

Change of Use Application
The Old Club. 93 Bailey Street, Deri, Caerphilly

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in support of the application to change the use of an existing Licensed Premises, The Old Club, 93 Bailey Street, Deri, Caerphilly County Borough. CF81 9HT. It has been prepared with reference to article 7 of DMPWO and to satisfy The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1. Proposed Development

The proposal is for change of use of the building from a licensed premises, reverting back to residential use. The new use will comprise one 2 bedroom mid-terrace house, and a 4 bedroom end of terrace house. The properties will utilise all three floors of the building; basement, ground floor and first floor, together with the rear garden area.

2. Existing Building Assessment

The building occupies a substantial part of a terrace of three storey buildings. The frontage onto Bailey Street is of two stories, and the rear elevation is three stories, due to the drop in levels towards the old railway line (now a public path, part of Parc Cwm Darren). There is also a two storey (basement and ground) extension to part of the rear, which is a relatively recent addition. The Northern end of the terrace is a separate three storey house (Bronllys Cottage), assumed to comprise 2 Bedrooms.

Internally, the club premises comprise a cellar with various rooms associated with the use. At ground floor level is a bar and lounge of approximately 56m², accessed directly off the street, with toilets located in the rear extension. The first floor accommodates a function room of approximately 65m² and female toilets, accessed via a staircase at the southern end of the terrace. There is access to the rear garden from the basement, but no direct access from the road to the garden. The garden itself is overgrown, with timber fenced boundaries to the north and south, and a post and wire fence to the rear which has mature trees on the bank down to the path. Other properties have created pedestrian access from their rear gardens down to the Parc Cwm Darren path.

The general construction of the structure is solid masonry walls, timber floors and roof with tiled finish. It is evident that the part of the premises next to Bronllys Cottage was originally a separate house, and the party wall between it and the rest of the premises has been opened up, with structural beams evident. The front elevation is finished with rough cast render, painted white, and dark brick detailing around the window and door openings. The frontage is typical of many of the nearby terraced properties on the East side of Bailey Street. To the rear and side of the building the walls are finished with unpainted smooth render, as is the extension.

3. Consultation

An informal telephone discussion has been undertaken with the Local Planning Authority's Duty Planning Officer, [REDACTED]. Whilst no specific commitment was given, the proposal to revert back to residential use was felt to be acceptable in principle. Matters to be considered in any subsequent application would be:

- **Parking:** it was noted that the existing premises has no on-site facility for parking and there is no prospect of providing this on site. The current club customers generally park on the roadside, as do many of the houses on Bailey Street. The residential use is likely to represent a lower demand for parking. This would be a consideration for Highways.
- **Flood Risk:** it was noted that the property is not in a designated flood risk area and therefore no assessment would be required.
- **Mining:** the property is not known to be affected by mining risk, and no assessment will be required.
- **Settlement Boundary:** the site is within the settlement boundary.
- **LDP considerations:** Policy CW9 may require supporting documentation to show that the proposals will not impact on the rural commercial facilities (see Section 5).

4. Evaluation

The surrounding area comprises primarily residential housing, generally in two storey terraced construction. The proposed change of use will revert the licensed premises to its original use, and provide much needed, affordable housing. The conversion will be undertaken to satisfy current building regulations, therefore having lower running costs and with solar panels to help sustainability.

5. Impact on Local Facilities

Policy CW9 has been considered in relation to the risk of future closure of the licensed premises, and is being sought now to facilitate building works commencing quickly in the event that the current use becomes unviable. Drinking patterns and the cost of living crisis continue to impact on the licensed trade, and should the current tenants decide to close their business it is unlikely that an alternative tenancy would be viable. The premises would then be vacant, and an option to provide much needed housing could be actioned.

The impact of closure of the club on the neighbourhood is considered to be negligible due to current trading conditions and the presence of two other licensed premises in close proximity.

The Baileys Arms is a public house on Bailey Street, providing a bar, large lounge, function room and kitchen that can easily support the community with drink, food and entertainment. It also benefits from on-site parking and is central to the community and is within walking distance.

Deri RFC is a rugby club within the old institute building on Mill Road, and is set up as a bar, hall, lounge, a larger function hall upstairs, kitchen and a snooker room. It can easily support the community with drink, food and entertainment. It is home to a number of rugby teams including men, women and children's teams all competing in local leagues. It is central to the community and is within walking distance.

There is an existing public defibrillator fixed to the front of the building, and two others in the village outside the Baileys Arms and the local shop. Consultation will be undertaken with the appropriate authorities to establish whether the unit is required in an alternative location, and funds will be provided to enable this to happen.

6. Design

The existing building was originally two houses, and the proposal is to revert to a similar arrangement. The front elevation will be generally as existing, retaining the doors and windows. In line with current building regulations, the structure will need improved thermal performance and the proposed method is to add external insulation and render to avoid reducing the internal space. The render will have projecting features around the openings to retain some relief. The roof will be repaired and re-covered with tiles of a similar type and colour to the adjoining Bronllys Cottage. To the rear, existing blocked up windows will be opened up, and new openings created to provide good natural light and views from the rooms. The new boundary between the two houses will be 1.8m high timber fencing, and side windows to the rear annex will be high level to limit overlooking.

6. Access

The village of Deri is serviced by a local public bus service between Bargoed and Merthyr Tyfil, from where routes link to the rest of the South Wales valleys and Cardiff etc. Also the adjoining Parc Cwm Darren path gives a pedestrian and Cycle route to Bargoed.

The existing access points lead to the ground floor and have slight steps from the pavement. Internally the existing stairs will be retained or repositioned to suit the most efficient spacial arrangement. Access will be provided to the rear gardens from the basement giving private amenity space.