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Project: 24/113

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DESIGN & ACCESS STATEMENT & GREEN INFRASTRUCTURE STATEMENT

Retrospective Change of use from Dwellinghouse (Class C3) to 3 bedroom HMO (Class C4)
10 Harriet Town, Troedyrhiw, Merthyr Tydfil, CF48 4HJ



Photo 1 – House from garden



Photo 2 – House from Street

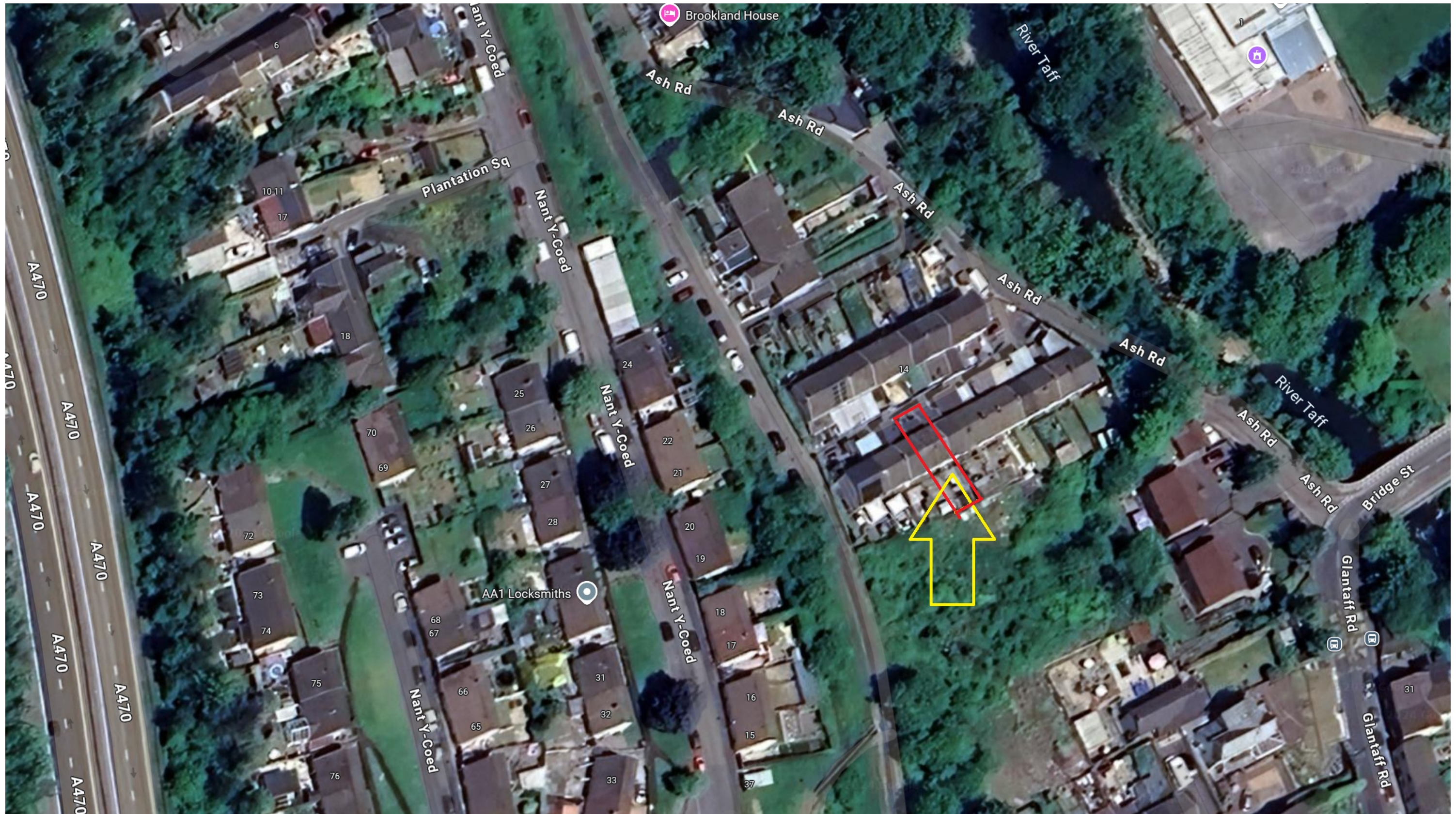


Photo 3 – Aerial Photo of neighbourhood (Site edged in red)

Design and Access Statement for Retrospective Planning Application**Property Address:** 10 Harriet Town, Troedyrhiw, Merthyr Tydfil, CF48 4HJ**Proposal:** Retention of a three-bedroom property as a House in Multiple Occupation (HMO) for three lettings with shared kitchen and dining room.**1.0 Introduction**

- This Design and Access Statement supports a retrospective planning application to retain the use of a three-bedroom property as a House in Multiple Occupation (HMO) for three individual lettings. The property includes shared kitchen and dining facilities.

1.1 History of Harriet Town

- Harriet Town is a small area of terraced housing, sitting on a hill rising above the River Taff, within Troedyrhiw, a village in the county borough of Merthyr Tydfil. Troedyrhiw, which translates to “foot of the slope” in Welsh, has a rich history tied to the industrial development of the region.
- Troedyrhiw's development is closely linked to the industrial boom of the 19th century, particularly the coal mining and iron industries that dominated Merthyr Tydfil. The area saw significant growth as workers flocked to the region for employment opportunities in the mines and ironworks.
- During the late 19th and early 20th centuries, Troedyrhiw, including Harriet Town, experienced rapid expansion. The influx of workers led to the construction of housing and community facilities to accommodate the growing population. The village's proximity to the Taff Vale Railway also facilitated the transport of coal and iron, further boosting its industrial significance.
- Troedyrhiw developed a strong sense of community, with various social and cultural institutions emerging over the years. Chapels, schools, and local pubs became central to village life. The Saron Chapel, for instance, played a significant role in the community's spiritual and social activities. In recent decades, Troedyrhiw has seen changes as the traditional industries declined. Efforts have been made to revitalize the area, focusing on improving infrastructure and community facilities. Despite these changes, Troedyrhiw retains much of its historical charm and continues to be a vibrant community within Merthyr Tydfil.
- Today, Harriet Town remains a residential area within Troedyrhiw, reflecting the broader historical and cultural heritage of the village. The area is characterized by its close-knit community and the enduring legacy of its industrial past.

2.0 Design Principles and Justifications**2.1 Amount**

- The property consists of three bedrooms, each intended for individual occupancy. This arrangement maximizes the use of the existing space without the need for structural alterations, ensuring no increase on the building's footprint.

2.2 Layout

- The layout of the property has been designed to provide adequate living space for each tenant while promoting communal living through shared kitchen and dining areas. This setup encourages social interaction among tenants and efficient use of shared resources.

2.3 Scale

- The scale of the property remains unchanged. The existing three-bedroom structure is suitable for conversion to an HMO, providing sufficient space for three tenants without the need for expansion or significant modification.

2.4 Landscaping

- No changes to the external landscaping are proposed. The existing garden and outdoor spaces will continue to be maintained and available for use by the tenants, contributing to their overall well-being and quality of life.

2.5 Appearance

- The external appearance of the property remains unaltered. The retention of the property as an HMO does not impact the visual aesthetics of the building or the surrounding area.

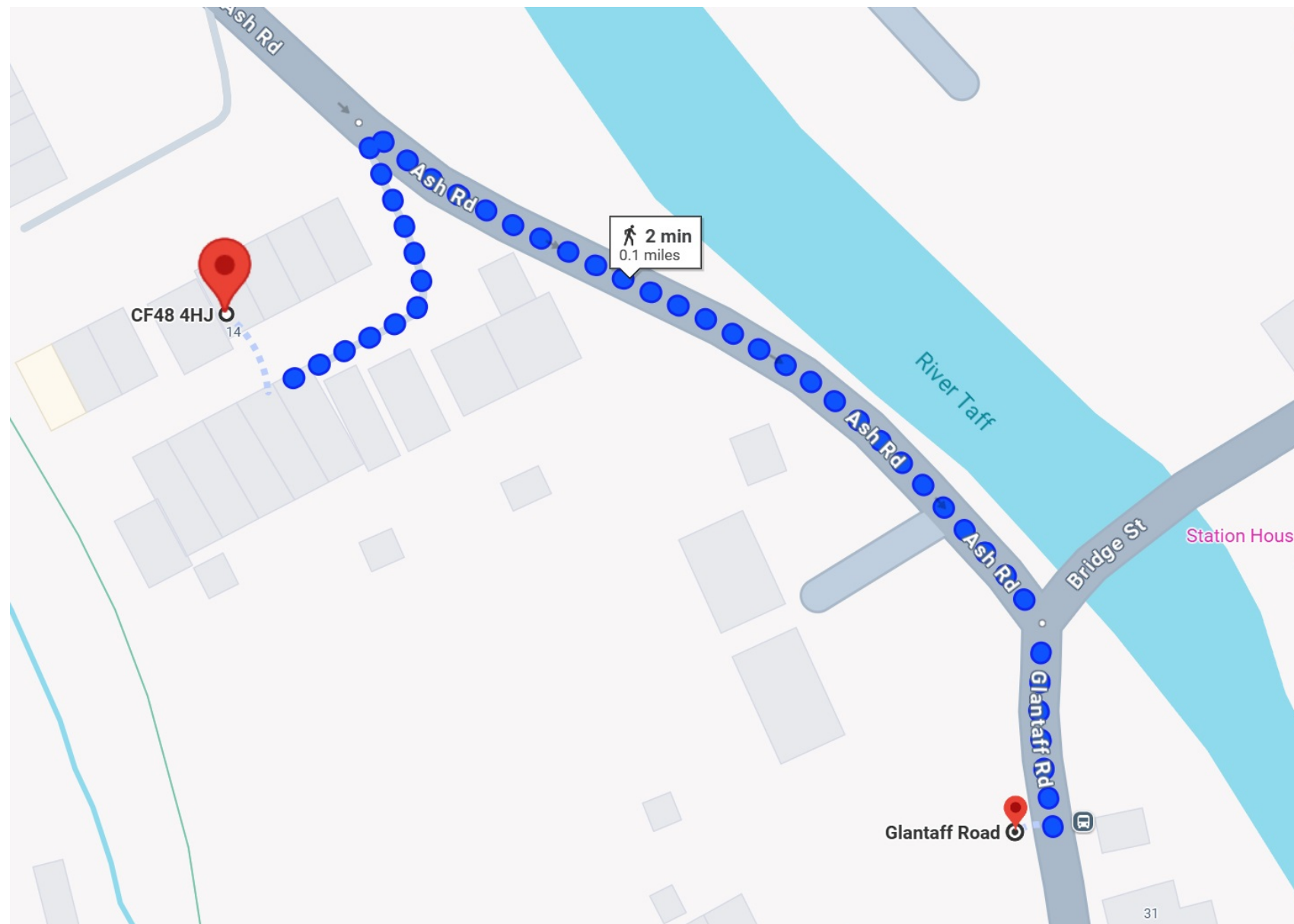
3.0 Access

3.1 Pedestrian Access

- The existing pedestrian access to the property will be retained.

3.2 Public Transport

- The property is well-served by public transport links, reducing the reliance on private vehicles.
- There are bus stops in both direction on Glantaff Road, which is two minutes walk from the property.



Map 1 – Showing walking journey to bus stop

4.0 Justification

The retention of the property as an HMO provides several benefits:

- **Housing Supply:** It contributes to the local housing supply by offering affordable accommodation options for individuals.
- **Efficient Use of Space:** The conversion to an HMO makes efficient use of the existing property without the need for extensive modifications.
- **Community Integration:** The shared living arrangement fosters a sense of community among tenants, promoting social interaction and support.
- **Sustainability:** By utilizing an existing building, the proposal supports sustainable principles, reducing the need for new construction and minimizing environmental

5.0. HMO Licensing

- Applicant will apply for statutory HMO licencing following an approval of the planning application
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6.0 Involvement Of Community Members

- The neighbour's have not been consulted due to this being a 'Minor' nature of the application.

7.0. SCHEDULE OF ACCOMMODATION

SITE AREA	100	1076
	Sq. M	Sq. Ft

NET INTERNAL FLOOR AREAS *			
		Sq,M	Sq. Ft
GROUND FLOOR	BEDROOM 1	10.5	113
GROUND FLOOR	DINING/ LIVING	9.9	107
GROUND FLOOR	KITCHEN	4.9	53
FIRST FLOOR	BEDROOM 2	12.9	139
FIRST & ATTIC	BEDROOM 3	17.9	193
TOTAL NET INTERNAL FLOOR AREA		56.1	604

* NOT INCLUDING EN-SUITE FACILITIES

8.0 Flood Risk



Map 2 – Extract from Natural Resources Wales Flood Map

- The site does not lie within a flood risk area and there are no issues with local flooding from water run off on the site.
- The site is much higher than the River Taff

9.0 Conclusion

- In conclusion, the retention of the property as an HMO for three lettings with shared kitchen and dining facilities is a practical and beneficial use of the existing space. The proposal aligns with local planning policies and contributes positively to the community by providing affordable housing options.
- The development will provide safe, sustainable, and accessible accommodation, contributing positively to the local community.

GREEN INFRASTRUCTURE STATEMENT

1.0 BUILDING WORK: No building work (i.e. Extension to property or new external paving) are proposed as part of this change of use application.

2.0 INTRODUCTION

- Green infrastructure plays a crucial role in enhancing the quality of life for residents and wildlife. It contributes to biodiversity, climate resilience, and overall well-being. This statement outlines how the proposed change of use aligns with green infrastructure principles.

3.0 EXISTING GREEN FEATURES

- The existing front garden to the property has little Green Infrastructure..
- The rear garden is in a state of cultivation with a lawn.

4.0 PROPOSED MEASURES

4.1 SOFT LANDSCAPING

- Rear garden to be maintained for shared use by the residents.

4.2 ENHANCING BIODIVERSITY:

- Install bat and bird boxes to encourage wildlife.

4.3 ENHANCEMENT FOR BATS FEATURES

- In line with the National Planning Policy Framework, the development should aim to enhance the site for bats.
- Bat boxes should be installed to provide roosting habitat for species such as pipistrelle.
- In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions. Position boxes at least 3m above ground to prevent disturbance from people and/or predators.
- One Bat box to to be installed at high level on the rear wall as shown on elevation drawing
- Only Bat friendly light to be installed externally (Refer to Appendix)
- N.B. Bat boxes should be fitted as high as possible (>3m) on the rear elevation.



Integrated Eco Bat Box



Crevice bat Box



Eco Bat Access Box



Maternity Roost Bat Box

- **Available from: The NestBox Company***
- Accessed on 27/11/2021.
- Available at: <https://www.nestbox.co.uk/>

4.4 ENHANCEMENT FEATURES FOR BIRDS

- One Bird Boxes are to be installed on site, on the rear elevation of the house as shown on elevation drawing.
- Bird boxes should be fitted between 2m-4m high, on a rear elevation of the property, as indicated on drawing..



Apex Bird Box



Large Bird Nest Box

- **Available from: The NestBox Company***
- Available at: <https://www.nestbox.co.uk/>

*Many other makes and designs are available across the country.

5.0 RAINWATER MANAGEMENT:

- There is no additional roofing or paving areas associated as part of this application

6.0 CONCLUSION

- This site has only small amount of space so only some Bio-Diversity Enhancement works to be incorporated in the scheme.