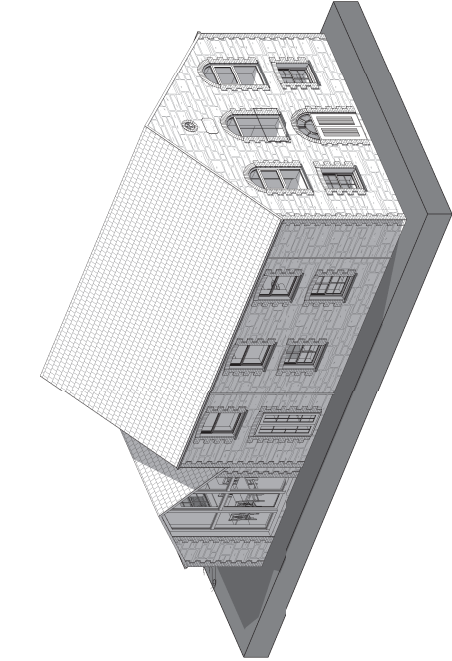
PROPOSED SIDE ELEVATION 1

1 : 100

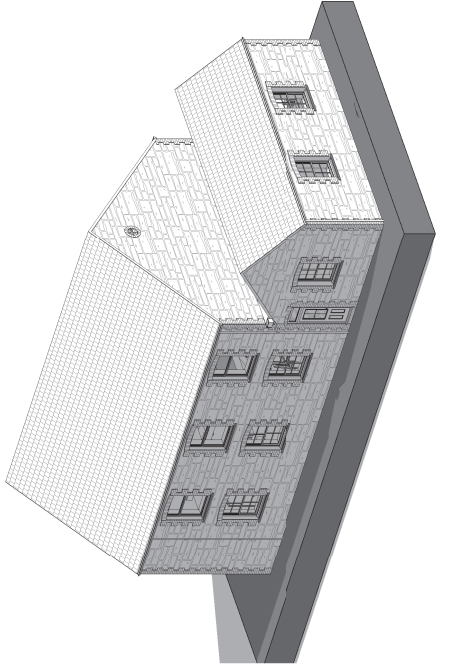


PROPOSED SIDE ELEVATION 2

1 : 100



3D View 1



3D View 2

- Materials:**
- External Walls:**  
Existing stone external walls with brickwork features to be cleaned up, repaired and re-pointed where required.  
Existing rendered walls to have render removed and new plasterwork applied.  
Any plasterwork cleaned, repaired and re-pointed as required.  
If stonework is not existent below existing render, a new through colour, smooth render is to be provided as an alternative.
- Windows:**  
New sash windows with glazing bars to be provided at first floor level. Existing opening sash windows at first floor level to be replaced with new white or pale blue. Colour to be agreed with the client.  
Annex building to have new oak framed, full height glazing to gable end.
- Doors:**  
New entrance door to match existing.  
New glazed double door provided to side elevation giving access to garden area. White or pale blue to be provided.  
First floor double door to master bedroom with glazed Juliet externally.
- Roof:**  
New roof to be provided with artificial slate tiles.  
Rainwater goods:  
Existing fascias to be removed. Gable end walls to have new fascias and downpipes to be provided in black.  
New upvc gutters and downpipes to be provided in black.
- Boundary Treatment:**  
Masonry walls with hedgerows/trees to remain.  
New internal timber fencing to be provided to separate public and private access.  
New internal timber fencing to be provided at the north end of the site for public access.  
Existing access through stone wall to be increased in width to provide vehicle access, new dropped kerb to be provided. No gate to be provided to avoid walling on public highway.

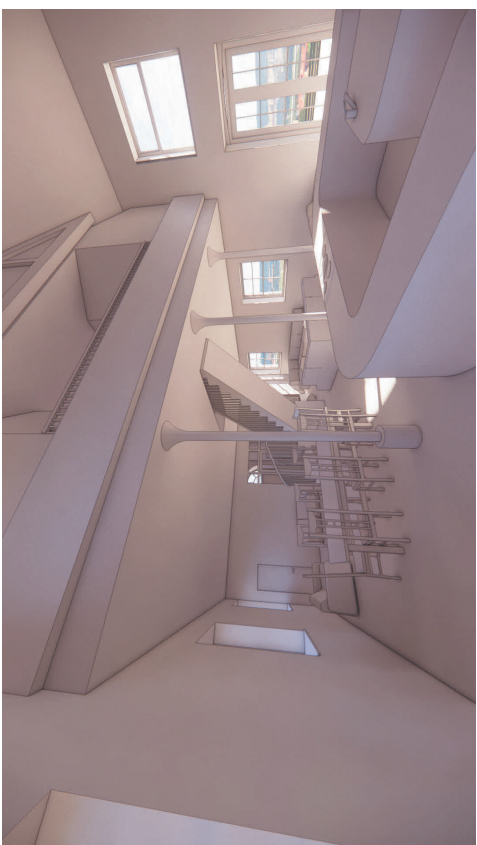
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| Client:        | Aran Booth                          |
| Project Name:  | Capel Y Glyn, Heol Y Glyn, SA11 5BB |
| Drawing Title: | PROPOSED PLANS & ELEVATIONS         |
| Scale:         | Scale @ A1                          |
| Project No:    | PLANNING                            |
| Drawing No:    | 0004                                |
| Revision:      | 1 : 100                             |
| Date:          | APR 2023                            |





|            |      |             |
|------------|------|-------------|
| Ref        | Date | Description |
| No Invoice |      |             |



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| Arain Booth                           | Project Name: |
| Capel Y Glynn, Hael Y Glynn, SAT1 5BB |               |
| Planning Title                        |               |

**INTERNAL DIMENSIONS & 3D VIEWS**

Scale: 1:50

Sheet: 01/1

|                  |           |           |
|------------------|-----------|-----------|
| Information Only | Drawn No: | Revision: |
| 01/00063         | 0010      |           |
| Ref: DM0063      |           | APR 2023  |

