



## DESIGN & ACCESS STATEMENT

PROPOSED CONSTRUCTION OF 4 COMMERCIAL BLOCKS, STORAGE COMPOUND, ON SITE CAR PARKING, CYCLE AND REFUSE STORAGE FACILITIES

LAND AT PACIFIC ROAD, OCEAN PARK, CARDIFF



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## 1.0 INTRODUCTION

- 1.2 This statement has been prepared to support our Clients' planning application for the proposed construction of 4 blocks of commercial units with access, parking, cycle & refuse stores, on land adjacent to the Western Mail building, Pacific Road, Cardiff, CF24 5HJ.
- 1.3 This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

## 2.0 PLANNING POLICY CONTEXT

### National Planning Policy

- 2.1 The Wales Spatial Plan *People, Places, Futures* sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of National strategies for social inclusion and economic development, health, transport and environment, translating the Assembly Government's sustainable development duty into practice.
- 2.2 Planning Policy Wales (PPW Edition 10) December 2018 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.
- 2.3 Section 3 states '*Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between*





people and places. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.'

- 2.4 Previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.
- 2.5 Section 4 states 'The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:
- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;
  - are designed in a way which integrates them with existing land uses and neighbourhoods; and
  - make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.
- 2.6 With regard to commercial development and employment, section 5 states that "The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Through the development plan process planning authorities and relevant stakeholders should work together to identify the most appropriate land for development. Planning authorities should aim to promote the re-use of previously developed, vacant and underused land."
- 2.7 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.
- 2.8 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

2.9 TAN 4 – *Retail & Commercial Development*; TAN 18 - *Transport* and TAN 22 – *Sustainable buildings* are considered relevant to the site.

#### **LOCAL PLANNING POLICY**

2.10 The current development plan comprises the Adopted Cardiff Local Development Plan (2006 – 2026). Policies relevant to the determination of this application are:

#### **KP5: GOOD QUALITY AND SUSTAINABLE DESIGN**

*To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:*

- Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;*
- Providing legible development which is easy to get around and which ensures a sense of continuity and enclosure;*





- iii. Providing a diversity of land uses to create balanced communities and add vibrancy throughout the day;
- iv. Creating interconnected streets, squares and spaces as distinctive places, which are safe, accessible, vibrant and secure and incorporate public art where appropriate;
- v. Providing a healthy and convenient environment for all users that supports the principles of community safety, encourages walking and cycling, enables employment, essential services and community facilities to be accessible by sustainable transport and maximises the contribution of networks of multi-functional and connected open spaces to encourage healthier lifestyles;
- vi. Maximising renewable energy solutions;
- vii. Achieve a resource efficient and climate responsive design that provides sustainable water and waste management solutions and minimise emissions from transport, homes and industry;
- viii. Achieving an adaptable design that can respond to future social, economic, technological and environmental requirements;
- ix. Promoting the efficient use of land, developing at highest practicable densities and where appropriate achieving the remediation of land contamination;"
- x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;
- xi. Fostering inclusive design, ensuring buildings, streets and spaces are accessible to all users and is adaptable to future changes in lifestyle; and
- xii. Locating Tall buildings in locations which are highly accessible through walking and public transport and within an existing or proposed cluster of tall buildings.

#### **T5: MANAGING TRANSPORT IMPACTS**

Where necessary, safe and convenient provision will be sought in conjunction with development for:

- i. Pedestrians, including people with prams and/or young children;
- ii. Disabled people with mobility impairments and particular access needs;
- iii. Cyclists;





- iv. Powered two-wheelers;
- v. Public transport;
- vi. Vehicular access and traffic management within the site and its vicinity;
- vii. Car parking and servicing;
- viii. Coach parking; and
- ix. Horse-riders.

### **EC1: EXISTING EMPLOYMENT LAND**

The city's existing employment areas outside of the Central and Bay Business Areas (as designated on the Proposals Map) will be protected for B Use Class employment generating uses (together with appropriate ancillary and/or complementary uses and activities as referred to in Policy EC2).

### **EN13: AIR, NOISE, LIGHT POLLUTION AND CONTAMINATED LAND**

Development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination.

### **SUPPLEMENTARY PLANNING GUIDANCE**

- 2.11 Supplementary Planning Guidance adopted by the City Council which supplement Development Plan policies are also 'material considerations' to the determination of planning applications.





## PLANNING HISTORY

2.4 The most recent and relevant planning history related to the site includes:

Application Ref:	Description	Decision
09/00143/E	Provision for one no. New roller shutter to existing newspaper print facility Western Mail & Echo, Tidal Sidings, Pacific Road, Splott, Cardiff	Permission be granted 03.04.2009
A/02/00189/R	External signage Pacific Business Park, Tidal Sidings, Splott, Cardiff	Permission be granted 23.12.2002
01/01378/R	Proposed newspaper press facility, ancillary accommodation, product storage, associated parking and access roadways Pacific Business Park, Pacific Road, Splott, Cardiff, CF24 5HJ	Permission be granted 17.08.2001
98/00403/R	Construction of estate roads and drainage arrangements (for development approved by outline planning permission 95/1173r) land to south of Cook Court, Pacific Business Park, Pacific Road, Splott, Cardiff, CF24 5HJ	Permission be granted 14.05.1998
16/00291/MJR	Construction of industrial units for B1 B2 B8 use land at, Pacific Business Park, Pacific Road, Splott, Cardiff, CF24 5HJ	Permission be granted 23.03.2016





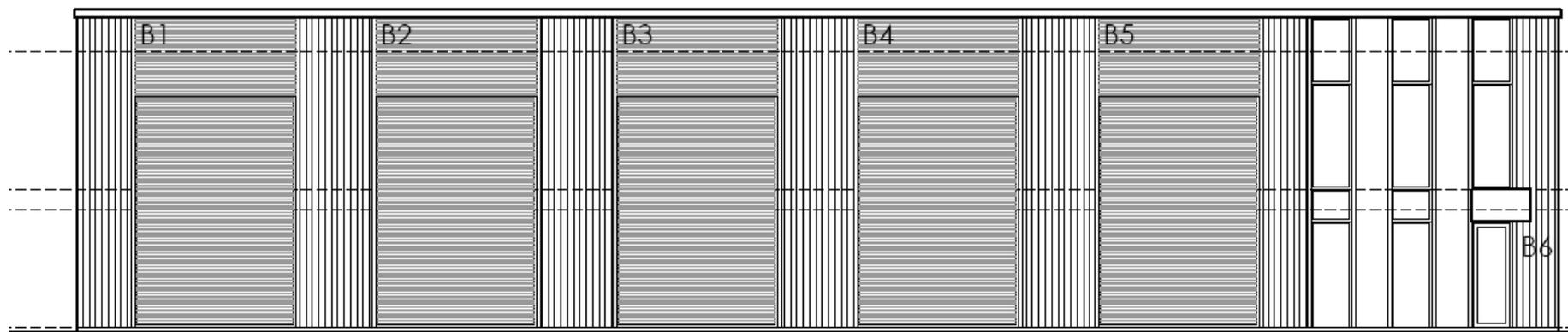
### 3.0 SITE & SURROUNDINGS

- 3.1 The application site comprises the former Western Mail & Echo newspaper print facility and adjacent land within Pacific Business Park, Pacific Road, Ocean Park, Cardiff. The site is located within an established industrial estate with a number of the surrounding units utilised for business / industrial / trade uses, including Brains, Huntleigh Healthcare, Bad Wolf Studios, Princes Drinks and Speedy Hire.
- 3.2 Ocean Park is one of the City's premier business/industrial locations with well-established national and local occupiers. Extensive development, extension and redevelopment of existing sites in the vicinity of the application site is ongoing, strengthening the site's position in this sought after business and industrial area in the City.
- 3.3 Located on Pacific Business Park the site benefits from excellent road access. The area is served by regular public transport to and from the City Centre and is close to Ocean Way which provides access to the A48(M), the main arterial route from the City centre to Junction 29 and 30 of the M4 motorway. To the west, the A4232 provides a dual carriageway link to Junction 33 of the M4 Motorway.
- 3.4 Due to the site's location at the far end of Pacific Road, the site is visible along Pacific Road and from the immediate surroundings, however, it is well screened by mature planting from the main highway on Ocean Way and is only glimpsed through gaps in the existing estate layout. Due to the height of the existing print facility, the upper elevations can be seen from Portmanmoor Road and Rover Way.

### 4.0 PROPOSAL

- 4.1 The application seeks planning consent for the proposed construction of 4 blocks of commercial units, with access, parking, cycle and refuse storage facilities on land adjacent to the former Western Mail & Echo print facility.





Block 'B' & 'C' Front Elevation



Block 'A' & 'D' Front Elevation



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- 4.2 Policy EC1 seeks to protect existing employment land for B1, B2 and B8 Use Class employment generating uses, together with appropriate ancillary and/or complementary uses and activities as referred in Policy EC2.
- 4.3 The scheme proposes two differing block layouts, with Blocks A and D comprising 2 storey units of up to 4 units per block and Blocks B and C being single storey units of up to 6 units per block. The proposal envisages the construction of one each of the block layout on either side of Pacific Road, effectively creating two sites of two blocks each.





4.4 The units will be constructed in materials common to the area, comprising:

Roof – Profile metal roof

Walls – composite / rainscreen walls

Windows and doors - PPC aluminium

#### **Access / movement**

4.5 Access to the sites will be via a gated entrance on Pacific Road, with adequate dedicated parking, cycle and refuse facilities provided within each site's curtilage.

4.6 It is not considered that the proposed use would have any further impact on the highway safety or surrounding existing businesses.

4.7 The application 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 access points to the buildings are clearly illustrated on the submitted application drawings.

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

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

4.10 The position of the site on presents no potential access problems for pedestrians and car borne visitors. Adequate car parking is available to the front of the building.





4.11 As the proposal drawings illustrate, pedestrian access to the site is achieved via the existing footpath network abutting the site.

#### **Circulation routes – motor vehicles/cyclists/pedestrians**

The scheme is accessible to motor vehicles, pedestrians and cyclists.

#### **Visibility of entrances and access to buildings**

The principal entrances to the site have dedicated lighting.

#### **Emergency vehicles**

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

#### **External lighting**

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

#### **Community Safety**

4.12 The position of the site within an established industrial estate and design of the units affords the opportunity for natural surveillance of the building entrances.

4.13 The site will be bound by existing and enhanced fencing and will be accessed via a gated entrance.





4.14 The main entrances to the buildings are well positioned within a defined secure defensible space and lit to ensure a strong sense of personal safety.

4.15 The form and appearance of the development integrates well with its surroundings and is within a short distance of the established areas of Splott, Roath and Cardiff City centre and major road networks.

## 5.0 CONCLUSION

5.1 The application proposal seeks consent for the proposed construction of 4 blocks of commercial units with access, parking, cycle & refuse stores, on land adjacent to the Western Mail building, Pacific Road, Cardiff, CF24 5HJ.

5.2 The application site is located within an established allocated industrial / business use area.

5.3 The proposed application adheres to National and Local policies and guidelines and does not adversely affect the highway safety or vitality of the allocated employment area as to warrant a refusal.

5.4 The proposed scheme takes maximum advantage of the site's position to create an attractive and high quality business / industrial development.

