
Proposed attic conversion and new dwelling at

62 High Street,

Merthyr Tydfil

DESIGN & ACCESS STATEMENT

November 2019

[Letrucco Design](#) has been commissioned to undertake the design, development and subsequent planning submission for the attic conversion and formation of a single dwelling to No 62 High Street, Street, Merthyr Tydfil.

The site has been visited to evaluate the surrounding area, which included the evaluation of the adjacent properties for any impact on the existing dwellings. The topography of the land has been evaluated during the site visit and the relationship of all boundaries, against their surrounding areas.

The property benefits from existing accommodation / office space and a café / pizza restaurant (A3) on the ground floor.

This DAS has been prepared by [Letrucco Design](#) on behalf of Mr Jamie Reynolds to accompany the planning application for this site.

[Letrucco](#) are keen for the development to be of highest quality design, which is fitting for the structure of dwellings in the area and also intends that the project will be well designed to highest architectural standards, and that it will provide exemplary living conditions and environment for the client, whilst responding to the site and its surroundings and ecology, and achieving high standards of sustainable design, in a safe and secure environment.

Synopsis

The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to explain the various facets of design and access in respect of proposed development and demonstrate how they respond to planning policy.

The diagram opposite, extracted from the Welsh Government guidance on preparing a DAS, illustrates the various considerations that need to be taken into account. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

The structure and content of the Statement follows the advice at Appendix 1 of Technical Advice Note 12. Following this introduction it reviews the policy and physical context for the development before considering issues of environmental sustainability, movement, character and bio-diversity/landscape. Finally the DAS deals with accessibility and community safety.



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02.0	Proposals & Scope
03.0	Development
04.0	Planning Policies
05.0	Access
06.0	Design Considerations

The Statement should be read in conjunction with the following application drawings by [Letrucco](#):

LT1916.00.01	Existing Floor Plans
LT1916.00.02	Existing Sections
LT1916.04.01	Proposed plans
LT1916.04.02	Proposed Elevations

Site Context

The development lies within Merthyr Town centre on the corner junction of High street and John street.

The site is surrounded by existing shops / restaurant And the Tesco store to its rear.

The properties are currently access via a single access off John street, likewise the restaurant.

Access / fire escape is also gained via the lane to the rear of the property.

The building is currently used and all floors occupied.



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Elevation fronting High Street



Elevation fronting John Street (with views of rear elevation)

Site Context

The site is located on the main High street –in the town centre of Merthyr Tydfil

The site lies North of High Street and the Town Centre and lies on the Corner of John street, a min a road for deliveries to the Tesco Superstore.

The elevation design is of a new classical façade, with a typical material pallet mixture of red facing brickwork, bath stone heads and detailed cornices, large / deep sash window units and worked detail features at ground level.

The application site is located in a predominantly retail / commercial location and sites within the local town centre environment.

The East and South East boundary faces Tesco’s superstore and the delivery access for the store.

The front and side elevations are the most prominent elevations, whilst the rear elevations are hidden from public view.

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Local Development Plan

On the UDP Proposals Map the site places the site within the identified settlement boundary and as such is considered to be “developable land”.

The following planning policies have been considered during the design process.

BW4: Settlement boundaries

BW5: Natural Heritage

BW6: Townscape and built Heritage

BW12: Development proposals and transport

BTB11: Access, parking and accessibility for local facilities.

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The impact of the development on the residential amenity of existing/proposed occupiers.

The development of the new dwelling (Flat) and is considered to be an appropriate density which balances the need to make the best use of the existing building whilst having due consideration to local densities and ensuring the provision of appropriate amenity and privacy standards.

Policy Policies BW1, BW4, BW6. of MCBC LDP sets out the requirement of all new residential development to have no significant adverse impact on residential amenity.

The site lies within the settlement boundaries in accordance with BW4

The elevation treatment that is proposed will not have an impact within the conservation area, as the overall facade is designed to be low key and to blend in to its environment, in accordance with planning policies BW5 & BW6.

The site is located in a sustainable location which is close to public amenities and public transport, which is promoted by not providing car parking spaces, in accordance with BTB11.

Movement

Public access and surrounding areas:

The site is bound by existing properties or the Highstreet and no road access proves difficult to provide parking spaces.

However, the site is extremely sustainable in its location, within the down center and therefore extremely close to shops, bus stops / bus terminal and taxi ranks.

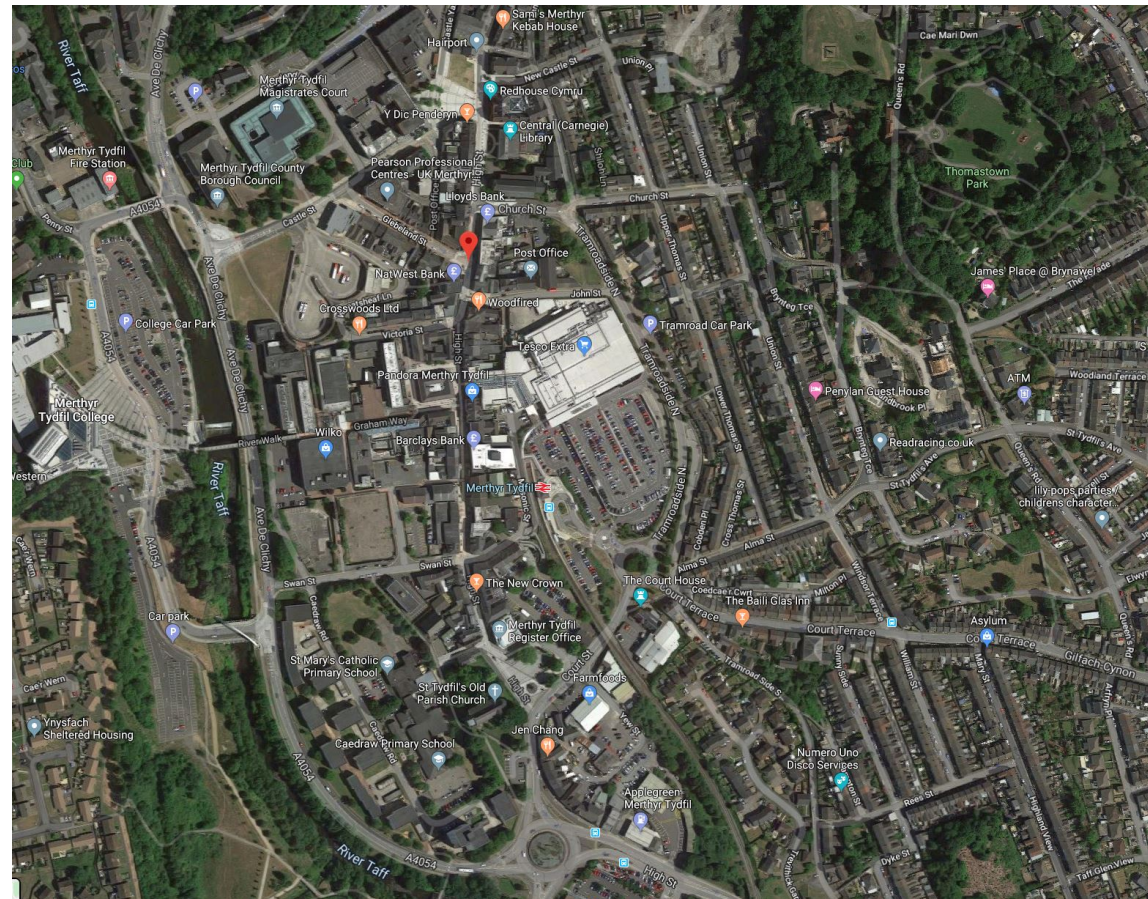
It is therefore considered acceptable to provide no parking spaces, as the site is highly sustainable.

Furthermore, the lack of parking spaces will help to promote the use of public transport and to reduce the car use

General Access:

Access to the ground floor flats is via an existing access located within the front elevation – to High Street – Likewise access to the Restaurant is via High street.

All boundaries are accessible and new openings and access ladders are proposed to areas that are not easily accessible for maintenance purposes.



Site Layout

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Character Siting and Amount

Existing Vernacular

The elevation design is of a new classical façade, with a typical material pallet mixture of red facing brickwork, bath stone heads and detailed cornices, large / deep sash window units and worked detail features at ground level.

The application seeks to provide a new dwelling within the roof space, creating a fourth floor. To enhance the living environment and to provide a level of amenity and out-door space, a large dormer balcony is proposed to sit within the Southern roof. The dormer is to be created in mock leads sheet to resemble the vernacular of other dormer windows, within the local area. The new glazing is to be symmetrical in design to suit the new classical character.

New other new windows will match the existing fenestrations in materials/ type and colour.

All other materials will be to suit existing.

Involvement

Letrucco design have been commissioned by their clients to create, design this conversion to highly desirable self contained apartment.

Various layouts were prepared at feasibility stage to determine the maximum / appropriate amount of apartments that could be accommodated within the existing structure.

No Pre-application has been submitted to support the planning submission.

Scale, Massing and Layout

The scheme has developed through a robust and detailed analysis of the constraints and opportunities of the site and its surroundings. This has resulted in aims to promote a development of architectural merit whose design not only positively responds to its context but in doing so creates a development, which establishes its own sense of place and compliments existing and proposed developments in the immediate locality.

The development has been designed within the constraints of the existing building, without the need for any extensions of increased footprint and the existing access have been utilized where possible to eliminate too many new openings within the façade. The exiting cupola and elevations details, which have been added on to in the past to suit the brassiere use, are to be removed, to reflect the proposed end use of residential apartments and to compliment the surrounding conservation areas.

To conclude it is contended that the development of the site in the manner proposed has a positive impact on the existing character of the surrounding area by creating a development which reflects local context and the existing/proposed settlement pattern.

The design process leading to the proposed scheme design is described in two parts, the evolution of the design and the design solution. The design process in answering the brief and addressing the constraints also has the aim of achieving a high standard of design.

Good design has been described in the terms laid down in TAN 12- Design as the 12 objectives of good design, which are:

1	Ensuring ease of access for all	8	Security through natural surveillance
2	Sustaining or enhancing local character	9	Achieving efficient use and protection of natural resources
3	Promoting legible development	10	Enhancing bio-diversity
4	Promoting a successful relationship between public & private space	11	Designing for change
5	Promoting quality choice and variety		
6	Promoting innovative design		
7	Ensuring attractive, safe public spaces		

Summary

The proposed development has been considered in the context of the surrounding residential character. It is considered that the scale and type of development is entirely appropriate and that it would have no negative impact on the amenity of nearby properties.

The site has been inclusively designed to ensure accessibility for persons whilst using the building existing access and to deal with the varying levels within the building.

It is believed that the conversion of the existing roof space into a single dwelling will benefit the area and offer a good level of living standard for the future tenants, whilst living within a safe and high level of detail that is intended for the building.

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