

DESIGN & ACCESS STATEMENT

PROJECT	The Market Place, Cowbridge		
CLIENT	Mr Peter Marriott		
JOB No	14.054		
DRAWN	Karen Pike		
DATE	Jan 15	REV	
SHEET No	Page 1 of 2		

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SITE ANALYSIS

The Market Place a grade II listed medieval building dates back to the 15/17th century. In 2005, DMP implemented and supervised an extensive refurbishment of the building which involved a sensitive approach to maintaining and repairing traditionally, many of the medieval features.

The original refurbishment included a complete overhaul of the existing structure and the fabric of the building, including new roofs, a mezzanine floor, external and internal decorations and internal alterations which included forming new openings within the existing external walls on to the courtyard and the formation of a new kitchen extension. The original false timbers to the front elevation were removed and the building received a microporous painted lime render finish.

CONTEXT ANALYSIS

The restaurant has since changed hands and the current proprietor is aware of the history of the building and has already invested in improving and maintaining the existing fabric in the same manner, with the redecoration of the building and a sensitive landscaping scheme to the rear courtyard. Further investment has been made with internal and external modifications including approval for a new glazed porch to the front façade. To build on the business and help consolidate its future it is now proposed to further invest in providing facilities for al fresco dining.

POLICY CONTEXT

PLANNING POLICY WALES

Chapter 6 – Conserving the Historic Environment

Listed Buildings

6.5.8 ...*the application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival...*

CADW

Conservation Principles – for sustainable management of the historic environment in Wales

New Work and Alteration

para 47. When considering the severity of potential impacts upon an historic asset, there should always be proportionality and reasonableness. The balance lies between the irreplaceable loss of something of historic value and the predicted benefits of the development.

MOVEMENT

The site is in the middle of Cowbridge within easy walking distance for local businesses, residents & tourists. Transport links are good, with bus routes in and around Cowbridge available. Access to, from & around the site & the ground floor trading area will be retained as existing. Movement around the site for cars, delivery vehicles & emergency vehicles will be unaffected.

ACCESS

The premises are currently accessible to able bodied and ambulant disabled customers to the ground floor restaurant operation. The proposals will not affect access.

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CHARACTER:

AMOUNT OF DEVELOPMENT

This proposal seeks to erect a powder coated aluminium framed retractable roof awning in the rear courtyard to enable al fresco dining and functions during good weather whilst providing protection in the event of a rain shower or excessive heat. Impact on the existing fabric is limited to supports fixed in the concrete hard surfacing in the yard and can be easily reversed if required in the future.

LAYOUT

The building footprint will not be affected by this scheme.

SCALE

This scheme will not increase the building stock and will not affect the scale overall.

APPEARANCE

New materials are minimal and will be restricted to the enclosed courtyard to the rear of the property.

LANDSCAPING

The rear courtyard is currently hard landscaped. New construction work will be minimal providing footings for the roof support columns.

COMMUNITY SAFETY

The scheme will not have a detrimental effect on community safety as it only seeks to improve a facility already available.

ENVIRONMENTAL SUSTAINABILITY

Materials will be sourced from sustainably responsible suppliers and used in such a way as to reduce any waste generated as much as possible.
