



**WEYCOCK CROSS CAMPUS, BARRY**  
**RESIDENTIAL DEVELOPMENT**  
**DESIGN AND ACCESS STATEMENT**

December 2023

Disclaimer

This document is formatted for double sided printing. Lichfields is the trading name of Nathaniel Lichfield & Partners Limited. Registered in England, no. 2778116. Registered office: The Minster Building, 21 Mincing Lane, London, EC3R 7AG. © Nathaniel Lichfield & Partners Ltd 2023. All rights reserved.

All plans within this document by Lichfields are based upon Ordnance Survey mapping with the permission of His Majesty's Stationery Office. © Crown Copyright reserved. Licence number 100017707.



# Contents

<b>1. Introduction</b>	<b>4</b>
<b>2. The Context</b>	<b>6</b>
2.1 Context Analysis.....	6
2.2 Site History.....	8
2.3 Opportunities and Constraints.....	9
<b>3. Design Development</b>	<b>10</b>
3.1 Design Concept.....	10
3.2 Design Evolution.....	11
<b>4. The Proposal</b>	<b>12</b>
4.1 Illustrative Masterplan .....	12
4.2 Character .....	13
4.3 Access and Movement.....	13
4.4 Environmental Sustainability .....	13
4.5 Community Safety.....	13
4.6 Response to planning and design policy and guidance .....	14
<b>5. Parameter Plans</b>	<b>16</b>
<b>6. Conclusion</b>	<b>18</b>

# 1. Introduction

This Design and Access Statement (DAS) has been prepared to accompany a planning application submitted for residential development at land off Waycock Road, Barry, on behalf of Cardiff and Vale College.

The structure of the document is as follows:

1. Introduction
2. Site and Context Analysis
3. Design Development
4. The Proposal
5. Parameter Plans
6. Conclusion

This document should be read in conjunction with other documents and drawings forming part of the application.

The planning application boundary is illustrated in Figure 1.1.

## Purpose of the document

This Statement has been prepared in accordance with the requirements of Article 7 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) (DMPO) and the objectives of good design, as set out within Planning Policy Wales (PPW) and Technical Advice Note 12: Design (TAN 12). The DMPO sets out the purpose and scope of a DAS, which must:



- a. Explain the design principles and concepts that have been applied to the development;
- b. Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- c. Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
- d. Explain how any specific issues which might affect access to the development have been addressed.

This DAS explains a set of parameter plans that will inform the detailed design and layout of development - including how these are informed by the site analysis and context.



Figure 1.1: Application boundary

## LEGEND

-  Application boundary
-  Other land owned by the applicant

## Summary of the Proposal

The outline planning application is for proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access. The size of the site is 1.46 hectares, with a net developable area of 0.77 ha, meaning a net density of 21 dwellings per hectare (dph).

## The Brief

The brief for the site was to design the redevelopment of Cardiff and Vale Weycock Cross campus as residential use. The primary access point is to be retained off Waycock Road.

The redevelopment of the campus is part of a wider plan to relocate and expand Cardiff and Vale College across two new campuses at Barry Waterfront and Cardiff Airport.

## The Vision

To design the sustainable redevelopment of the former college site that provides high quality homes, streets and spaces, and is appropriate and sympathetic to its surrounding context. A mix of housing types and tenures will provide a variety of homes on site. Connections to existing pedestrian and cycle links will promote active travel routes to and from Barry.



Figure 1.2: Existing vacant buildings on site



Figure 1.3: Existing access route that connects to Waycock Road

# 2. The Context

## 2.1 Context Analysis

The site is located to the northwest of Barry, and is approximately 1 km from the edge of the settlement (Figure 2.1).

The site is currently vacant except for one dwelling, used by the site's caretaker.

The existing single vehicular access route into the site is from the south via Waycock Road. The access route is lined by long established trees (Figure 2.3).

The site is bound by mature woodland to the north, south and west. There is an open clearing to the east of the site that is not visible from within the site due to dense trees and scrub.

Barry Station is approximately 2.2 km to the south of the site. Cardiff International Airport is approximately 2.6 km to the west of the site.

Waycock Cross, where there is a Co-operative petrol station / local convenience store is around a 10 minute walk from the site along Waycock Road. There is an existing pedestrian footpath / cycle route along the southern carriageway of Waycock Road / Five Mile Lane into Barry.



Figure 2.1: Map of Barry, Vale of Glamorgan

Source: Extracted from Open Street Map, 2023



Figure 2.2: Existing building to be retained and renovated for residential use

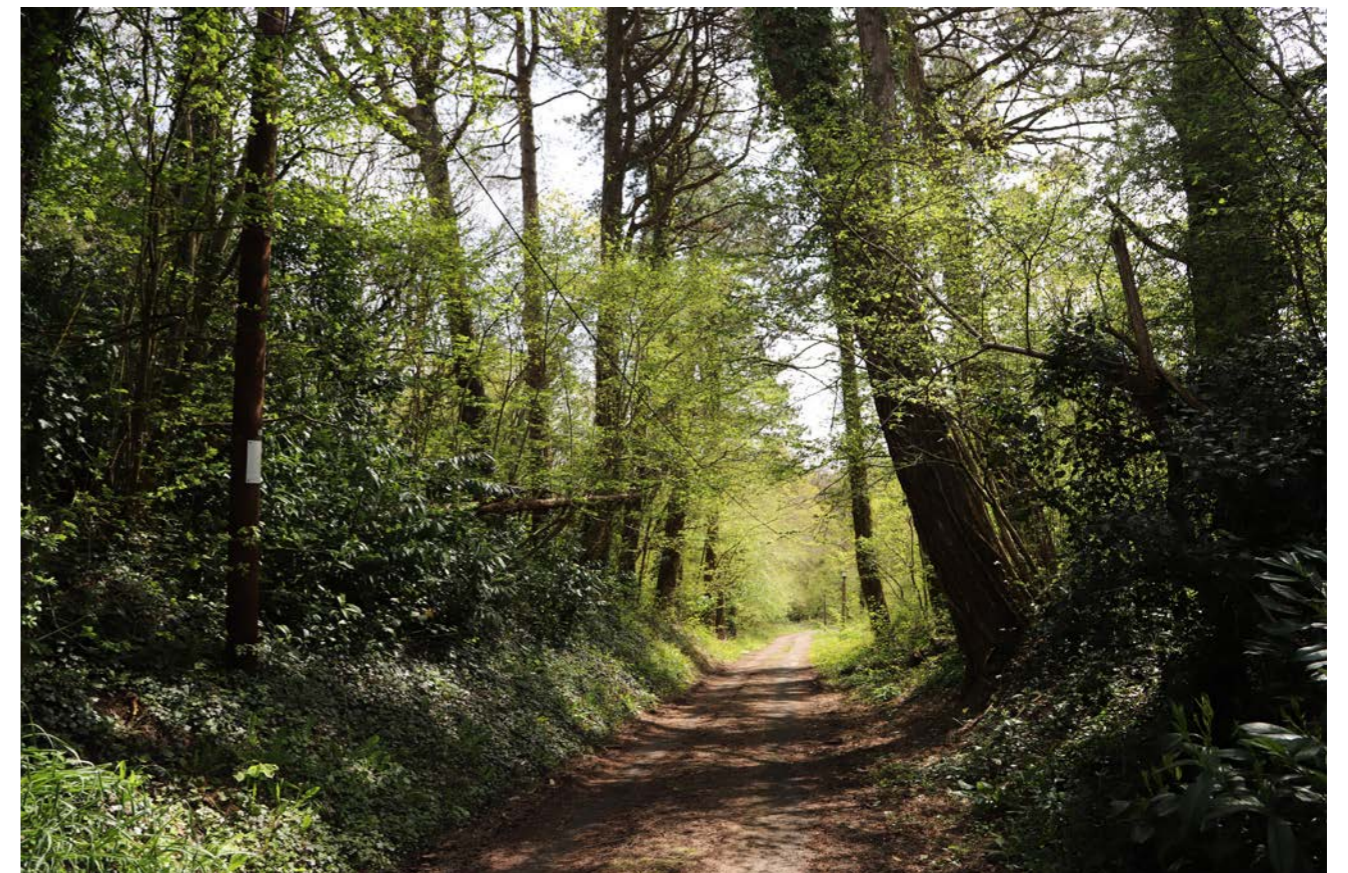


Figure 2.3: Existing access route looking south, lined with existing trees and shrub



Figure 2.4: Site context

Source: Google Earth Pro base map with layers added by Lichfields 2023

## 2.2 Site History

Historic and current maps Figure 2.5 to Figure 2.7, show how the site has been developed over time.

The 1893 - 1900s OS map shows the site as undeveloped land surrounded by woodland blocks (Coed Mawr and Middleton Plantation), which also partly cover the site. An early form of the current Waycock Road (A4226) can be seen passing the southern boundary of the site, connecting to Weycock Cross to the south.

The site was originally developed as an Isolation Hospital for Barry. Designed by architect and town surveyor JC Pardoe, it opened for Smallpox patients in 1908. The original buildings remain, including:

- The main house - used for treatment - this is intended to be retained in the redevelopment of the site;
- Male and female wards building;
- Service building containing the kitchen, dining, etc; and
- The mortuary.

The redevelopment of the site for educational use resulted in the construction of a number of single storey, flat roofed elements set between the original stone buildings, together with areas of hardstanding. It is intended that these buildings would be demolished to make way for the proposed residential use.

The current OS map shows the extent of existing buildings currently on site, including a residential dwelling adjacent to western boundary of the site.

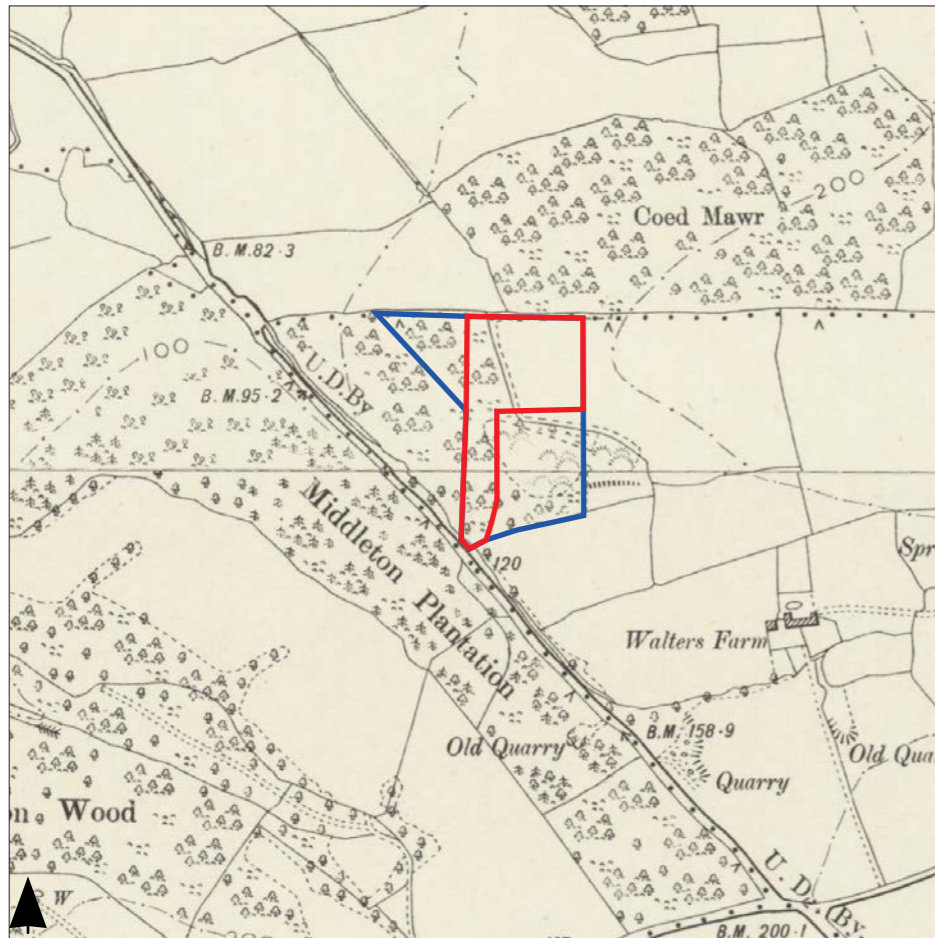


Figure 2.5: 1893 - 1900s Ordnance Survey

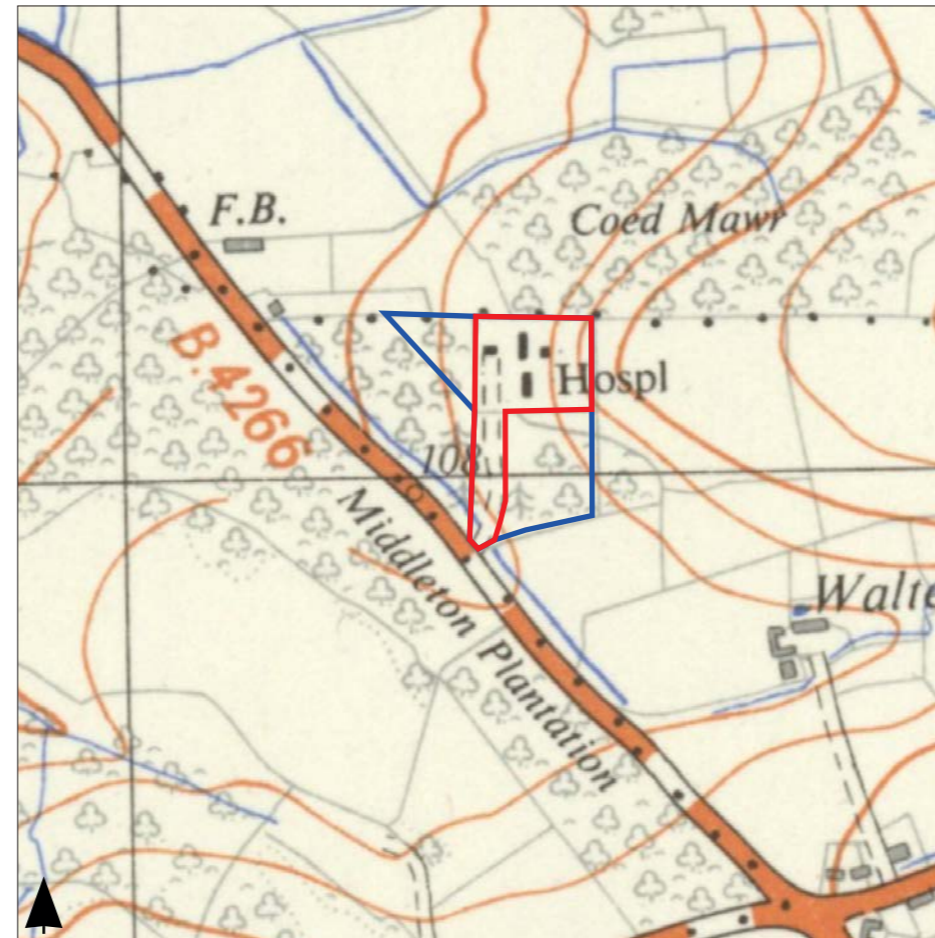


Figure 2.6: 1937 - 1961 Ordnance Survey

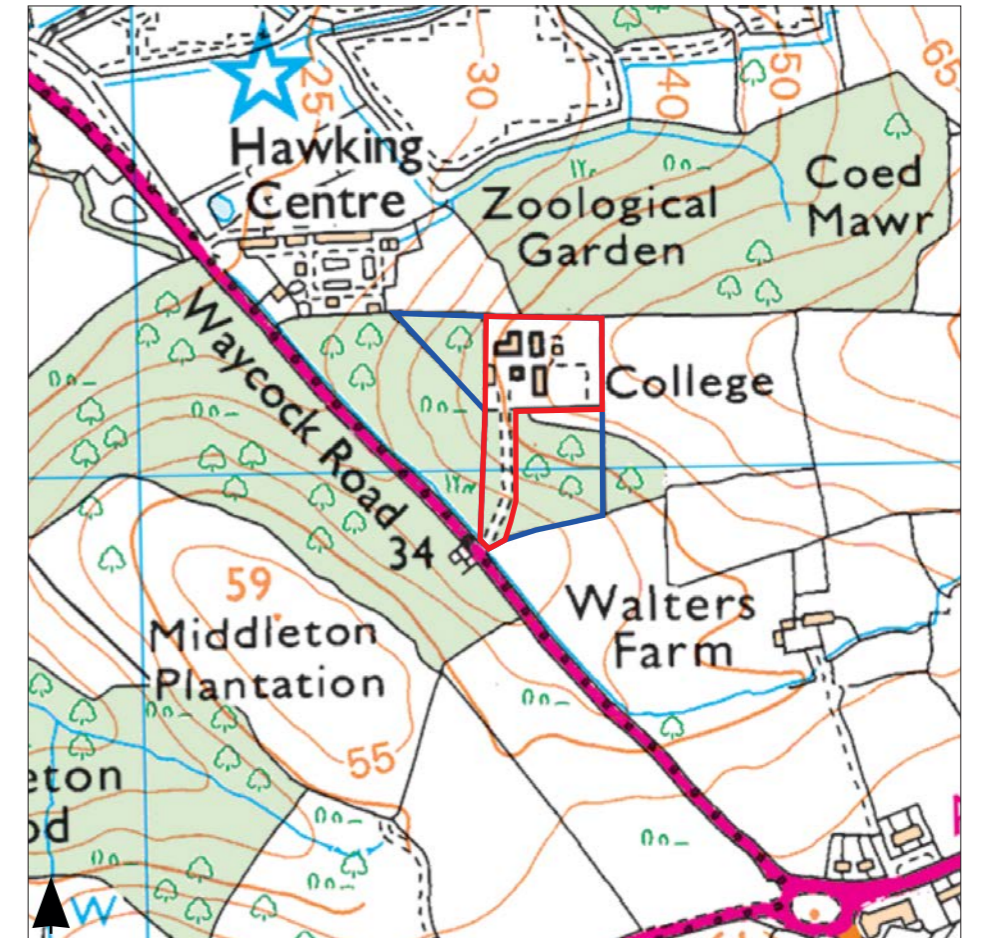


Figure 2.7: Present day Ordnance Survey



### 2.3 Opportunities and Constraints

The topography of the site slopes generally from northeast to southwest towards Waycock Road (A4226), with the highest point being 59.7m AOD along the northeast boundary, to 36m AOD at the junction to Waycock Road on the southern boundary (Figure 2.8).

The site is within the Dyffryn Basin and Ridge Slopes Special Landscape Area. Policy MG17 of the Local Development Plan requires that development proposals cause no unacceptable harm to the important landscape character of the area.

The woodland block that surrounds the site is part of the Fferm Walters Site of Special Scientific Interest (SSSI) designation. To the north, south and west, the woodland is designated as Ancient Semi Natural Woodland (ASNW).

To the northwest of the site is the former Welsh Hawking Centre that is now permanently closed. The Landscape and Visual Assessment submitted with the application shows that the site is well screened by mature trees although there are potential long distance glimpse views of the existing roofline.

The buildings on site are all vacant apart from one dwellinghouse. The buildings have been unused and therefore have deteriorated in condition.

An arboricultural assessment has been undertaken and the categorisation of existing trees is shown in Figure 2.8. Some trees are recommended for removal due to their condition and/or for safety reasons.

There is an existing 11 kV overhead electricity line that passes to the north of the site, this provides electricity to the site via an underground connecting cable. Water is provided via the mains water network along Waycock Road, entering the site underneath the access road off Waycock Road.

An existing culvert runs parallel to Waycock Road and passes underneath the access road. Any proposed widening of the access road and junction would require widening of the existing culvert.

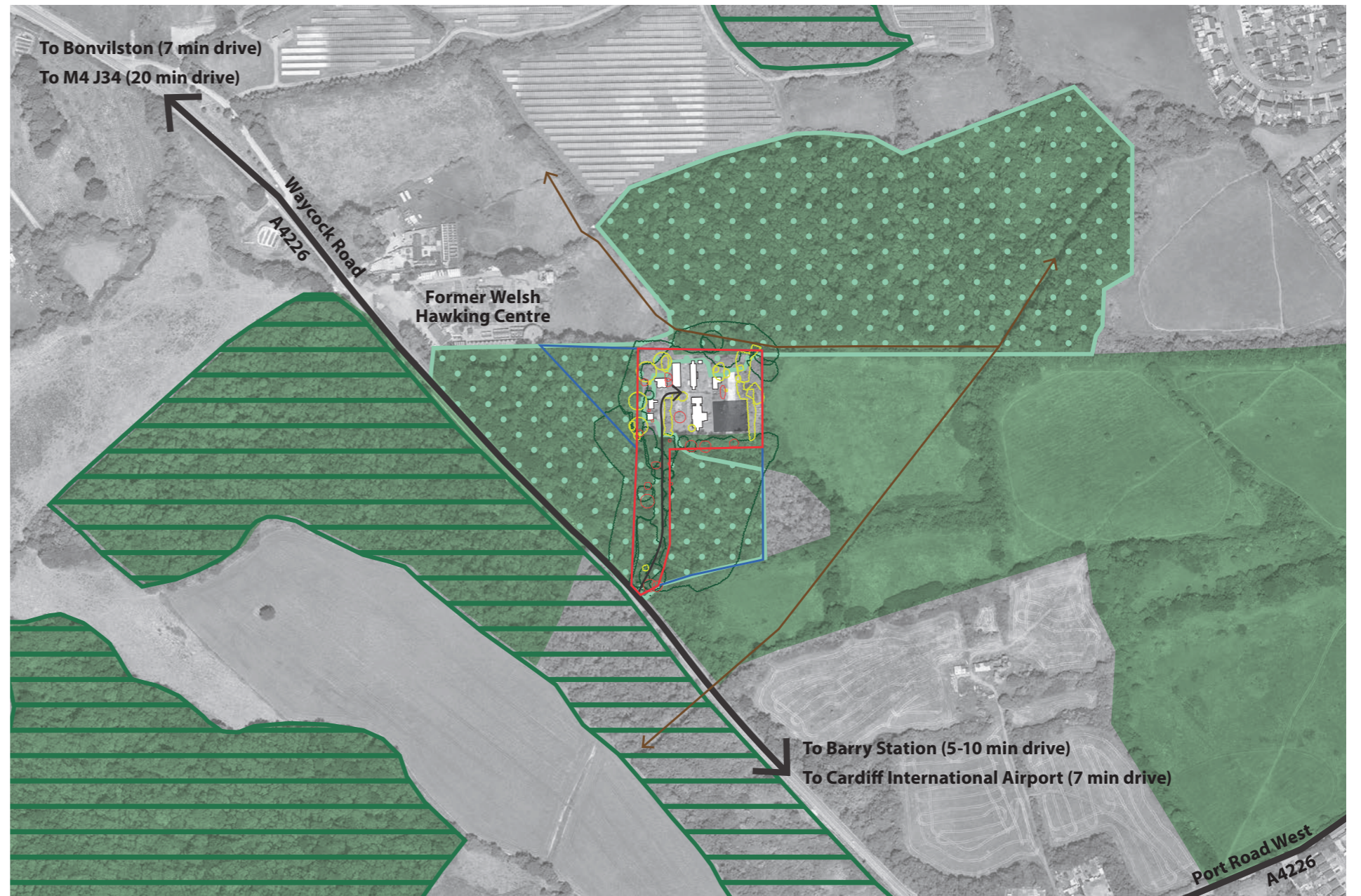













Figure 2.8: Opportunities and Constraints

#### LEGEND

- |   |   |   |  |
|---|---|---|--|
|  | Site boundary                                     |  | Category B tree / group of trees         |
|  | Fferm Walters Site of Special Scientific Interest |  | Category C tree / group of trees         |
|  | Restored Ancient Woodland Site*                   |  | Category U tree / group of trees         |
|  | Ancient Semi Natural Woodland*                    |  | Development plateau / hardstanding       |
|  | Existing vehicular access                         |  | Existing 11 kV overhead electricity line |
|  | Existing buildings                                |   |  |

\*as illustrated on DataMapWales Ancient Woodland Inventory