

Design and Access statement

30 Archer Road, Penarth, CF37 4RH

The DAS has been prepared on behalf of the applicant to accompany the planning application for the reconfiguration of the ground floor flat at 30 Archer Road.

The purpose of the DAS is to support the planning application and to discuss the design implications of the scheme. The DAS sets out the development proposals in relation to the design and access proposals taking into account the local and national planning policy considerations. The document considers guidance provided by The Vale of Glamorgan Council, Penarth Conservation Area and Welsh assembly Government on the preparation of statements and the objectives including TAN12 'Design'.

The property comprises of a 2-bedroom ground floor flat located within a traditional semi-detached property which has been converted into 4 flats. The application proposes to remodel the existing layout and configuration to make it fit for modern living requirements.

The site is bounded by properties on 2 sites (23 Cwrt-Y-Vil Road and 28 Archer Road).

The development proposal

The proposal seeks to reconfigure and alter the internal layout and create a new doorway onto the rear garden with the demolition of an unused outside WC and partial demolition of an external storeroom. The property in its current layout is unconventional, demonstrates inefficient use of space and is reflective of previous alterations at a point in time that does not suit current living requirements.

It is proposed that the current bedroom 2 will be converted into the bathroom, with windows facing Archer Road frosted. The current bathroom lobby and bathroom will be knocked together creating a second bedroom with a newly created doorway facing onto the rear garden. The current bathroom has no openable window and very little natural light, the new doorway opening resolves these issues and requires the demolition of a single storey lean to building accommodating an external wc and storeroom. This will open into a new garden terrace with hand rail and balustrade separating it from the main garden area. External doors will be in white uPVC, please see annotations within the drawing pack for additional detail.