



ACCESS STATEMENT (November 2017)

DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF RETAIL UNIT WITH NEW ACCESS, PARKING AND REFUSE FACILITIES

75 Cardiff Road, Dinas Powys, CF64 4JT





Introduction

This statement supports our Client's resubmitted planning application for the proposed 'Demolition of existing building. Construction of retail unit with 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.



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:

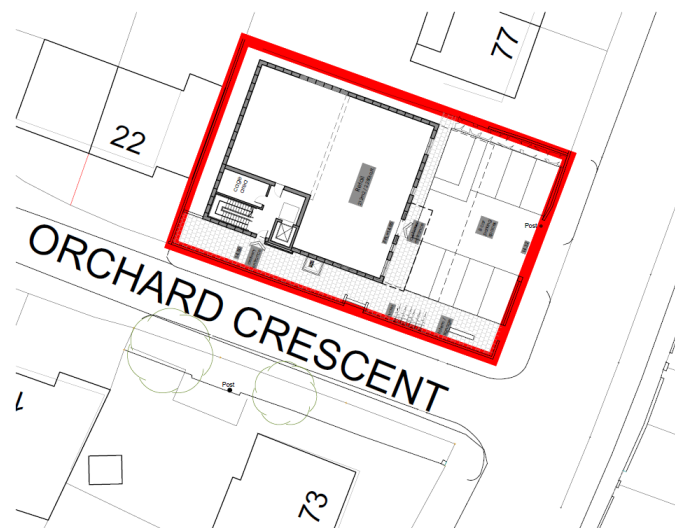


Access to the site and building

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 at 1st 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.

As Drawing SK001 illustrates, deliveries to the site will be made by reversing into the forecourt directly from Cardiff Road, with pedestrian access for deliveries into the side elevation of the building.

Car parking is proposed for 8 vehicles from an improved access directly from Cardiff Road. Cycle storage stands are provided adjacent to the site boundary on Orchard Crescent. The



parking area is readily accessible from the entrance of the proposed building and will include a dedicated space for less abled visitors.

The parking area will be hard surfaced and level and will enable free movement for all site users. Entrance thresholds to the building will be level, enabling wheelchair and ambulatory challenged access. Internal circulation areas will also be level. All accessible areas will be designed in accordance with Part M of Building Regulations.

The scheme has been designed to provide access for emergency vehicles to all parts of the development.

Adequate external lighting is provided to assist pedestrian access from outside the site and on-site.