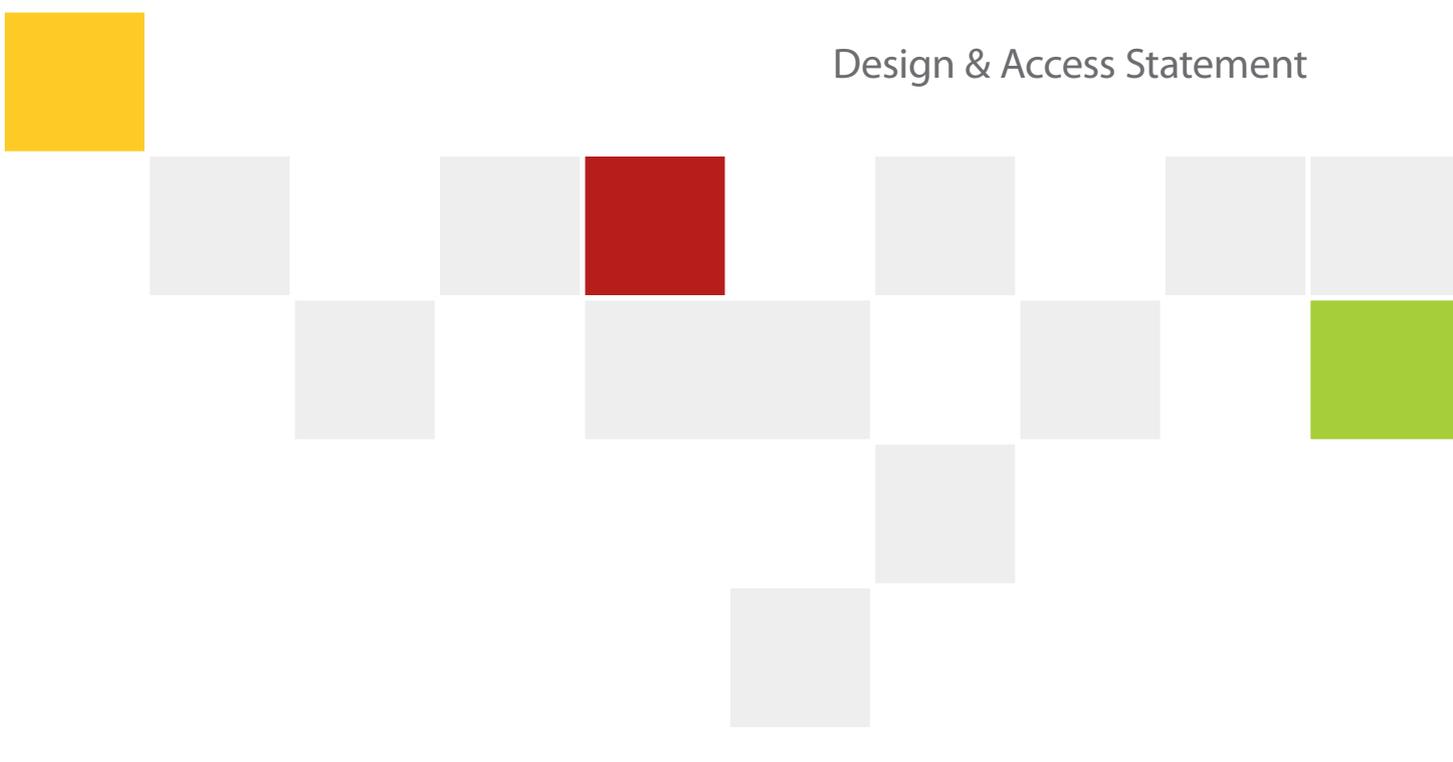


Dolau Inn, Newquay



Design & Access Statement

Boyer

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1 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Boyer on behalf of S A Brain and Company Limited.
- 1.2 It is in support of a full planning application for a two-storey rear extension to provide additional visitor accommodation at the Dolau Inn, New Quay. This property has an extant planning permission for the change of use from a pub to an 8 No. bed hotel, which was granted on 13th April 2018 and is due to be implemented shortly.
- 1.3 The application therefore seeks consent for a small, two-storey rear extension to allow an additional two rooms to be accommodated on site. The extension will mean that the additional two rooms will be of a sufficient size to meet visitor accommodation requirements.
- 1.4 This statement aims to address the relevant design and access issues connected with the proposed development.
- 1.5 In terms of the structure of this Statement, it will initially describe the site and its surroundings (Section 2). This will be followed in Section 3 by the rationale and outline of the proposed works to the building. Section 4 provides the policy context, Section 5 analyses the critical design and access principles. The Statement is concluded in Section 6.

2 SITE AND SURROUNDING CONTEXT

- 2.1 The application site is the Dolau Inn. It is located on Church Street, New Quay, 50m from the seafront and 80m from the High Street. It is within the town's Conservation Area.
- 2.2 The site operated as a pub until it closed in October 2017.
- 2.3 It is a 2.5 storey traditional building, which is at the end of a terrace. The site slopes to the northeast towards the seafront, with the building being slightly elevated above the street level.
- 2.4 To the front of the property is a large stone paved area with outdoor seating. It is currently enclosed by painted light blue concrete balustrades with railings. Additionally, to the rear of the property is a large garden, with paved stonework and a separate outdoor seating area.
- 2.5 The property's front elevation consists of light blue painted rendered walls, with white painted stonework around each of the windows, doors and the edges of the building. This is continued through to the rear of the property.
- 2.6 The property requires investment and is in need of an uplift. This will be achieved through the improvements being carried out in accordance with the proposed development.
- 2.7 In terms of nearby uses, the surrounding town centre contains a mix of retail and non-retail uses including The Royal India Brasserie immediately next door, The Post Office and the Port of Call Pub along Church Street and Spring Gardens. Further, within the town centre, there are a series of pubs such as the Wellington Inn, Penrhiwllan Inn Bar & Restaurant, the Black Lion Inn and the Penwig Hotel, all within close proximity to the application site.

3 PROPOSED DEVELOPMENT

- 3.1 The application seeks consent for a small, two-storey rear extension to allow an additional two rooms to be accommodated on site. The proposed alteration will extend part of the building to the rear (right hand side when looking at the building from the garden). This would allow for the extension of the accessible room on the ground floor and the extension of a bedroom at the first floor level.
- 3.2 The extension will consist of a felt flat roof with walls that will have a smooth sand rendered finish. A new double glazed door and first floor window will be created in the new elevation. Their design will match the existing door and window. The external staircase will also be slightly reconfigured to access the existing door at first floor level. A side window will be removed from the ground floor by the proposed extension.
- 3.3 In terms of the proposal, and as with the previous scheme, the access to the property will remain unchanged. The internal design and appearance of the property will remain sympathetic to the property's history and the role that it has played within New Quay. This will be achieved through a sensitive design approach and the use of high quality materials.
- 3.4 The proposal will create an additional en-suite bedroom on the ground floor with an extra en-suite room on the first floor. This will be in addition to the eight rooms that already have planning permission courtesy of the April 2018 consent, which will bring the number of rooms to ten. The existing stairs will remain the broadly the same for both internal and external access. Plant will be accommodated in the basement and on the first floor.
- 3.5 In approving the change of use from a pub to a hotel in April 2018, Ceredigion County Council accepted that the proposal would enable the building to be brought back into an active, viable and commercial use. It would also offer additional tourist accommodation for the area thereby contributing to the local economy.
- 3.6 This application will not change this, its purpose is to merely increase the number of hotel rooms, which have been created following a redesign of the scheme. It is proposed that the Dolau Inn will operate in tandem with the Penwig Hotel, which often reaches capacity. The overspill of visitors at the Penwig Hotel will be accommodated at the Dolau Inn, thus retaining expenditure within New Quay that could have been lost if there was insufficient accommodation available within the town.
- 3.7 In line with the original proposal, the pedestrian link was retained from the rear of the Dolau Inn to the neighbouring public car park, which will ensure ease of access and permeability for guests and staff. It is accepted that though the Dolau Inn does not benefit from a private car parking facilities, car parking can be accommodated at the Penwig Hotel, or at the public car park located immediately adjacent to former pub.

- 3.8 Accordingly, the only works that form part of this submission relate to the two-storey rear extension. The extension will allow the creation of the accessible room on the ground floor and a further bedroom on the first floor that will mean they are of a suitable size to accommodate visitors. The internal works to form the other bedrooms form part of the planning permission, which was granted in April 2018.
- 3.9 The proposed development will contribute to the tourism industry by providing new, additional accommodation within the area and will ensure that the Dolau Inn will be retained in profitable, commercial use thereby still making a valuable contribution to New Quay's thriving tourism industry.

4 PLANNING POLICY CONTEXT

- 4.1 Legislation requires that planning applications are determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

Planning Policy Wales

- 4.2 Government guidance in Planning Policy Wales (PPW) (Ed. 10 2018) is a material consideration in the determination of the application. PPW promotes sustainability through good design. It should be inclusive, respond positively to the character and appearance of the site and the surrounding context. PPW also requires that the visual appearance of new development should be of high quality and scale that ensures an appropriate relationship with the surrounding context.

TAN 12 Design

- 4.3 More specific design guidance is provided within the Welsh Government's Technical Advice Note (TAN) 12 Design (2016). The appearance and function of the proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications. Objectives for sustaining or enhancing character include:
- Promoting legible development;
 - Promoting a successful relationship between public and private space;
 - Promoting quality, choice and variety; and
 - Promoting innovative design.

Ceredigion Local Development Plan 2007 - 2022

- 4.4 The Development Plan for the purpose of this planning application comprises the adopted Ceredigion Local Development Plan 2007 – 2022 (April 2013).
- 4.5 Policy DM06: High Quality Design and Placemaking accentuates that development should have full regard, and positively contribute, to the context of its location and its surroundings. It should also reflect a clear understanding of design principles, the local physical, social, economic and environmental context.
- 4.6 There is also Policy DM07: Conservation Areas. This policy states that development within Conservation Areas must demonstrate that regard has been had to Conservation Area Appraisal, where available and national guidance.

5 ANALYSIS

- 5.1 The proposed development is minimal in scale and represents a logical and sympathetic extension to the property thereby allowing additional rooms to be accommodated on site, in particular, the accessible room. The design reflects the existing building in terms of scale, material and character.
- 5.2 For these reasons, the proposed development is considered to be in accordance with PPW, TAN12 and Policy DM06 and DM07 of the Ceredigion LDP as the development contributes positively to the character of the building and surrounding Conservation Area.
- 5.3 The characteristics of the proposed alterations and the design rationale behind them are set out below.

Amount

- 5.4 The amount of development on site will increase slightly through the erection of the two-storey rear extension. The new gross floor area created will be an additional 29.70 square metres (or 14.85 square metres on each floor). This is a minor extension to allow two rooms to be of a sufficient size to accommodate guests. This is particularly relevant given that one is an accessible bedroom.
- 5.5 The extension will, effectively, infill the space to the right hand side of the rear of the property, which is currently an underused paving slab terraced area.
- 5.6 The existing staircase to the rear of the property will remain in situ but will be slightly altered in design. The windows and glazed doors will replicate existing albeit with the loss of a ground floor side window.

Layout

- 5.7 The layout of the building corresponds with the plan approved as part of Consent No: A180073 except for the creation of one additional room on both floors to the rear of the property. The extension is proposed to allow these rooms to be of a suitable scale and size to accommodate guests.

Scale

- 5.8 The proposed extension is minor in size, as it amounts to less than 30 square metres of floorspace. This is approximately less than 10% of the current footprint of the building. Accordingly, it is considered that the proposed extension is in scale with the existing building and will be subservient to it.

Character and Appearance

- 5.9 The proposed extension will have the same appearance, as the existing building. The extension will have smooth rendered finish similarly to the rest of the building. The windows will be of a same material (upvc) as existing whilst – given its size – the extension will have a small flat felt roof.
- 5.10 It is considered that the proposal will be sensitive and reflective to the character and appearance of the building and the surrounding Conservation Area.

Landscaping

- 5.11 The proposals do not include any hard or soft landscaping.

Environmental Sustainability

- 5.12 The proposal will include installation of modern fittings which will contribute positively to the energy efficiency of the building, its sustainability and operation as a successful local facility.

Access and Movement

- 5.13 There will be no alterations to the existing access points. The only minor change relates to the small re-configuration of the external access point to the first floor.

6 CONCLUSION

- 6.1 The proposed extension is relatively minor in scale but will significantly improve the function of the building by allowing for the introduction of two additional bedrooms that will be of a suitable size to accommodate guests.
- 6.2 The extension is minor in scale and replicates the appearance, character and materials of the existing building.
- 6.3 Alongside the internal alterations for eight bedrooms (which already planning permission), the proposal will further enhance the provision of tourist accommodation available within the town in a manner consistent with the character of the building and surrounding context.
- 6.4 If this application were to be approved then – together with the extant permission for eight rooms – will allow the Dolau Inn to accommodate ten rooms (one of which will be for accessible use). This will ensure the viable future use of the building.