

DESIGN ACCESS STATEMENT

PLANNING DOCUMENT REF: 26-503/301

FLATS ABOVE 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 development of the First and Second Floor Flats. Currently there are 2No. Flats over each building and the project is to increase this to 4No. Two-bedroom self-contained Flats. The building is situated within Port Talbot town centre above the recently developed Convenience Store “Morrisons Daily”.

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 understand this property was built in the latter part of the 19th Century, around the time of the Railway being constructed in Port Talbot and beyond. It is an end of terrace built in the 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 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, and the main roof has been cleaned and repaired as necessary.

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. The access to the upper floor levels (existing flats) is via a staircase to the rear of the building which has its own separate door adjacent to the staff entrance for the Ground Floor shop.

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 create 4 modern self-contained flats with 2 bedrooms each, from two very large, two-storey apartments. Each side has a similar arrangement, with stairs to the 2nd floor located within the building, separated by a party wall. This will allow for two generously sized flats over each side of the property (30-32), with their own private access from the rear of the building.



CURRENT PROPOSALS

There has been very little change to the internal layout, other than some studwork partitions etc. have been removed or relocated in order to re-organise the area for the new layouts. The stairwells have been isolated from the flats as part of the landlord's area for maintenance, and are for access to the upper floor, with storage rooms on the half landing where bikes can be kept. There will be lockable storage for bicycles (for the First-floor flats) in the lower stairwell on the wall where the stairwell widens, as indicated on plan.

Each flat will have two bedrooms with a separate bathroom, kitchen and living room. The Second-floor flats will have an additional room for a utility space. There will be a post box for mail at the top of the initial access stairs and a security access lock/intercom on the main entrance door on the Ground Floor.

All the existing uPVC and some metal-framed (at the rear) windows, front and rear, are to be replaced as shown on the drawings. The Front doors to each flat will be 60min fire-rated and there will be another Fire Exit created onto the flat roof so that escape can be made over the roof to the rear of the building (on either side) where there is a short distance to the ground for escape via a ladder. The Fire Exit on the other side already exists.



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.

SURROUNDING AREA

The building is located on Station Road which does not have a bus route - however the railway station is a short walk away from this street as is the Bus Station. This location offers options for travel to many towns and cities, almost on the doorstep. Also, the town of Port Talbot is nearby with many opportunities for visiting restaurants and pubs along with a good selection of shops to serve the occupants' needs.

BIN STORAGE

The Bin Storage area is proposed in the yard area at the rear of the building. There will be room for recycling and general waste storage as indicated on the drawings, and the collections will be taken with the domestic routes for the area, as shown below.

Tuesday, 25 August		
YELLOW WEEK		
 Plastic / Tins / Cans White Bag	 Cardboard, Cartons and Paper White Bag	 Glass Black box without lid
 Food Waste Green Bin	 Batteries Battery Bag	
Wednesday, 2 September		
BLUE WEEK		
 General Household Rubbish Wheelie bin / black bags	 Garden Waste Green bag	 Plastic / Tins / Cans White Bag
 Cardboard, Cartons and Paper White Bag	 Glass Black box without lid	 Food Waste Green Bin
 Batteries		

CYCLE STORAGE AREA

There is no specific parking area available to allocate parking for the flats, there has never been any in previous times. There are short-stay parking bays available on the streets nearby, and residents parking for the houses on Courtland Place which will not be available for this property. However, there are many amenities within short walking distance and there will be storage for one bicycle per flat inside the building, if this is required by the residents.

CONCLUSION

This unit has been vacant for many years the development of the new Morrisons Daily Convenience Store has made a great addition to the street view. We believe that the addition of four 2-bedroom Flats to this property will enhance it further and increase accommodation provision in the Port Talbot area.

The owners intend to create modern flats with inviting interiors. We are making this Application with the view that this scheme will gain a favourable response from Neath Port Talbot to improve the two floors above this property.