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Design and Access Statement Rev A
6-10 Main Street, Pembroke
September 2019
Client: Pembroke Assets Ltd

1.0 Introduction

6-10 Main Street is a terraced building located on the main shopping street in the centre of Pembroke, Wales.

It is a deceptively large building and is currently vacant. It was previously used as a single retail unit with 4 residential apartments above and with associated parking and servicing to the rear.

The main High Street elevation is presented in a fairly typical arrangement with a full retail frontage at Ground Floor and with two floors of residential accommodation above. The most notable feature on this front elevation are 4 cantilevered, upper floor, splayed bays.

To the left hand side of the shop frontage is a passageway leading on a North/South axis to the rear lower level of the building. This passageway runs along the 2 storey side elevation of the building and is both ramped and stepped.

To the left of the building is the Clock House, in front of the Grade I listed church of St. Mary the Virgin. This is a prominent, tall building with a striking painted front elevation. The monumental, rubble stone, church building sits behind and with slated roof and church yard to the rear of the site.

The High Street has a diverse appearance with no overall architectural style or period. Colour is used liberally on the commercial frontages giving the street an informal and relaxed atmosphere, which plays on the juxtaposition of the various building types.

The back of the building “could not be more different”. The rear aspect is open and significantly lower than the High Street. This is due to the natural topography leading down from the ridge and opening out onto the water feature known as the Mill Pond.

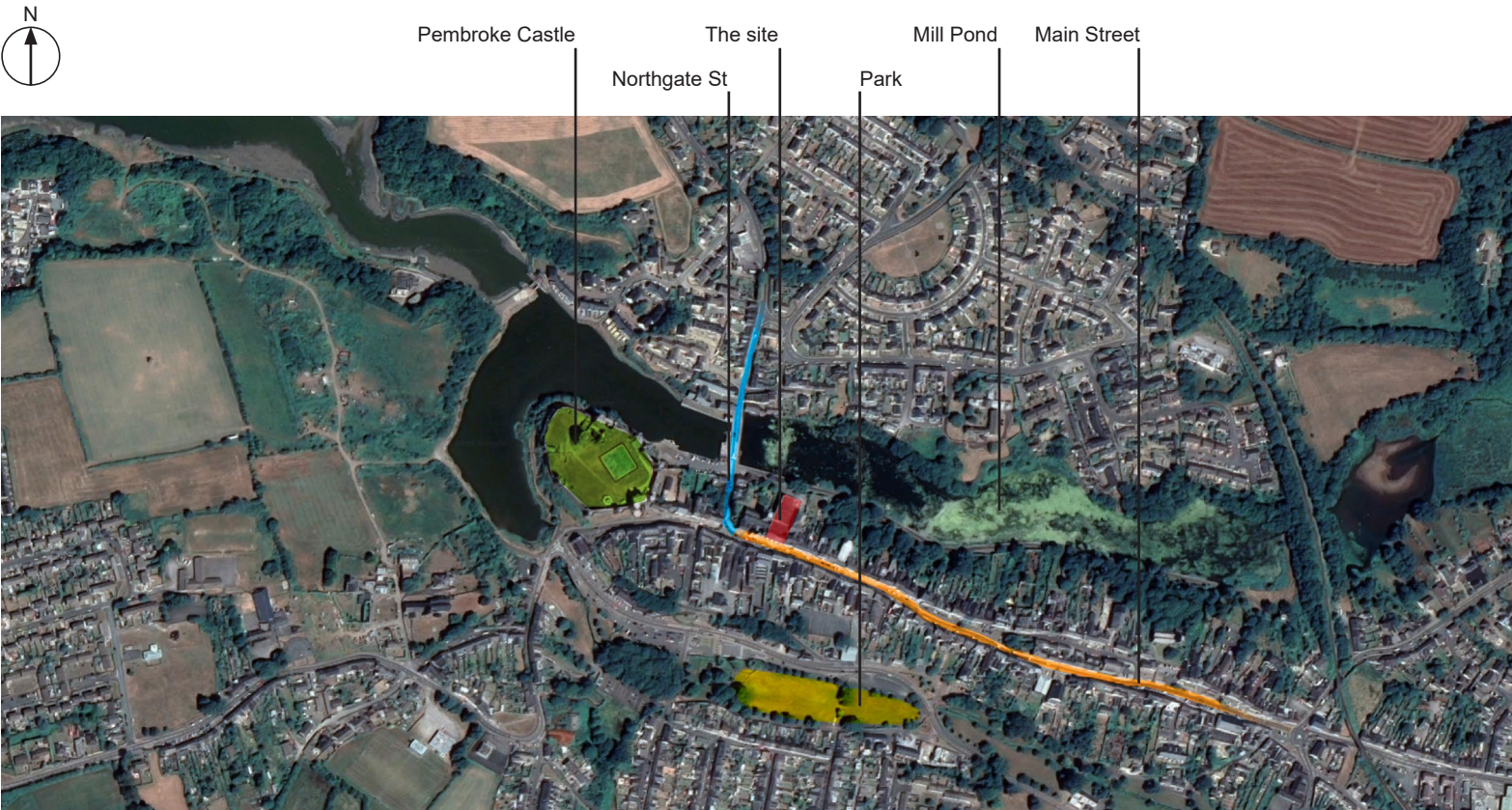
To the rear of the 3 storey vernacular street frontage is a monolithic, 2 storey, (ground and lower ground) “reinforced concrete box” clad in a sinusoidal vertical cladding. The lower ground floor is recessed, giving the whole rear the appearance of a cantilevered box, projecting out and towards the Mill Pond.

Reading the building from the rear, it is clearly a forceful architectural form sitting dramatically between its neighbours.

2.0 Amount & Use

The proposals are to create a mixed use development which will include an increase in the number of retail units from 1 to 3 by subdividing the existing space, together with 10 new residential units with associated shared facilities, as a holiday let business. The existing 4 duplex apartments will remain unaltered by this application, but with a new street entrance into the existing apartment stair core.

In addition, the existing vehicular access at the rear will be maintained and 12 car parking spaces will be arranged for use by the residents.



1.



2.



3.



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6.

Existing Site Photographs

- 1. View towards the site from Northgate St bridge.
- 2. Existing shop-front and access to rear of the site.
- 3. Existing building on site.
- 4. View West down the A1439.
- 5. View from existing alleyway towards A1439.
- 6. View from existing alleyway towards existing car-park.

3.0 Design Proposals

This is an existing building with no significant new development proposed. In addition, no demolition is proposed. Therefore the overall form will remain unchanged.

In elevational terms, the street frontage will remain similar to the current configuration, but with necessary repairs/maintenance, new shop fronts (by tenants), together with a new front entrance to the existing apartments. This new entrance into the existing stair core will help to activate the street frontage and create a more desirable access into the existing residential accommodation. The new entrance will be formed with a single glazed screen and door set in an arched stone surround opening within the existing rendered elevation. This is similar in character to the museum building entrance directly opposite this building and on the other side of the High Street.

The main changes to the building are the fit out internally for the 10 new apartments and their associated shared facilities on 2 levels. The residential accommodation will typically be located on the side and rear elevations, where windows can be introduced. The existing cladding will be replaced with a timber/timber look alike vertical cladding. The windows will vary in width to create informality, but will all be full height to maximise natural light and views out over the Mill Pond. These punched window openings will be framed with a projecting surround detail to emphasise depth and increase the elevational articulation.

The existing concrete will typically be painted in a similar manner to the use of colour on the High Street.

The overall appearance to the rear will be an articulated, projecting, clad form with a softer, more residential feel, together with a sympathetic cladding and a playful use of colour, will metaphorically link the rear to the High Street.

4.0 Access

Retail street frontage access will remain unaltered and level. This may require some internal ramping within the retail units, but this can be achieved within the retail unit fitouts.

The existing North/South link from the High Street to the Mill Pond will remain as existing and be strengthened. The existing site constraints and topography will necessitate the continued use of steps to facilitate the change in levels on this link.

There will be 2 entrances into the new residential accommodation - one at ground floor, which will be from the existing North/South passageway. This will be ramped, as existing, from the High Street level. The second entrance will be at lower ground floor level and, due to the existing topography and site constraints, this will be ramped from the car park area. The two floor levels will be linked internally by an ambient staircase and the internal fitout will, as far as is reasonably possible, meet the current Building Regulations.



Proposed South Elevation - New residential entrance and shopfronts



Proposed West Elevation - Level access provided from the High Street and Car Park

5.0 Landscape

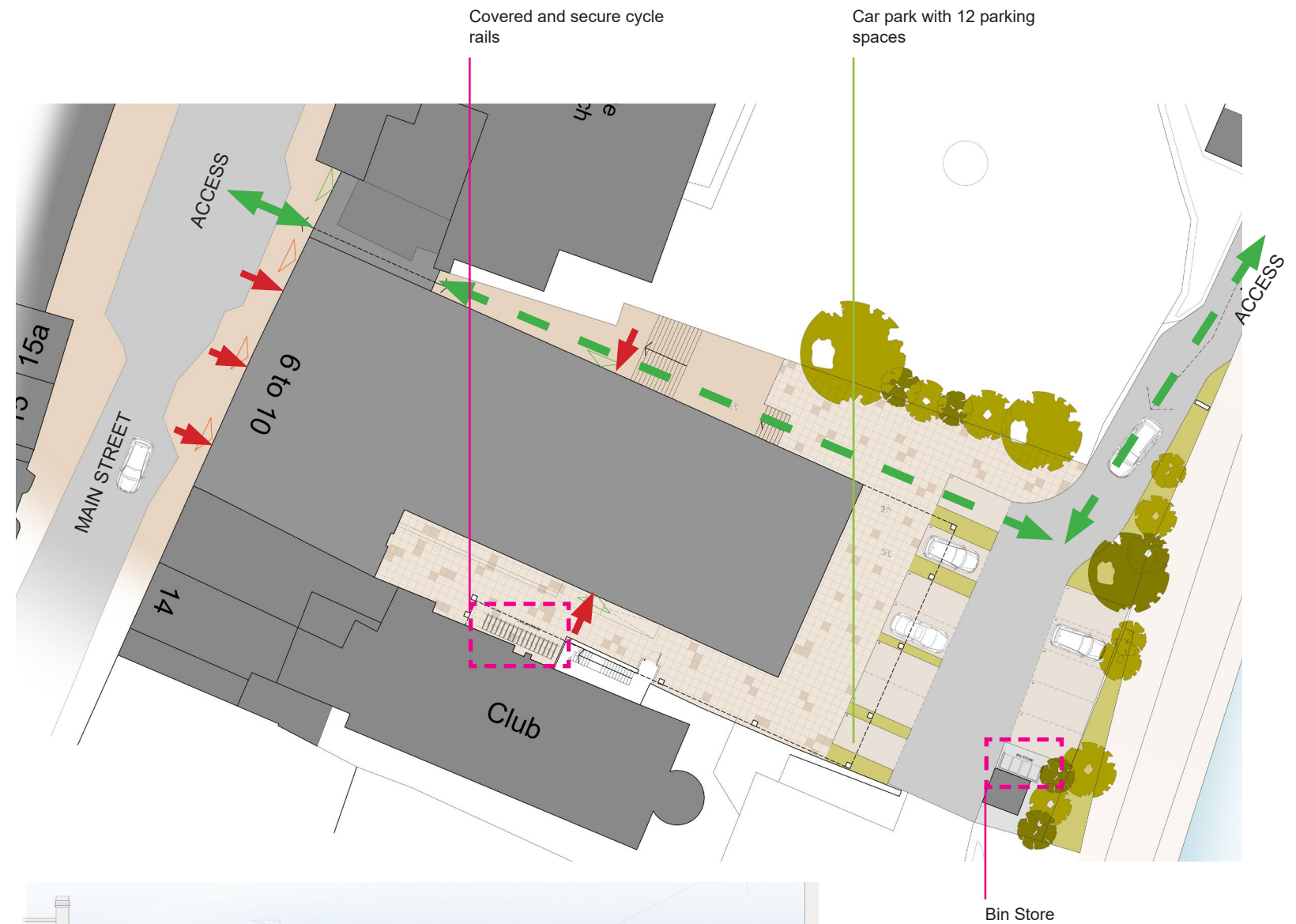
It is anticipated that utilizing sympathetic and good quality hard surface materials to redefine the existing hard surfaces, including the entrance from Northgate Street, the North/South passageway and the existing car park, this scheme can provide a significant improvement to the build environment and will allow for and improve both pedestrian and vehicular access through and into the site.

There is not a great deal of opportunity for significant soft landscaping and, given the rear aspect and views from and into the site associated with the Mill Pond, significant landscape screening will not be appropriate.

6.0 Conclusion

This is an exciting opportunity to utilize this existing vacant building, and bring it back into full use. By sub-division of the retail the prospect of full occupation is greatly increased. The conversion of the existing building into residential, tailored for the holiday let market, will contribute significantly to the local economy and strengthen the tourist industry.

The improvements to the elevations and upgrading of the external works will provide a significant betterment to this urban environment adjacent to this Grade I listed building. Strengthening of the pedestrian links through the site will all help to create a sustainable development within this existing community.



Proposed North Elevation - New full height glazing and coloured columns



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