

# DESIGN & ACCESS STATEMENT

FORMER FULL MOON PUBLIC  
HOUSE, ABERDARE, RCT



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DESCRIPTION & FEATURES

Consideration and assessment relating to the **existing** context of the building and site.

FIRST SECTION

1

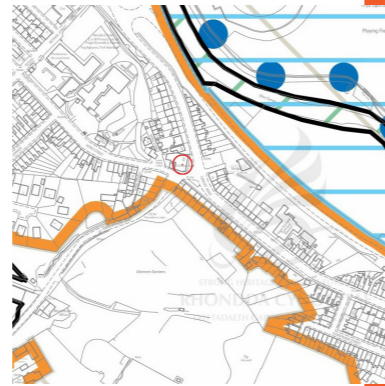


SCALE & APPEARANCE

Evaluation of the **proposed** design and key principles of any proposals issued for Planning Consideration.

THIRD SECTION

3



PROCESS & ACCESS

Involvement of the Client and **wider community** including any consultations or pre-application advice

SECOND SECTION

2



LANDSCAPE & CONCLUSION

Information or **supporting items** used within the context of the wider application or design process.

FORTH SECTION

4

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INTRODUCTION

**“Vacant Commercial unit, located at the former Full Moon Public House (PH), Aberdare”**

Introduction

The following outline Design and Access Statement (DAS) has been prepared in support of a `Full Planning Application` for the redevelopment of a former Public House, the **Full Moon Public House, Aberdare, RCT.**

The application has been submitted on behalf of **Mr Rodney Hunt** who is the current owner of the property.

The following statement has been prepared by DPS Architecture in conjunction with the above named Commercial property. Any queries regarding this statement and/or application should be directed to DPS Architecture as the Clients' Agent.



# DESCRIPTION & FEATURES

## Existing site & features

Image 1: Existing external elevation - Principal Elevation



### 1.1. EXISTING BUILDING/S

Currently vacant, the existing unit has been empty for a prolonged period. The dilapidated nature of the partly demolished structure and fabric of the building has resulted in minimal interest from Commercial renters or developers. In addition, the size, staggering levels and complex internal layout have resulted in the property not being perceived favourably within the local market.

The building's central location and simple plain aesthetic have resulted in the building

becoming a `magnet` for antisocial behaviour and graffiti (please see image 1) that warrants repair and enhancement to prevent continued external deterioration.

The Town Centre has naturally developed over an extended historical period and includes a mixture of multi-story properties. The Architectural style of the buildings along the `High Street` is varied, and those within the wider area have no dominant Architectural character and, generally, are modest in scale.



Image 2: Existing external elevation - from junction (Front Elevation)

The appearance of the site's principal elevation is different from other units along the highway and is located at a `fork` within the main road.

The character, scale and logistics of the site have been fully considered throughout the design of the attached proposals.



Image 3: Existing external elevation - Part demolished rear elevation

### 1.2. EXISTING LANDSCAPING

The footprint of the building does not include any existing formal soft landscaping, although the front elevation is set back from the pavement and contains a small `hard` courtyard.

There is a small rear courtyard to the building, which was previously a beer garden, and is separated from the pavement and road network. Following approval of a historic Planning Application, the previous owners demolished a series of buildings to the rear of the property and constructed a small retaining wall. (See image 3)

### 1.3. SURROUNDING FACILITIES

Due to the site's location on the periphery of the main shopping centre, the site is within modest walking distance of key local services, public transport network and amenities.

# INVOLVEMENT, AREA & ACCESS

## Surrounding area & access proposals

### 2.1. INVOLVEMENT

Several client briefing sessions were undertaken during the development of the design, and the current proposals represent the culmination of various discussions, comments, and Client aspirations. The Client intends to re-energise and adapt a strategically located existing derelict and underused building, bringing it back into beneficial use for the wider community.

### 2.2. PUBLIC CONSULTATION

While limited discussions have been undertaken, the responses and comments received during the determination of the previous approval (Application 13/0400) on this site have been considered throughout this development.

### 2.3. AUTHORITY CONSULTATIONS

Limited discussions have been undertaken, although the past successful planning application has been considered throughout the process.

### 2.4. RELEVANT PLANNING POLICES

Concerning Planning Policies and the adopted LDP, the site is located centrally within the NSA 12 Aberdare settlement boundary.

The site is directly associated with the strategy area boundary, as illustrated in the extract below.

(Please see Image 4 below)

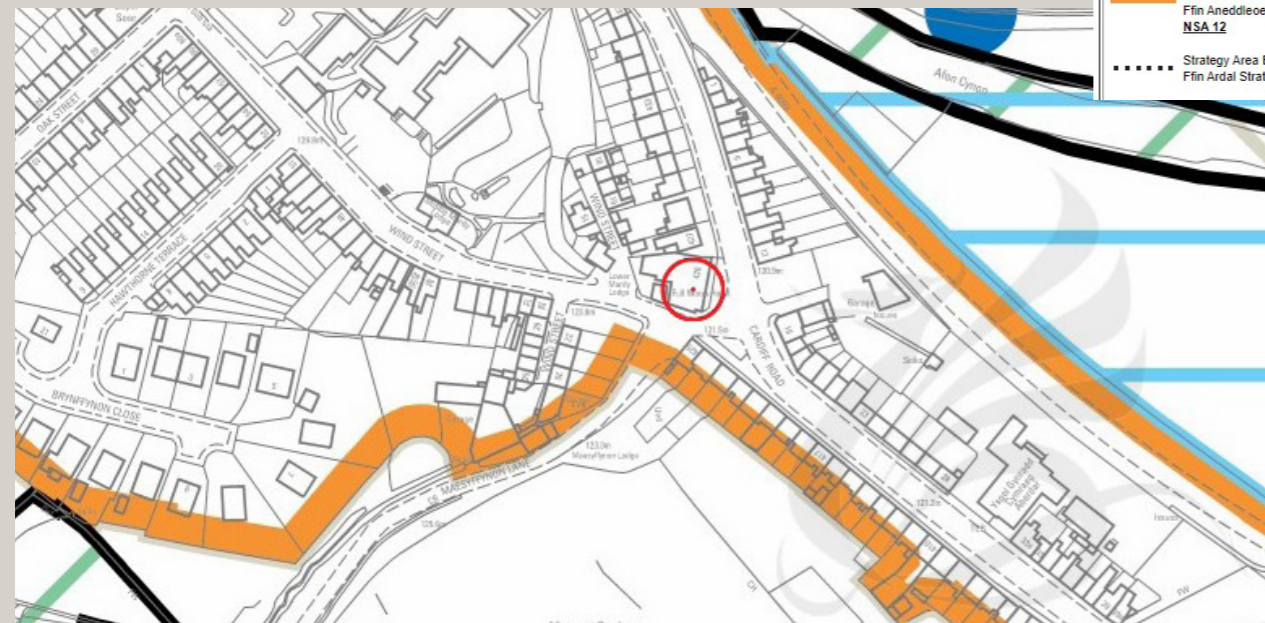


Image 4: Extract of RCT LDP (Map) centralised on the proposed site. (Detailed)

Search by point

Eastings:

Northings:

[Help](#) [?](#)

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Policy Results

Please note: Policy numbers for both Northern (NSA) and Southern (SSA) Strategy Areas are displayed. Please select the search results for the appropriate Strategy Area.

- Settlement Boundary (Aberdare)  
Ffin Aneddieodd (Aberdâr)  
**NSA 12**
- Strategy Area Boundary  
Ffin Ardâl Strategol

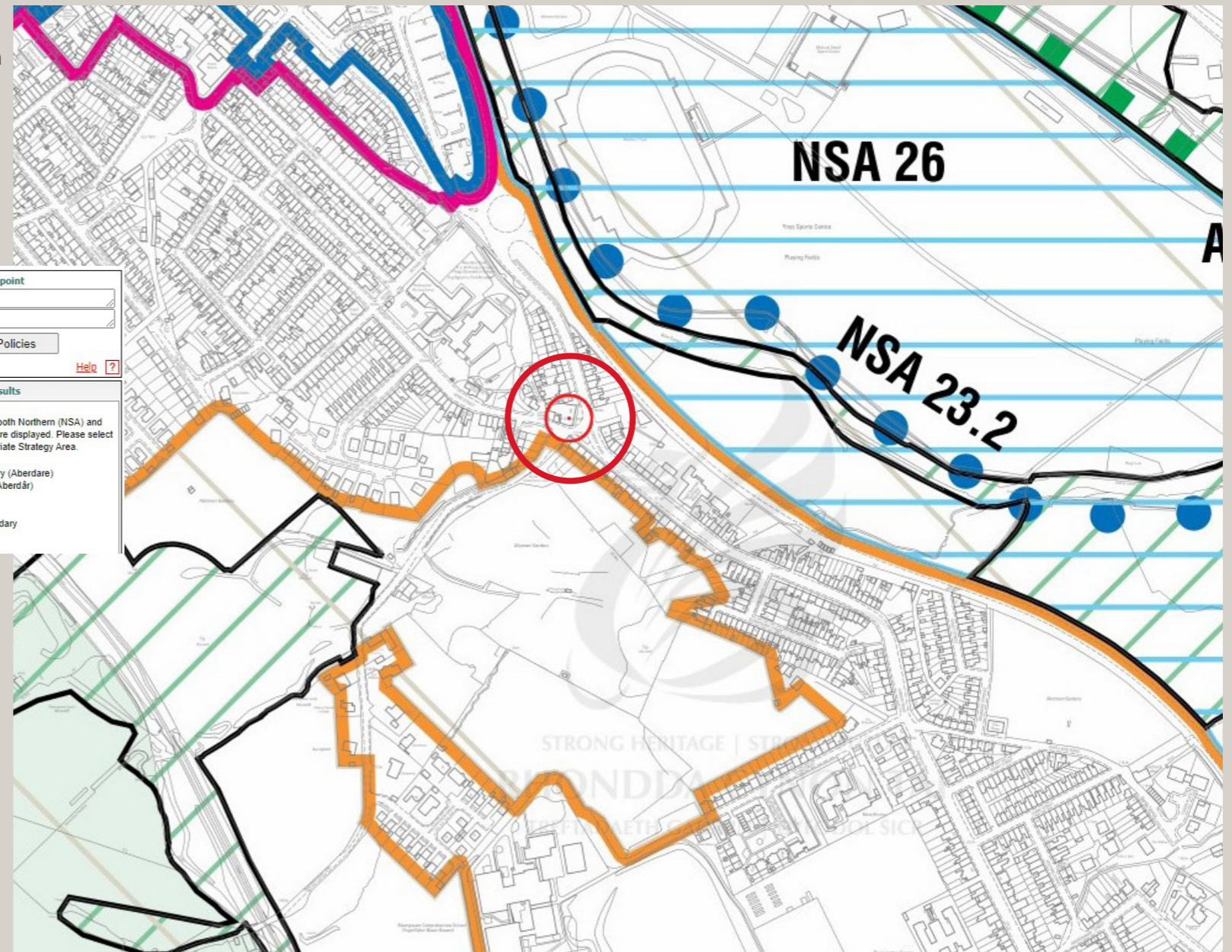


Image 5: Extract of RCT LDP (Map) centralised on the proposed site. (Wide Scale)

# LAYOUT, & APPEARANCE

## Layout, Scale and Appearance

### 3.1. SCALE & LAYOUT

The proposed development is designed to sit sympathetically within the existing street scene. The key strategy is to minimise any impact on the adjacent properties, maintaining both a sympathetic scale and separation within the context of the adjacent massing.

#### INTERNAL RENOVATION

The internal renovations are significant in scale, although they utilise the existing floor space and circulation areas as a fundamental part of the design intent. The re-plan ensures the newly proportioned residential units retain a presence and are primarily focussed around the front elevation and the 'rear courtyard'.

The access to the new apartments use the existing architectural vernacular of the street elevation and rear courtyard to present prominent yet separated private access points into the building.

The re-used front elevation access points allow private entrance into four separate Ground Floor apartments, while the two new rear access points allow entrance onto staircases and the first and second-floor apartments.

To aid with the fire escape requirements of the revised building footprint, all access points are to be protected staircases and offer the ability of occupants to directly escape the building in the event of a fire safely.

To illustrate the above access point locations, please see red arrows located on the attached image.

Please see Image 6 below.

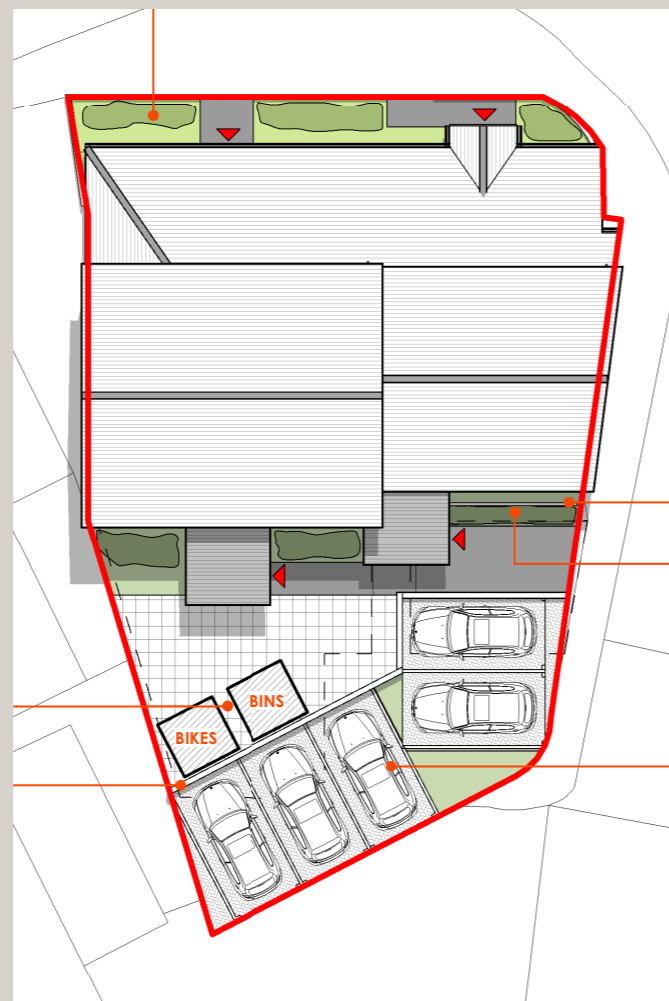


Image 6: Indication of Proposed primary entrance points - Red Arrows



Image 7: Image illustrating the antisocial graffiti located on the current building.

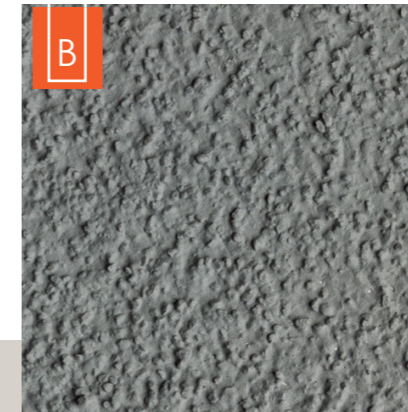


Image 8: Example of repaired render to match existing. Colour to be white

#### PROPOSED DEVELOPMENT SIZE: - EXISTING & PROPOSED AREAS

The table below indicates the current design intent and proposed areas for review/consideration.

EXISTING AREAS	
Ground Level	154m <sup>2</sup>
First Floor Sub-Level	126m <sup>2</sup>
First Floor Level	129m <sup>2</sup>
Second Floor Level	61m <sup>2</sup>
Lower Store Area	19m <sup>2</sup>
Internal Wall areas	27m <sup>2</sup>
<b>Existing Areas Total</b>	<b>516m<sup>2</sup></b>
PROPOSED AREAS	
Communal Areas (All floors)	37m <sup>2</sup>
GF- Apartment 0.1	42m <sup>2</sup>
GF- Apartment 0.2	46m <sup>2</sup>
FF- Apartment 0.3	35m <sup>2</sup>
FF- Apartment 0.4	33m <sup>2</sup>
SF- Apartment 0.5	39m <sup>2</sup>
SF- Apartment 0.6	58m <sup>2</sup>
SF- Apartment 0.7	58m <sup>2</sup>
Internal Wall areas	52m <sup>2</sup>
<b>Proposed Areas Total</b>	<b>401m<sup>2</sup></b>

#### OVERALL AREA CHANGE:

Concerning the previous table, please find details below relating to any increase/decrease in the proposed areas.

EXISTING AREAS	
Existing Area Sub -Total	516m <sup>2</sup>
Proposed Area Sub -Total	401m <sup>2</sup>
<b>Proposed Area Change Increase(+)/decrease(-)</b>	<b>(-)115m<sup>2</sup></b>

### 3.2. ROOF & WINDOWS

To achieve the attached re-plan, we have retained the majority of the existing external windows. This has largely been undertaken to prevent disruption to the existing elevations, and the retention of the various windows in situ allows the proposed development to minimise any impact on the broader building and Architectural identity.

While considering the proposed development, guidance was sought from the supplementary planning documents and incorporated into the developed design where appropriate.

*Due to the current dilapidated state of the unit, it has been difficult to fully survey the multi-levels and the 'add on' rear elevations in detail. The attached drawings represent our initial interpretation and all layouts and assumptions are to be checked and certified by the Client before any renovation /construction works are undertaken and once access has been safely provided to all areas.*



► **Image 9:** Indication of the current dilapidated `state` of the existing building with partially completed works

**3.3. MATERIALS**

The materials to be used are of high quality and will be detailed well, so the additions can be expressed as additions sensitive to their surroundings yet contribute elegance and quality to the building. The materials to be utilised on the proposed elevations are as follows:

- A-** Windows to all elevations are to be replaced and repaired to ensure adequate and high-quality design interventions following the renovation work.
- B-** Replacement/repair of the existing timber and roof/facia works, ensuring the longevity of the renovation works.
- C-** Repair, Cleaning and replacement of the current graffiti external walls

**3.4. MATERIAL PROPERTIES**

The materials chosen will offer:

- Longevity
- Thermal performance
- Clarity of detailing to roof/wall junctions
- The resolution of old and new structures in a modern language, sympathetic to the building's existing architectural language and period.

**3.5. REFUSE COLLECTION**

The proposed building is located over several floors, and this scheme proposes that a new compound/area is constructed to the rear of the building within the formed courtyard to store domestic waste from the various apartments.

All bin storage spaces will have adequate fire protection, and the Client will develop this during the Building Control stages of the design.

All areas are easily accessible during refuse collection days, and for ease of collection, all bins will be located external to the bin store at the kerb side to allow easy pick up by the Council.

**3.6. BIKE STORAGE**

As the apartments are located over three levels, bike storage spaces have been located centrally and within a secure compound situated adjacent to the primary ground floor entrance at the rear courtyard level.

In addition, there is potential for an additional or extended bike storage area to the rear of the courtyard (if required)

**3.7. PARKING PROPOSALS**

No existing parking is located on-site, and the attached proposals propose the inclusion of 5 number new parking spaces at the rear of the property.

While 5 parking spaces is less than 1 parking space per apartment, the Client wishes the Planners to consider that the scheme's central location within the wider central commercial/residential area, will benefit from the existing local travel amenities and promote public and sustainable travel.

**3.8. SERVICES**

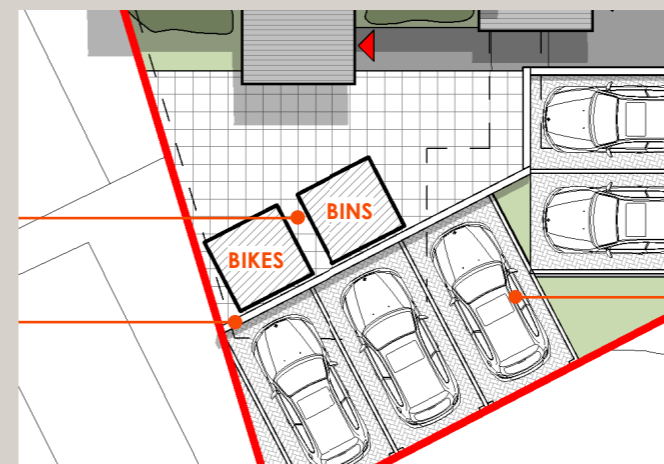
The existing building includes several incoming service rooms and meter areas. These incoming service points are to be retained and relocated as required to facilitate the new proposals.

**3.9. SUSTAINABILITY**

The insulating properties of the new apartments will exceed those of the existing Commercial unit and meet the U-values required under the current Building Regulations. This will provide in the process superbly energy-efficient proposals for the residents of the new apartments.

**3.10. RIGHTS OF WAY**

The existing building does not have any existing `Rights of Way`, and the proposal does not propose any changes to the `rights of way` surrounding the site.



► **Image 10:** Proposed Bike and Bin Store Locations

**3.11. LANDSCAPE DESIGN**

As this proposal is generally an internal alteration with minimal works confined to the existing rear courtyard, the following application proposes the inclusion of hedges and bushes to create soft boundaries and defensible spaces in front of access points and ground-floor windows. Please see drawings 675-110

**3.12. PART DEMOLITION OF EXISTING BUILDING**

Before the purchase of the building by the property's current owner, significant work had been undertaken internally to develop the scheme towards the design of the previously Approved Planning Application (Image 9).

These historic renovation works have not been completed, and the attached Application has adapted the previously Approved Application (13/0400) and resubmitted for Planning Consideration. The revised design attempts to address the new owners' requirements in a way that makes the scheme viable during the current market and economic conditions and takes account of the partly completed works undertaken by the previous owners.

We request that the Planning Officer consider these previous works and Planning Approval during the determination of the attached, and how the current scheme benefits the local community by developing an existing building which is currently in a poor state of disrepair into a beneficial scheme that regenerates the area.

To aid the Planners, we have included a set of GA Plans and Elevations, which illustrate the part demolition undertaken by the previous owners between approval of the Previous Planning Application and the purchase of the site by our Client.

Please see drawings 675-215 and 675-216.

# CONCLUSION

## Conclusions

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### 4.1. CONCLUSION

Above all, this proposal intends to thoughtfully renovate an existing property to fulfil the needs of the current Commercial and Residential market.

This development will enhance the existing building and ensure the unit's character is updated and revised to address Modern standards better and benefit the wider area for future generations.

***“Enhance the existing building and ensure the character of the unit is updated and revised to better address the Modern standards and character of the wider area.”***

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## Annotations & images

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Revision	Description	Date
Rev A -	Issued for Planning Consideration	Nov. 2022



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