

VALE OF GLAMORGAN COUNCIL

WITHDRAWN

14 00846 LBC

Design and Access Statement (DAS)

EST 0130 Western Shelter
Replacement of Roller Shutters

March 2014

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In preparation of this document the following guidance documents have been used:

Part 1 Policies: 1, 2 and 14

ENV 17 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT

ENV 20 - DEVELOPMENT IN CONSERVATION AREAS

ENV 23 - SHOPFRONT DESIGN IN CONSERVATION AREAS

SHOP 1 - THE SHOPPING ENVIRONMENT OF DISTRICT CENTRES

SHOP 2 - NEW AND IMPROVED SHOPPING FACILITIES

Planning Policy Wales (4th Edition) 2011

Technical Advice Note 12 – Design

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Site Location



Photograph 1 – Existing Site

INTRODUCTION

The existing site, which can be seen in Photograph 1, is located on Paget Road in Barry Island.

There are six shops located on the waterfront of Barry Island. These shops have existing roller shutters which are located on the front and the rear of the buildings.

Due to marine environment the roller shutters need constant repair and servicing.

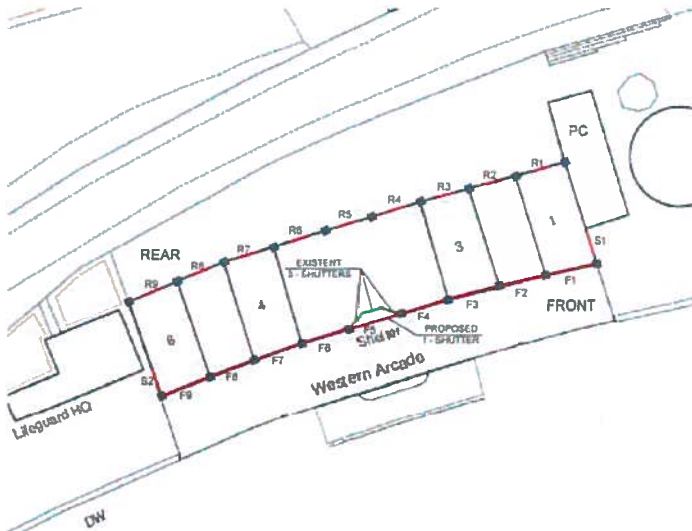
These shops are being used mostly in the summer periods with the funfair and the tourist attraction providing food or supplies for the beach activities.

As well as this document the following drawings are being submitted in support of the Planning Application form:-

- AL(90)01 Site Location Plan
- AL(00)01 Existing Plan
- AL(00)02 Proposed Works
- Drawing No: 2030314
- Drawing No: 3030314
- Drawing No: 2060214
- Drawing No: 3060214
- Drawing No: 4060214
- Drawing No: 5060214



Photograph 2 – Pathways Entrances



Illustratin 1 – Works that will be carried out on the shops

1. ACCESS AND MOVEMENT

1.1 Site Location

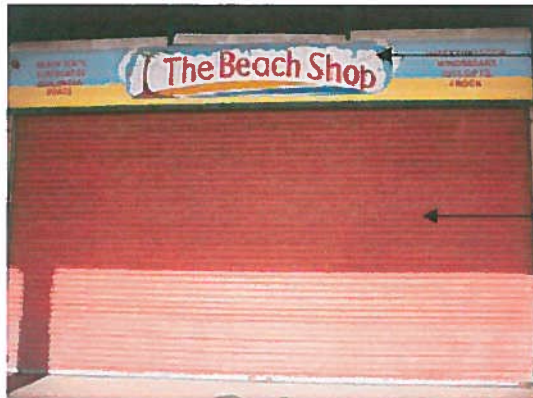
The existing site location is shown in Photograph 1. The building is located by the sea front and can be accessed from the front and the rear pathways.

1.2 Inclusive Design

The proposed shutters are to match the existing shutters, the visual look will look the same and have the existing signage.

The proposed shutters will have the facility to allow ease of maintenance without disrupting or having to remove the existing signage. The replaced shutters will be on both sides which can be seen on illustration 1.

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Photograph 3 – Existing shop front

Existing signage will remain the same

Existing shutters which will be replaced



Photograph 4 – Existing shop rear

Existing signage will remain the same

Rear Entrance

2. APPEARANCE AND CHARACTER

2.1 Layout

The proposed shutters will be located within the same opening that the existing shutters are, this can be seen on illustration 2.

2.2 Scale

There are 20 shutters to be fitted in total, 9 in the front, 9 in the rear and 2 on the sides. These can be seen in Illustration 1 and drawing AL (00) 02 provided.

The sizes of each shutter vary depending on the shop, this can be found on illustration 3.

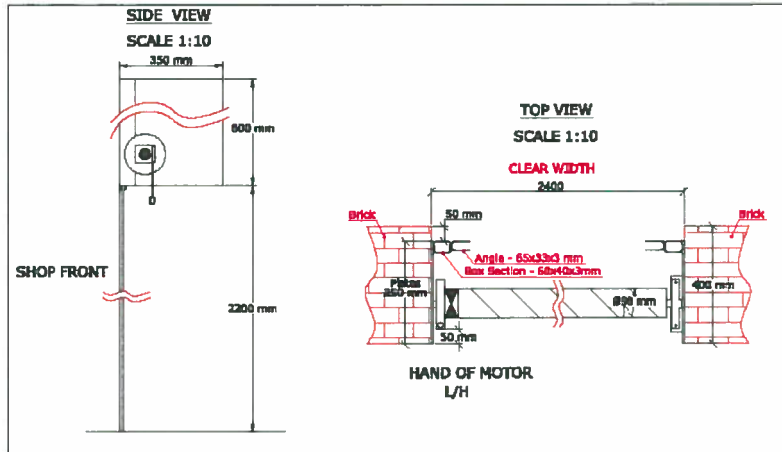


Illustration 2 – Example of detail shutter

No:	Width(mm)	Height(mm)
1	5800	3200
2	6200	3200
3	6200	3200
4	6200	3200
5	6200	3200
6	6200	3200
7	6200	3200
8	6200	3200
9	6200	3200

Front fitted shutter dimensions

No:	Width(mm)	Height(mm)
1	2400	2200
2	2400	2200
3	2400	2200
4	2400	2200
5	2400	2200
6	2400	2200
7	2400	2200
8	2400	2200
9	2400	2200

Rear fitted shutter dimensions

No:	Width(mm)	Height(mm)
1	2000	3000
2	2000	3000

Side fitted shutter dimensions

Illustration 3 – Shutter dimensions

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2. APPEARANCE AND CHARACTER

2.3 Density, Mix & Use

The proposed new shutters will be like to like and placed in the same place as the existing shutters.

The detailing of the new shutters is shown on the drawings supporting the design and access statement and in illustration 2 & 3 which show dimensions of the different shutters.

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3. PUBLIC SAFETY

3.1 Public Safety

There is no impact on the existing site or surrounding properties.

The work on the shutters will be carried out during working hours.

Each shop will be finished on the same day and the shutters will be ready by the end of the working day to allow the shop to close as usual and be secure.

Temporary scaffolding will be put up during the works on the shutters and will be brought down at the end of the working day.