

DAS 1

Proposed Part Demolition and Rebuild
at
Cwrt-VII, Byrd Crescent Community Centre, Penarth Barry, CF64 3QU

Design and Access Statement

Access Statement:

This Design Access Statement is submitted in support to the Application for the part-Demolition and rebuild of the building on Byrd Crescent Community Centre.

Access Statement:

The proposed works are within the existing community building located in the town of Penarth.

The Community Centre is located on the residential estate consists predominantly of semidetached houses. Byrd Crescent is access from Castle Avenue and has varies number of car parking spaces.

Low surface temperature radiators will be used in general as the facility maybe used by young children and vulnerable people.

Character:

The new rebuild will be constructed to match the existing building with panel cladding system and new PVC windows that match existing.

Community Safety:

There is no impact on Community Safety

The new rebuild has been designed so that the overall look of the area is enhanced without affecting or obstructing lighting to the adjacent buildings. No parking or driveway accesses have been affected by this proposal design.

Environmental Sustainability:

LANDSCAPE: This will not be affected by the design proposal.

BIODIVERSITY: This will not be affected by the proposal.

As far as possible all Materials used for construction will be recyclable and from sustainable resources. All new Glazing will be double glazed to meet current standards. All lighting will be low energy and automatically managed, new radiators will be high efficiency LST types.

Sustainable Materials:

All materials will be locally sourced and or recycled, reducing transport emissions.

WATER: Existing rainwater pipe (RWP) to be reconfigured slightly to accommodate new roof design.

Movement to, from and within the Development:

There is no impact on the movement to, from and within the development.

The proposal has been assessed against the Vale of Glamorgan Council's Adopted Unitary Development Plan Policy ENV 27 and the material used on the proposed new building, meets with subsection (i) and complements the existing structure, subsections (ii) to (ix) are not relevant to the nature of this application.

3th January 2015 FP PCW11166