

DESIGN AND ACCESS

STATEMENT

FOR

ALTERATIONS & COVERSION WORKS

AT

208 HOLTON ROAD

BARRY

CF63 4HQ

FOR

EASYLIVING LTD.

14 01012 FUL



m j p b u i l d i n g d e s i g n l t d

building design. project management. energy & code assessments

TY ONNEN, BRIARY WAY, BRACKLA, BRIDGEND, CF31 2PT

Telephone 01656 669610 Mobile 07768 241938 email Martyn.page@btconnect.com

1 INTRODUCTION & CONTEXT

This design and access statement has been prepared on behalf of EASYLIVING Ltd to accompany the full planning application for the conversion of the existing ground floor shop with two flats above into two one bedroom (1 person) and three two bedroom (3 person) flats. This statement should be read in conjunction with the accompanying drawings

2 SITE ANALYSIS

The site has an area of approximately 147 sq metres and is located to the south of Holton Road. Properties in the area comprise of a mixture of shops, offices, single houses and flats



AERIAL PHOTOGRAPH OF SITE AREA (site outlined red)

3 DESIGN CONCEPT OF THE PROPOSAL

The proposed application seeks consent to convert the existing unoccupied shop with two flats above into two one bedroom (1 person) and three two bedroom (3 person) flats.

4 ACCESSIBILITY

Access / Surrounding Area / Services / Facilities

The property lies within an established residential / shopping area of Barry and is served by a network of public roads, public transport bus networks and footpaths.

The property is currently accessed by a door off the footpath of Holton Road to the north of the site and from the rear lane to the south.

It is noted that no off road parking space exists for the property.

5 CHARACTER



THE EXISTING BUILDING

The existing building is a terraced 3 storey property and currently consists at ground floor retail area of 65m² with 19.2 m² of ancillary space with a 2 floors of living accommodation over (last used as 2 flats) accessed from the rear lane. The ground floor retail area was last used as a shop in December 2012.

It is noted that Nina Estate Agents are finding a low demand for commercial property in the area (Nina Estate Agents letter attached see appendix A),. it is believed that conversion back to a residential properties is the only viable solution.

It is noted that 200, 204 and 206 Holton road have been converted to residential use.

6 THE PROPOSALS

It is proposed to convert the ground floor retail space into residential space by removing the shop front, partially blocking up the opening and installing residential windows. Access into the flats will be from a shared access door to the right hand side of the property.

It is proposed to construct the new front wall in red facing brickwork with buff panels/band courses and piers to match the existing detailing above the shop front. White upvc residential windows and door will be installed.

7 ENVIRONMENTAL SUSTAINABILITY

It is noted that the proposed alterations will be constructed wherever possible with materials from sustainable sources using local labour. The new front wall will be constructed so as to comply with the requirements of Approved Document L1B of the Building Regulations as published by the Welsh Government and coming into effect July 2014. Modern efficient heating systems will be installed and then improvements made to the thermal efficiency of the building.

8 COMMUNITY SAFETY

It is believed that community safety will be improved as the conversion works will bring vacant building back in use ensuring that the facade will be maintained in a safe condition.

9 MOVEMENT TO, FROM & WITHIN THE SITE (ACCESS)

Access off Holton Road to the front of the property will be provided via the new residential access door, the threshold of which is approximately 150 mm higher than the existing pavement, the door will have a clear opening width of 850 mm.

Access will be available from the rear lane via a secure gate.

All units will be accessible by ambulant disabled.

Shared amenity space total 67 m² will be provided to the rear of the property, occupants will be able to access the amenity space via the communal access space at ground floor level.

10 PLANNING POLICIES

The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18th April 2005, and within which the following policies are of relevance:

STRATEGIC POLICY 9 - RETAILING

ENV27 - DESIGN OF NEW DEVELOPMENTS.

ENV29 - PROTECTION OF ENVIRONMENTAL QUALITY.

HOUS8 - RESIDENTIAL DEVELOPMENT CRITERIA

Planning Policy Wales (Edition 6, 2014) advises that where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. It is for the decision-maker to determine whether policies in the adopted Development Plan are out of date or have been superseded by other material considerations and this should be done in light of the presumption in favour of sustainable development.

In this case, the relevant material considerations are considered to be as follows:

National Planning Policy

Planning Policy Wales (Edition 6, 2014)

Technical Advice Note 12- Design

Supplementary Planning Guidance

Amenity Standards

Upper Holton Road Development Guidelines.

PPW states that:

Although retailing should continue to underpin town, district, local and village centres it is only one of the factors which contribute towards their well-being. Policies should encourage a diversity of uses in centres.

Development plans may distinguish between primary and secondary frontages in town centres and consider their relative importance to the character of the centre. Primary frontages are characterised by a high proportion of retail uses, while secondary frontages are areas of mixed commercial development including, for example, restaurants, banks and other financial institutions. Banks and other financial institutions provide important services and local planning authorities should encourage their retention in town centres. This may involve the upgrading of premises and the installation of new customer services. However, such uses should not be allowed to dominate primary shopping areas in a way that can undermine the retail function.

While the application site lies within the defined district centre of Holton Road, it does not lie within the primary frontage, but within a secondary area, as referred to in the PPW guidance above.

Upper Holton Road SPG which takes into account the decline of the wider commercial area, provides advice on the conversion of A1 units and states:

"The Council recognises that constantly changing commercial and economic climates have resulted in reduced commercial interest within Upper Holton Road. Therefore, a flexible approach to land uses within this area of the town centre needs to be taken."

It also explains that the Town and District Retail Centre Appraisal published by Martin Tonks Consultants in 2009. Given the general lack of vitality in the Upper Holton Road area and the poor quality of the shopping environment, the report recommended that the centre should be re-designated as a local centre and that it should be consolidated around a retail core.

The application site lies outside the retail core that is contained within the SPG and consequently, it is considered that the property has been identified as one which could be converted to residential, whereby such a conversion would not unacceptably impact upon the retail function of the area, which is to be rationalised.

Having regard to the above, it is therefore considered that the principle of the proposed residential use is acceptable and that it would accord with the above UDP policies and the Council's SPG.

11 CONCLUSIONS

The proposals for the conversion of the retail space into residential use satisfy the requirements for inclusive design.

The proposed improvement to the front elevation will enhance the street seen and bring a underused building back into being provided much needed residential accommodation in the area

It is believed that the proposed change of use complies with both National Planning Policy and Vale of Glamorgan Planning policy and guidelines.

Appendix A

55 Bartley Wilson Way
Canton
Cardiff
CF11 8EN

13th August, 2014.

Dear Mr Edmunds

TO WHOM IT MAY CONCERN

Re: 208 Holton Road, Barry Vale of Glamorgan, CF63 4HQ

I am writing to advise we have not experienced high demand for commercial properties in the Barry area over the last year.

In the surrounding area of Holton Road there are many run down commercial properties available and have been up for sale/to let for a number of years. Therefore, the demand for developing commercial properties ie. Change of use to residential lets are more sought after and the demand higher.

If you need to speak to me regarding this, please feel free to contact me.

Yours sincerely



Mrs Nina Chivers MNAEA