

**DEVA
MARRINE TERRACE, ABERYSTWYTH.
SY23 2BX**

**Proposed change of use planning application for conversion of the existing building into 18 apartments along with an extension to the rear.
Retrospective consent for demolition of external structures and some internal walls. Demolition of the existing rear annexe.**



Front elevation

Site Context

The proposals are to obtain a change of use planning permission to convert the existing property into 18 apartments. The property was granted both planning and Listed Building consent back in 2000 for conversion into 3 town houses, references A100298 & A100487LB.

Some of the work was undertaken as is indicated on the survey drawing 120/156. Some other work was also done which was not covered by these consents and hence this new application seeks to rectify this.

Planning consent for the replacement of the front elevation bay windows was granted in April 2019, reference A181191

The building has a natural slate roof, with external walls of natural stone, rendered with moulded features to the front elevation. There is a two storey annexe building to the rear of similar construction to the main building.

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The windows are of softwood sliding to the main building with traditional sashes to the rear two storey building.

Internally the internal floors are of timber boards on softwood joists. The walls are partially timber studs, but not many remain.

The proposals are to extend the property with walls of coloured render, painted timber joinery and a flat roof of Alwitra or similar product.

1. Access

The scheme ensures ease of access for all floors as the proposals include the installation of a lift. The principle access to the property will now be the rear doors which will have a level thresholds.

Access to the site can be from the existing Council maintained road to the front and the private parking area to the rear. A new parking and turning area will be formed within the confines of the site directly outside the proposed rear entrance.

2. Layout, Scale and appearance (Character)

The principles behind the design was to convert the existing building into apartments. The alterations are significant. Please refer to the Heritage Statement for more detail on this.

The proposals promote a successful relationship between public and private space. The scheme promotes a legible development that has a clear and understandable layout.

Based on the above it is my opinion that the development is in keeping with the area and is not contrary to any planning policies. The proposals will ensure that the building is retained in a good state of repair for modern day use.

3. Parking, Public Realm & Landscape Design (Community Safety)

The proposals provides some parking within the confines of the site.

There will be no impact on the local road network or upon neighbouring properties or residents as a result of this development. The development supports an attractive safe public space. Natural surveillance is afforded to the property through the proposed layouts.

4. Environment Sustainability

The proposals achieve an efficient use and protection of natural resources through its material specification.

The extent of any site clearance after the demolition will be minimal.

- The crushing and where possible re-use of masonry products as hardcore to reduce transportation and landfill use.
- The disposal of green waste at an appropriate green waste disposal site.
- The retention of any topsoil for future re-use.
- High levels of insulation.
- Installation of energy efficient heating systems.
- Sealed double glazed units with heat insulating glazing.
- Sustainable drainage systems where possible.
- Provision for storage of separated waste and recycling materials.
- The operation of all mechanical equipment in the property.
- The control and maintenance procedures for heating and hot water systems.
- The use of fitted white goods including advice on switching off when not in use.
- The use and setting of thermostats.
- Details of on site recycling facilities and the location of off site centres.
- Details of rubbish collection days.
- Advice on energy efficiency in the properties.

5. Movement to, from and within the development

Access to the site is from the existing Council maintained road to the front and a private courtyard parking area to the rear. The means of access and parking provisions are as previously outlined. The scheme due to its location promotes sustainable means of travel both for pedestrian and cyclist. The proposed pedestrian access into the dwelling ensures that all users have equal and convenient access. All foot ways are clearly marked.

The internal layout within the building will not hinder the disabled with regard to movement and access to all areas. All new doors inclusive of the new entrance door will have a clear unobstructed opening width to comply with part M of the Building Regulations. All external surfaces shall be firm, durable and slip resistant. The principle door is the new rear door which will have a level threshold. All new sanitary accommodation to all floors will comply with the Approved Document Part M.

6. Ecology

The proposals includes some demolition work and works to the existing roof, hence an Ecology report is included with this application.

7. Flooding

The site does lie within a flood zone as defined by the NRW flood maps, hence a FCA is included as part of the application.

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