

**Change of use
25 Park Place
Merthyr Tydfil**

**DESIGN AND ACCESS
STATEMENT**

Introduction

25 Park Place is a two/three storey mid terrace property. The two storey element of the dwelling fronts Penydarren Road and the three storey rear annexe fronts the rear access road and parking area which is accessed via Glynn Terrace.

The lower ground floor is accessed via the rear garden which is accessed directly off the access road/parking area located to the rear of the property.

There is no stair connecting the lower ground floor to the upper ground floor at the present time.

The property is currently vacant its current authorized use being a single residential three bedroom dwelling which was granted planning permission on the 9 April 2020 (Application number P/20/0059) The conversion works have yet to be carried.

The property was previously used as two self contained flats on the upper ground floor and first floor with a self contained bedsit on the lower ground floor.

Accessibility

25 Park Place is located in the County Borough of Merthyr Tydfil some 1.5Km from the centre of the town, where are located the bus and railway stations both buses and trains giving easy access to Cardiff and Newport and destinations beyond.

The property accesses directly on to Penydarren Road at upper ground floor level and there is no off street parking at this location.

However the property backs on to a public access road off Glynn Terrace which has designated parking areas for residents of the adjacent dwellings which will be available for use by the occupants of the new HMO.

The proposals include a new internal staircase from the upper ground floor hallway to the lower ground floor level which will contain the kitchen/dining area and the common lounge, both facilities being available for use by the occupants of the HMO.

The internal layout of all three floors will remain largely unchanged with some minor internal alterations creating two shower rooms with WCs on the first and second floors.

All floors are at the same level with no changes in level through all floors.

The principal entrance will be retained in its present position as will the existing door opening from the rear amenity area.

Improvements will include measures to ensure all new and proposed door openings will achieve the minimum widths required under current building regulations.

The existing internal staircase linking the upper ground and first floor levels is to be retained and refurbished in accordance with current building regulations.

Any windows that require replacing will be substituted with windows of a similar design and finish again all in accordance with the requirements of the current FENSA and building regulations.

The rear amenity area which is currently overgrown and somewhat unkempt, will be cleared and partially paved with some soft landscaping thus creating areas for clothes dryers, a secure cycle store capable of storing at least six bicycles, an area for the storage of refuse bins and recycling boxes and an outside seating/barbecue area.

Character

The property is a typical mid terrace dwelling with a rear annexe whose external appearance is to remain largely unaltered albeit with minor repairs, re-rendering and painting to match existing and to LPA approval.

The existing slate roof will also be inspected and repaired/overhauled as required the existing slate finish being retained.

Rainwater goods will also be replaced/repaired on a like for like basis.

Community safety.

The decision to seek approval to refurbish and improve this run down property will mean that its change of use into a house of multiple occupation will meet this areas need for affordable accommodation and its likely full occupancy will enhance this area and ensure this property and the adjoining properties will benefit from improved security thus lessening the risk of unlawful occupation by others.

Environmental sustainability

It is intended to replace the inefficient gas fired hot water and central heating boilers with new energy efficient condensing boilers and a heating system comprising individual radiators with thermostatically controlled valves.

Roof insulation will be upgraded to current building regulation requirements and sound insulation will be included in all compartment floors.

The windows will be inspected for current compliance relating to thermal efficiency and inner room escape and replaced with units meeting all the FENSA and building regulation requirements.

All new taps and WCs throughout the property will again comply with current regulations regarding water consumption etc.

All the above measures will ensure that every new addition to the property, including rated white goods, will fully comply with current requirements for energy efficiency and waste.

The rear amenity area will be cleared and a secure bin store provided for the storage of household waste and recyclable items/waste.

Movement to,from and within the dwelling.

These aspects of the proposed development have been covered under the heading "Accessibility"

Physical,social,economic and policy context of the development.

This property has been vacant for some considerable time and has been illegally entered on several occasions.

This intended investment will ensure another derelict property is refurbished to a high standard thus providing much needed accommodation in this part of the County Borough.