

85 Glebe Street, Penarth, Vale of Glam CF64 1EF

Design and access statement to support application for new shop front and change of use from Tattoo Studio to shop/retail.

Access

- New level access will be provided by removing a section of the existing slab and creating a new lower slab locally to the new entrance. Within the premises but outside the immediate door swing area, the new slab will slope upwards at approx 1 in 20 to the level of the existing slab, which is approx 90mm above the back of pavement level.
- The result will be a gentle rise from the pavement to the existing shop floor.
- The existing front line of the building will be preserved and therefore the new entrance will have an inward opening door which will not obstruct the pavement.
- This arrangement will suit elderly, disabled or anyone with a pushchair.

Character

- The historic shop front has long since gone and the current window seems more suited to a residential unit rather than a shop.
- A new shop entrance and window will therefore be constructed in aluminium, which is a durable and long lasting material and would suit many retail unit occupiers.
- As there is currently no proposed tenant or occupier for the retail unit, the proposal is for a dark brown anodised finish which would suit many occupiers. If necessary we would agree to a condition being added to the planning consent so that the colour can be agreed at a later stage, if this is preferred by the planning authority.
- Above the new shop window and entrance there would be a localised fascia which would be flush with the front/solid elements of the existing building.
- This fascia would ultimately carry the shop's logo (and be externally illuminated), however details of this are not yet available as there is currently no proposed tenant or occupier.
- If the tenant or occupier had an insurance requirement for a roller shutter, this would be mounted internally behind the fascia and operate entirely within the shop premise and would not be external onto the street.
- There is no proposal for an awning or canopy as the shop front faces west and is in shadow for the majority of the day.

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01 SEP 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Community Safety

- This proposal would provide access to the first floor dwelling from the front (Glebe Street) and adjust the current arrangement of access to the shop. The impact overall would be a marginal improvement to community safety as activity would be concentrated at the front rather than shared between the front and the back.

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COUNCIL

AMENDED PLAN

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- This would be in keeping with other dwellings over shop(s) in the street, including the next door premises.

Environmental Sustainability

- The shop front works would make the retail unit more attractive and thus encourage and improve the local shopping options for the community, thus encouraging sustainability.
- It should however be noted that this is a small retail unit of approx 56 sq m and this will therefore have only a marginal impact on the environment.

Movement to, from and within the development

- It should be noted that the existing access to the first floor dwelling (above the shop) is via the rear, i.e. Salop Place; through a small yard, up 1 flight of external stairs and finally over an existing flat roof. This is far from satisfactory and the internal layout indicates that this was a change from the original Victorian arrangement. This planning application proposes that the original access arrangement for the first floor flat is reinstated.
- Access to the rear of the dwelling, ie via Salop Place, would remain however without the need to access the first floor dwelling via an external staircase (which would be demolished) a larger external area/yard adjacent to the rear entrance would be available as an improved amenity area.
- The shop access would be level (at back of pavement) and via a gentle gradient (within the shop, but adjacent to the door), thus creating a better all-round and easier shopping experience for the elderly, wheelchair disabled and people with pushchairs.