

PROPOSED DESIGN



Our design approach is to reinstate an appropriately designed high quality traditional shopfront in keeping with the historic shop fronts in the local area. With the historic fabric of the main elevations being repaired or reinstated using conservation compatible approaches and materials. Setting the High Street elevation back to its original high quality status within the street frontage.

A number of alternative design approaches have been produced. These included alternative interior layouts and scale of alteration. The submitted proposals are felt by the design team to best implemented the client vision to provide a high quality dining experience within a unique architectural response to its surrounding.

This proposal aims to restated the historical frontage and produce new views over the hidden river Taff running along the rear of the site.

At ground floor the proposed development is to be a restaurant Class A3 with the plans indicative of a tapas style informal dining layout.

A new rear extension will form a new stepped access to the lower ground floor as well as large windows bringing natural light into the new spaces. This enables a open view from the front door of the restaurant through and out the rear of the building.

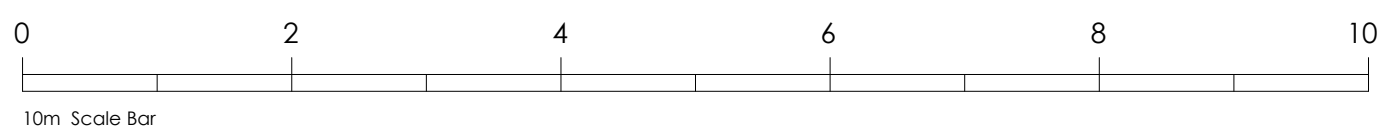
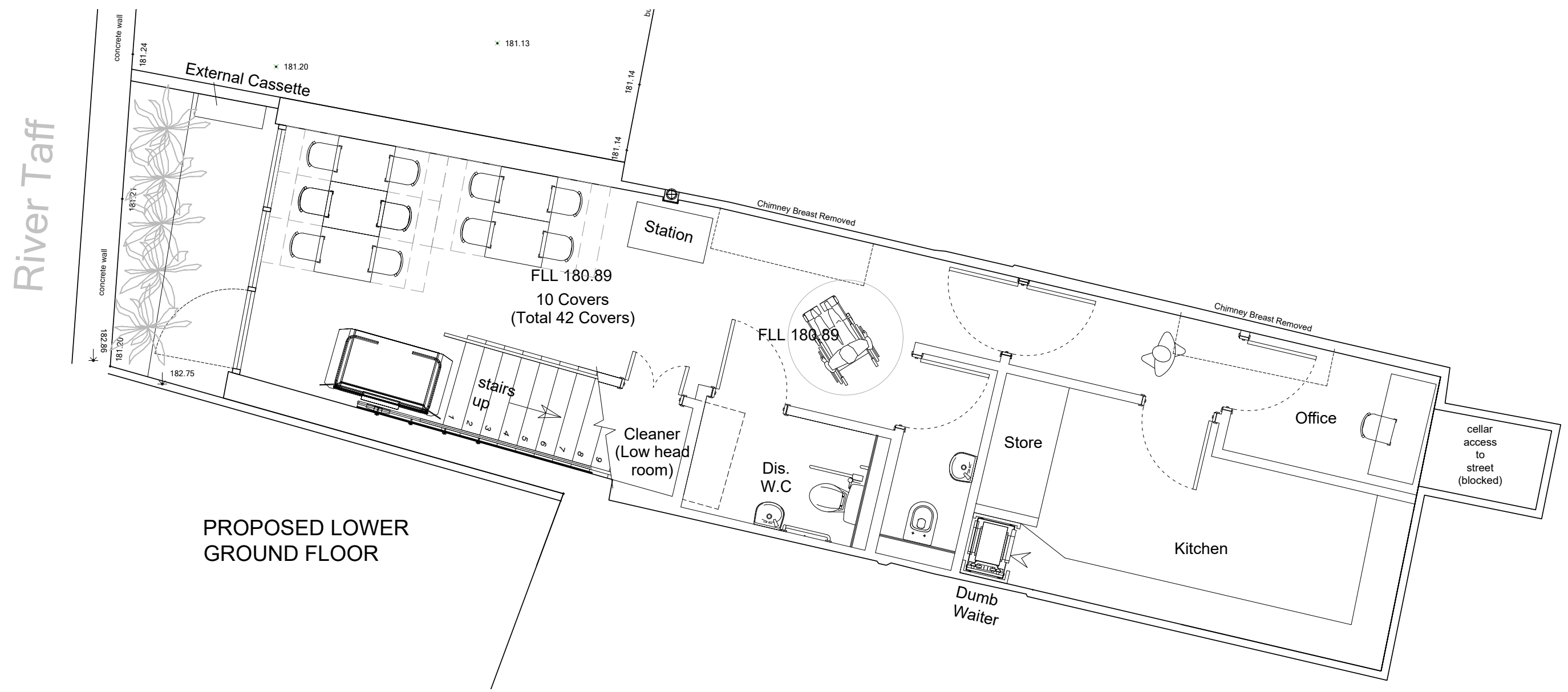
The lower ground floor will house the toilets and back of houses areas and a limited seating area with views onto a green space.

At first floor and second floor the existing residential flat will be refurbished.

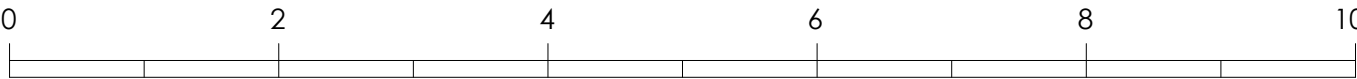
Given the sites historic nature and its highly sustainable location no car or cycle parking is being proposed. (The site has never provided on site parking.)

Waste collection will be from a shared access area in a near by car park as per the exiting uses (off site).

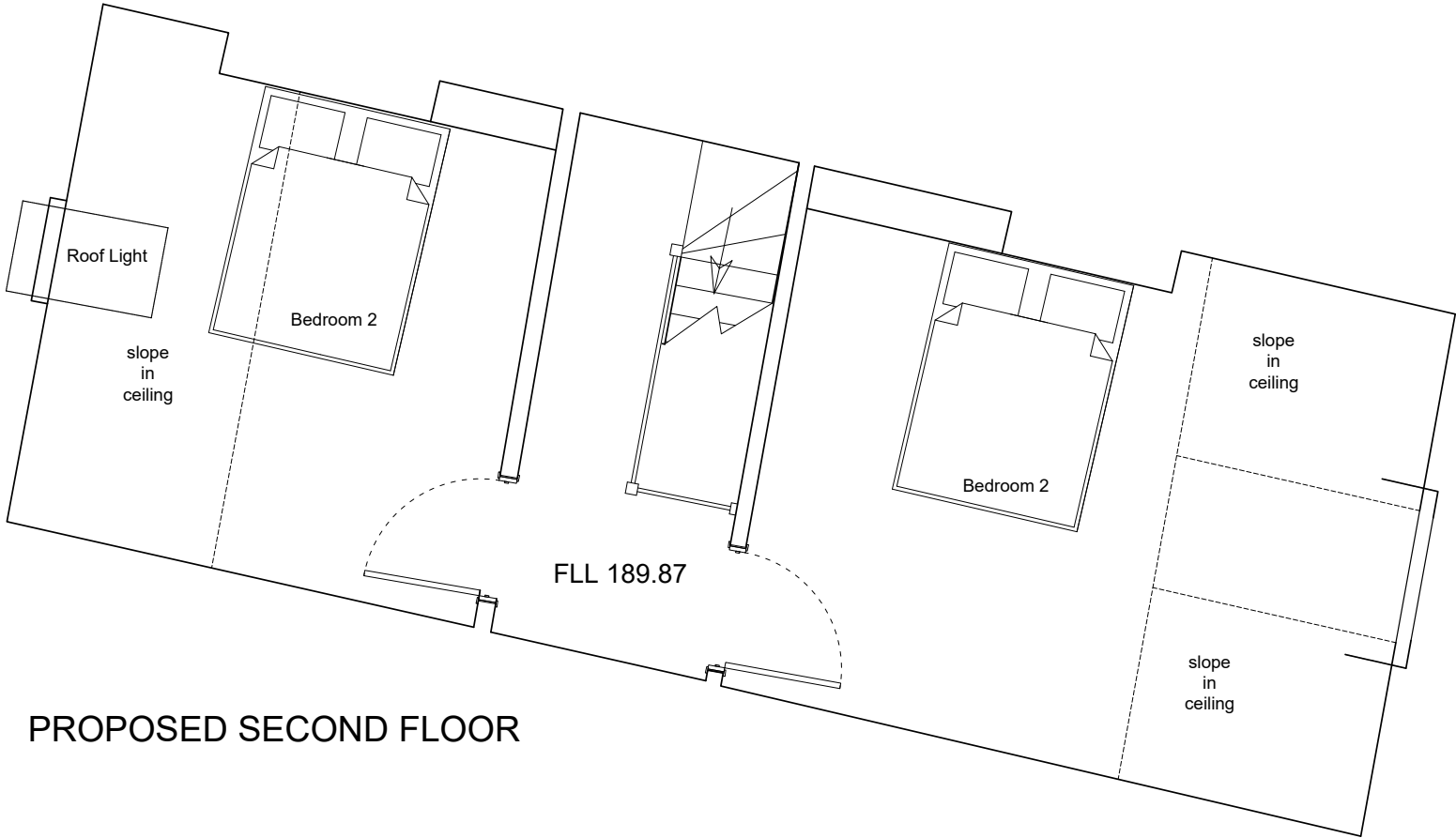
PROPOSED LOWER GROUND FLOOR PLAN



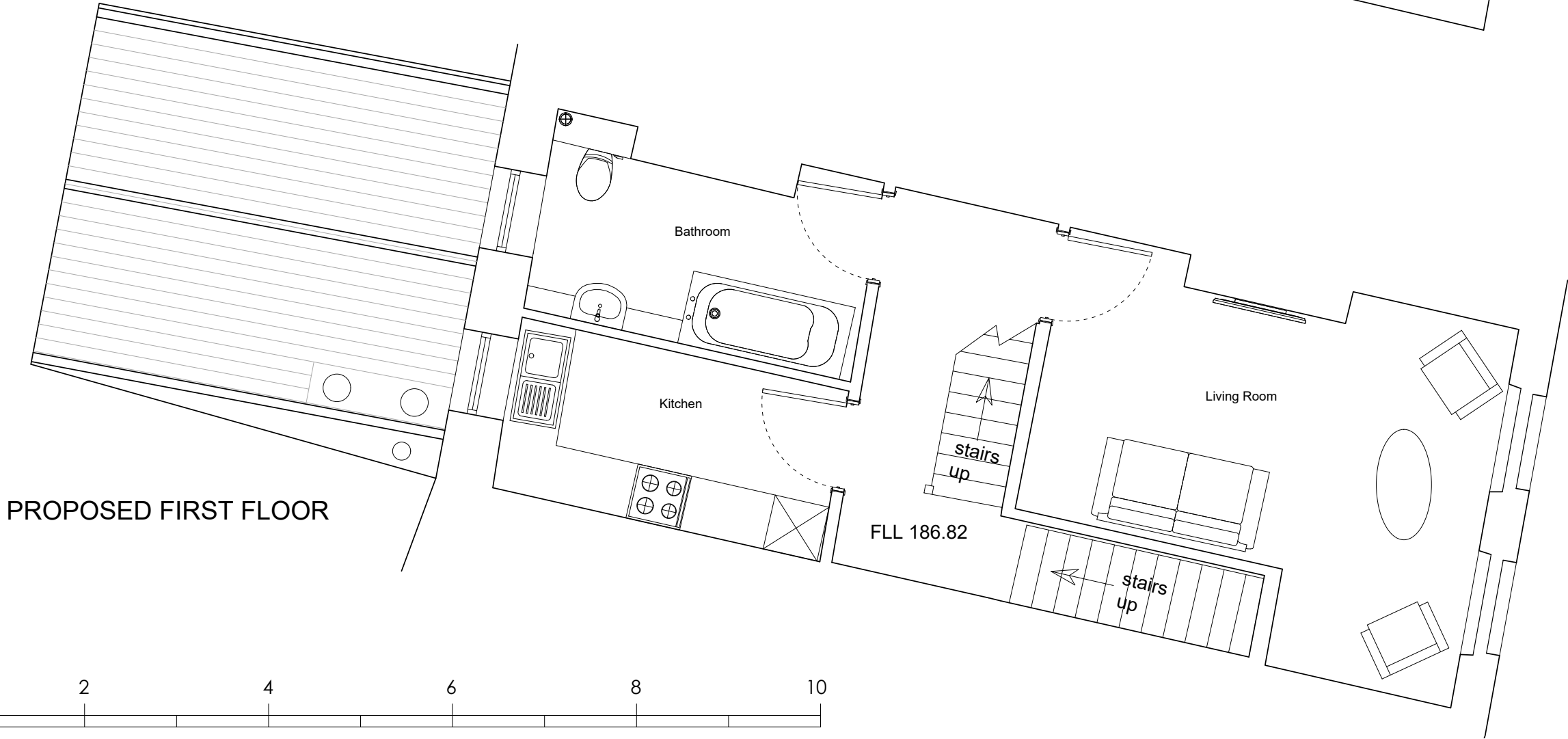
PROPOSED GROUND FLOOR PLAN



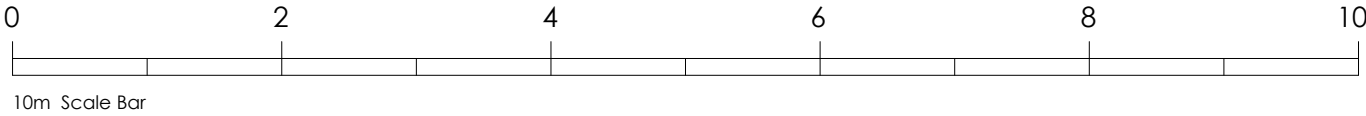
PROPOSED FIRST AND SECOND FLOOR PLANS



PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR



PROPOSED FRONT AND REAR ELEVATION



PROPSOED FRONT ELEVATION

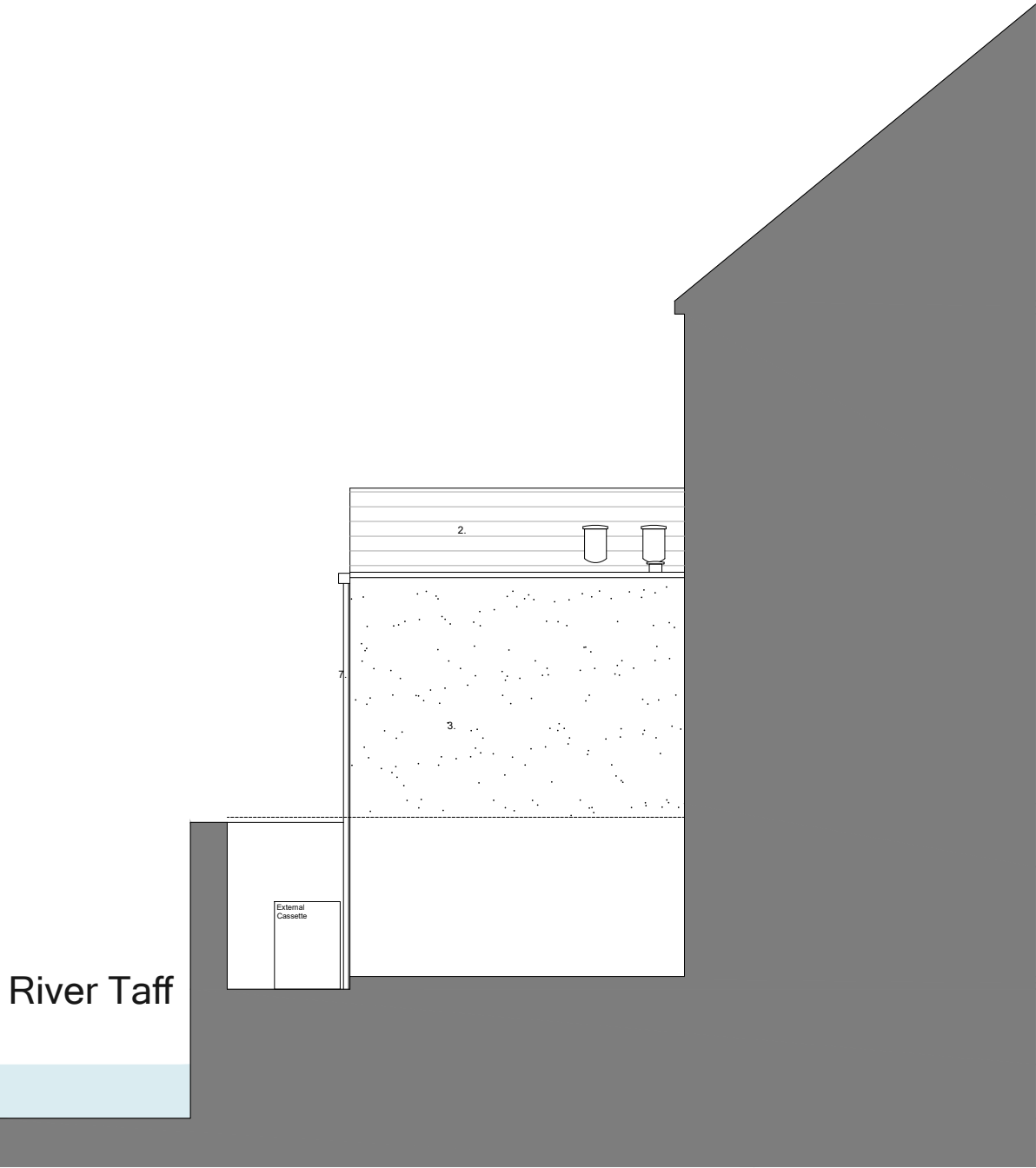


PROPOSED REAR ELEVATION

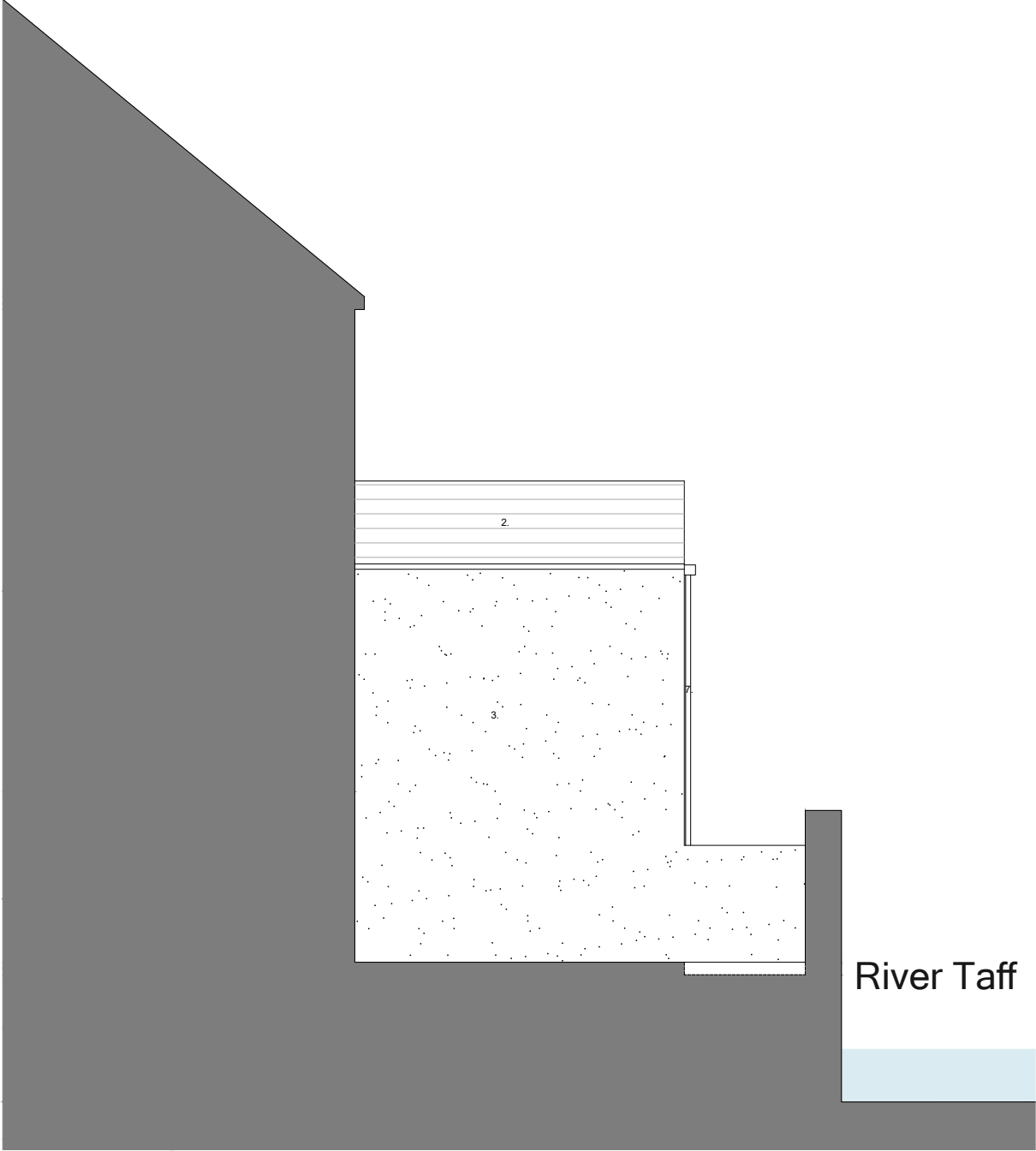
- FINISHES/MATERIALS
- 1. SLIDING FOLDING WIDOWS
 - 2. NATURAL SLATE ROOFING TILES
 - 3. LIME RENDER - (FRONT ELEVATION LINED-OUT) WHITE WASHED
 - 4. TIMBER SASH WINDOWS - FRAME PAINTED BLACK
 - 5. GLAZED DOORS - FRAME BLACK
 - 6. TIMBER DOOR - COLOUR BLACK
 - 7. RAIN WATER GOODS CAST IRON - COLOUR BLACK
 - 8. TIMBER FACIA - COLOUR BLACK
 - 9. STALLRISER - GLAZED BRICK
 - 10. PILLASTER - COLOUR BLACK
 - 11. SIGNAGE ZONE (SIGNAGE PART OF SEPARATE APPLICATION)
 - 12. WINDOW SURROUNDS EXITING TO BE REPAIRED - COLOUR WHITE
 - 13. POWDER COATED ALUMINUM GLAZING SYSTEM



PROPOSED SIDE ELEVATION



PROPSOED SIDE ELEVATION 01



PROPOSED SIDE ELEVATION 02

- FINISHES/MATERIALS
- 1. SLIDING FOLDING WIDOWS
 - 2. NATURAL SLATE ROOFING TILES
 - 3. LIME RENDER - (FRONT ELEVATION LINED-OUT) WHITE WASHED
 - 4. TIMBER SASH WINDOWS - FRAME PAINTED BLACK
 - 5. GLAZED DOORS - FRAME BLACK
 - 6. TIMBER DOOR - COLOUR BLACK
 - 7. RAIN WATER GOODS CAST IRON - COLOUR BLACK
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MOVEMENT

The existing nature of the site is a highly sustainable town centre location in a built up area. The current property does not provide any parking and no new parking is proposed. The street frontage does benefit from some existing on street parking enabling drop off only. Its city centre location benefits from a near by bus and rail station as well as public car parks.

All access to the site will be via the High Street elevation as no access is provided via the lower ground floor.

ACCESSIBILITY

The proposals are accessed directly off the High Street for both pedestrian and vehicle access.

Every effort in the design process has been made in providing an all-inclusive design solutions to provide access to the widest possible range of people into the site, movement in and around the site and into the proposed A3 class unit.

Given the age of the existing building and its location within a conservation area we have aimed to provide a ramped access to the main entrance by recessing the main access door to the commercial unit in a similar way to other new frontages along the High Street.

Once inside the new commercial unit a stair lift has been proposed to allow access to the lower ground floor and its associated accessible toilet facilities. All stairs, access ways, lift and toilets are proposed to be compliant with Welsh Building Regulations Approved Document Part M.

The existing residential unit at first and second floor is not proposed to have its access layout revised as part of the works.

ENVIRONMENTAL SUSTAINABILITY

The property is an old building but all new work will be compliant with Welsh Building Regulations. With the use of energy efficient lighting and heating systems and to meet a high level of air tightness.

Alternative energy generation has been reviewed but this town centre location within a conservation area does not lend itself to significant installations. The building has limited roof spaces and is in close proximity to neighbouring historic properties within the conservation area.

Low energy lighting and A-rated electrical appliances are to be installed reducing power consumption.

Efficiency gains and renewable energy supply will be looked at through an energy supplier.

LANDSCAPE & BIODIVERSITY

Given the town centre location of the site there is limited opportunity for landscape.

A small area has been provided next to the river to provide a limited area of green space using container based plant suitable for the encouragement of local insect species. This area is not envisaged to have public access and will only be visible from the interior of the unit. Providing a secluded green spaces only accessed for maintenance purposes.

The elevation is proposed to include a Sparrow Terrace Nest Box and access will be provided along the ridge for bats. Further details of which can be found in the 18 HIGH STREET, MERTHYR TYDFIL, BAT SURVEY ISSUE 1, VERSION A, SEPTEMBER 2020

The owner / occupier of commercial unit shall undertake regular maintenance of external areas.

CHARACTER

The proposals are based around bringing an existing historic building of heritage value back into full use. Supporting the historic character of the conservation area it is located within in a highly visible location on the High Street. The design proposals look to bring back key historical features with a new shop front in an appropriate style and new timber sash windows and the use of traditional finishes to repair where possible remaining historical features of the building. The new proposals will support and enhance the local character and reinforce the existing streetscape.

The small rear extension proposes an innovative glazed elevation providing a high quality interior space allowing views over the river Taff. This will bring a new legibility to Merthyr Tydfil Town Centre Conservation Area and its relationship to the river Taff.

AMOUNT AND LAYOUT SCALE

Retained existing building height to ridge level off ground level from the High Street is: 11.83m

Retained existing building height to ridge level off ground level from the rear yard is: 14.37m

Proposed extension height to ridge level off ground level from the rear yard is: 6.9m

Proposed extension height to eaves level off ground level from the rear yard is: 5.71m

Proposed extension roof pitch is : 30°

Width of extension rear elevation is: 4.05m

Depth of extension of existing building is: 4.55m

The retained existing building fronting the High Street is not proposed to be altered in scale. The new rear extension is designed to be subservient to the existing building. The new extension only extends to the lower ground and first floor with the proposed pitched roof below eave level of the first floor. The proposed extension covers the full width of the rear yard but does not cover the full depth of the rear yard.

APPEARANCE

Materials proposed to be used:

Retained Building

Roof - Natural slate

Walls - To be cleaned and repaired as necessary

Windows - New windows to be timber framed painted white.

New Shop Front - As per elevation drawings.

Rainwater Goods - Cast Iron Colour - black

Proposed Extension

Roof - Natural slate

Walls - Lime render

Windows - Aluminium framed Colour - dark grey

Rainwater Goods - Cast Iron Colour - black

COMMUNITY SAFETY

The proposals have been design to give a high level of visibility to all external space to provide a high level of natural surveillance.

All access points to the proposals are clear, well defined and over looked either from within the site or near by properties affording them a high level of natural surveillance.

All windows and doors will be provided with Secure by Design locks and appropriate window restrictors to discourage any opportunist antisocial behaviour.

The property will be provided with an appropriate security alarm system

Emergency Services can easily access the proposals in the event of an emergency directly from the High Street.

Although the site is located within a Flood Zone 2 area the proposed change to the building will not change its current use types significantly.

LOCAL NEEDS

The proposals will help regenerate the town centre bringing an out of use building back into use. Providing commercial and social benefits to the old commercial heart of Merthyr Tydfil.

RESPONSE TO PLANNING POLICY

A Pre Application submission was made with which was give a positive response and the following policy identified as being relevant to our proposals as part of the written response.

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031

Policy SW4 : Settlement Boundaries

Our proposals is re-use within the Primary Growth Area of Merthyr Tydfil supporting this policy.

Policy SW11 : Sustainable Design and place making

Our proposal supports the local conservation area by reinstating a positive historic building contributing to the creation of attractive and sustainable places through high quality, sustainable and inclusive design.

Policy SW12: Improving the transport network

Our proposals are located within the town centre at the heart of a major transport network in walking distance of Bus and Rail Stations.

Policy CW1 : The Historic Environment

Our proposal aim to bring a high quality historic building back in to full use with a new shop front inline with the Shopfront Design Guided SPG.

Policy EnW1 : Nature Conservation and Ecosystem Resilience

Although our proposal has limited potential were possible every effort has been made to increase the potential of the site. With the inclusion of a small green space, bird boxes and bat access. A bat and nesting bird survey has been included as part of the application submission - 18 HIGH STREET, MERTHYR TYDFIL, BAT SURVEY ISSUE 1, VERSION A, SEPTEMBER 2020

Policy EnW4 : Environmental Protection

The development respects the character and quality of the area. Aims to be sensitive and respectful of the historical character safeguarding the historic structure bringing it back into use. Through restoration and design quality the proposals secures and enhance the core street seen of the High Street.

Policy EcW3 : Retail Hierarchy

Our proposals support Merthyr Tydfil Town Centre as the favoured location for retail, leisure, and other complementary development, being situated at the head of a retail hierarchy. Improving the vitality and viability of Merthyr Tydfil Town Centre.

Policy EcW5 : Town and Local Centre Retailing Areas

Our proposals support this policy as the property has be out of use for some time and is located within an area of diverse retail providers. The proposal would not have an unacceptable effect on the amenity and viability of neighbouring uses. The proposal will not create a dead window frontage.

Supplementary Planning Guidance (SPG)

SPG Note 3: Shopfront Design

Our proposals support this policy with the intent to provide a new shop front in line with the SPG.

SPG No 4 : Sustainable Design

Although our proposal is predominantly an existing historic building with existing restrictions the proposal will be complaint with Welsh Building Regulations and provide a energy efficient building using A rate appliances and aim to reduce water usage and waste.

SUMMARY

The proposal offers a deliverable development restoring a high quality building back into full use within a conservation area, safe guarding it for the future.

Benefits

- Reinststate a lost shop front.
- Restoring and bring back into full use a building within the conservation area.
- Updating an historic building for modern use safe guarding to for the future.
- Bring foot fall back to the High Street and help regenerate the area as a whole.
- Provide a modern flexible high quality A3 class unit.
- Improve and refurbish an exiting residential property within the conservation area and town centre.





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