



## ACCESS STATEMENT

**DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF RETAIL UNIT WITH 2 SELF CONTAINED FLATS ABOVE. NEW ACCESS, PARKING AND REFUSE FACILITIES**

**75 Cardiff Road, Dinas Powys, CF64 4JT**

**LPA Ref: 2017/00396/FUL**



## Introduction

This statement supports our Client's planning application for the proposed 'demolition of existing building. Construction of retail unit with 2 self contained flats above. New access, parking and refuse facilities' at 75 Cardiff Road, Dinas Powys.

The application site comprises a vacant former single storey medical centre located on the corner of Cardiff Road and Orchard Crescent. The application site is located in a highly sustainable predominantly residential area interspersed with occasional retail and commercial uses.



The design approach adopted by the Applicant is 'to provide a barrier free environment for all'.

Access will be interpreted to include access into and within buildings and the curtilage of the application site.

This statement is intended to provide a broad indication of design access philosophy in respect of the scheme at planning stage which will be augmented and amended as the detailed design progress to Building Regulation approval.

The detailed design proposals have been developed following a full assessment of the site and surrounding areas including the physical, social and economic context.



## Planning Policy

Planning Policy Wales (PPW Edition 9) November 2016 sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.

Chapter 4 – *Planning for Sustainability*, Chapter 8 – *Transport*, Chapter 9 – *Housing*, are of specific relevance to the development of the site.

Chapter 4 states, “*Good design should promote the efficient use of resources, including land. It should seek to maximise energy efficiency and the efficient use of other resources, minimise the use of non-renewable resources and minimise the generation of waste and pollution. Mixed use development (of both built and open space) emphasising flexibility and adaptability, can provide particular design opportunities, adding interest and vitality to living and working environments. Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, climate protection, air quality and the protection of water resources. The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. **Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions**”.*

“*Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with **minimising the need to travel and increasing accessibility by modes other than the private car**. Wherever possible, developments should be located at major public transport nodes or interchanges*”.

“*Previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites. Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives*”.



Chapter 8 states “Local authorities should promote public transport as a means to achieve environmental objectives, to assist in relieving congestion and to encourage social inclusion.

Chapter 9 states “The Assembly Government’s vision for housing is for everyone in Wales to have the opportunity to live in good quality, affordable housing, to be able to choose where they live and to decide whether buying or renting is best for them and their families. The objectives are to provide:

- homes that are in good condition, in safe neighbourhoods and sustainable communities; and
- greater choice for people over the type of housing and the location they live in, recognising the needs of all.”

Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government’s detailed advice on how to achieve good design in all development at every scale throughout Wales. The guidance sets out the Assembly’s objectives for good design, namely

- **Access – ensuring ease of access for all.**
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- **Movement – promoting sustainable means of travel.**

The current Development Plan is the Adopted City of Cardiff Local Plan. Policies which are ‘material considerations’ to the determination of this planning application are:

**KP8: SUSTAINABLE TRANSPORT**

Development in Cardiff will be integrated with transport infrastructure and services in order to:



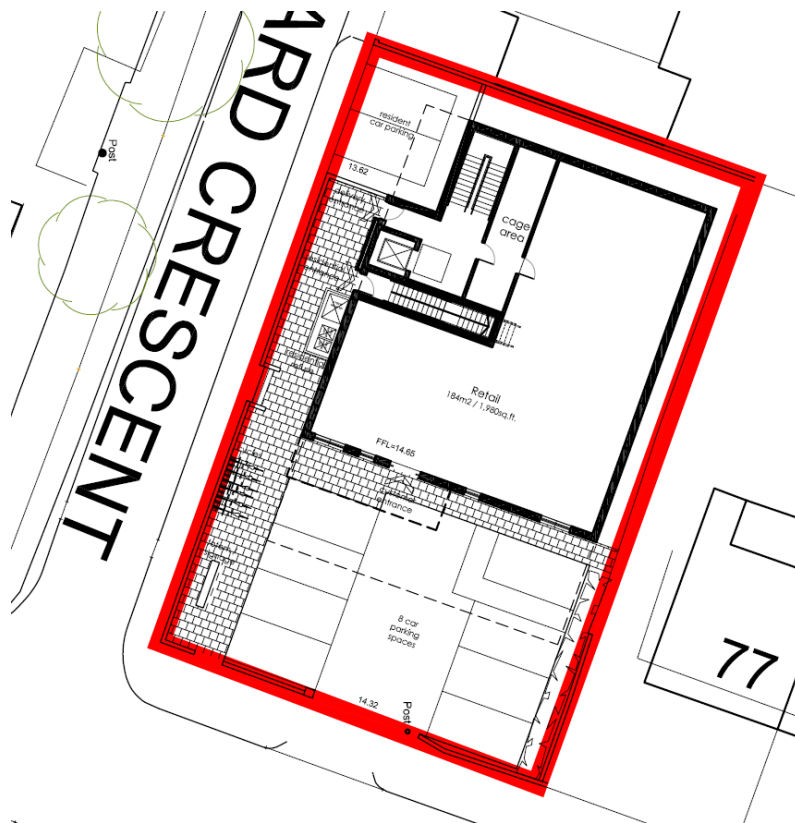


### Access to the site and building

The proposal envisages the demolition of the existing building on site and the construction of a new 2 storey building with retail unit at ground floor level with storage and 2 self contained residential units ( 1 x 1bed, 1 x 2bed) at 1<sup>st</sup> floor level.

The position of the site on Cardiff Road presents no potential access problems for pedestrians and car borne visitors. The site is within a highly accessible location and is easily accessed by foot, cycle, bus and train.

The site is flat with level access to the adjacent public footpaths. Accordingly, the site is not considered to provide any potential barriers to accessibility. Pedestrian and vehicular access points to the site and building are clearly illustrated on the submitted application drawings.



Customer access to the retail unit will be from a new entrance fronting Cardiff Road, with separate deliveries and residential access from the side elevation fronting Orchard Crescent.

