

DESIGN AND ACCESS STATEMENT

Proposed
Development
18 High Street
Merthyr Tydfil



Carl Golding
Architectural Services Ltd.
T: 07966 790 753
E: cgoldingarchitecturalservices@gmail.com

CONTENTS

Introduction

Location and Context

- Site Location
- Site Context
- Context Views
- Site Survey
- Heritage Impact

Design Proposal

- Proposed Design
 - Proposed Lower Ground Floor Plan
 - Proposed Ground Floor Plan
 - Proposed First and Second Floor Plan
 - Proposed Front and Rear Elevations
 - Proposed Side Elevations
- Artists Impression 01
- Artists Impression 02
- Community Safety
- Accessibility
- Environmental Sustainability
- Landscape & Biodiversity
- Amount and Layout scale
- Appearance
- Character
- Movement
- Local Needs
- Response to Planning Policy

Summary



INTRODUCTION



This Design and Access Statement forms part of our planning application submission seeking Full Planning Permission and change of use (A1 to A3) for the proposed refurbishment and extension of 18 High Street, Merthyr Tydfil.

The exiting building is made up of a disused ground floor Class A1 retail unit with lower ground floor and one residential flat making up the first and second floor. To the rear of the property is an area of vacant land.

The document explains through site assessments and analysis of the immediate and surrounding context, how the site is proposed to be refurbished to provide a high quality Class A3 restaurant unit and refurbished existing residential apartment. Bringing this key high street property back into full use and returning its facade back to its former glory to provide a positive influence to the high street and local conservation area.

Site Address: 18 High Street
Merthyr Tydfil
CF47 8UH

This Design and Access Statement is to be read in conjunction with the following drawings:

- 0014 PL(90)01 - Site Location Plan
- 0014 PL(90)02 - Exiting Site Plan
- 0014 PL(99)01 - Existing Plans
- 0014 PL(99)02 - Existing Elevations
- 0014 PL(90)03 - Proposed Site Plan
- 0014 PL(99)03 - Proposed Plans
- 0014 PL(99)04 - Proposed Elevations 01
- 0014 PL(99)05 - Proposed Elevations 02
- 0014 PL(99)06 - Proposed Sash Window

SITE LOCATION



The site is located in the town of Merthyr Tydfil at the north end of the High Street.

Merthyr Tydfil is the main town in Merthyr Tydfil County Borough. As one of the towns forming the Heads of the Valleys, Merthyr Tydfil is rich in culture, landscape and scenery. Once the Iron capital of the world, Merthyr Tydfil has a long history with attractions such as Cyfarthfa Park, which is home to Cyfarthfa Castle Museum & Art Gallery.

Merthyr Tydfil is approximately 23 miles to the north of Cardiff.

The proposed site benefits from an existing retail frontage along the High Street. The sites location gives access to retail and leisure activities in close proximity as well as schools, library and doctors surgery.

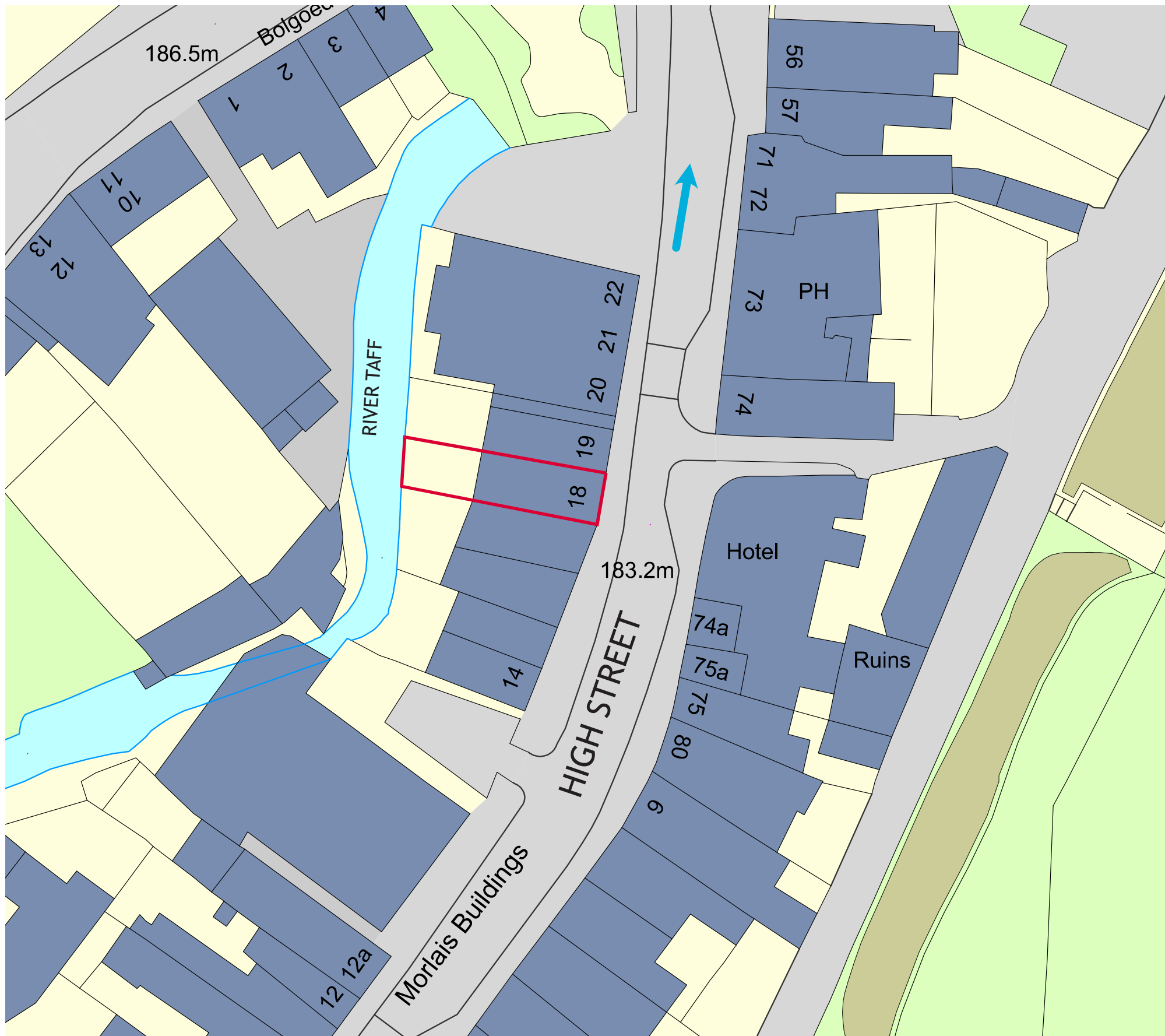
Merthyr Tydfil Rail Station is 500m to the south of the site.

The main bus station is 500m to the south of the site.

The overall site area extends to 70 square metres or 0.017 acres.



SITE CONTEXT



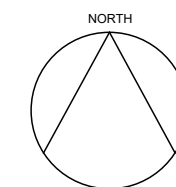
The site is located in central Merthyr Tydfil on the High Street in the Pontmorlais area at the northern end of the Merthyr Tydfil Town Centre Conservation Area.

To the north of the site is the continuation of the traditional High Street frontages. With the roundabout linking Pontmorlais Way and Penydarren Road near by and The Loadlok Community Stadium further to the north.

Directly to the east of the site is the High Street frontage with the locally listed Imperial Hotel on the opposite side of the street.

To the south is the continuation of the traditional High Street frontages connecting to the Former Wesley Methodist Church which is Grade II Listed.

The River Taff forms the western boundary of the site.



CONTEXT VIEWS



Street Elevation - 18 High Street



Rear Elevation 19, 18 and 17 High Street



View Over River Taff From Far Bank



Rear Elevation 19 to 21 High Street



Former Wesley Methodist Church

HERITAGE IMPACT



The site is located within the Town Centre, Merthyr Tydfil Conservation Area which was designated in December 30, 1999.

Merthyr Tydfil Town Centre Conservation Area covers the High Street from St Tydfil's Church to the top of Pontmorlais. The town centre retains many large 19th and early 20th Century commercial, civic, and religious buildings. Including listed buildings and locally listed buildings.

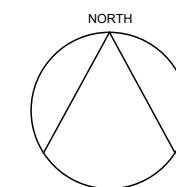
The conservation area was formed to protect the historic architecture of the High Street including traditional shop fronts.

Our site is made up of a high quality historic frontage in a poor condition with a modern shop frontage at ground floor. The interior of the building is in poor condition with extensive water damage and poor quality modern interior.

Our proposals is to repair the historic fabric of the elevations or reinstate using traditional materials including a new traditional shop frontage. A rear extension is proposed as a modern intervention along the river edge.

This approach will reinforce the conservation area by reinstating a quality historic building of positive influence to the conservation area. It will provide a commercially viable use for the building protecting it for the future.

- Listed Building
- Locally Listed Building
- Conservation Areas
- Site location

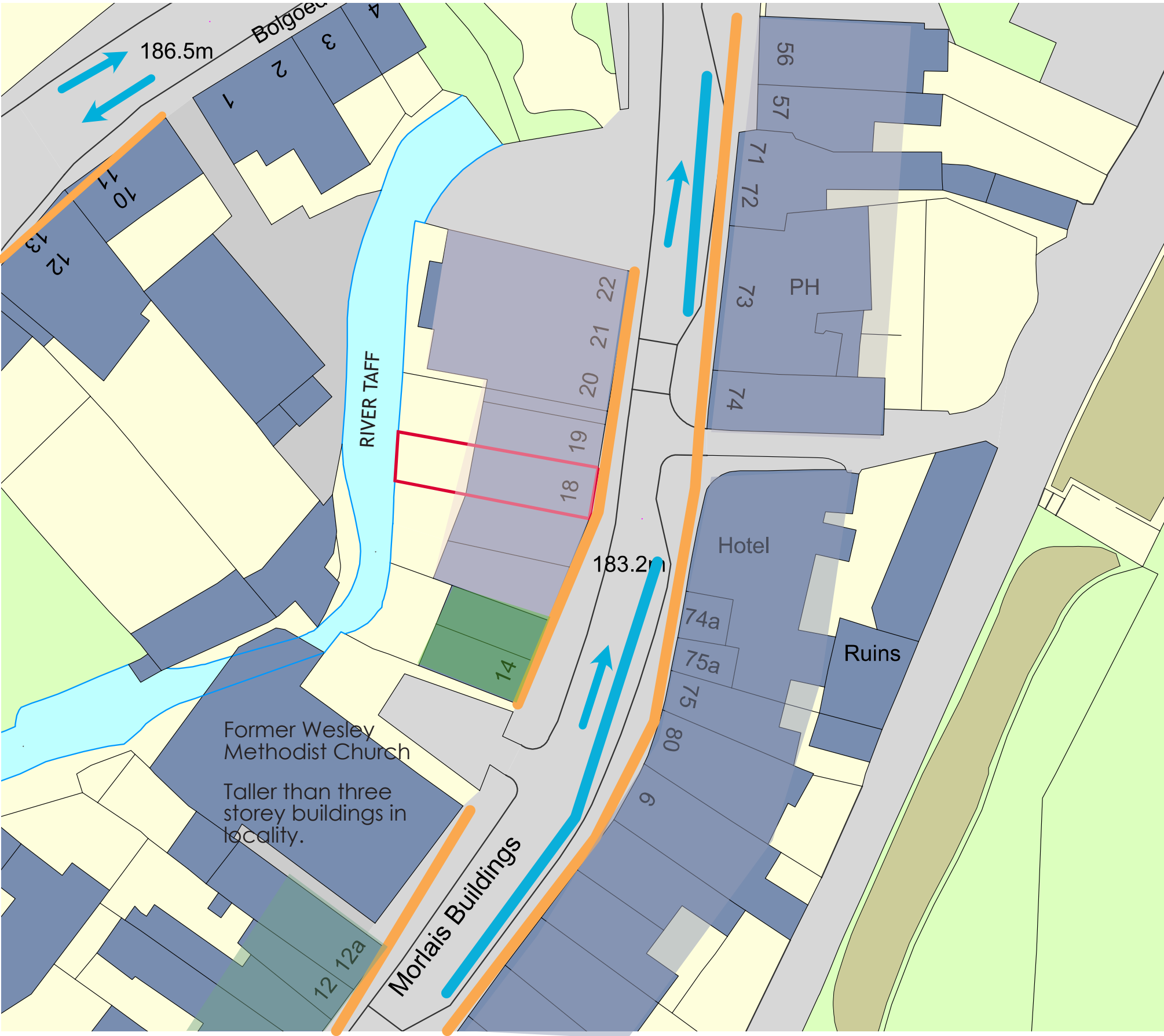


SITE SURVEY

The site is made up of an existing building over four floors. The lower ground floor is disused with access to a rear yard next to the River Taff. A vacant retail unit is located at ground floor with a residential flat occupying the first and second floors.



SITE ANALYSIS



USES

Commercial predominantly at ground floor with some residential at first floor.

SCALE

Two Storey

Three to Four Storey

ACCESS AND MOVEMENT

Traffic Direction

Controlled Parking

SITE

