



Kingdom Hall and adjoining
house at number 20
New Castle Street,
Merthyr Tydfil

**Design and access statement
for listed building consent to convert
buildings into 6 no. one bed flats.**

Issued for planning
May 2019

DRYARCHITECTS

Kingdom Hall and no.20 , Newcastle street

1.0 Introduction

This statement is prepared, on behalf of the applicant , in support of a full planning application for the conversion of Kingdom Hall and adjoining house at number 20 New Castle Street to create 6 self contained one bedroom apartments. The buildings are listed grade II and within the Thomastown conservation area (see listing on next page)

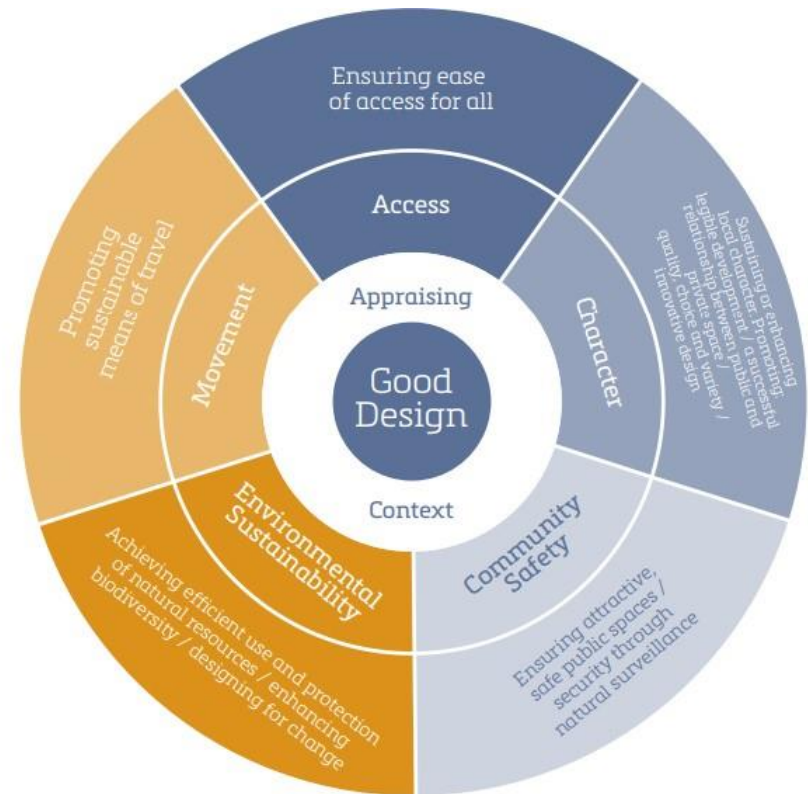
This is an opportunity to restore the buildings while also bringing them back into beneficial use as much needed flats for rental, within the town centre. It is proposed to apply for a development grant from Merthyr Tydfil council to assist in the restoration and improvement of these buildings.

This statement comprises a design and access statement in support of the application proposal and has been prepared in accordance with Welsh Assembly Guidance contained in Planning Policy Wales (PPW, Edition 10, December 2018)

National planning policy guidance contained in PPW identifies the objectives of good design and these are shown in the extract from the central policy guide to the right. This statement examines the development in terms of Access and movement , community safety, environmental sustainability and local character.

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2.0 Access and inclusivity

The application site is within a sustainable location, within the city centre. Merthyr train station is approximately 0.3 of a mile or approximately 7 minutes by foot. The bus station is within 0.2 Miles and 7 minute walk. Public transport links give access from the town centre to further afield as well as local settlements. In terms of parking and access arrangements , the building does not have dedicated off street parking provision but permit holders parking is available in the street. The previous use as a Jehovah's meeting hall would have generated much more traffic than the proposed new use. The pre-application response recognises that the site is situated within a sustainable area as public transport is all within walking distance and Highways have not raised any concerns relating to safety.

The policy therefore complies with BW12, TB11 of the LDP.

“Good design is inclusive design”

The design has been considered so the flats are convenient to use and enjoyable to all. Consideration has been taken to ensure the access to both buildings is easily navigated, corridors and hallways are large and easily accessible. The spaces are well lit and sign posted and staircases designed with this in mind.

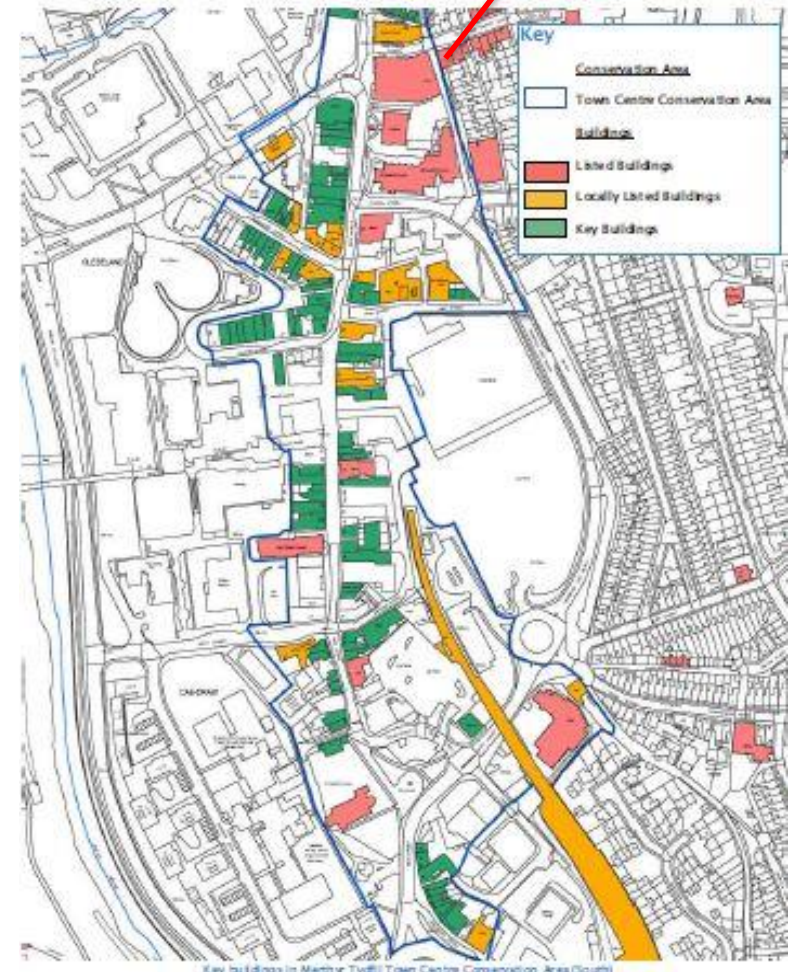
3.0 Character & Context

Number 20 New castle street are a semi detached former chapel building with attached terrace house. It is located within the residential area of Thomastown. The application site is at the junction of New castle street and Tramroadside North.

The buildings are bounded by residential terraces to the north and east and the town hall to the south and Hope church Merthyr to the east. The locality is predominantly residential in nature with Town Hall immediately across the street. In terms of planning designations, the application site is within the defined settlement boundary.



SITE



3.0 Existing site context

Kingdom hall is located at the northern point of the Merthyr town centre conservation area. It sits directly behind the restored town hall and on the corner of a residential street and area.

The Hall and number 20 New Castle street are part of a Grade II listed terrace of houses, located within the Thomastown, Merthyr Tydfil conservation Area. The Thomastown conservation area contains a number of important historic sites, including former miners hall and Tydfil house. The area was developed during the industrial era of C19th and is know as having one of the largest collection of Georgian houses in south wales. Thomastow lies immediately to the east of the town centre and the oldest urban part of the town. The area is characterised predominantly by formal terraces constructed either from local stone or rendered ashlar with slate roofs.

Kingdom hall backs onto and is attached to a row of terraced houses in Tramroadside north.

Merthyr train station is approximately 0.3 of a mile or approximately 7 minutes by foot. The bus station is within 0.2 Miles and 7 minute walk.

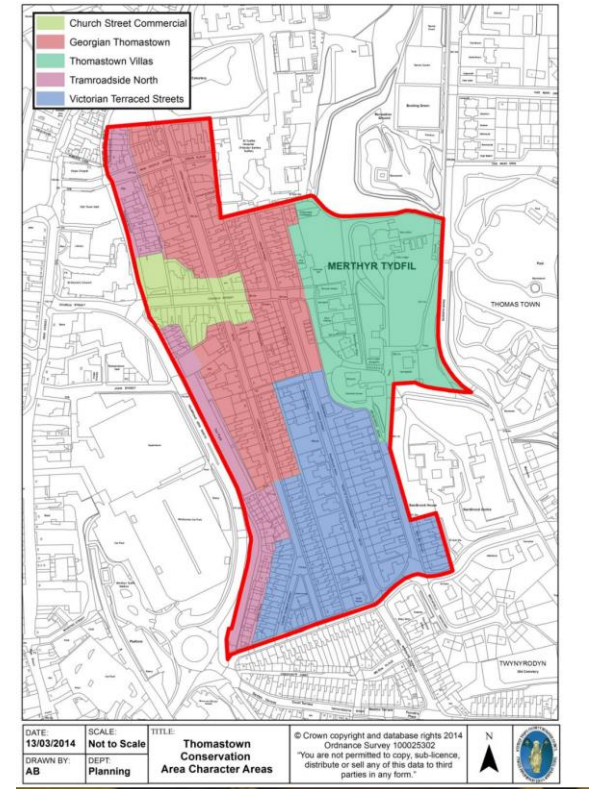
The property is not within a flood zone.



View from top of Newcastle street



View from top of Tramroadside North



Merthyr conservation area

3.0 CONTINUED

LISTED STATUS OF BUILDINGS

20 NEW CASTLE STREET- GRADE II

Coordinates

Latitude: 51.7477 / 51° 44'51"N

Longitude: -3.3771 / 3° 22'37"W

OS Eastings: 305029

OS Northings: 206344

OS Grid: SO050063

Mapcode National: GBR HN.1585

Mapcode Global: VH6CY.FB1J

Entry Name: ,20,New Castle Street,,,,

Listing Date: 22 August 1975

Last Amended: 15 February 2006

Grade: II

Source: Cadw

Source ID: 87478

Building Class: Domestic

Location: Attached to chapel near corner of street.

County: Merthyr Tydfil

Community: Town (Y Dref)

Community: Town

Built-Up Area: Merthyr Tydfil

Traditional County: Glamorgan

History

Mid C19.

Exterior

House. Two-storey, 2-window stucco front; pilaster to R. Slate roof. On first floor, 2 casement windows. On ground floor, modern window to R, round-headed doorway offset to L, plain stucco pilasters and moulded archivolt; semi-circular fanlight. Six-panelled modern door.

Reasons for Listing

Group Value with adjacent Listed houses in New Castle Street.



KINGDOM HALL - GRADE II

Coordinates

Latitude: 51.7477 / 51° 44'51"N

Longitude: -3.3771 / 3° 22'37"W

OS Eastings: 305023

OS Northings: 206339

OS Grid: SO050063

Mapcode National: GBR HN.1586

Mapcode Global: VH6CY.FB0L

Entry Name: Former Chapel

Listing Date: 22 August 1975

Last Amended: 15 February 2006

Grade: II

Source: Cadw

Source ID: 87479

Building Class: Religious, Ritual and Funerary

Location: On corner site, attached to No 20 New Castle Street.

County: Merthyr Tydfil

Community: Town (Y Dref)

Community: Town

Built-Up Area: Merthyr Tydfil

Traditional County: Glamorgan

History

Mid C19.

Exterior

Stone with some render to R return gable; plinth. Elevation facing New Castle Street of 3 bays. Central gabled bay has 2 small round-headed windows over round-headed doorway with keystone and moulded surround; panelled doors with fanlight. Outer bays with taller round-headed window. Right gable end has three tall round-headed windows, that to L has lower drop than others. Rear return has round-headed window at upper level above window with rectangular head.

Reasons for Listing

A mid C19 chapel retaining its overall character. Part of a group of listed buildings in New Castle Street.

4.0 Community safety

Community safety:

In considering health and safety during the construction , work is only up to roof height of 6 metres and work can be undertaken via a fixed scaffold.

The site entrance will be protected during the works to prohibit access to people off the street and only to contractors working on the site. There are no public rights of way or private foot paths through the site. The application site is located in the residential area of Thomastown which is well located to the surrounding towns. The site is within a short distance of train and bus services and trains to larger towns.

Consideration has been given to safety and security. The proposal has no adverse implications for crime and disorder and meets local policy requirements. The conversion to flats makes best use of this empty redundant former chapel and house. Being occupied will assist with restricting criminal activity as will assist natural surveillance. The design will not compromise the security.

In considering health and safety during the construction , work is only up to roof height of 6 metres and work can be undertaken via a fixed scaffold.

The site entrance will be protected during the works to prohibit access to people off the street and only to contractors working on the site. There are no public rights of way or private foot paths through the site. The application site is located in the residential area of Thomastown which is well located to the surrounding towns. The site is within a short distance of train and bus services and trains to larger towns.

5.0 Environmental sustainability:

The buildings will be converted to modern standards with noise and insulation provisions to appropriate standards.

The building will be heated via a electric boiler and hot water via emersion heaters.

The building will be insulated and ventilated.

Windows will be replaced with double glazed units, bringing all existing building elements up to new regulations without damaging the historical building fabric and architectural design.

Energy efficient lighting

Local contractors will be employed to carry out the works, and it is our intention to try and source locally available materials. This will assist in the reduction of the carbon foot print.

In planning terms the proposal would not have any adverse impact on the natural or built environment. The following have been considered;

Flood risk: The properties are not within a floor risk area

Archaeology: The site is not known to be in a recognised area of archaeological significance.

Transport: The site is ideally located for public transport and should not adversely affect the local neighbouring properties in terms of parking.

Trees: The proposal does not involve the removal or damage to any trees

Ecology: The application is supported by an initial bat inspection survey of the building (by ???) The report confirms that there is no evidence of bat occupation or flight paths

6.0 Movement:

Movement to and from the application site is critical to its success and function. The existing building is already in situ and existing patterns of movement and linkage within the wider site remains unaltered.

7.0 Design process:

Key factors of the design:

- a) ***Character of the area, including local land uses.*** The original character has been retained and the new design has not affected any of the surrounding buildings. The area is predominantly residential in nature.
- b) ***The functional and practical solution to turning these buildings into residential units.*** These buildings have been let out as dance studio and as storage (leading to a cannabis farm illegally trading) Converting to residential will provide a sustainable use for these buildings. The size is suitable and can practically be divided to provide one bed flats.
- c) ***Public views from the street scene.*** The street scene is unchanged in terms of design but the buildings are restored and will become a positive contribution to the street scene.
- d) ***Private views from neighbours.*** The insertion of windows does not cause any over looking to adjoining properties.
- e) ***opportunity to improve the appearance of the building and the street scene.*** The buildings will be restored, improving the street scene.
- f) ***Reflect the buildings former use and historic value within the design layout of the flats.*** The outline of the gallery is referred to in the layout of the flats and by the beams within the ceiling.
- g) ***Design seeks to inform the new occupants of its historical references.*** The double height entrance hall advises the occupants of the original height of the Chapel and the layout reflects the line of the old gallery.
- h) ***Minimalization of criminal activity.*** The building will be fitted with suitable lighting, secure windows and door entry system.

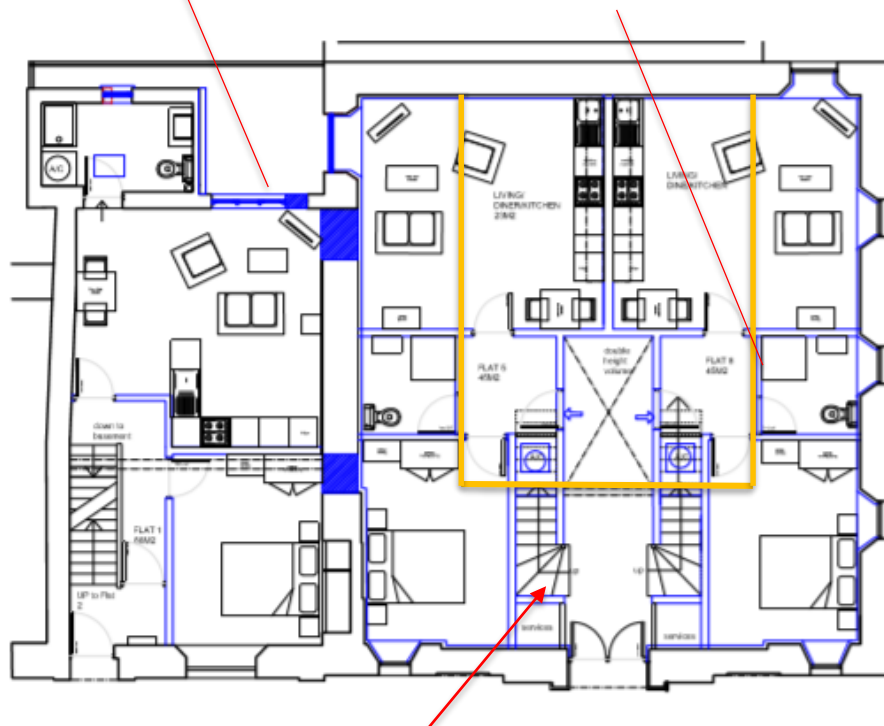
Design:

Windows inserted into rear elevation to provide light into habitable rooms

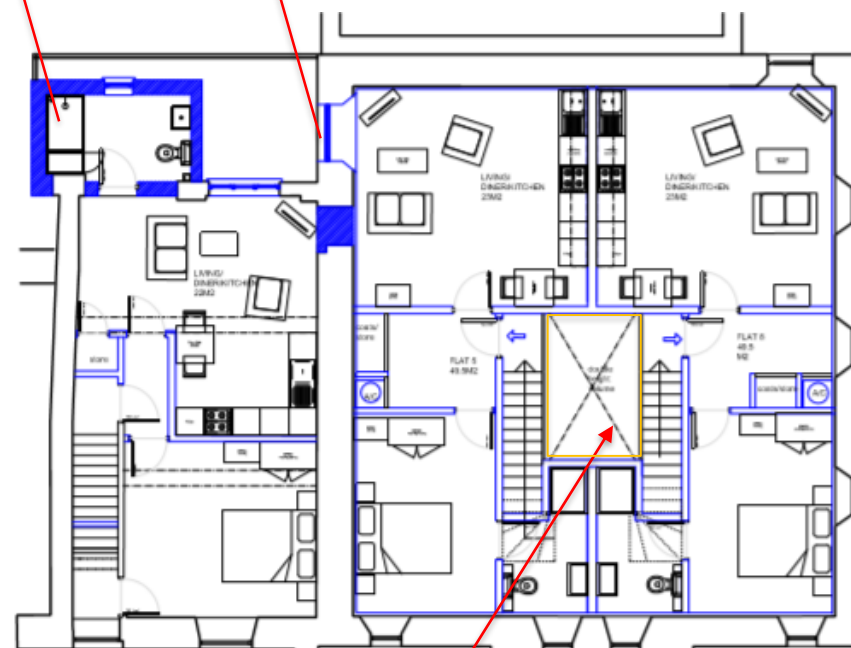
Line of partitions and steel supports and double height volume to reflect the original line of the gallery

New storey built off existing single storey extension

Existing two storey extension removed to allow light into rear of hall.



Two staircases to replicate the original layout



Double height volume created to view ceiling above and replicate volume of original chapel

PRE-APPLICATON ADVISE

Planning history:

Prior to submission of the planning application the applicant carried out a positive pre-application consultation with Merthyr Tydfil County Borough Council ref: PA/19/0018 dated 9th April 2019.

Planning history showed that a previous two pre-applications were submitted PA/17/0065 for conversion to flats and another for change of use to barber shop/tattooist and café and residential.

A copy of the council's pre-app response is attached in appendix 1 and is reviewed below:

“The removal of the gallery and the installation of a new first floor level will have some potential impact on the external walls and windows of the building. In respect , it is noted that the proposed first floor would abut the windows in a similar fashion to the gallery, albeit, it would have a similar profile. Whilst the design approach is acceptable in principle, further details are required to show how the first floor would tie into the external walls and what alterations may be necessary to the windows.

“Overall the conversion of the listed buildings can be supported and it has been demonstrated that a sympathetic design approach can be employed to ensure its specialist qualities can be retained/enhanced.” In addition to the points noted above it has been highlighted by the conservation officer that further details are required as part of the listed building application in respect of the following:

- Window materials and design, including the use of obscured glazing- Drawing has been provided showing new timber casements inserted into existing frames with double glaze slim profile glazing.
- The use of lime rich plasterboards- this will be used for the lining of the stone walls Once they are insulated.
- The exposing and re-use of decorative ceiling. -The ceiling will be viewed in the first floor flats and in entrance hall.
- The re-use and re-positioning of existing cast iron up rights
- Details of the lime mortar mix to be used where appropriate

The principle of the development to convert the former Kingdom Hall and number 20 for residential use is supported and would provide an opportunity for the restoration and enhancement of the listed building. Although additional information is required for some detailed aspects of the proposal, the design approach to the development is acceptable. The above advice is at an officer level and would therefore not prejudice any decision that may be made in the future by the council. I trust the above is of assistance and self explanatory.

Planning Policy Considerations:

“Government guidance states that there is a presumption in favour of sustainable development. Merthyr Tydfil development plan and national planning policy establishes a presumption in favour of residential development within settlement boundaries subject to several criteria. The application proposal is for a sympathetically designed development and attractive improvements to these listed buildings. The development ensures that there are no adverse impacts on neighbouring amenity or the natural and built environment. There are no adverse effects on highways and is a small scale development that does not affect the local amenities.”

“The Welsh government seeks to proactively support sustainable economic development to deliver new homes and to create economic growth to create jobs and prosperity. The scheme will provide attractive residential accommodation within a sustainable urban location and will provide employment opportunities in the construction sector during the build phase. These factors are important material considerations in favour of the development proposal.”

“PPW advises that design is taken to mean the relationship between all elements of the natural and built environment and that to create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management and its relationship to its surroundings.”

Planning (Listed Buildings and Conservation Areas) Act 1990:

Paragraph 72 – (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning Policy Wales (Edition 10):

Paragraph 6.5.17 recognises the importance of protecting the historic environment and states that:

“Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area or its setting, there will be a strong presumption against the grant of planning permission”.

The impact of this application on the character and setting of the Conservation Area is therefore a material consideration in the determination of this planning application.

The Merthyr Tydfil Local Development Plan 2006 – 2021:

Policy BW1 and BW4-

The proposal would bring a redundant building back into viable use. It is a use class that will integrate with the local residential area.

_The proposed development is within the settlement boundary and primary growth area shown in the LDP which generally encourages development of this nature and would be in place with the existing housing stock of surrounding streets.

Townscape and Built Heritage is addressed in Policy BW6:

“The Council will protect and support the enhancement of the unique built heritage of the County Borough. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character and setting of any of the following:

Listed Buildings;

Scheduled Ancient Monuments;

Conservation Areas;

Registered Historic Parks and Gardens of Special Historic Interest;

Townscape character, and the local distinctiveness of settlements;

Other historic, archaeological and cultural features of acknowledged importance”.

The development will preserve two listed buildings as well as restoring them to preserve the character and quality of these buildings and their setting. The new design would preserve or enhance the architectural quality, character and setting of a listed building. The design considers its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;

Sustainable design and place making is addressed in Policy BW7:

‘The Council will support good quality sustainable design and require new development to: -

be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;

sensitively relate to existing settlement patterns and take account of natural heritage and the historic environment on site and in terms of potential impact on neighbouring areas of importance;

The proposals aim to recreate the original fenestration to the facades and will not affect the visual appearance of the building, only improve it. The interior design has considered its historic use and is sympathetic to the building. The development is of an appropriate design for its local context and does not result in unacceptable impacts on local amenity.

Regard should therefore be given for the character and setting of the Conservation Area.

Treharris Conservation Area Appraisal (June 2009) further states that preservation of the Conservation Area is a priority and identifies Listed Buildings, locally listed buildings and buildings that are considered to add positively to the character and appearance of the Conservation Area.

BS 7913:2013 Guide to the conservation of historic buildings:

– provides general background information on the principles of the conservation of historic buildings and best practice.

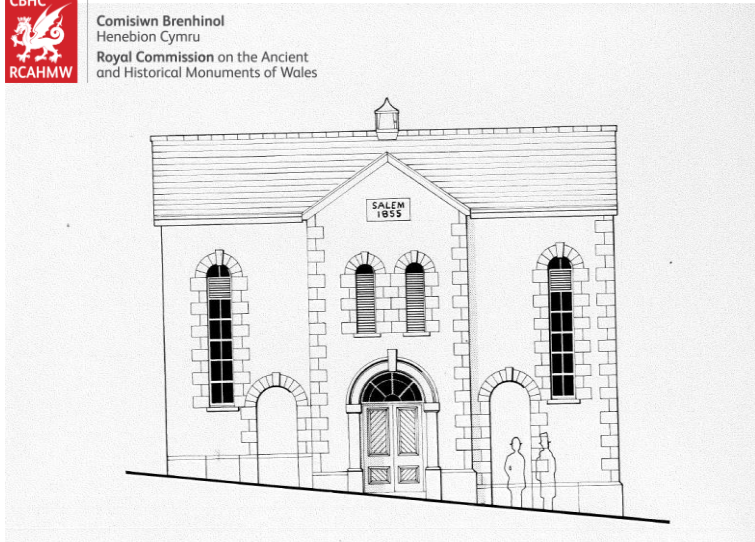
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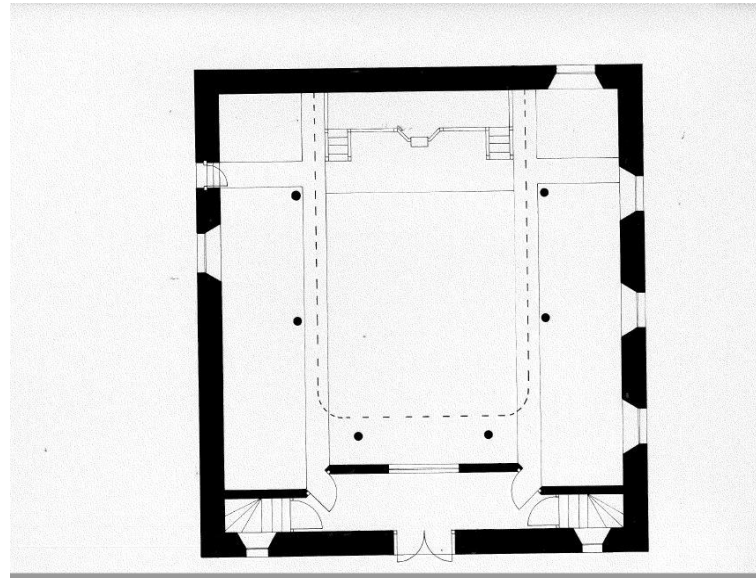
Conservation document – section 4

“There is a long term vacancy of listed and unlisted buildings and apparent lack of viability converting vacant building”

This proposal puts back into use two empty listed buildings that have struggled to be occupied and need care and attention and an investment of money to bring them back into use.



Drawings from archives, listed as drawn in 1970. Illustrates the window pattern as it was then with the timber vents to front windows and a roof copula.



Plan form – as it was in 1970 when the drawings were made. The original stairs and partitions were still in place and two openings shown to left hand party wall.



Historic photograph showing a different pattern to the windows from the drawings above and cowl/roof

Conclusion :

This design and access statement has been produced to accompany this planning application for changing the current Kingdom Hall and old house into a residential property of six flats.

The objectives of good design in Tan 12 and the local LDP policies have been considered and met.

The proposed development protects social inclusion by uplifting the appearance of the building, which positively contribute to an improved street scene.

The proposed development has taken account of the site characteristics and wider residential context. The scheme provides a high quality design for the occupants for the development and makes best use of the buildings and brings two historic buildings back into a beneficial condition.

Appendix: Pre app response 9TH April 2019

Ellis Cooper BSc, (Hons)
Dirprwy Brif Weithredwr/ Deputy Chief Executive

Unit 5, Port Business Triangle, Penrhebach,
Merthyr Tydfil, CF48 4TQ

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Fax: 01685 724337
www.merthyr.gov.uk



f.a.o. Mrs Louise Yates
Dry Architects Ltd

(Sent via email: louise@dryarchitects.co.uk)

Dyddiad/Date: 9th April 2019

Ein Cyf./Our ref.: PA/19/0018
Eich Cyf./Your ref.:

Gyfynnwch am/Please ask for: David Cross
Unell Unlonyrcho/Direct Line: 01685 724632
e-bost/e mail: david.cross@merthyr.gov.uk

Dear Mrs Yates

RE: Pre-application advice for the conversion of Kingdom Hall and No. 20 New Castle Street to 6 one bedroom flats.

I am writing in response to your request for pre-application advice and further to our meeting at the site for the conversion of the former Kingdom Hall of Jehovah's Witnesses to 6 one bedroom flats. I have now had the opportunity to discuss this scheme with Planning Division's Conservation Officer and the Engineering and Traffic Group Leader. I can confirm that planning permission is required for the change of use of the building and the alterations to the exterior of the building. Listed Building Consent would also be required for the restoration/alterations to the interior and exterior of the building.

Principle of development

The site is located within the settlement boundary and Primary Growth Area, where the majority of new development is generally encouraged by policies BW1 and BW4 of the Merthyr Tydfil Local Development Plan (LDP). The proposal would bring an otherwise redundant building back into beneficial use and given the residential nature of the surroundings, the proposed flats would integrate well with the existing uses. As such, the principle of the development is acceptable.

Design approach

It is of particular importance to note that the former Kingdom Hall of Jehovah's Witnesses is a Grade II Listed Building, which is located within the Thomastown Conservation Area and adjacent to the Town Centre Conservation Area. As such, regard should be given to policy BW6 of the LDP, which states that development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character and setting of listed buildings and conservation areas. Consideration should also be given to policy BW7 of the LDP, which seeks to ensure that new development is of an appropriate design for its local context and does not result in unacceptable impacts on local amenity.

Interior:

The development proposal comprises two distinct elements being the conversion of No. 20 Newcastle Street into two flats and the conversion of Kingdom Hall into 4 flats. Whilst these two properties may have historically been separate units, they are currently intrinsically linked together internally i.e. access to the upper gallery within the main hall is achieved through No. 20 Newcastle Street. The proposal would essentially

see this arrangement reversed with the existing internal openings between the two properties being blocked up.

It was evident during the site meeting that a number of unsympathetic internal alterations have occurred within both No. 20 and Kingdom Hall. The approach to reconfigure the internal arrangement within No. 20 to accommodate a ground floor and first floor flat is supported. It appeared on site that the internal walls are a modern addition, as were the supporting steel beams (encased in decorative panelling), which appear to have been installed following the modern extension to the rear of the property. Therefore, the proposed alterations to the internal layout would not have significant impact on the listed building.

The alterations to the interior of Kingdom Hall would be more substantial, particularly as this would involve the removal of the gallery to accommodate a first floor level. There was a degree of uncertainty as to whether the gallery was an original feature or a late 20th Century addition. During the site meeting attention was drawn to the position of the existing cast iron columns supporting the gallery, which appears to differ to the historic records, suggesting that they may have been replaced/added at some point in the past. It was advised in the meeting that the columns should nevertheless be retained and incorporated as an integral part of the internal layout in order to retain some reference to the historic use of the building.

To accommodate the development it would be necessary to remove the gallery in order to properly form a first floor level. It was suggested in the meeting that the proposed of steel beams supporting the first floor level could be designed in such a way as to provide some interpretation of the gallery incorporating the cast iron columns. For instance, the position of the supporting beams could mark the extent of the gallery, which could then be identifiable from within the flats. This would help to provide some understanding/appreciation of the original layout of the gallery.

The intention to remove the modern suspended ceiling across the hall to reveal a decorative ceiling (a reproduction of the original) is supported. It is evident that this suspended ceiling has already caused some damage to the decorative ceiling and the roof trusses. The provision of a full height atrium around the entrance to the Kingdom Hall, would introduce a new adaptation of the historic space, which would provide an appreciation of the full height of the hall and retaining some sense of openness often associated with buildings of this nature.

The removal of the gallery and the installation of a new first floor level will have some potential impact on the external walls and windows of the building. In this respect, it is noted that the proposed first floor would abut the windows in a similar fashion to the gallery, albeit, it would have a smaller profile. Whilst the design approach is acceptable in principle, further details are required to show how the first floor would tie in to the external walls and what alterations may be necessary to the windows.

Exterior:

The intention to carry out repairs/restoration works to the external walls, chimney, timber door and fan light are supported and would certainly enhance the current condition of the building. It is noted that the windows serving No. 20 Newcastle Street would be retained and repaired/repainted. However, the windows serving the former Kingdom Hall would require additional work. With reference to historic plans and photos, the Heritage Statement notes that these windows are replacements, being of a simple style with fixed lights, some with modern glass and opening casements. It was indicated in the meeting that these windows could be replaced with new crissall windows (alternatively timber frames or powder coated aluminium frames would also be suitable). However, further research on the original style of the windows, as well as an understanding of the modern requirements for the windows to accommodate the residential use (i.e. opening for ventilation), would dictate the best design approach.

To the rear of No. 20 is a single storey and two storey modern extension which is generally hidden from the surrounding area and is of a poor quality that detracts from the quality of the listed building. It is acknowledged that the proposal would involve the demolition of the two storey element of the extension and a first floor extension would be constructed above the existing single storey element. This would provide a

Appendix:

small courtyard area and would enable two new window openings to be provided on part of the side elevation of the former Kingdom Hall. These would enable natural light and ventilation into the new flats. Given the extent of unsympathetic alterations that have already occurred on this part of the building, the proposed extension and insertion of windows would generally improve this aspect of the building and would go some way to enabling the suitable conversion of the former Kingdom Hall.

It was noted in the site meeting the removal of internal brickwork walls, which currently block the windows on the rear elevation of Kingdom Hall, would likely result in the loss of some privacy to the adjoining residents along Tramroad Terrace, due to the close proximity. To overcome this issue, it is advised that these windows should be fitted with obscured glazing.

Overall the conversion of the listed buildings can be supported and it has been demonstrated that a sympathetic design approach can be employed to ensure its special qualities can be retained/enhanced. In addition to the points noted above it has been highlighted by the Conservation Officer that further details are required as part of the listed building application in respect of the following:

- Window materials and design, including the use of obscured glazing.
- The use of lime rich plasterboards.
- The exposing and re-use of the decorative ceiling.
- The re-use and re-positioning of existing cast iron uprights.
- Details of the lime mortar mix to be used where appropriate.

Whilst the Heritage Statement provides a clear understanding and assessment of the listed buildings, it has been noted that it refers to Planning Policy Wales, Edition 9, however, this has recently been superseded by Edition 10.

Highway Implications

It is acknowledged that the property does not have any dedicated off-street parking provision and the parking along Newcastle Street is limited to residential permit holders only. There is potential for the conversion of the building to have some impact on parking in the area resulting from an increased demand for residential permits where there is limited spaces available. Notwithstanding this, the property is situated in a sustainable town centre location and within walking distance of the main bus and train stations. Furthermore, the existing highway network is considered to be capable of accommodating the traffic movements arising from the development, which is unlikely to differ significantly from its former use as a place of worship. In this regard, the Engineering and Traffic Group Leader has not raised any highway safety concerns. Therefore, the proposal would comply with policies BW12 and TB11 of the LDP, which seeks to ensure new development is accessible and does not result in unacceptable highway implications.

Planning obligations

Regard should be given to policies BW17 and AS22 of the LDP, which consider the need for contributions towards affordable housing or any other necessary planning obligations. In line with these policies, on sites where less than 10 residential units are proposed, a financial contribution may be sought. Using the Three Dragons Toolkit, an initial assessment of the viability of the development has been carried out to determine what contributions may be sought as part of a planning application. Based on the proposal for 6 residential units, a financial contribution of £10,000 towards affordable housing would be sought. This would be secured as part of a legal agreement under Section 106 of the Town & Country Planning Act. The above contribution would be subject to change depending on the final scheme submitted with the planning application. If you could provide a viability report in support of the application, setting out the potential development costs, the affordable housing contribution can be further assessed more accurately.

It should also be noted that a Community Infrastructure Levy (CIL) is chargeable (at a rate of £25 per m²) on all new residential developments in this part of Merthyr Tydfil, which is essentially a statutory charge that all such developments are required to make towards wider infrastructure projects.

Application details

If you intend to submit a planning application, you will need to submit the following information:

- A fully completed application form and relevant ownership certificates (this can be found on the Council's web site www.merthyr.gov.uk).
- A site location plan (scale of 1:1250) which clearly identifies the application site (outlined in red) within the surrounding area and includes a north arrow.
- Detailed drawings (to a suitable scale) illustrating the development including existing and proposed elevations, floor plans and internal sections of the building.
- Any supporting information and surveys.
- Design and Access Statement
- Appropriate planning fee (£380 per residential unit)

In addition to the above, you would also need to provide the following as part of a Listed Building Application:

- A fully completed Listed Building application form
- Heritage Impact Assessment
- Section details (scale of 1:50), particularly at junctions for the insertion of floors and for insulation installations.
- Details of windows and doors at a scale of 1:20 / 1:10
- A photographic survey of the building and structural survey report

Conclusions

The principle of the development to convert the former Kingdom Hall and No. 20 for residential use is supported and would provide an opportunity for the restoration and enhancement of the listed building. Although additional information is required for some detailed aspects of the proposal, the design approach to the development is acceptable. The above advice is made at an officer level and would therefore not prejudice any decision that may be made in the future by the Council. I trust the above is of assistance and self-explanatory. If you need to discuss this further please do not hesitate to contact David Cross.

Yours sincerely


P.P. MISS J JONES

Prif Swyddog Cynllunio a Gwasanaethau Cymdogaeth/ Chief Officer Planning & Neighbourhood Services

Croesawn chabau yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oadi. Rhwngch wybod inni bech yw'ch dewis iaith e.e. Cymraeg neu'n ddwyieithog.

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.