

DESIGN & ACCESS STATEMENT

Perrott Street, Treharris

June 2023



Description of development:

Mixed Use Retail and Residential Development

Location:

Land to the North of no. 9 Perrott Street, Treharris

Date:

June 2023

Asbri Project ref:

PR22.230

**Asbri Planning Ltd**

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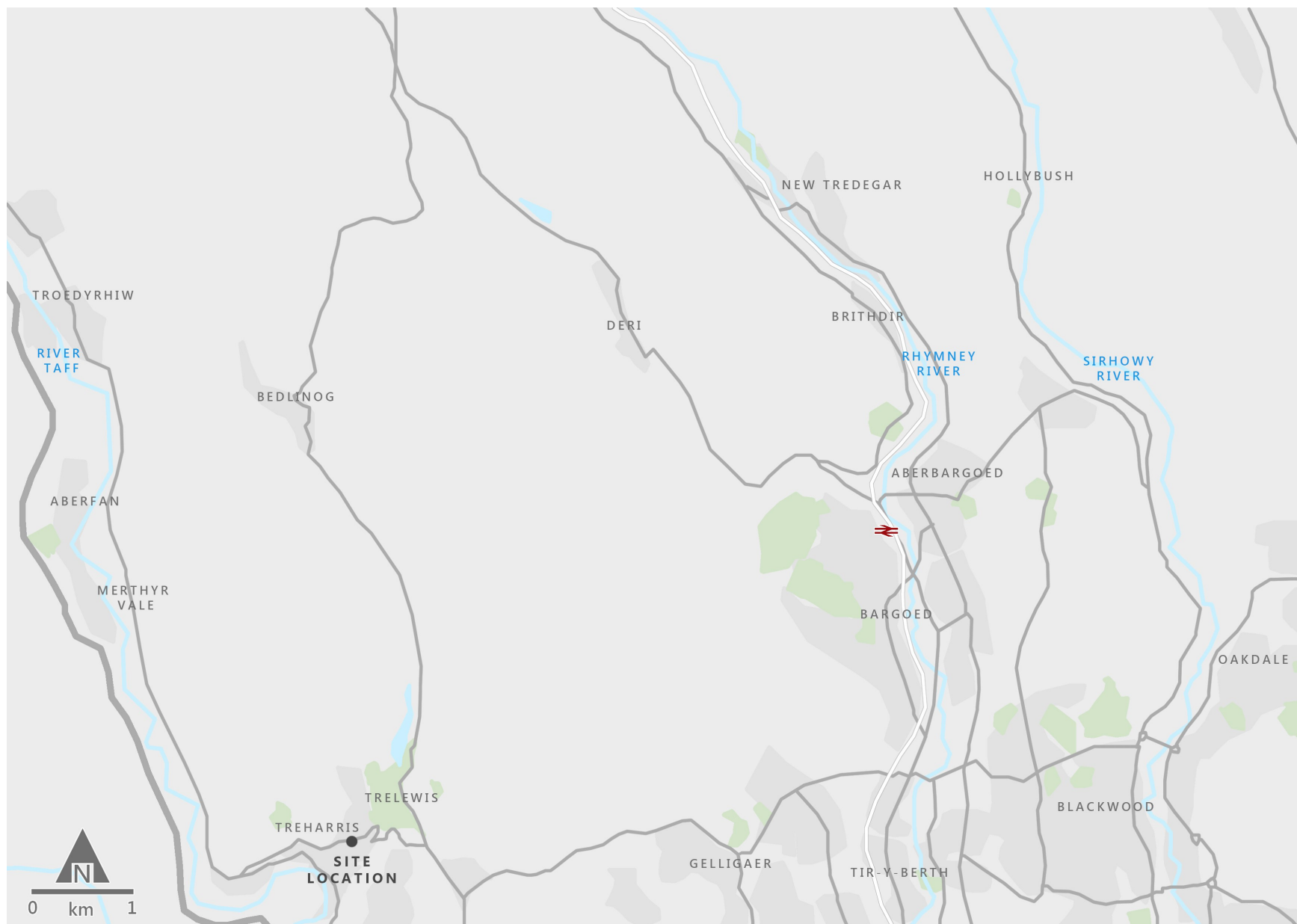
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SITE IN REGIONAL CONTEXT



JUNE 2023



1.5 The proposal comprises an outline planning application for a mixed use residential and commercial development.

1.9 The provision of good quality housing will provide occupants with a desirable and sustainable place to live whilst improving their health and wellbeing which are fundamental milestones in achieving the goals of the Well-being of Future Generations (Wales) Act adopted by the Welsh Government in 2015.

SITE PHOTOS



View of Properties on South East of Perrott Street



View North on Perrott Street



View of Property Adjacent Listed Library



View of rear of Properties on Perrott Street from Car Park



View North on Perrott Street



View of Site from North on Perrott Street

SITE CONTEXT AND ANALYSIS

General Location

The site is located within Treharris which is a small town and community in the Taff Bargoed Valley in the south of Merthyr Tydfil County Borough, South Wales. The site is located relatively central to Treharris on the south eastern side of Perrott Street and is centred on grid coordinates E: 30990 N: 196930.

Site Features

The site is brownfield and comprises a series of retaining walls alongside previously worked land which has become overgrown. The northern and eastern boundaries are formed by the adjacent car park, the western boundary by Perrott Street and southern by the northern elevation of no. 9 Perrott Street. The site falls in height from west to east.

A review of the NRW development advice map shows the site is located within flood zone as such is considered to be at little or no risk of fluvial or coastal/tidal flooding. The flood map for planning shows the site is located within flood zone 1 therefore is at very low risk of flooding.

A review of Cadw Historic Mapping shows there are no listed buildings or structures within the site. The Library to the north of the site is Grade II listed. The reason for the designation is because it is a smaller Edwardian public building retaining original external and interior character and detail.

The Local Development Plan proposals map shows the site is located within the settlement boundary and is part of the Local Retail Centre. The LDP constraints plan shows the site is located within the Treharris Conservation Area.

Surroundings

Whilst the site is located within the Local Retail Centre much of the immediate surrounding area is residential in nature with Perrott Street predominantly residential in nature. The area contains a couple of local amenities including a nursery, café, butchers closer to the site with the main body of shops,

services and facilities northbound surrounding the town square.

Access

As discussed above the site is brownfield in nature with a series of plateau and retaining walls access is therefore reasonably restricted. Notwithstanding there is an existing gate way directly off Perrott Street.

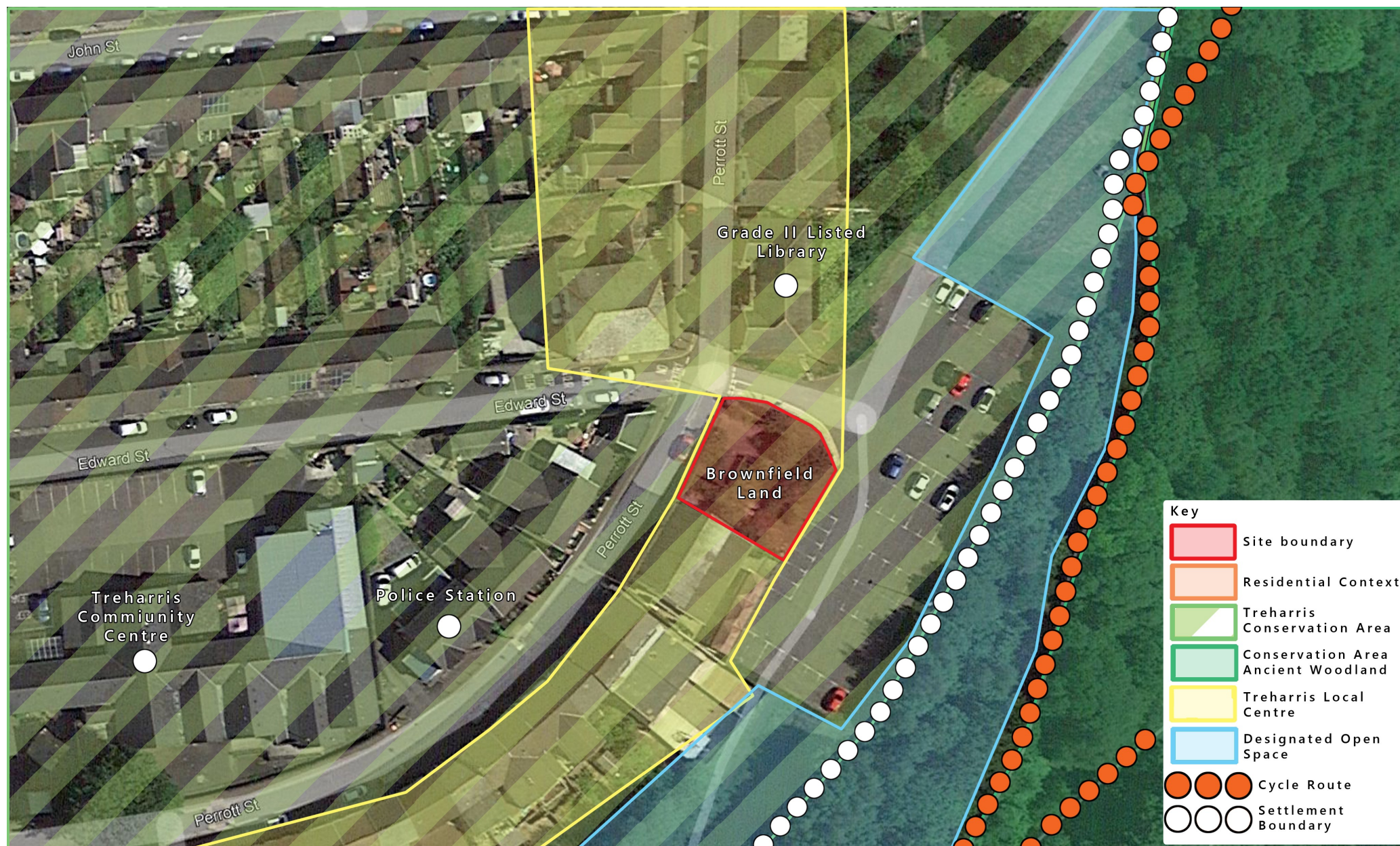
There are bus stops located throughout Perrott Street. National Cycle Route 47 runs to the east of the site on a dedicated cycle way. National Route 47 of the National Cycle Network is a mainly inland route starting at Newport and finishing at Fishguard passing through Neath and Carmarthen.

Planning History

The site has the following planning history:

- P/04/0599 - Construction of retail and stores extension to builders store—Approved April 2005;
- P/05/0650 - Reconstruction of rear annex—Approved January 2006
- P/06/0491 - Erection of 2.4m high palisade fencing to enclose rear and side of premises—December 2006
- P/07/0463 – Erection of 4 no. self contained flats—Approved October 2007; and
- P/17/0356 - Erection of Veterinary Surgery with associated external works (including retaining works) - Approved March 2018

OPPORTUNITIES AND CONSTRAINTS PLAN



OPPORTUNITIES AND CONSTRAINTS

The concept for the development of the site has derived from the following;

- Full site analysis including a full desktop study of the site and its surroundings;
- A site visit and a general visual assessment of the surrounding area including the built form
- How residents and visitors interact with the area; and
- Discussions with the client and a full understanding of the brief and vision of the project.

The above steps have presented the key opportunities and constraints for the site, which are outlined below;

Opportunities

Settlement Boundary – the site is wholly within the settlement boundary relating to Treharris where development is considered appropriate.

Existing Built Context – the site is located adjacent to built development providing an opportunity to progressively expand.

Sustainable Location – the site is considered to be located within a sustainable location within the Treharris Local Centre and is nearby to a variety of public transport and walking / cycling infrastructure.

Cycle Routes – the site is within close proximity to local cycle routes.

Walking Infrastructure - the site is within close proximity to well established walking infrastructure in the town centre.

Brownfield Land – the site is previously developed (also referred to as brownfield) land and should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

Flooding - there is no flood risk at the site.

Planning History - the site has 5 previous planning approvals which provides significant support for the site's development. The approvals demonstrate that the site can be developed whilst being sympathetic to the conservation area and listed building setting.

Constraints

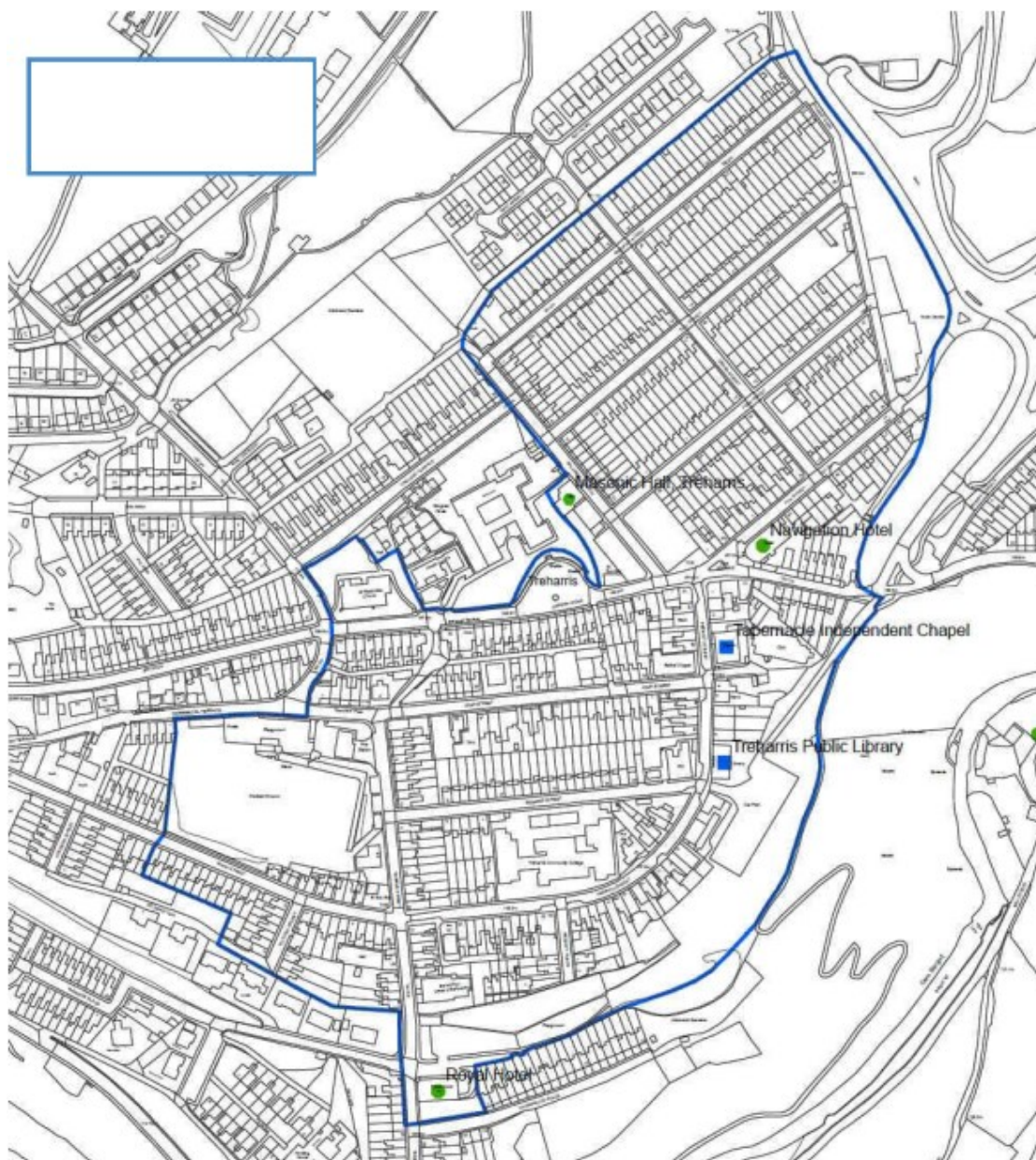
Local Centre - As the site is located within the local centre there is a requirement to provide retail use on the ground floor.

Historic Context - The Library to the north of the site is Grade II listed. The reason for the designation is because it is a smaller Edwardian public building retaining original external and interior character and detail.

Conservation Area - The LDP constraints plan shows the site is located within the Treharris Conservation Area.

Topography - The site falls in height from west to east.

TREHARRIS CONSERVATION AREA PLAN



DESIGN & ACCESS STATEMENT

TREHARRIS CONSERVATION AREA APPRAISAL REVIEW

Treharris Conservation Area appraisal has been prepared to identify the appropriate boundary of the Treharris Conservation Area and to define the key positive characteristics that contribute to its special historic or architectural interest. It also identifies issues that detract from the character and appearance of the area. In future these should be addressed through proposals for preservation and enhancement of the conservation area as required under Section 71 of The Planning (Listed Buildings and Conservation Areas) Act.

The appraisal highlights that the boundary of the newly designated Treharris Conservation Area has been drawn to include the core of the historic settlement, including the colliers' housing, and the town centre. This Character Appraisal seeks to define the special interest of this conservation area and to identify the issues which threaten its particular qualities. Subject to funding, a Management Plan, providing more specific guidance on future actions, may follow in due course.

The key characteristics of the Treharris Conservation Area are:

- The location in the heart of the South Wales coalfield;
- The mountainside setting overlooking the steep sided Taff and Taf Bargoed valleys;
- A planned late 19th century 'model' industrial settlement, including civic, religious, commercial and residential buildings;
- High quality townscape resulting from late 19th century planning and the control of the Harris Navigation Colliery on the town's development;
- A cluster of historic buildings of interest including the listed Treharris Library and Independent Tabernacle Chapel, the locally listed Navigation Hotel, Masonic Temple and Royal Hotel, St Matthias' Church, the former Bethel Baptist Chapel, the former Police Station (now the Royal Mail Receiving Office), Brynhyfryd Chapel and Treharris Community College;

- The industrial heritage of coal mining with some buildings in the conservation area which relate to these;
- The nearly universal use of local rock-faced 'snecked' sandstone masonry, with painted brick dressings in cheerful colours; and
- A busy local shopping centre

The Conservation Area appraisal recognises that the site has the potential for being enhanced stating:

"Vacant and derelict sites: A number of vacant sites have been identified which could be enhanced: the plot to the south of the Treharris Library; the plot to the west of No. 32 John Street; and the plot at the north eastern end of Fell Street."

A description of the Library is provided with the Conservation Area appraisal and states:

"It is a single storey building with an exposed basement to the rear, and is faced with red brick and Bath stone detailing to the front and cement render to the sides and rear. The main facade has projected gable returns to either end, which are lit by Palladian-style windows. A central bay has a monumental doorway with pillars either side supporting a curved hood over which a shield and motto divide the words 'Treharris Library'. The hipped roof of Welsh slate with buff fired clay ridge tiles is topped by the leaded base of a former cupola, sadly now removed. A clock, supported on a bracket over the front door, was added to the building in 1926 as a memorial to the fallen of the First World War and is Treharris' official War Memorial. The construction of the building was supported by a grant from the fund set up by Andrew Carnegie, commemorated by a mosaic in the lobby depicting the initials 'CL' (Carnegie Library) within a wreath."

The appraisal outlines further negative visual impacts that the current site provides stating:

"The entrance to the public car park on Perrott Street was identified as being particularly poorly maintained. Security railings recently erected in this area were considered to detract from the setting of the adjacent listed Treharris Public Library."

The junction adjacent to the site is outlined as a key focal point:

"A second focal point is formed at the junction of Perrott Street and Edward Street, which, although a narrow space, is given prominence by the surrounding focal buildings. This junction defines the entrance to the town centre from the south. The meeting point of Thomas Street, Mary Street and Perrott Street, creates a third focal point, benefiting from views to focal buildings up and down Thomas Street."

In summary the conservation area appraisal supports the development of the site which is recognised as being an enhancement opportunity.

DESIGN EVOLUTION



First pre-application Proposed Front Elevation



Second pre-application Proposed Front Elevation



Current Scheme

DESIGN EVOLUTION



**First pre-application
Proposed Rear
Elevation**



**Second pre-application Proposed
Front Elevation**

Proposed rear elevation
1 : 100

rear elevation



Proposed rear elevation
1 : 100

Current Scheme

DESIGN EVOLUTION

**First pre-application
Proposed Rear
Elevation**



Proposed side elevation
1 : 100

Biotope BioPanel
Living Wall System



**Second pre-application
Proposed
Front Elevation**

Proposed side elevation
1 : 100



Proposed side elevation
1 : 100

Current Scheme

DESIGN EVOLUTION



Gable Frontages along Perrott Street

Pre-application Discussions

A pre-application enquiry was submitted on the 6th April 2022. The pre-application submission comprised a mixed use proposal for the site consisting of 1 no. retail unit and 10 no. 1 bedroom flats. A meeting was held on Thursday the 9th June with planning officer Huw Roberts.

- Scale and massing of the building; and
- The design of the side elevation

The revised scheme comprised 9 no. 1 bedroom flats alongside a retail unit at the ground level from Perrott Street.

The current scheme includes 6 no. 1 bedroom flats and a retail unit. The reduction has allowed the building formation to be altered particularly the roof alignment and configuration.

The changes are best demonstrated visually in the previous 3 pages. A key change has been the removal of balconies protruding from elevations which caused the building to appear disjointed. The removal of the gable from the site elevation has allowed the massing and scale of the building to be reduced. The reduction from 3 to 2.5 storeys allows the building to more sympathetically adjust to the street scene.

The pitched roof on the side elevation allows the buildings form to appear more symmetrical and provides a gabled roof line at the front elevation. This approach recognises the gable frontages of properties north of the site including the listed library therefore provides a more consistent street line along Perrott Street.

Similar to the side elevation the changes have allowed the front elevation to be reduced in scale from 3 stories to 2.5 stories with a flat in the roof space. The roof line is continued in a standard pitched form from properties adjoining the southern elevation.

The retail element will be provided on the ground floor level off Perrott Street, with additional floor space on the lower ground floor for storage/back of house services accessed off the car park area, whilst residential flats will occupy the two floors above.

Retail provision within the development has been retained to reflect the site's town centre location with frontage onto Commercial Street. This will ensure that the vitality and vibrancy of the centre is protected.

Following the pre-application discussions undertaken with the LPA, the proposed scheme has now being significantly redesigned to reflect the key issues presented by the conservation area designation, and adjacent listed building.

The revised scheme has been reduced in its massing and now proposes a sympathetic design which preserves the character of the conservation area and respects the listed library. The current vacant site which is an eyesore – and has to be viewed as currently negatively impacting the character of the conservation area – has the capacity for the building of the scale which is now proposed. The heritage input that we have had has resulted in the front gable now sitting slightly higher than the ridge of the main roof, and has also stepped the gable slightly forward of the rest of the front elevation. The proposed building will sit in line / just below the ridge line of the listed building, and the step to the adjoining terraced property is appropriate in terms of the street scene. Further detail in respect of the proposals are contained in the accompanying design Statement.

The proposed development will result in a series of economic benefits including the protection of the retail element and associated jobs at ground floor level.

PROPOSED SITE LAYOUT



THE PROPOSAL

Overview

The proposed scheme comprises 1 no. retail unit and 6no. 1 bedroom flats. The proposals will develop vacant brownfield land.

Access & Movement

The Welsh Government Design and Access Statement Guidance states that good design is inclusive design, and inclusive design should be an integral part of the design process.

The upper ground floor will have a level access from Perrott Street into the commercial unit ensuring ease of access for any persons with mobility issues.

Parking will be provided to the rear of the site in the existing car park. A new loading bay will also be provided on Perrott Street. There is a disabled parking space within the car park.

There is space allocated on the lower ground floor for bins and bikes. There is sufficient space to accommodate a minimum of 1 cycle space per flat. National Cycle Route 47 runs to the east of the site on a dedicated cycle way.

Amount, Scale and Layout

The proposed scheme comprises 1 no. retail unit and 6no. 1 bedroom flats. Parking will be provided to the rear of the site in the existing car park. A new loading bay will also be provided on Perrott Street.

The retail element will be provided on the ground floor level off Perrott Street, with additional floor space on the lower ground floor for storage/back of house services accessed off the car park area, whilst residential flats will occupy the two floors above.

Retail provision within the development has been retained to reflect the site's town centre location with frontage onto Commercial Street. This will ensure that the vitality and vibrancy of the centre is protected.

Appearance

The proposed materials are shown within the elevation plans and comprise:

1. 'Cembrit Jutland' Blue/black fibre cement roof slates

2. Light grey upvc fascias - RAL 7042
3. Black upvc rainwater goods
4. Smooth painted render to external walls, with recon stone plinth
5. Light grey upvc windows / french doors - RAL 7042, with recon stone heads & cills as shown
6. PCC Aluminium glazed shop front, with pressed aluminium signage
7. Composite entrance door to residential stair with glazed panels

The materials have been determined by the architect and informed by the pre-application discussions that have taken place with the LPA.

Landscape

The landscape design is a reserved matter as such will be determined at a later stage.

Community Safety

TAN 12 suggests that community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility.

Overall the proposal will increase footfall and natural surveillance in the area as such is considered to be beneficial in terms of community safety.

Environmental Sustainability

As identified within Technical Advice Note 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change.

The proposal includes affordable housing the properties will be built to Development Quality Requirements (DQR). This ensures that a high standard of development is built with spaces standards, accessibility, energy efficiency and security. Alongside DQR it is considered to have been demonstrated throughout this document that the site sits in

an inherently sustainable location with a range of services and facilities surrounding alongside public transport options.

The proposal will seek to use sustainably sources materials where possible.

PROPOSED CGI



CONCLUSION

Conclusion

This Design & Access Statement has been prepared on behalf of TRI W Limited to accompany the proposed outline planning application for Proposed residential and commercial scheme at Land to the North of no. 9 Perrott Street, Treharris.

The application site is brownfield land located within the settlement boundary. The applicant is proposing a mix of affordable dwellings and market housing, thus clearly satisfying the policy requirement.

The proposal wholly aligns with national and local aspirations and is in a sustainable location are acceptable in principle.

Consequently, it is considered that this Design and Access Statement clearly demonstrates that the scheme, as presented, complies with the relevant national and local planning policies including supplementary planning guidance. As such it is respectfully requested that Merthyr CBC grant outline planning consent for the proposed residential and commercial development.