

14 01 021 LBC

27/08/2014

Vale of Glamorgan Council,
Planning Department,
Dock Office,
Barry Docks,
Barry.
CF63 4RT



Dear Sir,

The Parish Hall, Britway Road, Dinas Powys, Vale of Glam.
Renewal of roof covering over rear stage,
omitting existing roof lights.

DESIGN & ACCESS STATEMENT

The Parish Hall was originally built in 1907 and extended in the early 1970s, the hall is used extensively by the local community for a variety of uses.

The proposed application is to renew the existing dilapidated roof over the stage at the rear of the building, whilst omitting the existing two leaking roof lights.

The following Policies of the Adopted Unitary Development Plan 1996 – 2011, have been carefully considered in the design process of this application;

POLICY ENV 20 – DEVELOPMENT IN CONSERVATION AREAS.

POLICY ENV 28 - ACCESS FOR DISABLED PEOPLE.

Also Policy numbers 1-6 of the SPG on Amenity Standards have been carefully taken into account.

CHARACTER

The proposed new roof is designed to be entirely in-keeping with the existing construction, using external finishes and materials to match.

The property lies within a conservation area, however the proposal does not detract from the character of the existing building, in accordance with Policy ENV 20 of the UDP.

ACCESS

Vehicular access to the site is at present directly off Britway Road, and will remain unaltered.

Pedestrian access to the proposed dwelling is via the principal entrance door. Access to the stage is from inside the property.

MOVEMENT

The main bus route passes along Britway road, directly outside the property and there is a train station located within walking distance of the site.

COMMUNITY SAFETY

The existing boundaries are mainly random stone walls with the addition of vertical bar fencing to the front elevation. These boundaries are proposed to remain as existing.

The street lighting will remain as existing, as will the domestic security lighting around the building.

The new roof covering will respect the character of the existing building, whilst ensuring that the privacy and amenity of surrounding properties are safeguarded.

ENVIRONMENTAL SUSTAINABILITY

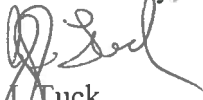
The proposed roof covering will be constructed to comply with the requirements of Approved Document L1 of the Building Regulations.

An assessor will be appointed as part of any building regulation application and this will encompass all the energy sustainability issues.

The drainage will discharge to an existing system and there will be no impact on the surrounding environment.

The design, materials, and external appearance are fully compatible with the existing related structures.

Yours faithfully,


G. J. Tuck

