



95-96 High Street Merthyr Tydfil
CF47 8UD

**Design and Access and Heritage
Statement
for Change of Use from Retail Shop
(A1) to Food and Drink (A3 Use Class)
on Ground Floor**

Aug 2024



1.0 Location

2.0 Previous Planning Consent

3.0 Change of Use Proposal

**4.0 Approved Change of Use
Applications in the Area**

5.0 Proposed Alterations

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7.0 Conclusion

1.0 Location

95-96 High Street is a large property formally Manettes clothes store, fronting the high street, built in the 1960's. It is located within the area of Pontmorlais. The application site is on the high street, and backs onto Castle Yard.

The buildings are bounded by commercial premises with a mix of residential to upper storeys. To the north lies the Hope Church and to the south parking associated with office use. In terms of planning designations, the application site is within the defined settlement boundary.

Merthyr town centre was formed during the 18th and 19th century due to the industrial development of the area and rapid population growth. This area of the town demonstrates a variety of uses to the neighbouring buildings, social, spiritual, commercial which is reflected in the external appearance and design of the architecture.

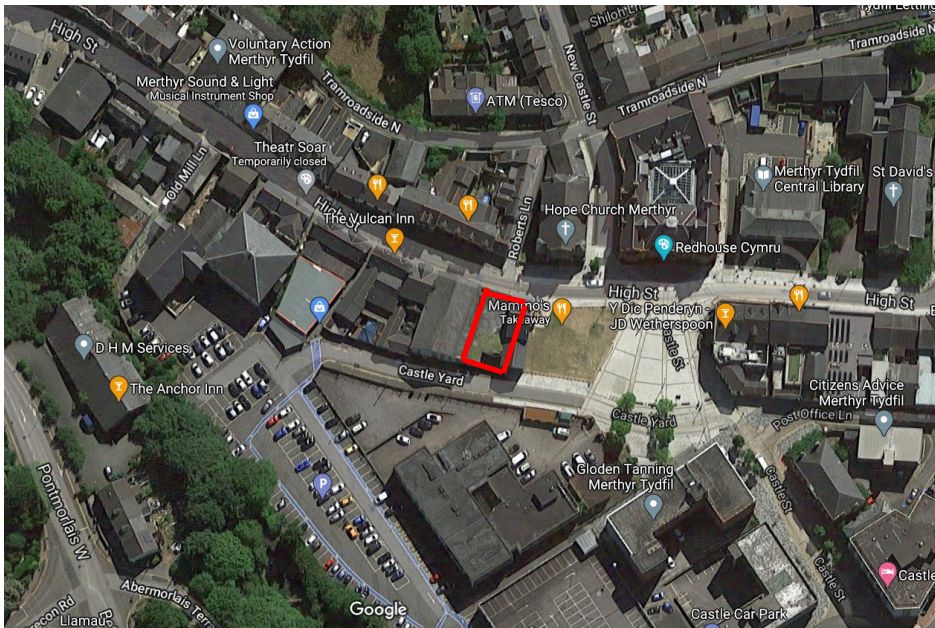


Figure 1

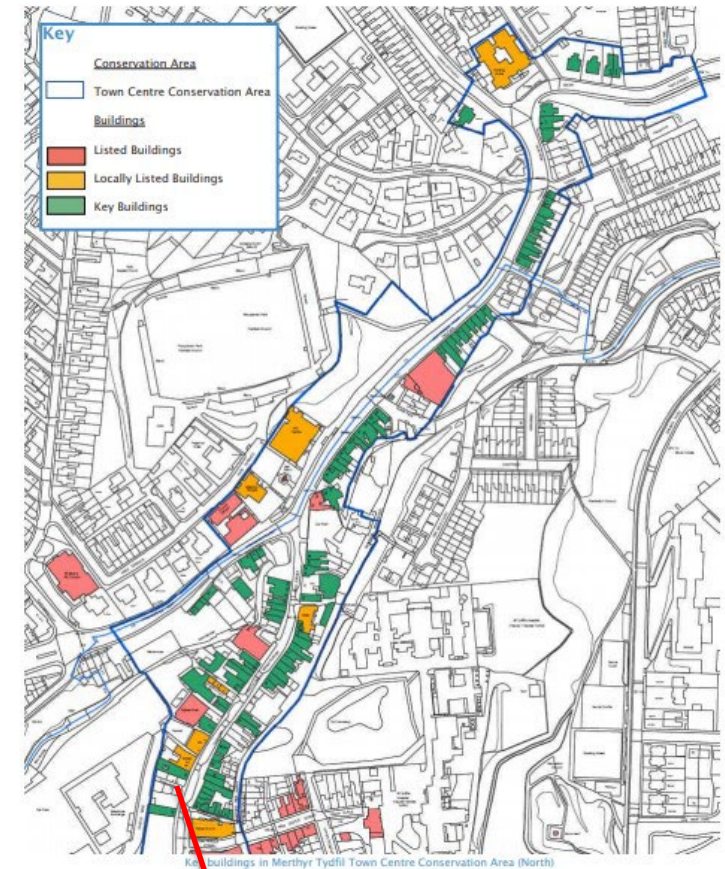


Figure 2

SITE

Conservation Area -95-96 High Street is located at the southern point of the Merthyr town centre conservation area C3.

It is located within the Merthyr Tydfil town centre conservation Area and the designated Primary Growth Area. It is positioned at the southern end of the Pontmorlais High street commercial area, with the street primarily made up of retail shops, fast food takeaways and pubs.

Merthyr train station is approximately 0.3 of a mile or approximately 7 minutes by foot. The bus station is within 0.2 Miles and 7 minute walk.

The property is within a flood zone C2.

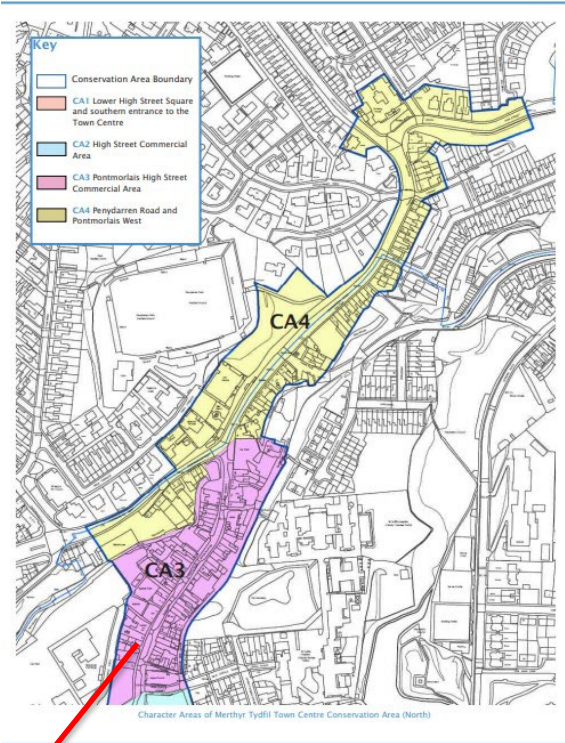
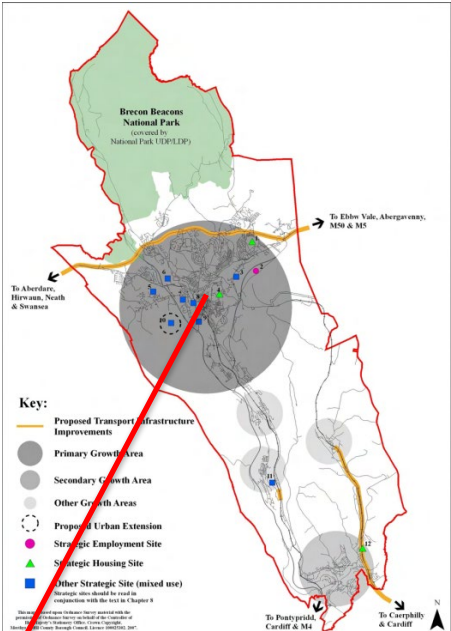


Figure 5. View looking South

SITE Figure 3. Primary Growth Area

Figure 4. Merthyr conservation area

SITE

2.0 Previous Planning Consent:

The property was granted permission for conversion of ground floor from 1 retail unit to 2 A1 units and first floor to 4 flats. And restoration of shop fronts, windows and rebuilding of a rear extension. Works have been carried out and the conversion of upper floor is currently under construction. The ground floor unit has been retailed as a single unit.

3.0 Change of Use Proposal

This application is for the change of use from A1 (retail) to A3 use (food and drink). This unit has been developed and restored using grant funding via Merthyr Council. Despite the owner approaching multiple potential retailers to rent the unit , so far none of them have considered the site suitable.

The following companies have been approached but without success: ASDA, Tesco, Morrisons, Budgens, Spar, Coop, Premier, Nisa , Bestway, Costcutter, Bargainbooze, hshackleton (chemist).

Numerous estate agents including Apex, Cook & Arkwright, won't even consider taking the property on to let with A1 use.

The client has received interest from two restaurateurs but due to the building's current use class, have not been able to sign up these companies. The change of use would enable this unit to be let, providing a restaurant open from 12 p.m. until late evening, bringing footfall to the top end of the high street and bring vibrancy to the area. The unit would be open for lunch and evening service ensuring the street is busy throughout day and night.

All the changes and development made are within the Primary Growth Area. The department of grant funding in Merthyr have also received interest in this building for A3 use tenants, so would welcome this change of use.

This street has a diverse usage of buildings and there have been a number of similar applications and approvals for A3 use in this street, with the majority at the lower end of the High Street; There is a need for this use in the upper end of the High Street.

4.0 Approved Change of Use Applications in the Area

P/22/0271

Address: 57 Pontmorlais High Street, Merthyr Tydfil, CF47 8UN
Description: Change of use of ground floor A1 Hairdressers to A3 Takeaway.

P/20/0265

Address: 18 Pontmorlais High Street, Merthyr Tydfil, CF47 8UB
Description: Change of use from retail (A1 Use Class) to restaurant (A3 Use Class) at ground floor and lower ground floor, to include a two-storey rear extension, new shop front and other external alterations. Refurbish the existing 3 bedroom flat at first and second floors.

P/21/0277

Address: 56 - 57 Glebeland Street And 119 High Street Merthyr Tydfil CF47 8AT
Description: Change of use to restaurant at ground floor to include external alterations.

P/22/0301

Address: 120 - 121 High Street Merthyr Tydfil CF47 8BL
Description: Renovation and extension of building and change of use from retail and office to a bar/restaurant and residential (5 No. flats).

P/19/0244

Address: 40 - 42 High Street Merthyr Tydfil CF47 8DE
Description: Proposed refurbishment to create 12 flats and 7 self contained serviced units (holiday lets), together with new shop front, third floor rear extension and associated bike shed and bin store. Change of use of shop to cafe/bar/restaurant (A3 Use) and provision of ground floor storage areas.

P/20/0241

Address: 137 High Street Merthyr Tydfil CF47 8DN
Description: Change of use of A1 shop to A3 takeaway with flue.

P/21/0187

Address: 32 High Street Merthyr Tydfil CF47 8DE
Description: Conversion of the first and second floor to provide three one-bedroom self-contained flats with part refurbishment of ground floor to provide an A3 takeaway use. Proposal to include associated external works.

P/21/0397

Address: 30-31 Lower High Street Merthyr Tydfil CF47 8DP
Description: Change of use of ground floor from C2 Residential Institution to A3 Food and Drink and upper floors from C2 Residential Institution to C1 Hotel, to include extensions and external alterations.

It is crucial to the redevelopment of the upper part of the High Street that a flagship restaurant is introduced to bring footfall up the High Street.

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[illegible]

Closed years ago

SITE

Map labels include: Nant Morlais, Weir, 189.6m, Telephone Exchange, Multi-storey Car Park, Oldway House, Government Offices, Council Offices, Castle Hotel, Castle House, POST OFFICE LANE, TCB, D.Fn, 175.1m, 177.1m, 176.8m, LB TCB, 178.0m, Hope Chapel, Old Town Hall, Library, St David's Church, Hall, 110 107 to 109, 104 103 102 (PH), 55, 59, 6T, 20, 9 to 1, 40, 44, 48, 1, 3, 6, 86, 88, 89, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 8

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- Closed years ago
- SITE**
- Map labels include: Nant Morlais, Weir, 189.6m, Telephone Exchange, Multi-storey Car Park, Oldway House, Government Offices, Council Offices, Castle Hotel, Castle House, POST OFFICE LANE, TCB, D.Fn, 175.1m, 177.1m, 176.8m, LB TCB, 178.0m, Hope Chapel, Old Town Hall, Library, St David's Church, Hall, 110 107 to 109, 104 103 102 (PH), 55, 59, 6T, 6T, 9 01 T, 02, Kingdom Hall, NEW CASTLE STREET, TRAMROAD TERRACE, 55, 59, 6T, 6T, 9 01 T, 02, Kingdom Hall, TRAMROAD SIDE NORTH, Mile End, 44, 48, 7, 185.9m, 06 04 68, 7, 5, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 76



Fig.10 Proposed Restaurant Elevation with Street Context (1)



Fig.11 Proposed Restaurant Elevation with Street Context (2)



Fig.13 Restaurant elevation at daytime (1)



Fig.15 Restaurant elevation at nighttime (1)



Fig.14 Restaurant elevation at daytime (2)



Fig.15 Restaurant elevation at nighttime (2)



Fig.14 Restaurant internal view



Fig.15 Restaurant Bar internal view



Fig.16 Restaurant Entrance View

6.0 Heritage impact

Under the previous planning consent, a new façade was created and new windows installed to the front and back elevations. No heritage impact is proposed in the change of use planning scheme. Our new proposal works will be mainly internal alterations based on the existing work of the previous proposal, converting a retail unit to a restaurant and adding a new signage.

The improved appearance of the building and others which have been improved as part of the townscape heritage scheme will hopefully contribute to the economic regeneration of the area.

Access

The proposal will not affect access to the building.

The ramped entrance and double doors provides disabled access.

The proposed alterations will have no impact on existing movement to and from the site and surrounding areas.

7.0 Conclusion

This Design and Access and Heritage Statement has been produced to accompany this change of use application to convert retail shop to restaurant (A3 Use Class) on ground floor.

Positive Benefits

The proposed scheme will take maximum advantage of the site's position within this established mixed commercial and residential area, to create an attractive and enjoyable environment that encourages people to stop and stay, bringing footfall and vibrancy to the top end of the high street throughout day and night. Meanwhile, the scheme provides employment opportunities and helps to increase public exposure of the area, thus attracting more high-end investors in the future.

The scheme proposes improvements based on current site issues and has a positive impact on the site. Therefore we believe this change of use proposal should be approved.