

- 01495 616277
- 07508890294
- [info@creationdesign-wales.com](mailto:info@creationdesign-wales.com)

Date: 26<sup>th</sup> February 2025

Project Ref: 25/013

## DESIGN & ACCESS STATEMENT

**Proposed Change of Use Planning Application of Former Salvation Army Building  
Into up to 10No. Self-Contained Apartments**

**6-8 PERROT STREET  
TREHARRIS  
CF46 5ET**



Photo 1 - Front Elevation of Building from Perrott Street



Photo 2 – Aerial photograph showing site

## 1.0 Location

- 1.01 Treharris is a small town and community in the Taft Bargoed Valley in the south of the county borough of Merthyr Tydfil; South Wales;
- 1.02 It is located around 1 km west of Trelewis, from which it is separated by the Taft Bargoed River, and 1.5 km from Nelson in Caerphilly county borough-and has a population of around 6,000.
- 1.03 Due to steep sides and narrowness of both the Taft and Taft Bargoed valleys, several notable bridges and viaducts were been built in the area.
- 1.04 Treharris is served by Quakers Yard railway station, on the Merthyr line between Cardiff Central and Merthyr Tydfil.

- 1.05 It shares an architectural vernacular similar to that of many South Wales Victorian valleys towns.
- 1.06 The applicant property is located towards the northern end of Perrott Street adjacent to a private lane leading to the owner's property and garage business. The street is primarily a mixture of commercial and residential on the opposite side.
- 1.07 The property is located within the Treharris Conservation Area.
- 1.08 The Street, along with the majority of Treharris is made up of late Victorian two storey terraced houses, with distinctive brick quoins lintels around the windows and doors.
- 1.09 Perrott Street is a one way street from its junction with Thomas Street to the central square of Fox Street and Cardiff Road.
- 1.10 A bus stop is situated on the opposite side of the road to the building.
- 1.11 Perrott Street is a mixture of commercial and residential properties close to the centre of Treharris.
- 1.12 The town centre is located at the junction of Fox Street, Cardiff Road and Perrott Street.
- 1.13 Local amenities include general convenience stores, public houses, a pharmacy and take away restaurants.
- 1.14 The property is flanked on the left by a Veterinary Surgery and on the right by the vacant Treharris Library.

## **2.0 Site Access**

- 2.1 Time restricted On-street parking is available on Perrott Street and the site is less than 100m from a large public car park next to the adjacent Treharris Free Library (Refer to Photo 2 above)
- 2.2 The site is well positioned for access by public transport.
- 2.3 A bus stop situated across the road from the building

## **3.0 Community Safety**

- 3.1 The property has been vacant and decaying for many years and is vulnerable to vandalism and arson. Bringing the building into use will make the site safer.
- 3.2 The proposals will visually enhance the appearance of the property through the use of high quality materials and design. Replacing the existing render with a through coloured lime render will help the Hall appear more prominent within the wider streetscape.

## **4.0 Environmental Sustainability**

- 4.1 The proposals aim to enhance the visual appearance of the property as well as create a positive 'gateway' to the town centre due to its proximity just within the Treharris

## **5.0 Proposed Use**

- 5.1 The proposed is as self-contained apartment

## 6.0 Movement

6.1 The main primary access points will remain as existing

## 7.0 Planning History

- Full planning approval was granted in April 2017 for the conversion of the building into Apart Hotel.
- This was a more intensive use of the building then the new proposed used.
- The approved scheme was never carried out and sold to the applicant.
- The building has been left to deteriorate and a fire broke out/was started in the derelict building which has caused greater deterioration of the building due to water ingress.
- The approved scheme had not off street car parking associated with it, due to the large public car park adjoining the site (Refer to Photo 2 above)

N1V  
Page 1 of 3  
P/17/0080

### MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)  
The Town and Country Planning (Development Management Procedure)  
(Wales) Order 2012 (as amended)

## FULL PLANNING PERMISSION

To: Old House Consultancy c/o Creation Design Wales F.a.o. Mr P Parsons 50 George Street  
Pontypool Torfaen

WHEREAS you submitted an application on the 17th March 2017 to develop: Former Salvation Army Building 6, 7, & 8 Perrott Street Treherri CF46 5ET short particulars of the application being as follows:-

Name of the Applicant	Description of Proposed Development
Old House Consultancy 57 Barrington Court Cheltenham Place London W3 8JT	Change of use of Former Salvation Army Building to Aparthotel (short term serviced accommodation) including ancillary shop, restaurant and associated external works (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby GRANTS PERMISSION for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

### CONDITIONS

Please see attached.

Date: 26th April 2017

Signed:   
(Head of Town Planning)

Right- Front page of previous planning approval

## 8.0 Planning Policy

Conversion of disused buildings to housing is generally acceptable.

## 9.0 Conservation Area

The building will generally remain unchanged in its general appearance, the re-rendering, replacement of window and removal of the unsightly fire escape, and landscaping to the rear, will enhance the appearance of the building within the Conservation area.

## 10.0 Flood Risk

10.1 The site is high above the river Bargoed Taf, and so is not in a flood risk zone.

11.0 Schedule of Accommodation

**SCHEDULE OF ACCOMMODATION**

<b>BASEMENT</b>			<b>Sq. M</b>	<b>Sq.Ft</b>
B1	APARTMENT	2 BEDROOMS	90.7	976.3
B2	APARTMENT	2 BEDROOMS	84.7	911.7
	PLANT ROOM		28.0	301.4
<b>3</b>		<b>TOTAL</b>	<b>203.4</b>	<b>2189.4</b>
<b>GROUND FLOOR</b>				
G1	APARTMENT	2 BEDROOMS	75.0	807.3
G2	APARTMENT	2 BEDROOMS	66.0	710.4
G3	APARTMENT	2 BEDROOMS	68.0	731.9
<b>3</b>		<b>TOTAL</b>	<b>209.0</b>	<b>2249.7</b>
<b>FIRST FLOOR</b>				
F1	APARTMENT	3 BEDROOMS	66.0	710.4
F2	APARTMENT	2 BEDROOMS	70.0	753.5
F3	APARTMENT	2 BEDROOMS	64.0	688.9
<b>3</b>		<b>TOTAL</b>	<b>200.0</b>	<b>2152.8</b>
<b>SECOND FLOOR</b>				
S1	APARTMENT	2 BEDROOMS	64	559.7
S2	APARTMENT	3 BEDROOMS	75.0	807.3
<b>2</b>		<b>TOTAL</b>	<b>127.0</b>	<b>1367.0</b>
<b>TOTAL NETT FLOOR AREA</b>			<b>739.4</b>	<b>7958.8</b>
<b>TOTAL NO. OF APARTMENTS</b>			<b>10</b>	