

Change of use of land to form off-street carpark, private amenity space and cycle storage for Brynhyfryd Chapel and dedicated off street parking for No.3 Perrott Place, and retention of vacant parcel of land to the south as ancillary parking.

Brynhyfryd Chapel, Thomas Street, Treharris
Design & Access Statement | May 2026

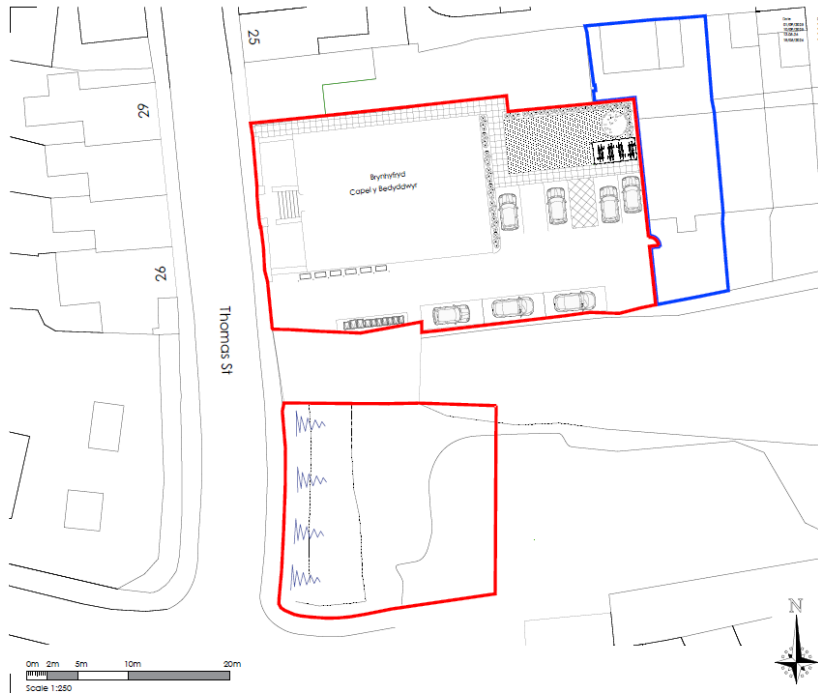
1. Introduction

- 1.1 This statement has been prepared to support our Client's proposals for the 'Change of use of land to form off-street carpark, private amenity space and cycle storage for Brynhyfryd Chapel and dedicated off street parking for No.3 Perrott Place, and retention of vacant parcel of land to the south as ancillary parking.' at Brynhyfryd Chapel, Thomas Street, Treharris.
- 1.2 This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework.
- 1.3 The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.



2. Site & Surroundings

- 2.1 The application site comprises the former Brynhyfryd Baptist Chapel and associated land located within the predominantly residential area of Treharris along with a parcel of land to the south.



- 2.2 The property, constructed in 1880 – 1881 fronts the main road, Thomas Street, and is set back from the adjacent pavement by a small forecourt and stepped entrance. Thomas Street rises from south to north, with the southern parcel of land set on lower, level ground. The chapel closed in the early 2000's.
- 2.3 To the north and east of the chapel the site is bound by adjoining residential properties, with a garage / workshop building along the southern boundary of the site. Beyond the garage / workshop, is a small parcel of land also included within the application site, which is accessed independently of the Chapel directly from Thomas Street and sits opposite the former Royal Hotel.

- 2.4 The Application site lies within the Treharris Conservation Area and is recognised as a building of local importance but is not listed or afforded any statutory protection.
- 2.5 The former chapel is of a classical design, with a vestry and kitchen / WC annex positioned to the rear of the main chapel hall. Stairs to either side of the front door lead to the gallery seating area.
- 2.6 Whilst the surrounding area is predominantly residential in nature, there are several commercial units within the vicinity of the site, located primarily along Perrott Street to the north of the site.
- 2.7 In November 2025, planning permission (Reference P/25/0204) was granted for the conversion of the chapel into 6 no flats. Works have commenced and are progressing on site in accord with his permission.
- 2.8 Further to the receipt of planning permission the Client's acquired a strip of land between the former chapel and adjacent garage / workshop enabling the provision of direct on site parking in line Secured by Design, which is the subject of this application.
- 2.9 The site is not within a flood risk zone, or at risk from coastal, river or surface water flooding.

3. Planning Policy Context

National Planning Policy

- 3.1 PPW and the National Development Framework (published as **Future Wales – the National Plan 2040**) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).
- 3.2 **Planning Policy Wales (PPW Edition 12) February 2024** sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 3.3 Section 3 states ‘Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.’
- 3.4 With regard to environmental sustainability, PPW states ‘Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.’ Wherever possible, PPW encourages the use of brownfield sites in preference to greenfield sites where it is suitable for development
- 3.5 Section 4 states ‘*The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:*
- *are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
 - *are designed in a way which integrates them with existing land uses and neighbourhoods; and*
 - *make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.*
- 3.6 The Historic Environment (Wales) Act 2023, Section 160 (1), imposes a duty on Council’s with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- 3.7 Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government’s detailed advice on how to achieve good design in all development at every scale throughout Wales.
- 3.8 The guidance sets out the Assembly’s objectives for good design, namely:
- Access – ensuring ease of access for all.
 - Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
 - Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
 - Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
 - Movement – promoting sustainable means of travel.
- 3.9 TAN 18 - Transport and TAN 22 –Sustainable buildings are considered relevant to the site.
- Local Planning Policy**
- 3.10 The current Development Plan for the site is the Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031.
- 3.11 Policies relevant to the application proposal include:

Policy SW1 – Provision of New Homes
 Policy SW2 – Provision of Affordable Housing
 Policy SW3 – Sustainably Distributing New Homes
 Policy SW4 – Settlement boundaries
 Policy SW9 – Planning Obligations
 Policy SW10 – Protecting and Improving Open Spaces
 Policy SW11 – Sustainable design and Placemaking
 Policy SW12 – Improving the Transport Network
 Policy SW13 – Protecting and Improving Local Community Facilities
 Policy CW1 - Historic Environment
 Policy EnW1 – Nature Conservation and Ecosystem Resilience
 Policy EnW4 – Environmental Protection

Supplementary Planning Guidance

- 3.12 Supplementary Planning Guidance adopted by the City Council which supplement Development Plan policies are also 'material considerations' to the determination of planning applications.
- 3.13 Relevant guidance in respect of this proposal is provided by SPG Note 1: Affordable Housing (March 2012), SPG Note 2: Planning Obligations (March 2012) and SPG Note 4: Sustainable Design (July 2013).

Planning History

P/26/0085	Discharge of Condition 4 of Planning Permission P/25/0204 Obscured Glazing	Granted	11.05.2026
P/25/0204	Conversion of vacant chapel to 6 no. self contained flats (Full)	Granted	13.11.2025
P/25/0092	Variation of condition 2 of planning permission P/22/0326 to allow a variation in the approved boundary delineation of the site	Granted	09.06.2025
P/22/0326	Conversion of chapel into 8 flats with associated refurbishment works, demolition of rear vestry annexe and creation of dedicated car parking area.	Granted	21.11.2023

P/11/0189	Conversion of former Chapel to accommodate 6 apartments, including the demolition of the rear vestry annexe and other associated external works.	Refused	31.10.2012
P/07/0169	Conversion of Chapel to dwelling (including alterations to building)	Granted	18.05.2007
P/04/0193	Change of use to single residential unit	Granted	16.06.2004

4. Proposal

- | | |
|---|---|
| <p>4.1 In November 2025, planning permission (Reference P/25/0204) was granted for the conversion of the chapel into 6 no. Welsh Development Quality Requirements (WDQR)-compliant flats, including associated refurbishment works, demolition of the rear vestry annexe, and the creation of a dedicated parking area.</p> <p>4.2 The Applicant has since commenced works on site, which are progressing in accordance with the approved scheme. The discharge of relevant planning conditions is ongoing.</p> <p>4.3 The Applicant has recently acquired land adjacent to the chapel, enabling the provision of directly accessible on-site parking in accordance with Secured by Design principles. This also facilitates the provision of two allocated parking spaces for the neighbouring property at 3 Perrott Place. A dedicated turning area will enable vehicles to enter and exit the site in a safe forward gear.</p> <p>4.4 Externally, the rear curtilage will retain the communal amenity space approved under application P/25/0204, together with secure cycle storage facilities and relocated refuse storage positioned closer to the highway for improved accessibility. The removal of the existing store will allow parking for six vehicles to be provided within the site on a one-for-one basis exclusively for the flats, with a further two spaces allocated to 3 Perrott Place.</p> <p>4.5 The proposals forming this application represent a significant enhancement for future occupiers of the converted chapel and the neighbouring property at Perrott Place by improving accessibility, safety, and the functionality of parking, amenity, cycle, and refuse storage facilities.</p> <p>4.6 The previously approved parking area to the south of the site will be retained as existing for ancillary parking purposes unrelated to the proposed residential development.</p> <p>4.7 The Council has previously accepted that the site occupies a sustainable location, and the proposed development will not adversely affect highway safety, in accordance with Policy SW11(5) of the Local Development Plan</p> | <p>4.8 The design approach adopted by the Applicant seeks to provide a barrier-free environment for all users, ensuring inclusive and convenient access for residents and visitors alike.</p> <p>4.9 Accessibility considerations extend to access into and throughout the building, as well as across the wider curtilage of the application site, thereby promoting ease of movement for all users.</p> <p>4.10 The site occupies a sustainable location and is readily accessible by foot, cycle, and public transport.</p> <p>4.11 The site benefits from regular public transport connections, including established bus routes along Perrott Street. Sustainable modes of travel will therefore be encouraged for future residents, reducing reliance on private vehicles.</p> <p>4.12 The site's position within an established residential area, together with the existing and proposed boundary treatments, will help ensure the security of the dwellings and communal external areas, thereby discouraging opportunistic crime. The main entrances are located within clearly defined defensible spaces and will be appropriately illuminated to promote a strong sense of personal safety in accordance with Secured by Design objectives.</p> <p>4.13 The established character of the surrounding area contributes to a strong sense of community and ownership, further discouraging anti-social behaviour and supporting a safe residential environment.</p> <p>4.14 In accordance with the previous approval, the application includes proposals to deliver ecological enhancements for bats and birds, including ridge tiles suitable for crevice-dwelling species and swift nesting boxes on the southern and eastern elevations. Additional planting areas are also proposed within the rear of the site to further enhance biodiversity and visual amenity.</p> |
|---|---|

- 4.15 Overall, the proposed amendments represent a positive enhancement to the approved development, improving accessibility, parking arrangements, safety, and residential amenity, whilst maintaining compliance with the relevant policies of the Local Development Plan and the principles established under the extant planning permission.



5. Conclusion

- 5.1 This application site is ideally located within the settlement boundary, in a sustainable location and utilises an existing building to create an attractive and high quality sustainable.
- 5.2 This application seeks permission for the 'Change of use of land to form off-street carpark, private amenity space and cycle storage for Brynhyfryd Chapel and dedicated off street parking for No.3 Perrott Place, and retention of vacant parcel of land to the south as ancillary parking'.
- 5.3 The approved conversion of the chapel is bringing an otherwise abandoned building back into beneficial use ensuring the long term future of the building and enhancing the character and appearance of the conservation area in which it is located.
- 5.4 The application proposal will provide dedicated car parking for the flats in line with Secured by Design requirements and further dedicated allocated parking for the adjacent property at 3 Perrott Place.
- 5.5 As this statement confirmed all standard Development Control criteria set out in the Adopted Local Development Plan policies and Supplementary Planning Guidance can be achieved.
- 5.6 Accordingly, the application proposal is considered to adhere to National and Local Planning Policy and guidelines and doesn't adversely affect highway safety or residential amenity as to warrant a refusal.



**Architects and
Town Planners**

Unit 1A, Compass Business Park,
Pacific Road, Cardiff CF24 5HL

19 Goodge Street,
London W1T 2PH

029 2045 2100
c2jarchitects.co.uk