

30 THE PARADE, BARRY

DESIGN & ACCESS STATEMENT



FRONT ELEVATION

This Design and Access Statement provides supplementary evidence in support of the householders planning application to: 'Replacement UPVC glazing to first floor balcony and rear cloakroom addition' It is intended that the improvement works to the above property will enrich the character and diversity of the surrounding area and revitalise this unique property.

Agent: Juicy Design

Date of Preparation: 30/07/14

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STAGE 1

ENVIRONMENTAL SUSTAINABILITY

The principles and concepts of environmental sustainability will be met by making better optimisation of the living space and improve the overall enjoyment of the property.

Improved glazing to the south facing front elevation will maximise solar gain, improve thermal performance and provide better natural ventilation to the property.

The relocation of the ground floor cloakroom to the rear of the property will improve functionality of the property and provide much needed additional storage in place of the existing cloakroom. An outside tap/wash facilities will encourage participation in outdoor activities, allowing down muddy boots, pets and such like to be washed down, cleaned avoiding any mess being traipsed through the property.

MOVEMENT

The principles and concepts in relation to movement to, from and within the development site will be improved with the repositioning of the back door via the utility/lobby area.

The removal of the outer main entrance doorway will allow more natural light to enter the property and improve access to all, especially the visually and hearing impaired, creating a sense of place and visual connection with the landscape beyond.

The improved cloakroom facilities situated on the ground floor at the rear of the property will enhance the movement and flow of occupants around the property. The relocation of the soil pipe and damp proof remedial works will help eradicate any rising and penetrating damp issues allowing for better enjoyment of the outside space.

The replacement of the defective UPVC first floor balcony glazing with a more aesthetically pleasing and robust aluminum glazed screen and balustrade system will maximise panoramic coastal views across the Old Harbour, creating a clear sense of place.

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CHARACTER

The principles and concepts in relation to character will be significantly improved by replacing the defective UPVC glazing and failed frosted glass units with a clear and uninterrupted contemporary aluminum glazed screen and balustrade system.

The defective UPVC glass façade adjoining the neighbouring property does not compromise the privacy of neighbouring occupants. The overall design is sympathetic to the existing building and local area and there are no overbearing concerns. With the introduction of quality materials the new façade will be more robust and aesthetically pleasing than previous.

COMMUNITY SAFETY

The main entrance will benefit from improved security locks and allow occupants a clear visual connection with the outside space. Replacement glazing will also provide more efficient and effective security for the property.

STAGE 2

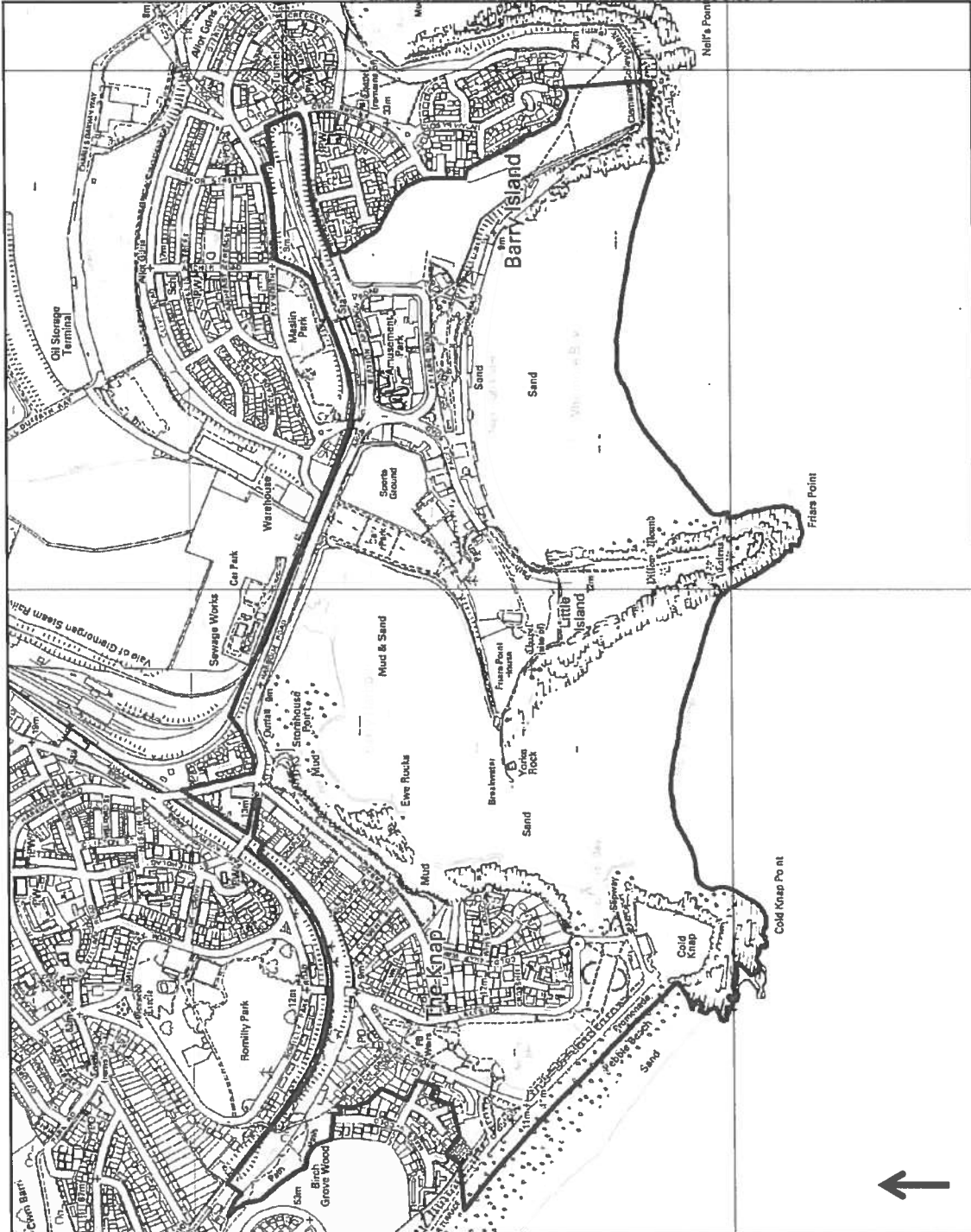
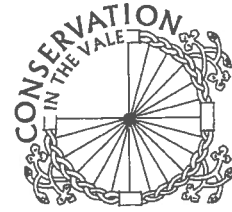
PHYSICAL

This magnificent, 3 storey, 5 bedroom period residence forms part of The Parade, a sought after area in the west end of Barry, with enviable views of the Old Harbour and Barry Island. It is located in a Conservation Area.



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Barry Marine Conservation Area



VALE of GLAMORGAN



For further information please contact the Conservation & Design Team:
 (01446) 704626 / 8
www.valeofglamorgan.gov.uk

Vale of Glamorgan Council
 Dock Office
 Barry Docks
 Barry CF63 4RT

Not to Scale. For illustrative purposes only.
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 Amended: September 2009

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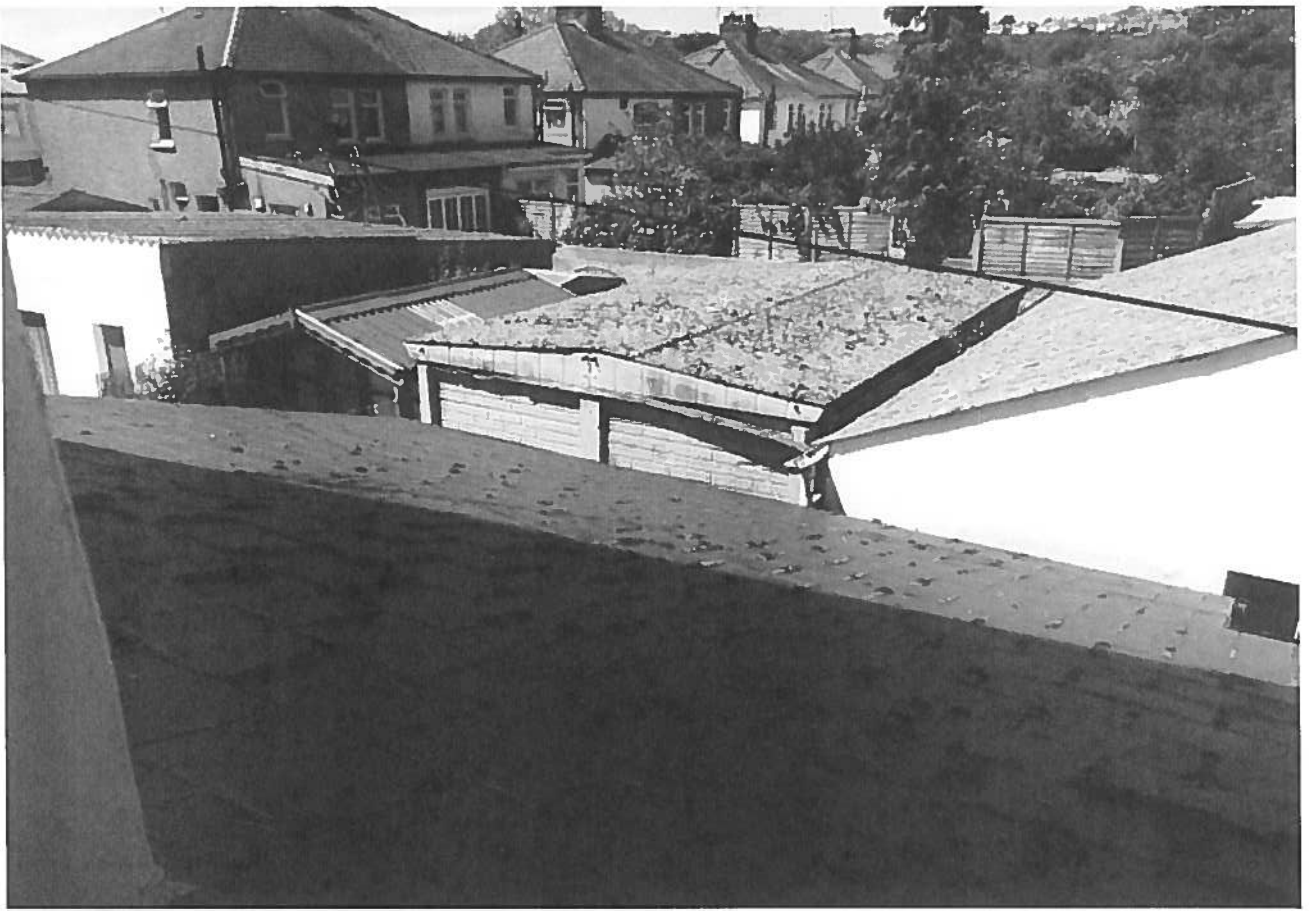
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SOCIAL & ECONOMIC

Barry has a good range of local retail facilities, excellent transport links and significant leisure and tourism facilities, given its doorstep location to Barry Island, The Knap and The Old Harbour.

POLICY

The design and access statement has been prepared in accordance with Planning Policy Wales TAN: 12 DESIGN; The Vale of Glamorgan current adopted Unitary Development Plan 1996 -2011; SPG Principles of Good Design in Residential Development 2008. Including Policy 7 Quality of Design,

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STAGE 3

ITS USE

The property will be used purely for residential use.

PHYSICAL CONTEXT & CHARACTER

Each element of the proposed plan reinforces the building's distinct character and historic provenance, revitalizing the property's physical appearance, context and character within its community setting.

ENVIRONMENTAL SUSTAINABILITY

The refurbishment programme aims to revitalise the property, improve functionality and efficiency of the property, fit for 21st century living.

MOVEMENT

The adaptations to the layout plan will improve the movement to, from and within the property, enhancing overall flow and accessibility of the property.

COMMUNITY SAFETY

Community safety will be improved with improved security measures and improved visibility to the roadside.

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