



JOYS GREEN, THE OLD CHIP SHOP

DESIGN AND ACCESS STATEMENT

Rocks Road, Joys Green, Lydbrook, Gloucestershire, GL17 9RG

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1.0 THE CONTEXT

This document should be read in conjunction with the accompanying drawings submitted as part of a planning application for the works.

The proposed works are to a building, that is not listed, known locally as The Old Chip Shop, located in the village Joys Green. Joys Green is a village in the Forest of Dean, West Gloucestershire, England. The village is in the civil parish of the neighbouring village of Lydbrook.

The village of Joys Green which is still part of the Parish of Lydbrook now currently has no Village Shop or Post Office, which is hopefully going to be re-opened eventually.

The Primary School was built in 1883 to the designs of the architect Alfred Smith but this closed in late 2008 to become a young peoples directorate, leaving all of the students there (at most 15 children) to transfer to the other local primary school in Lydbrook.

The village still has its own playground with play equipment on and a small football pitch, this is currently situated where Joys Green Football Club pitch used to be. The Joys Green community centre is also still situated within the old primary school grounds and meetings regarding the local area are often either held there or at Lydbrook Memorial Hall.

Recently Two Rivers Housing has invested in nearly five or six new properties and renovated a lot of properties within the area. As well as the new houses Joys Green is still home to Edwards Close housing estate which was named after Edwards Coaches which were formerly based there and in Lydbrook.

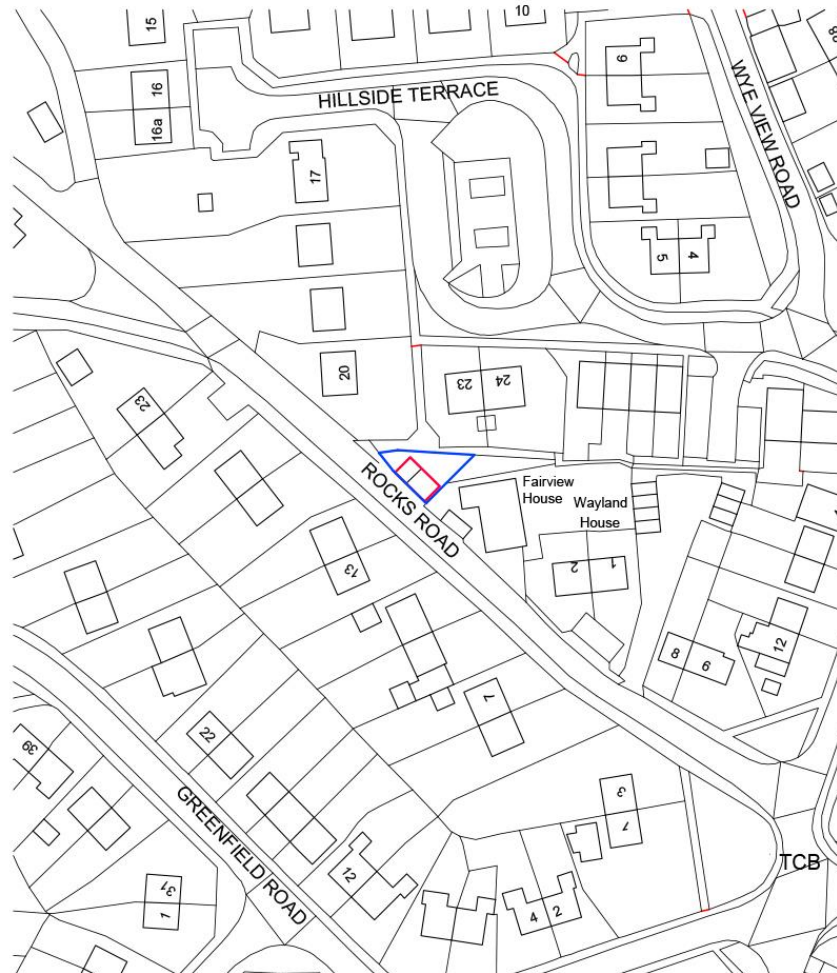


Edwards Coaches of Joys Green

The village shop, when it used to be open once ran an initiative to stop littering around the village which attracted the attention of BBC Points West, BBC National News and BBC Newsround. This was all aired in late 2008.

The Old Chip Shop is sited within Rocks Road next door to The Old Post Office that is closed and unoccupied at present. The area is not recognised as a conservation area.

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LOCATION PLAN

- Legend
- Ownership Boundary
 - Property Boundary

Address:
 The Old Chip Shop
 Rocks Road
 Joys Green
 Lydbrook
 Gloucestershire
 GL17 9RG



Revision: 2023.05.17 Planning Issue		
Project Name: Joys Green, The Old Chip Shop		
Client:		
Drawing Title: Location Plan		
Hummingbird Architecture Ltd Lydney Town Hall, High St, Lydney GL15 5DY Tel: 07715392703 E-mail: hummingbirdarchitecture@hotmail.com		
Drawn by:	Checked by:	Date: Feb 2023
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LOCATION PLAN

2.0 THE SITE

The proposed works are at The Old Chip Shop, a small modest building, located within Rocks Road, Joys Green.

Through talking to elderly local residents, we have been able to understand that the existing building was originally constructed in the 1930's, as a residential property before it became a chip shop in the 1960's. Before the change in use of the building, it is known that a respectable spinster lived there alone, by the name of Miss Stokes.

We have managed to find Ethel Anne Blanch Stokes on the electoral listings in 1939, who was 60 years old at the time. The listing states that she was single, daily work cleaning and that there was 1 person living in the household. The listing states her address as Joy's Green, Lydbrook, West Dean.

It is understood at the time, that the houses neither had numbers or names and were known by the persons who lived there.

The physical evidence for the original use of the building as residential is that the building is built with a traditional chimney and open fireplace. There are also original flagstones at floor level externally.

We found further records of Miss Ethel Stokes that she was born on the 17th November 1879 in Barton Regis and she is registered on the 1911 census as a domestic servant in Bristol at the age of 31. Ethel died in either January, February or March in 1961, aged 81. Ethel is listed at Lydbrook hospital in 1960, so did not die at home which means her home address will not be on her death certificate.

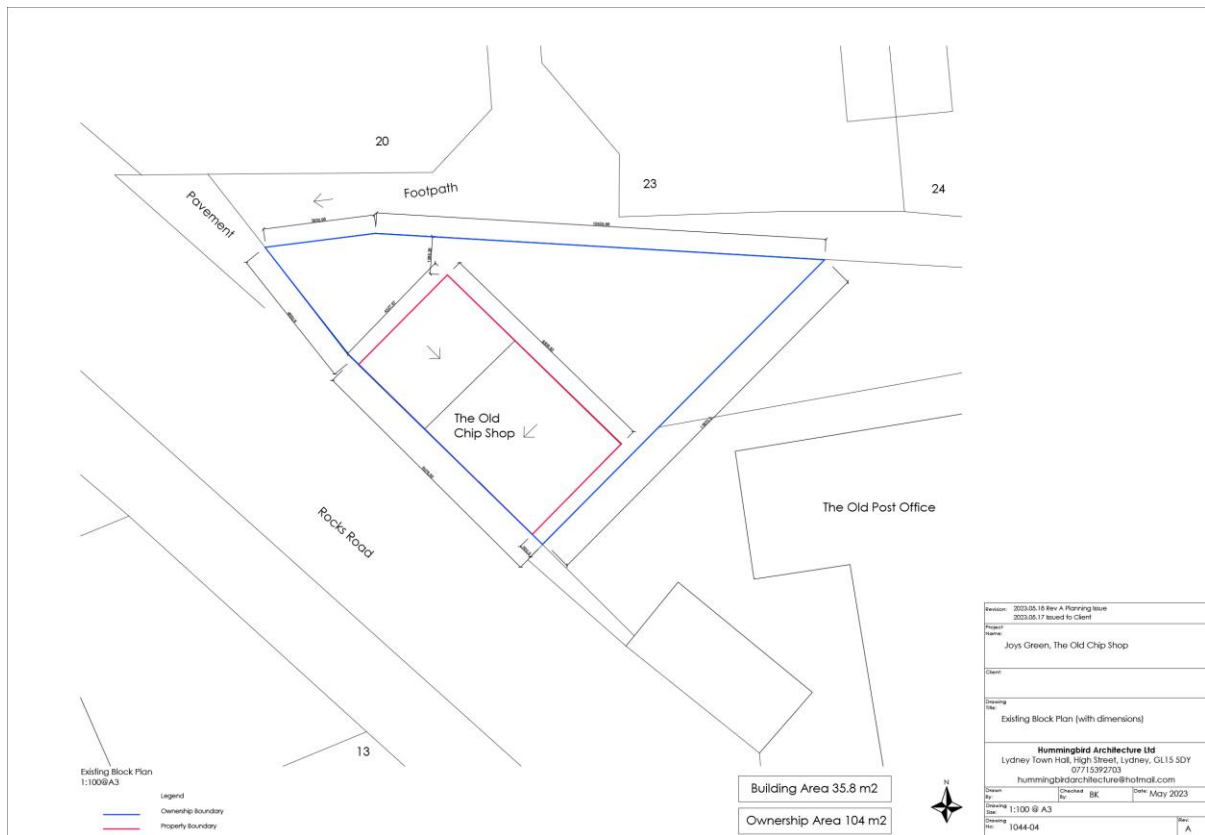
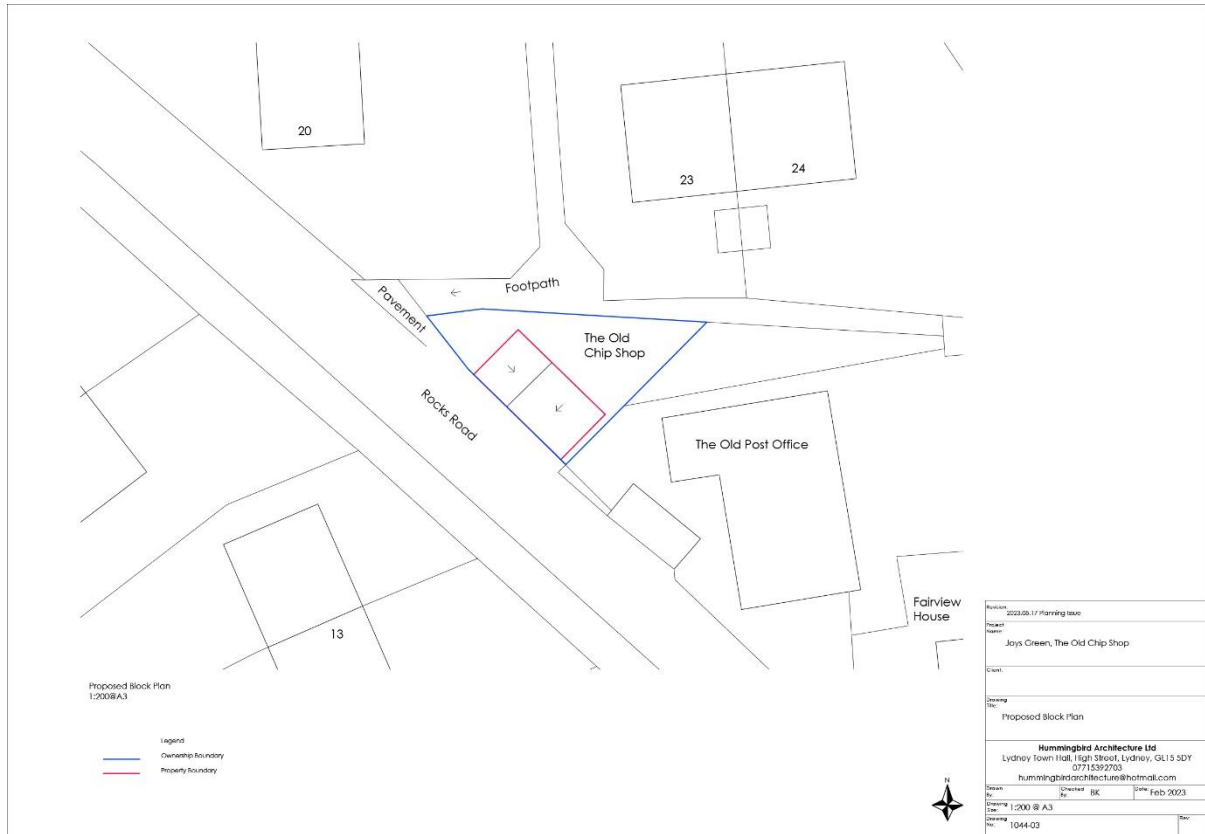
We understand that the first person to run the property as a chip shop was Jeff Bevan (in the 1960's) and then Doris and Colin Powell ran the property as a chip shop up to the late 1970's, early 1980's (all deceased).

We understand that from the early 1980's the building entered a period of dereliction and was unoccupied and unused for a number of years. The condition of the building deteriorated and was in a poor condition when the current owner Mr S A Vittorini purchased the property in 2020. At the time of purchase, Mr S A Vittorini also purchased additional areas of land around the property from Two Rivers Housing. The building area and ownership boundary of the site can be understood in the block plans attached.

The building is formed of 2 cell rooms, a larger cell room accessed from the front door, where the fireplace is located, that used to locate the chip shop service area. There is a smaller cell room to the north west that was the store/ prep area/ WC for the chip shop. There are garden areas to the north east and north west of the building.

The building construction is masonry painted rough render and tiled roof. The principal elevation fronts onto Rocks Road facing south west. To the north west of the building a footpath runs through from Rocks Road to housing further north.

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BLOCK PLANS

3.0 PROPOSED WORKS (REVERSION TO RESIDENTIAL DWELLING)

The proposed application is for reversion back to the original use of a residential dwelling. The proposals are to locate an open plan kitchen living room in the main cell room with the fireplace and to locate a 1 person occupancy 1 bedroom with adjacent shower room within the smaller cell room to the north west.

Prior to our appointment as architect, our client, Mr S A Vittorini made contact with the local planning department in October 2020, reference P1660/20/PREAPP where information was presented to Suzanne Jones, a Senior Planning Officer from the Forest of Dean Planning Department. Suzanne provided advice to our client which we will address and provide further information within this report.

At the point of purchase of the property in 2020, the building was derelict and in a very poor condition. There was an ongoing risk that the building was a place for antisocial behaviour. In order to save the building from further deterioration, Mr S A Vittorini started fabric repairs to stabilise the building. The majority of these works are not considered to require a planning application, these works consist of the following:

- Clearance works including removal of debris, unusable chip shop apparatus and rubbish internally and externally from the site and clearance of localised vegetation.
- The building has two roofs, the larger roof was reroofed in slate and the smaller roof was reroofed in new profiled roofing sheets as the pitch was too low for slates. There have been new fascias and rain water goods installed. The new roofs were insulated. The existing original roofs were slate, however, they were largely collapsed and many slates had broken or failed.
- The external walls are solid masonry and as existing, they have all been rerendered in cement. The top part of the south west elevation has been clad in rough edge timber.
- The floors are as existing, concrete with toiles on top. Some flagstones are found externally.
- The existing windows have all been replaced with Upvc double glazed white. All external doors have been replaced with new doors.
- Internal works include removal of an existing internal wall that formed a WC to form a slightly larger room that would accommodate a shower room. A new WC has been installed.
- The internal walls have had their failing plaster removed and have been partly replastered.
- A wood burner has been installed that uses the existing fireplace and chimney.
- There have been a couple of units with sink installed as a make shift kitchen but there is no fully functioning kitchen at present installed.

All the above works has been in undertaken with a submitted building regulations application. It is understood that there are a couple of minor items that are to be resolved and the majority of works are completed in accordance with building regulations. The building control certificate issue is therefore pending resolution of the minor items.

The majority of works undertaken have been fabric repairs to stabilise the building and many items of work are like for like in terms of materials and the fabric repairs are therefore considered minimal in terms of physical changes. The following are a list of alterations that are understood to require the need for a planning application in terms of physical change to the external appearance of the building. As these items of work have been completed on site, they are deemed as retrospective in consideration of this application:

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- Reduction of 1no. window on the south west elevation and introduction of part rough edge timber cladding over.
- Removal of an external door to the north east elevation and replacement with 2no. windows in this elevation.
- Replacement of slate roof with profiled roofing sheets on the smaller roof, this was due to the pitch being too low to reroof in slate.

All works described above were completed at the end of 2022. Mr S A Vittorini has managed to stabilise the building, however, we are aware that some of the external alterations should have had a planning application and Mr S A Vittorini has been made aware of this. In hindsight and with greater understanding of the planning system, Mr S A Vittorini would have made the correct application in advance of the works and not proceeded beforehand. This is now recognised and it was a mistake to do the works in advance of obtaining the necessary consents.

It is understood that when Mr S A Vittorini was undertaking the fabric repair works on site, a neighbour notified the council that the building was being occupied/ resided in by Mr S A Vittorini and this information is false and incorrect.

We understand that as a result of the neighbour contacting the council, the planning enforcement officer Trevor Short visited the property, earlier this year, when our client was at the property and informed our client that if he wanted to reside at the property, then he would need to obtain the necessary consents.

Our appointment as architect was then formalised after all of the above works and events in February 2023.

It is important to recognise that although the fabric works have been undertaken and completed on site as described, Mr S A Vittorini has not and has no intention of residing at the property until the necessary consents are in place. It is for this reason we would consider this application as part retrospective, as although the fabric repair works and some alterations have been undertaken, as yet, there is no actual change of use from a hot food takeaway at present as nobody is residing at the property. This is further justified by consideration that, its current state, the property could easily be reopened as its existing use class, a hot food takeaway, with minimal internal works, including the installation of a commercial.

4.0 IMPACT OF PROPOSED WORKS

4.1 TRANSPORT AND PARKING

Local parking provision, car access arrangements, traffic impacts and public transport services have all been considered in relation to the proposed works. They have also been considered in relation to the existing use as a hot food takeaway and the former use as a residential dwelling.

If the property continued use as a hot food takeaway and reopened as such, there would be employees and customers daily accessing the building by foot and vehicles. It is understood that when the property was still in use as a hot food takeaway, there was increased problems with parking in the locality then there is at present. Therefore it is reasonable to suggest that as a 1 person, 1 bedroom residential property, there would only be 1 vehicle parking in the locality and this is something that the existing Rocks Road or adjacent roads are more than able to cope with as it is a quiet suburban area with ample on street parking. It has to also be appreciated that the building was originally constructed as a residential dwelling without a parking space and we would consider that this would therefore give the property established parking rights within the street. This application is not for a new build and should not have policies or requirements relating to a new build residential dwelling because this application is for a reversion back to a former residential use that the building was originally built for.

In terms of electric vehicle charging provision, it would be relatively straight forward for a car to park adjacent to the property on Rocks Road and to be charged from the property.

4.2 NOISE

The noise generated by residential units can have a different impact to that generated by commercial/ hot food takeaway. It may for instance create noise impacts during the morning and evening, however, in this case, it is considered that it would result in lower noise levels than a hot food takeaway. It is difficult to identify a specific pattern of noise impact that would emerge from these changes, however, the impact is likely to be significantly less with significantly less people using and occupying the site than a hot food takeaway with employees and multiple customers accessing/ parking adjacent to the site.

4.3 AMENITY

The residential amenity impact relates to the developments effect on a neighbour's outlook, privacy, sunlight/ daylight and any noise and disruption likely to arise directly or indirectly as a result of the works. This application is not a new building and therefore the physical size, scale and materials of the building are mostly like for like and as existing. Therefore, there is little to no impact on the neighbouring properties as a result of this application. The reversion of use back to the original purpose of the building as residential will have a reduced impact on the neighbours in comparison to the existing use as a hot food takeaway. There will be a reduced amount of people using the building and therefore the proposed application will create a more private sense of place and will be less disruptive rather than having many customers accessing the street under a commercial use. Amenity is defined as a desirable or useful feature of a building or place, amenities look to provide comfort and convenience for tenants occupying the property. Amenities encompass additions that are in excess of the basic needs of an individual. In terms of private amenity space standards for the occupant, this property has access to a private garden that is functional and safe, easily accessible from the living area, has sufficient light levels and is of a sufficient size and functionally shaped to meet the needs of the likely number of occupiers. A minimum standard of private amenity space for a 1 bedroom flat is 5m² and for a 1 bedroom house is 40m². The property has an overall ownership area of land of 104m² and built fabric area of 36m². Therefore, the external private amenity space available to the property is 68m², which is above the minimum standard required for a 1 bedroom house.

4.4 LOSS OF COMMERCIAL PROPERTY

It is understood that there is a need for additional housing development within the area, in particular, a need for affordable housing. If this policy leads to greater housing development on existing sites of development there should be less pressure on greenfield sites. It will also provide the opportunity for areas to benefit from larger residential population which could, for example, help to support local shops and community organisations. However, the loss of commercial uses in villages and the conversion of commercial buildings may cause some concerns for local residents. The positive impact of the proposed application is to regenerate a site that would otherwise remain vacant and derelict and will provide additional housing for the community. It is important to understand that the neighbouring building was a post office and this business has closed and the building is currently unoccupied. The condition of this building is fair and was not in a state of dereliction as was found with The Old Chip Shop in 2020. This indicates that there is a surplus of former commercial use buildings that are currently uninhabited.

4.5 PERSONAL IMPACT ON CLIENT

If this application does not receive approval, there is a very real impact on our client Mr S A Vittorini. There is a concern with our client as he recently had to leave his last rental residence due to a change in circumstance with the owner and he is currently homeless and relying on the good will of others in terms of staying at people's houses.

Mr S A Vittorini is a local person in regular employment at a popular tourist attraction in the Forest of Dean. Our client is hard working and has spent all his savings on purchasing this derelict, abandoned property and undertaking the fabric works required to stabilise the building. If this application does not receive approval, it is not known where Mr S A Vittorini will reside and this a large concern as he is currently homeless.

5.0 JUSTIFICATION FOR THE PROPOSED WORKS

In the original pre planning application, reference P1660/20/PREAPP, the planning officer raised the following concerns in relation to the property reverting back to use from a hot food takeaway to a residential dwelling.

It was stated that the site is located within the settlement boundary of Lydbrook/Joys Green. There is Policy support for the conversion of buildings into residential accommodation, particularly within towns and villages. However, Policy CSP.7 of the Core Strategy states that land presently used for employment will be expected to remain so, unless allocated for another purpose. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, then a mixed use may be more appropriate (e.g. employment and housing) and failing that an alternative non employment use, but this must be justified as any application would clearly need to demonstrate why the building is no longer needed for its current commercial use.

The property was last used as a hot food takeaway in the late 1980's and it was unoccupied, derelict with a partially collapsed roof when it was purchased in 2020. By being unoccupied and empty for some 40 years, this is evidence alone to suggest that the site was underused and unusable for an employment generating use. Whilst a mixed use would be considered, the size of the property and land in ownership does provide a constraint of space to operate as a multi-use site.

Whilst the existing building is relatively modest, the overall site is considered adequate for a residential dwelling, mainly because our client has purchased additional land around the building. This is explained in more detail in the amenity space description in the impact section of the report. The built fabric area is approximately 36m² and the gross internal floor area is 28m². Due to the constraints of the size of the building we are proposing that the residential property is for 1 bedroom 1 person occupancy with an adjacent shower room. The national space standards state that 37m² is required for a 1 storey dwelling with a shower room for 1 bedroom 1 person occupancy. Therefore, the property is 9m² less than required, however, we would like to consult regarding this and whether there may be consideration to accept less than the national space standards due to the building being originally constructed as a residential dwelling in the 1930's. If there are still reservations on whether the gross internal floor area is adequate, we would be able to propose a small extension to the rear of the site that could increase this floor area accordingly and in line with space standards.

We would like to reference the following planning policies and consider the application in relation to them.

There is a Policy CSP. 4 Development at Settlements. Development principles, development at settlements (strategic objectives: to promote thriving sustainable communities, facilities regeneration). This policy states that most changes in towns and villages will be expected to take place within the existing settlement boundaries, unless or until they are replaced by other LDF documents (for example an Area Action Plan). Exceptions to this may include affordable housing for local persons and building conversions and (rarely) new buildings for employment uses on the edge of settlements.

We would therefore consider this application to be supported by this planning policy as this property is to create affordable housing for a local person and is a building conversion from a hot food takeaway use reverting back to the original use of residential that the building was constructed for.

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There is a Policy CSP. 5 Housing – strategic objectives: to promote thriving sustainable communities – provide affordable homes. This states that housing in keeping with the needs of the local community and including affordable housing will be described as per Table 8 and this lists Lydbrook – Joys Green identified as an area that is required to provide housing. The policy states that priority will be given to development on previously developed land and on site identified for housing in the development plan. No new greenfield sites will be released unless it can be proven that land is not available from other sources and is needed to meet the plan’s requirements. The policy also states that small schemes providing affordable housing will be supported.

We would therefore consider this application to be supported by this planning policy as this is a small scale scheme that provides affordable property on previously developed land.

6.0 CONCLUSION

The proposed works are to a building, that is not listed, known locally as The Old Chip Shop, located in the village Joys Green. Joys Green is a village in the Forest of Dean, West Gloucestershire, England. The village is in the civil parish of the neighbouring village of Lydbrook.

The Old Chip Shop is sited within Rocks Road next door to The Old Post Office that is closed and unoccupied at present. The area is not recognised as a conservation area.

The building is a small modest building. Through talking to elderly local residents, we have been able to understand that the existing building was originally constructed in the 1930's, as a residential property before it became a chip shop in the 1960's. The property ran as a chip shop up to the late 1970's, early 1980's.

We understand that from the early 1980's the building entered a period of dereliction and was unoccupied and unused for a number of years. The condition of the building deteriorated and was in a poor condition when the current owner Mr S A Vittorini purchased the property in 2020. At the time of purchase, Mr S A Vittorini also purchased additional areas of land around the property from Two Rivers Housing.

The proposed application is for reversion back to the original use of a residential dwelling. The proposals are to locate an open plan kitchen living room in the main cell room with the fireplace and to locate a 1 person occupancy 1 bedroom with adjacent shower room within the smaller cell room to the north west.

At the point of purchase of the property in 2020, the building was derelict and in a very poor condition. In order to save the building from further deterioration, Mr S A Vittorini started fabric repairs to stabilise the building. The majority of these works are not considered to require a planning application.

Although fabric works have been undertaken and completed on site, Mr S A Vittorini has not and has no intention of residing at the property until the necessary consents are in place. It is for this reason we would consider this application as part retrospective, as although the fabric repair works and some alterations have been undertaken, as yet, there is no actual change of use from a hot food takeaway at present as nobody is residing at the property.

This report has assessed the impact of the proposed works including transport and parking, noise, amenity, loss of commercial property and personal impact on the client.

The property was last used as a hot food takeaway in the late 1980's and it was unoccupied, derelict with a partially collapsed roof when it was purchased in 2020. By being unoccupied and empty for some 40 years, this is evidence alone to suggest that the site was underused and unusable for an employment generating use. Whilst a mixed use would be considered, the size of the property and land in ownership does provide a constraint of space to operate as a multi-use site.

Whilst the existing building is relatively modest, the overall site is considered adequate for a residential dwelling, mainly because our client has purchased additional land around the building. The built fabric area is approximately 36m² and the gross internal floor area is 28m². Due to the constraints of the size of the building we are proposing that the residential property is for 1 bedroom 1 person occupancy with an adjacent shower room. The national space standards state that 37m² is required for a 1 storey dwelling with a shower room for 1 bedroom 1 person

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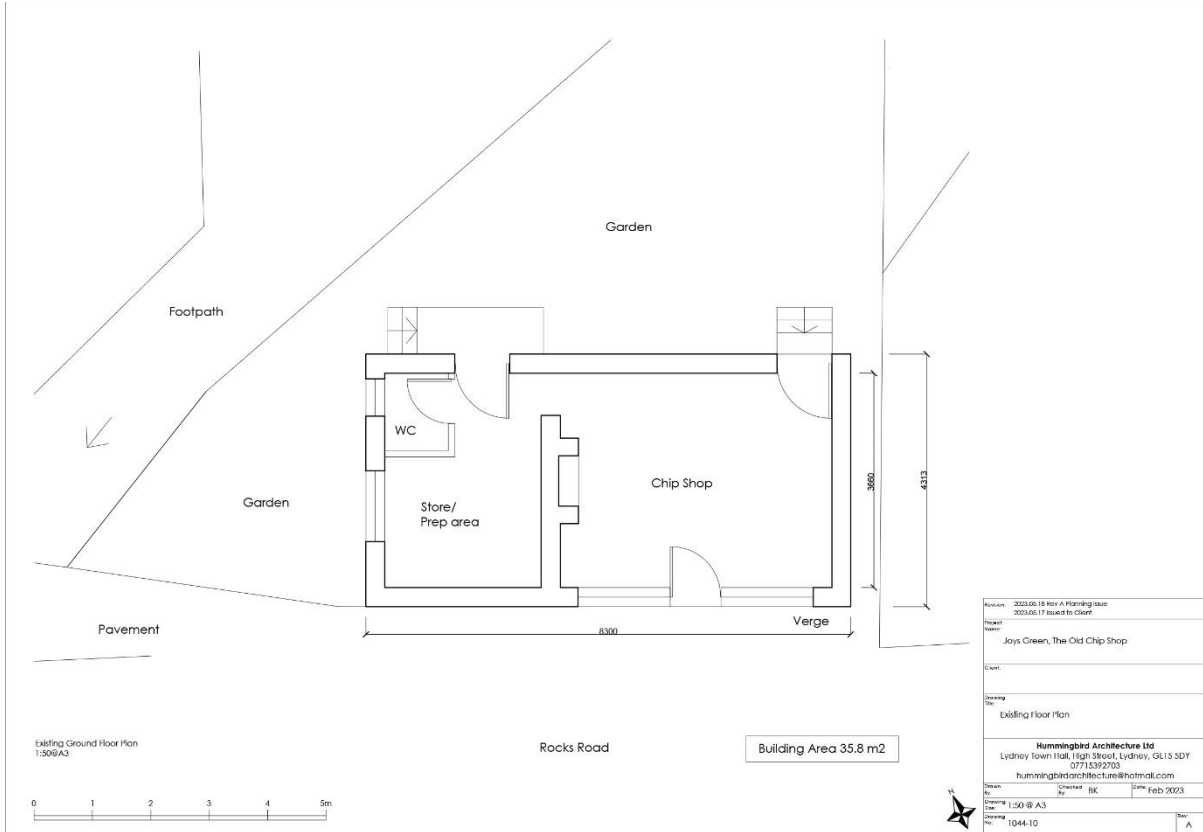
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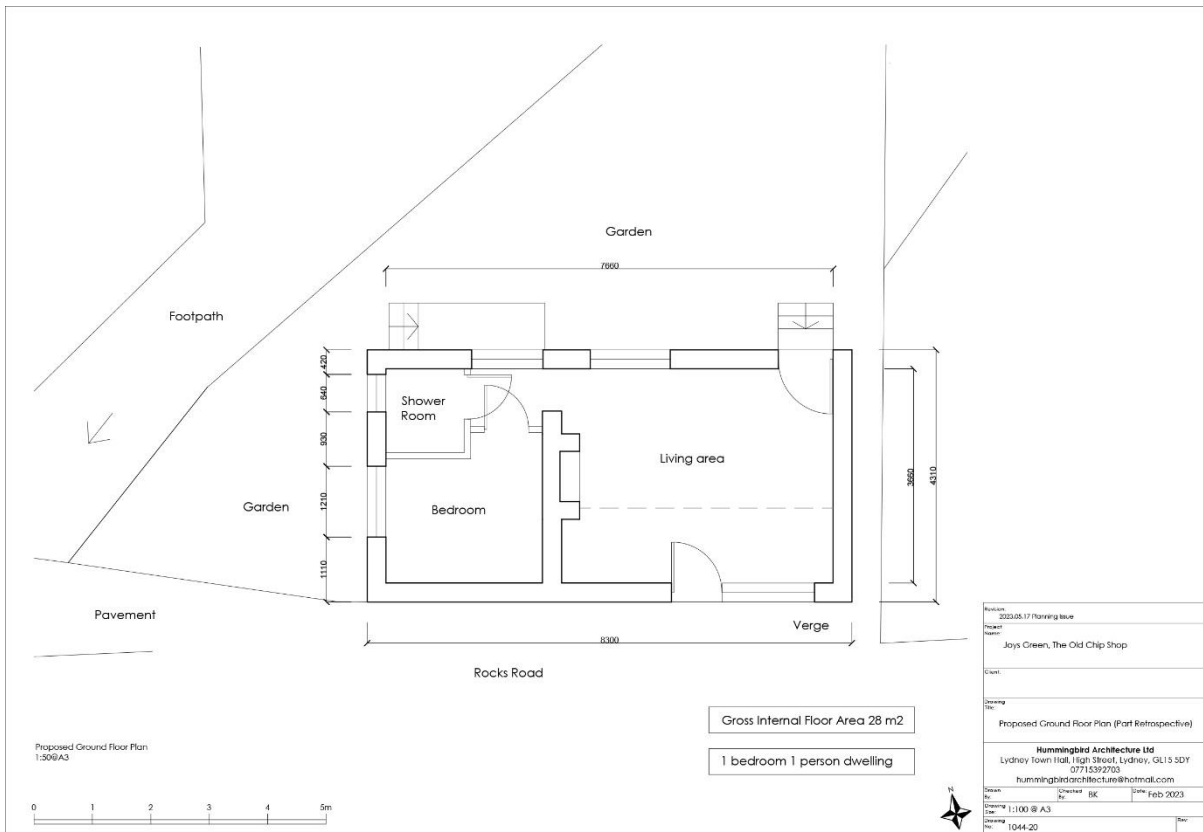
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APPENDIX A



EXISTING PLAN



PROPOSED PLAN

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APPENDIX B

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EXISTING PHOTOS (APPROXIMATELY 2020)



PROPOSED PHOTOS (2023)