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Project: 24/014

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DESIGN & ACCESS STATEMENT & GREEN INFRASTRUCTURE STATEMENT

Proposed Change of use from Dwellinghouse (Class C3) to 6 bedroom HMO (Class C4)
1 Cwm Cottages. Walter Street. Dowlais. Merthyr Tydfil. CF48 3AP



Photo 1 – House from Street

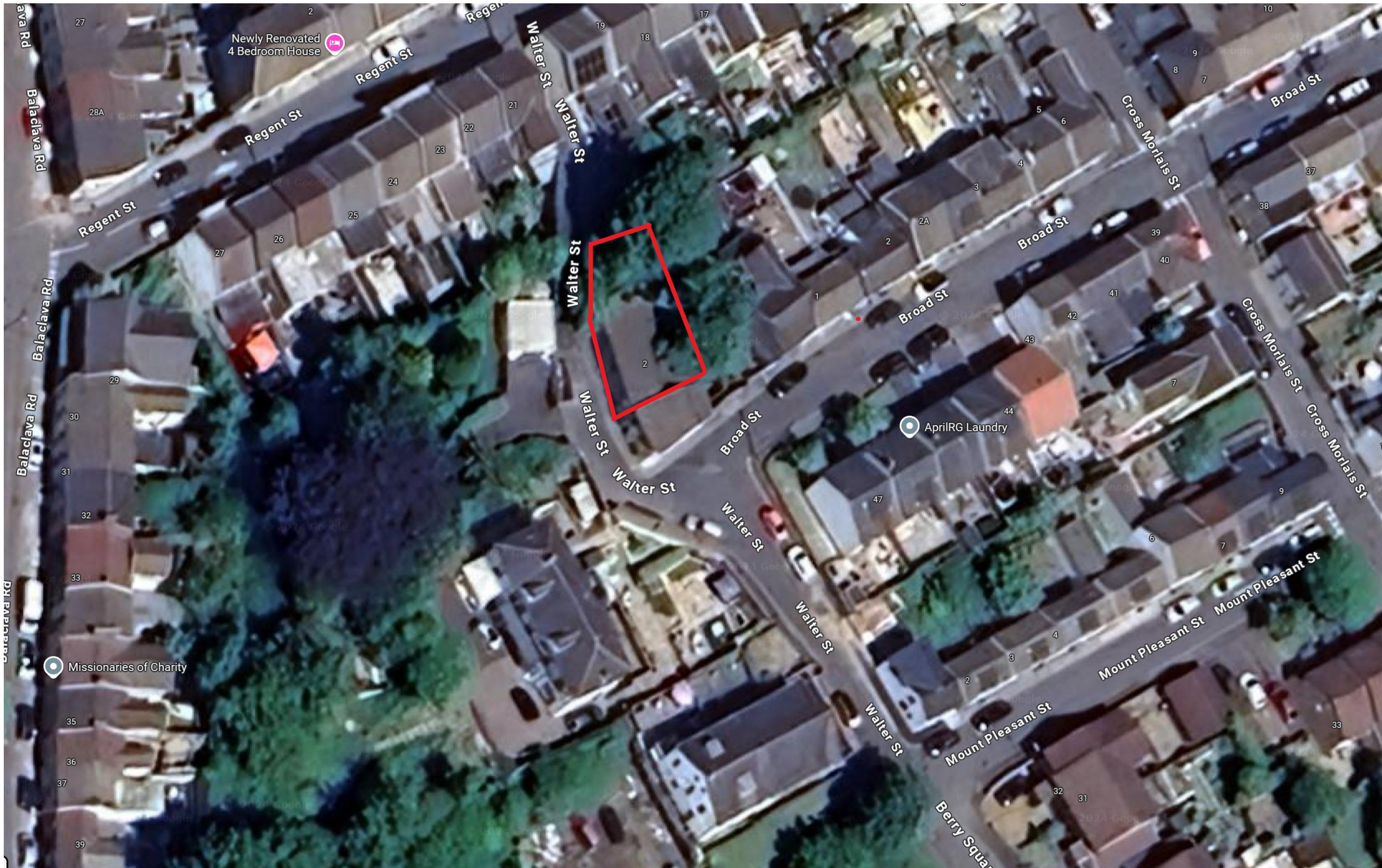


Photo 2 – Aerial Photo of neighbourhood (Site edged in red)

Proposed Change of Use: Disused House to House in Multiple Occupation (HMO) for 6 Lettings**1. Introduction**

- This Design and Access Statement supports the planning application for the change of use of a disused residential property (Use Class C3) to a House in Multiple Occupation (HMO) for 6 lettings (Use Class C4).
- The proposal aims to provide affordable and flexible housing solutions while revitalizing a disused property.

2. Description of the Site

- The property is a two-storey semi-detached house located in a residential area of Walter Street, Dowlais, Merthyr Tydfil.
- It has been vacant for several years and is in need of major refurbishment as the property is in a very poor state of repair.
- The site is well-connected to local amenities, public transport, and community facilities.

3. Planning History

The property was previously used as a single-family dwelling (Use Class C3).

There have been no significant planning applications or changes to the property in recent years.

4. The Surrounding Area

The surrounding area is predominantly residential, with a mix of single-family homes.

The neighbourhood is characterized by its accessibility to local shops, schools, and public transport links.

5. Proposed Development**Project Overview:**

- Conversion of the existing disused house into a 6-bedroom HMO.
- No external alterations to the building structure, but windows and doors will need replacing and the window needs repairing/ redecoration
- Internal reconfiguration to create 6 lettable rooms, shared utility facilities.
- All bedrooms will have en-suite bathrooms.

Internal Accommodation:

- Ground Floor: Three bedrooms, shared Utility Room.
- First Floor: Three bedrooms off a shared landing.

6. Justification for Change of Use**Housing Demand:**

- There is a high demand for affordable rental accommodation in Merthyr Tydfil, particularly for young professionals and students.
- The proposed HMO will provide flexible and affordable housing options, addressing the local housing shortage.

Revitalization of Disused Property:

- The conversion will bring a disused property back into use, contributing to the overall improvement of the neighbourhood.

- Refurbishment will enhance the aesthetic appeal, energy efficiency and structural integrity of the property.

Sustainable Development:

- The proposal aligns with local planning policies promoting sustainable communities and efficient use of existing housing stock.
- The conversion will utilize sustainable materials and energy-efficient systems to minimize environmental impact.

7. Community Safety

Safety Measures:

- Installation of fire safety systems, including smoke detectors and fire doors, to ensure the safety of occupants.
- Secure entry systems to prevent unauthorized access and enhance security.

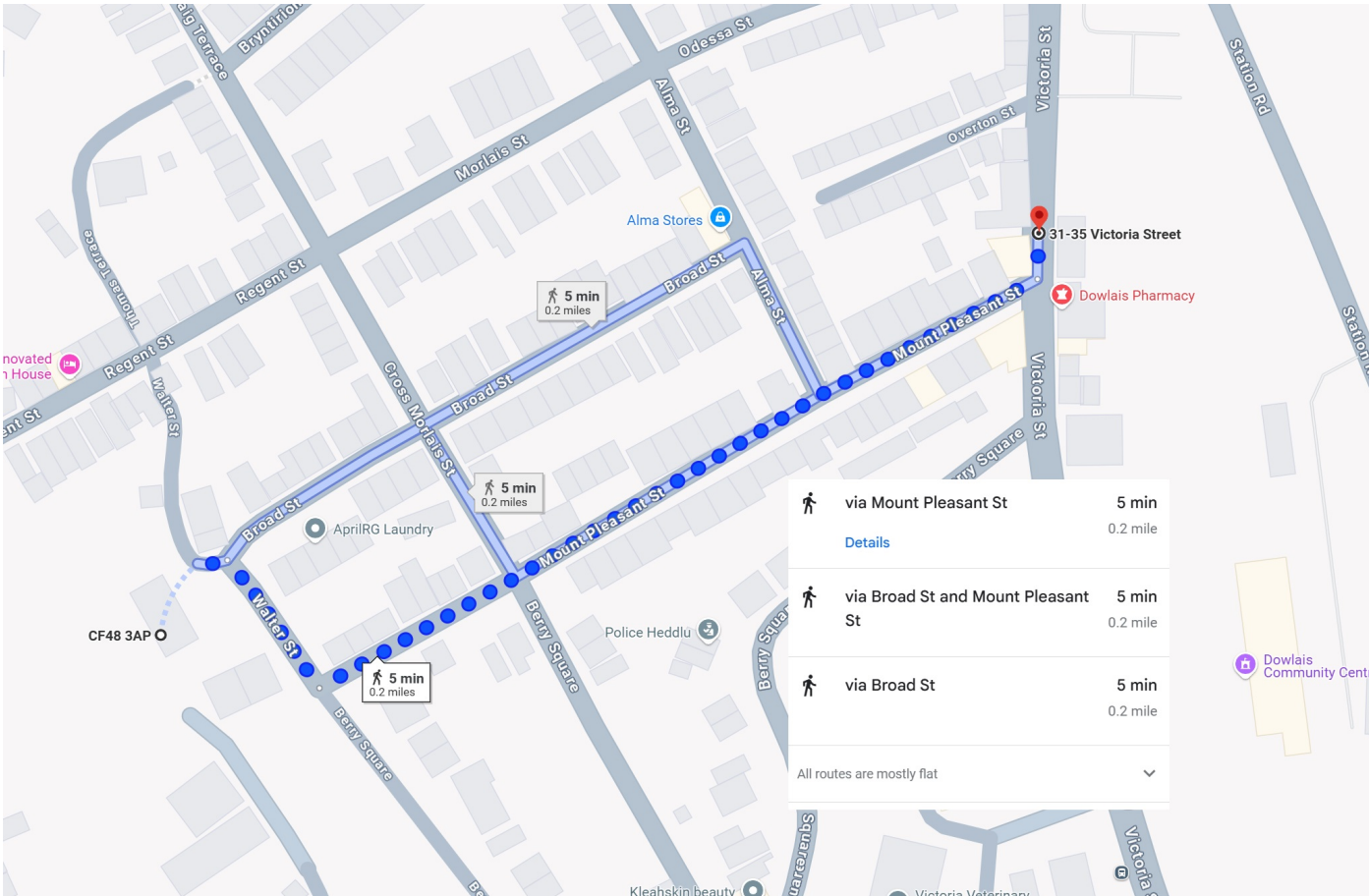
Impact on Local Community:

- The HMO will be managed by a professional property management company to ensure compliance with local regulations and maintain community harmony.
- Regular maintenance and tenant vetting will minimize potential issues related to noise and anti-social behavior.

8. Accessibility

Transport Links:

- The property is well-served by public transport, with bus stops 5 minutes walk from the property.
- Provision of secure bicycle storage to the rear of the property, encourage sustainable transport options.



Map 1 – Walking Route to Bus stop

9. Parking:

- There is no space for off Street car parking but adequate on-street parking is available in the vicinity of the property, as can be seen by the number of vacant car-parking spaces in the aerial photo above.

10. HMO Licensing

- Applicant will apply for statutory HMO licencing following an approval of the planning application

11.0 Involvement Of Community Members

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

12.0 SCHEDULE OF ACCOMMODATION

SITE AREA	191	2056
	Sq. M	Sq. M

NET INTERNAL FLOOR AREAS *			
GROUND FLOOR	BEDROOM 1	12.6	136
GROUND FLOOR	BEDROOM 2	14.3	154
GROUND FLOOR	BEDROOM 3	10.4	112
GROUND FLOOR	UTILITY (Shared)	2.8	30
FIRST FLOOR	BEDROOM 4	13.2	142
FIRST FLOOR	BEDROOM 5	13.2	142
FIRST FLOOR	BEDROOM 6	20.2	217
TOTAL NET INTERNAL FLOOR AREA		86.7	933

* NOT INCLUDING EN-SUITE FACILITIES

13.0 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.

14. Conclusion

- The proposed change of use from a disused house to a 6-bedroom HMO is justified by the high demand for affordable housing, the need to revitalize vacant properties, and the alignment with local planning policies.
- The development will provide safe, sustainable, and accessible accommodation, contributing positively to the local community.

Learn more
[1maps.npt.gov.uk](https://maps.npt.gov.uk) 2planningdirect.co.uk 3gov.wales

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 visitors. 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 site has no front garden to the property.
- The rear yard is in a state of un-cultivation with a large tree to the rear you need to be attended to.

4.0 PROPOSED MEASURES

4.1 SOFT LANDSCAPING

- Rear garden to be cultivated.
- The large tree, who's branched are causing issues with this and neighbouring properties need to be inspected by a specialist arboriculturalist

4.2 ENHANCING BIODIVERSITY:

- Install bat / 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.
 - Two Bat boxes are to be installed at high level on the gable walls as shown in photo 3 (right), of the type shown below.
 - 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.
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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

- 2No. Bird Boxes are to be installed on site, one on the rear elevation of the house
- Bird boxes should be fitted between 2m-4m high, on a rear elevation of the property, as indicated on photo 3 above.



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.

APPENDIX

PROVIDING SUITABLE EXTERNAL LIGHTING (BATS)

- As a European Protected Species, disturbance of bats during foraging/commuting, even if accidental, is to be avoided. Artificial lighting is known to cause disturbance to bats and can discourage them from using a previously utilised site – it has been shown to be particularly harmful if used along river corridors, near woodland edges and near hedgerows. With this in mind, it is recommended that any additional lighting forming part of the development be kept to a minimum. Lighting must be directed away from linear features (e.g. waterways, hedgerows) and adjacent trees/woodland edges should not be illuminated. Furthermore, downlighting should be the preferred choice of any external lights to minimise glare or additional light pollution.
- If additional external lighting is to be installed, this must be limited and its use restricted to the safe access to and from the dwelling. Light fixtures will be directed downwards with additional canopy protection and must be on a passive infrared (PIR) sensor to restrict light usage to the minimum required.
- A sensitive lighting scheme is recommended and must be created using the advice given by an ecologist specialising in bat ecology. The sensitive lighting scheme must follow advice details in 'Bats and Artificial Lighting in the UK: Technical Guidance Note 08/18' (2018) and comprise of;
- light fixtures, filaments, light spill and artificial light must be directed away from bat roost entrances, both existing and those to be created as part of the mitigation;
- Luminaries are to be LED only, due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Luminaires should have a warm white spectrum (ideally <2700 Kelvins), reducing the blue light component and increasing the red light component;
- luminaries should feature peak wavelengths high the 550nm to avoid the component of light most disturbing to bats;
- heights of fixtures should be carefully considered to minimise light spill
- only luminaries with an upward light ratio of 0% and with good optical control should be used;
- luminaries must always be mounted on the horizontal, i.e. no upward tilt;
- any external security lighting should be set on motion sensors and short (1 min) timers, and;
- as a last resort, accessories such as baffles, hoods or louvres must also be used, and directed away from any natural features and must not encroach outside the site boundaries, particularly the surrounding trees, hedgerows and other vegetation in the landscape.