

CHANGE OF USE FROM NEWSPAPER OFFICES TO
SELF CONTAINED FLATS

AT

51/52 GLEBELAND STREET,
MERTHYR TYDFIL

FOR

GTH DEVELOPMENTS

DESIGN AND ACCESS STATEMENT

July 2020

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9049/7.2/MST
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Proposed change of use from Offices to Self Contained Flats at First and Second Floors, 51/52 Glebeland Street, Merthyr Tydfil,

Design and Access Statement

1 Introduction

This statement has been prepared by Paul Overton Architects on behalf of GTH Developments in support of a planning application for 4 No. self contained flats above the existing shops at 51 Glebeland Street, Merthyr Tydfil.

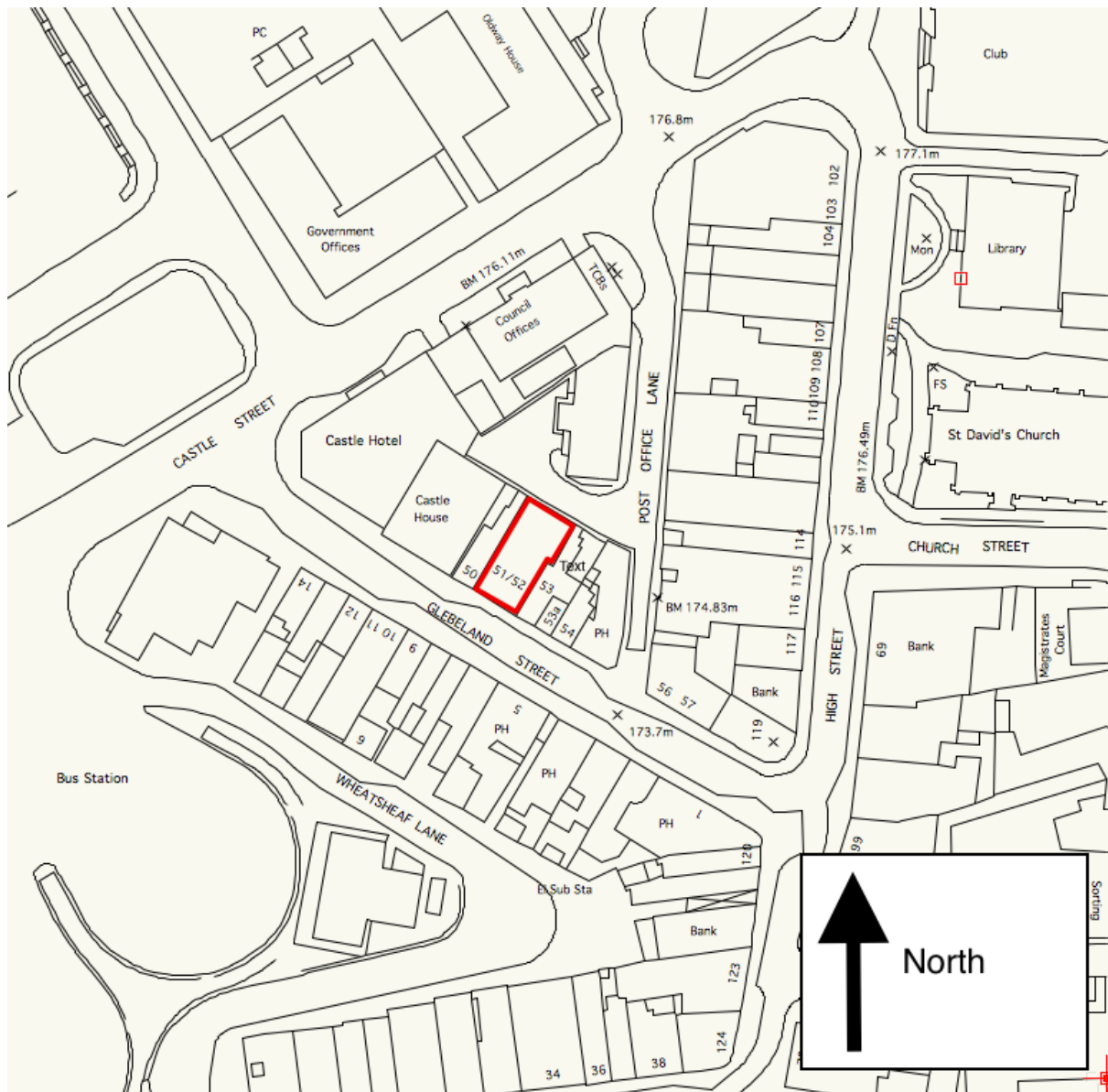
In preparation of this statement we have endeavoured to take into account :-

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

In accordance with Merthyr Tydfil County Borough Council Local Development Plan (2016-2031) **Policy SW4 Settlement Boundaries - Primary Growth Area** - This development is within the Merthyr Tydfil Primary Growth Area.

In accordance with Merthyr Tydfil County Borough Council Local Development Plan (2016-2031) **Policy SW4 Settlement Boundaries - Settlement Boundary** - This development is within the Merthyr Tydfil Settlement Boundary.

2 Context Appraisal



Development Site

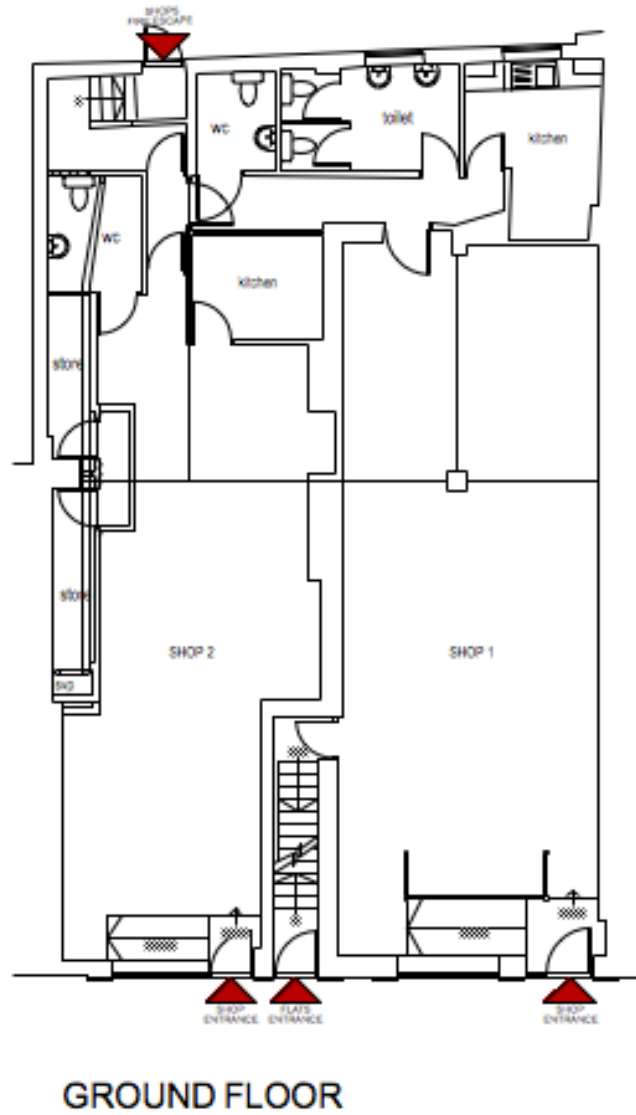
51/52 Glebeland Street is on a Street consisting of shops, public houses, an hotel and offices. The development area incorporates the first and second floors above two shops.

Proposed Development

The proposed development consists of 4 No. self contained flats accessed from a new front entrance between the ground floor shops.

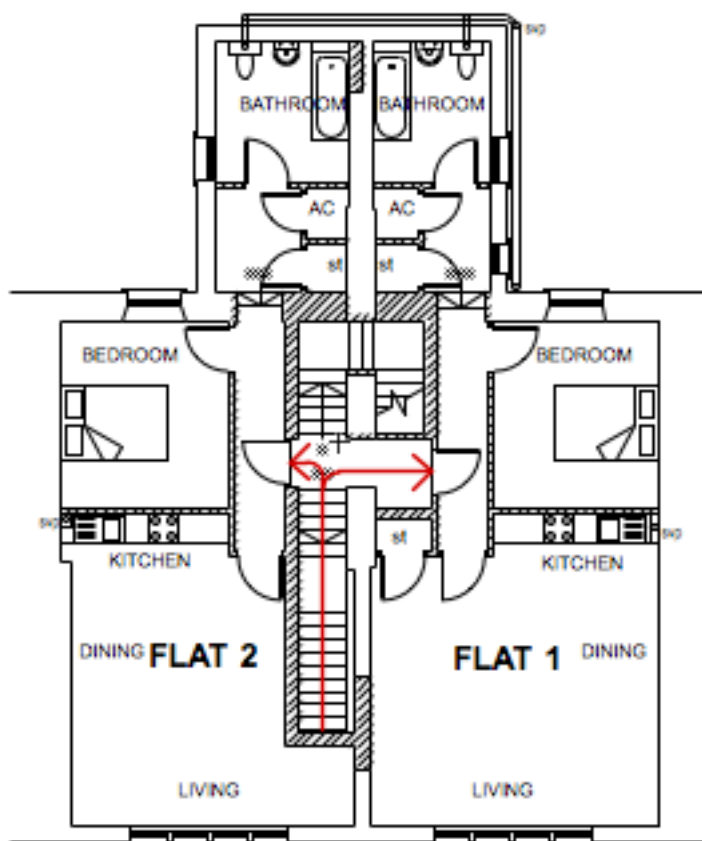
3 Access

ACCESS TO THE DEVELOPMENT



Access to the flats is from the front on Glebeland Street from a new doorway created between the two shops.

ACCESS TO THE FLATS



PROPOSED FIRST FLOOR

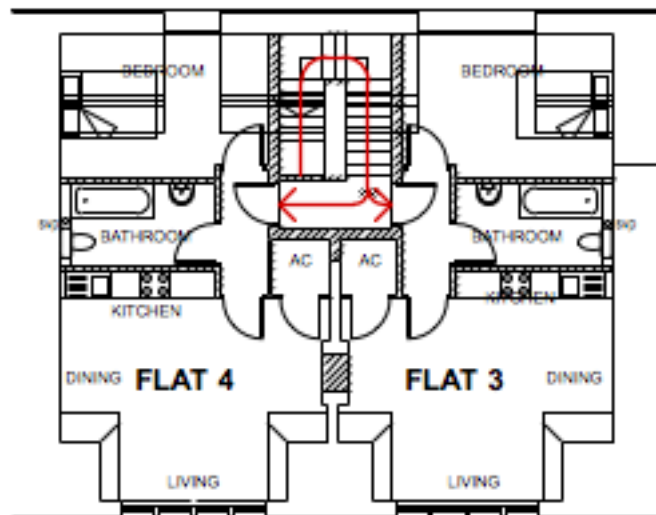
ACCESS TO FLATS 1 AND 2

Proposed Access to the Flats

Landings and staircases to comply with **Building Regulations Part M Section 9** will be provided to the flat entrances off the ground floor entrance and a level threshold access into the dwellings with a 926mm wide front door.

Proposed Access within the Flats

All door and corridor widths will be in accordance with **The Building Regulations Part M Section 7**.



PROPOSED SECOND FLOOR

ACCESS TO FLATS 3 & 4

Proposed Access to the Flats

Landings and staircases to comply with **Building Regulations Part M Section 9** will be provided to the flat entrances off the ground floor entrance and a level threshold access into the dwellings with a 926mm wide front door.

Proposed Access within the Flats

All door and corridor widths will be in accordance with **The Building Regulations Part M Section 7**.

4 Character



FRONT ELEVATION



REAR ELEVATION



GLEBELAND STREET GENERAL VIEW



GLEBELAND STREET GENERAL VIEW



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GLEBELAND STREET GENERAL VIEW

As detailed in Merthyr Tydfil Borough Council Local Development Plan (2016-2031) Constraints Map, the area is within a Conservation Area.

51/52 Glebeland Street was originally a bank and more recently the Merthyr Express Newspaper Offices until 2010.

Glebeland Street has many different architectural styles from the original brick/stone/render buildings, the steel framed Castle Hotel built in the early 1970's, brick faced shops and flats built in the 1990's and the recently re-clad solicitors offices.

The works to the upper floors front elevation will involve the replacement of the existing rotten windows with new timber double glazed sliding sash windows matching the existing patterns. To the rear the existing rotten windows will be replaced with new timber double glazed sliding sash windows. The cills to the rear dormer windows will be dropped.

All other external elements will be retained, if any do need replacing they will be replaced like for like.

In accordance with Merthyr Tydfil County Borough Council Local Development Plan (2016-2031) **Policy CW1: The Historic Environment**, the proposed works will not have an unacceptable impact on listed buildings, conservation areas, historic and cultural features or townscape character.

5 Community Safety

The works will be confined to the upper floors except for the new entrance and staircase, during construction this area will be fenced off and will therefore not pose a risk to the surrounding residents.

The proposed development will not adversely affect the security of the surrounding properties, the increased surveillance from the new flats will provide increased security for the immediate area.

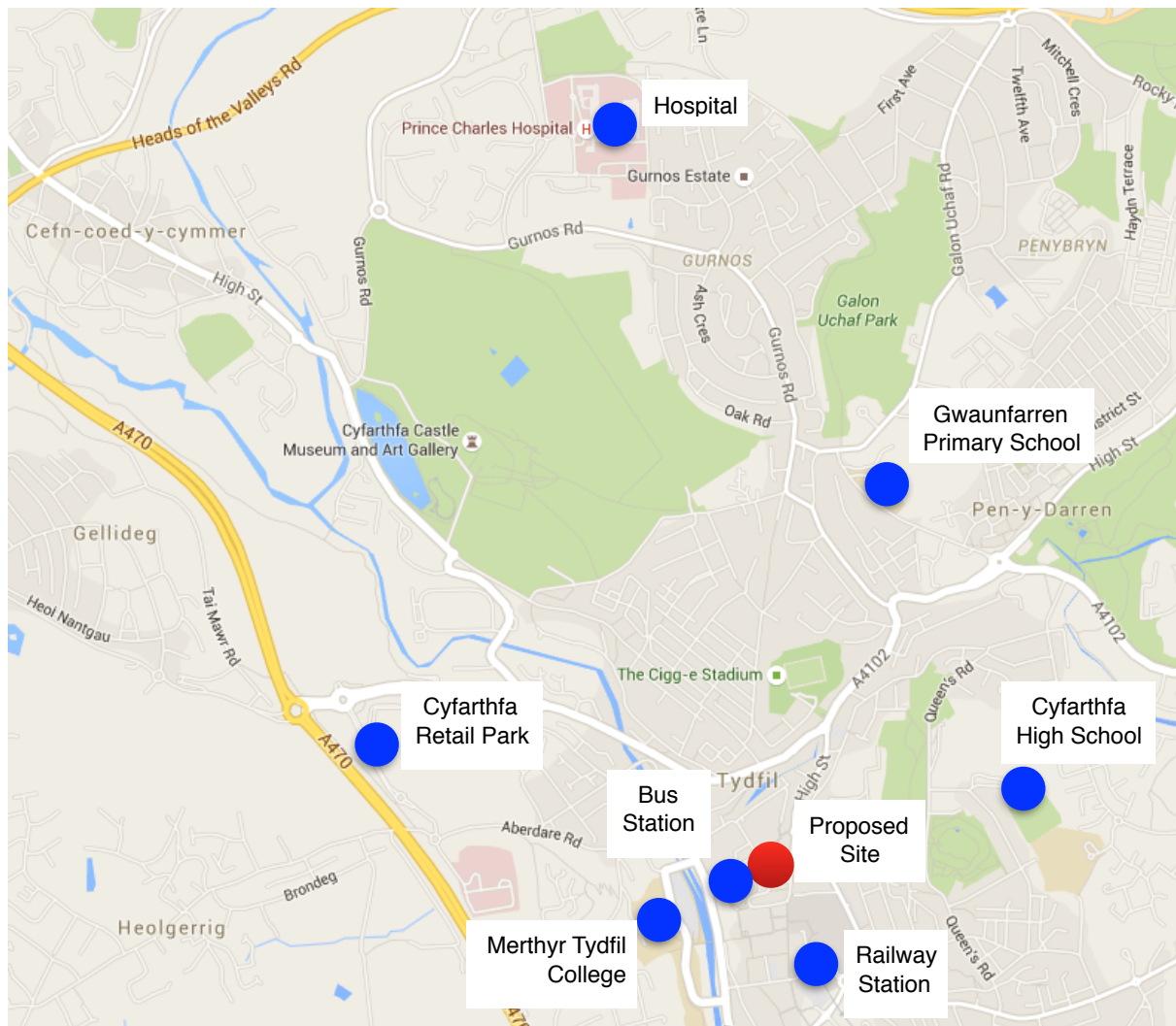
6 Environmental Sustainability

In accordance with Merthyr Tydfil County Borough Council Local Development Plan (2016-2031) **Policies EnW1 to EnW5: Improving our Environmental Well-being**, the development will not have an unacceptable impact on the ecology or habitat of acknowledged importance. As detailed in Merthyr Tydfil Borough Council Local Development Plan (2016-2031) Constraints Map, the area is not within a Site of Specific Scientific Interest.

In accordance with Merthyr Tydfil County Borough Council Local Development Plan (2016-2031) Policy - **SW11 Sustainable Design and Place Making** - Materials used in the construction will be, where possible, from sustainable sources and sourced locally.

As detailed in Merthyr Tydfil Borough Council Local Development Plan (2016-2031) Constraints Map, the area is within a C2 Flood Zone. 51/52 Glebeland Street is an existing building with the works mostly confined to the first and second floors, therefore these works will not increase the chances of flooding elsewhere.

7 Movement



- Buses -** The closest bus stop is in the bus station 82m from the proposed development.
- Trains -** The closest railway station at Merthyr Tydfil is 343m from the proposed development.
- Cycling -** National Cycle Route 8 is 257m from the proposed development.
- Roads -** The A470 is 1.5 km from the proposed development.
- Hospital -** Prince Charles Hospital is 3 km from the proposed development
- Schools -** Caedraw Primary School is 454m from the proposed development.
Cyfarthfa High School is 972 m from the proposed development.
- Further Education -** Merthyr Tydfil College is 460 m from the proposed site.
- Shopping -** The development is within the town centre shopping area and 1.2 km from Cyfarthfa Retail Park

In accordance with Merthyr Tydfil County Borough Council Local Development Plan (2016-2031) Policy - **SW12 Improving the Transport Network Transport**

- a** The development would be accessible to the local and wider community by a range of sustainable modes of transport;
- b** The development is within walking distance of a wide range of shops and food outlets.
- c** The development would have safe access to the highway network and would not cause traffic congestion or exacerbate existing traffic congestion;
- d** There would be no off-street parking which would encourage the use of public transport, with bus and train stops conveniently placed.
- e** There is a multi storey car park 140m from the proposed development.