

DESIGN ACCESS STATEMENT

PLANNING DOCUMENT REF: 26-502/301-RevA

MORRISONS CONVENIENCE STORE, 30 – 32 STATION ROAD, PORT TALBOT, SA13 1JS

INTRODUCTION

This Design & Access Statement has been prepared by SEAGREY Design Ltd in support of an application for the change of use from a bank (Class A2) to retail Convenience Store (Class A1).

This application is specifically for the Ground Floor retail area only; the first floor is currently 2no. flats and will be developed at a later stage subject to a separate planning application. The building is situated within Port Talbot town centre.

i) Background

The original building we believe to be circa 1880's, and the properties on this side of the street appear to have been built with the Ground Floor areas as retail outlets, this was derived from old photographs of street views.





ii) Description of 3 Victoria Street

We believe this property was built in the latter part of the 19th Century and is an end of terrace built in a Victorian style, with an ornate front elevation and two upper floors. The property covers the whole corner plot and has single storey buildings attached to the rear which were probably added later. The staff access is from the rear yard area which has parking and storage for refuse.

The external brick walls and the concrete tile roof are all in good condition. The flat roofs have recently been replaced on the single storey parts of the building.

The surrounding area has a high density of housing close by, and Station Road is predominantly a business area represented by a wide range of commercial genres from Takeaways, Hairdressers, Banks and Estate Agents etc. A lot of these buildings have accommodation on the upper levels.

EXISTING SITE DETAILS

The building covers the entire site area with a small rear yard for storage of recycling and a parking area. There is access to the upper floor levels (existing flats) via a staircase with a separate door to the Shop entrance. One of the 2No. parking places will be allocated to the new Studio flat above the storage room (part of the convenience shop) which was part of another application P2026/0241 given consent on 22/05/2026. The other parking space will be allocated to the shop, for staff and deliveries.

The upper levels of the property are currently 2No. Flats being developed at a later stage under a separate Planning application.

The building is in the densely populated area within Port Talbot town centre; there is ample short stay street parking in Station Road and within the surrounding side streets, like the upper end of Courtland Place (lower end adjacent to the houses is dedicated Residents Parking).

SITE POSITION ON LOCATION MAP



VISION

The vision is to install a fresh and modern Convenience shop with a variety of goods and staple foods for quick and easy top-up shopping with good quality service and ease of selection for local households, and to provide a different, clean and needed choice of competition in the area. The brand is under the banner of Morrisons and has become a busy alternative to other stores in the area since it opened on 16th April 2026.

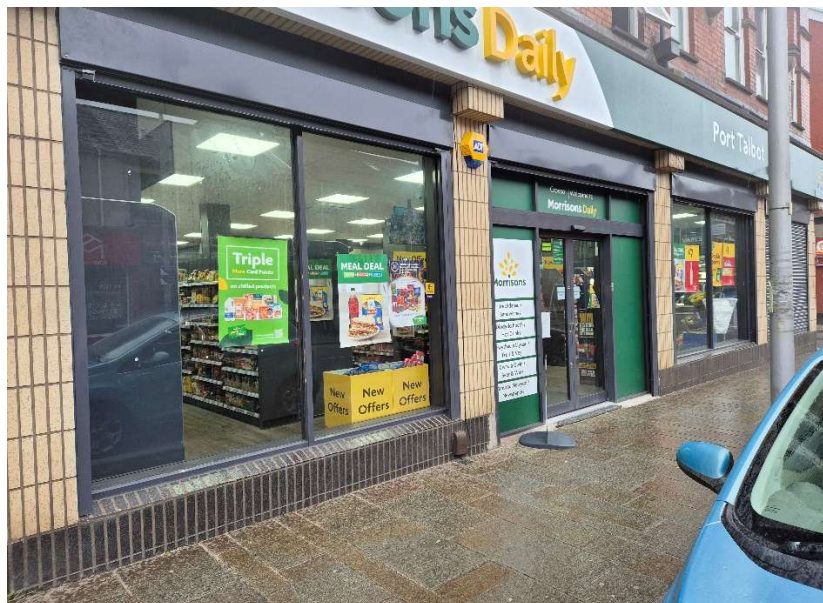


CURRENT PROPOSALS

As the shop opened in April 2026, this application for Planning Consent is in retrospect, so we will refer to the existing situation for the purposes of this document.

The space, previously used by the old Midland Bank (now part of HSBC) is ideally suited to this sort of retail operation, with a large, relatively open space where the tellers and the front offices were, and plenty of room for storage, offices and staff welfare areas at the rear. The owners of the building have leased the shop to Morrisons Daily, and they have carried out the internal renovations and fit-out of the retail area.

There has been very little change to the internal layout, other than some studwork partitions etc have been removed, and others created in order to re-organise the area for the new layout (see Previous and Current Plans) required for the Convenience Store arrangements.



The main change to the new store is to install a new shopfront made of dark anodised aluminium with integral security shutters and an automatic sliding door for customer's ease of entry/exit – this replaced the old timber-framed glazed shopfront which was looking very tired and out-of-date. However the new shopfront incorporated most of the original tiled front columns and base of the façade, as this was intact and in good repair. The new automated doors replaced the old pull/push type for the bank and the whole effect gives the new shop a sense of the old and new.



COMMUNITY

Station Road is a long street of commercial enterprises within a densely populated area of Port Talbot. There is a great variety of takeaway cuisines, Estate Agents, a couple of bars/pubs and (currently) a bank plus hair salons, clothing stores, cafes and charity shops. This area is just around the corner of the Bus and Train stations with plenty of passing foot traffic on their way towards the main shopping centre. It's likely that this building was originally constructed around the time when the Railway came to Port Talbot in the 1890's as a building combining retail and accommodation, in an area developing around the steelworks and other industries. It's a close-knit community with many streets of housing for local workers.

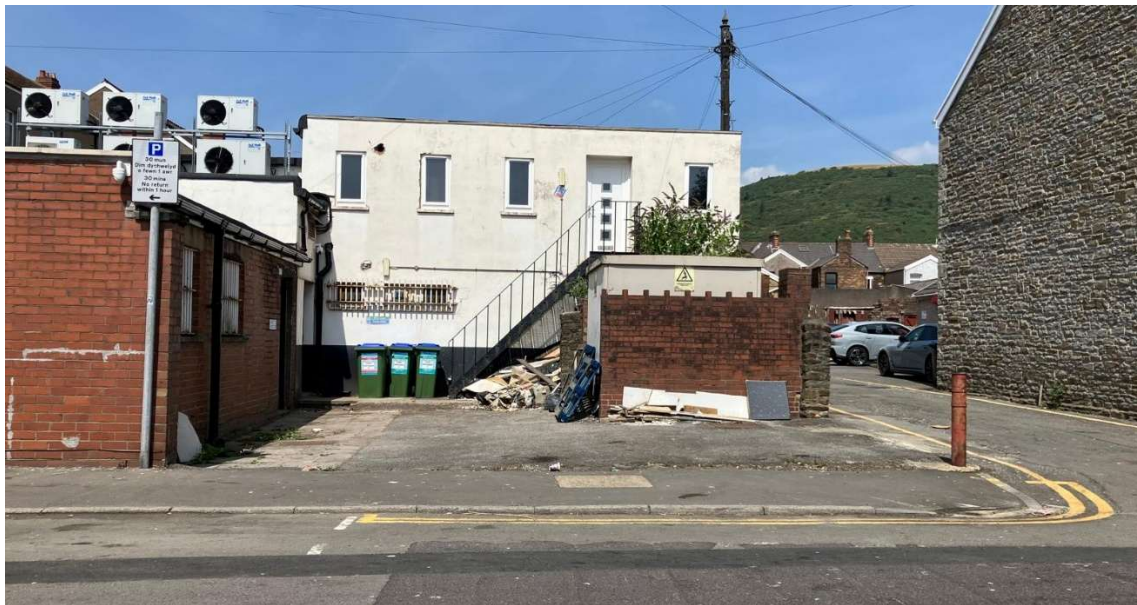
BIN STORAGE

The Bin Storage area is proposed in the yard area at the rear of the building as indicated on the drawing. There will be recycling receptacles for waste food and plastics inside the store. Cardboard will be stored in racks inside the building for returning to the supplier (Morrisons Supermarket Ltd) so when deliveries are made, this waste will be removed. A contract has been agreed with Neath Port Talbot Council for the removal of other general waste which will be stored at the rear in suitable receptacles, and the area kept clean to avoid pests accessing any discarded rubbish.

PARKING DETAILS

Parking for customers to the convenience store will be in the short stay areas in front of the Convenience Store in the parking bays, and in surrounding streets, there will be two parking spaces in the rear yard area for staff along with the supply deliveries. It is expected that the general staff will live locally too, and be able to travel by public transport, bicycle or by walking (bicycles can be stored inside the storage areas of the shop if needed, for security).

The parking area has existed for some time as part of the land which belonged to the Bank previously, and has been used by local residents whilst the building was empty. Now it is used by the staff and the delivery vans, no-one else parks there. The area was already finished with tarmacadam many years ago and there are no current plans to change this finish, although a dropped kerb vehicle crossover is going to be applied for in the near future. NB – please ignore the remnants of ongoing building works on the site, this will be removed when works have been completed.



CONCLUSION

This unit has been vacant for many years and we consider that this new shop 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 bank. Plus there is additional short stay 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 and retain this retail property.