

## 2.2 CONSTRAINTS AND OPPORTUNITIES

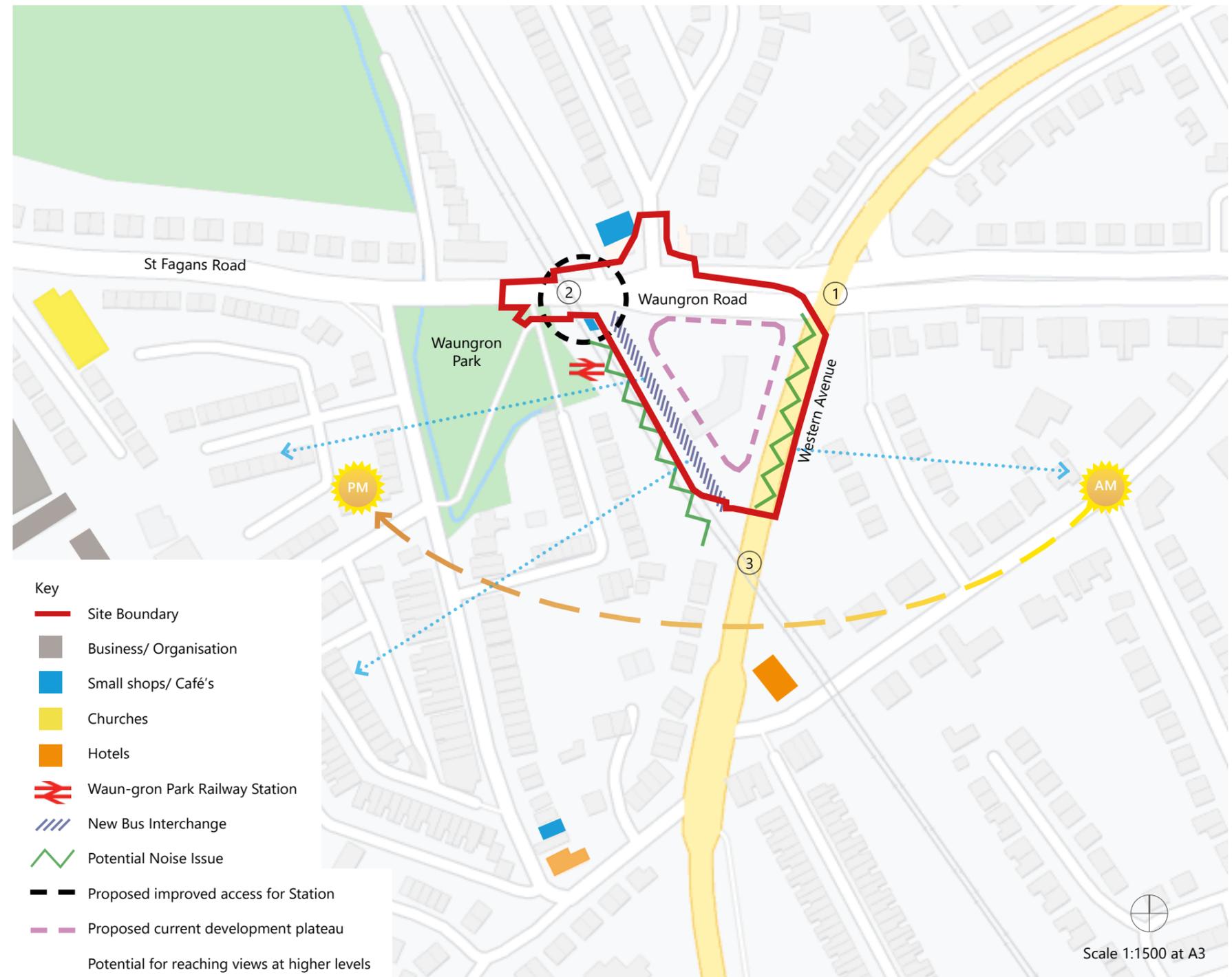
Waungron Road borders the site to the North and Western Avenue (A48) to the West, this is a key vehicular artery within the city, with frequent traffic, heavy at times - noise, pollution and views are therefore key factors.

The train line to the West is raised on an embankment, in places approximately 6m higher than the ground level of the site. A bridge crossing over the road is located immediately adjacent to the North West corner of the site, with another to the South. Waun-gron Park station is adjacent to the site, accessed from Waungron Road. The new bus interchange will define the Western edge of the residential development.

The North-East corner of the site sits at the highest point, with levels falling away to the South and West.

The immediate context of the site is mainly composed of two storey semi-detached residential properties, with traditional Cardiff red brick and rough cast render.

There are potential views at higher levels towards Cardiff Bay in the West and St Fagans in the East.



## 2.3 SURROUNDING CONTEXT



Red brick and timber and stone features.



Two storey detached house with traditional features adjacent to site



Davies Place: rough-cast render and red brick



Waungron Road and Western Avenue Junction, opposite to the site



Waungron Road: Residential brick housing



Alternative view of red brick semi-detached housing on Waungron Road

Two storey semi-detached residential properties, with traditional Cardiff red brick and rough cast render make up the majority of the immediate context. Properties are set back from the main roads with front gardens defined by low walls and hedges. The majority have period features including bay windows, fan lights, chimneys and pitched roofs.

Western Avenue is a wide 4 lane road. Waungron Road fluctuates between 2 and 3 lanes of traffic, immediately adjacent to the site an island separates the traffic coming in two directions.

The site was previously the location of a council owned household waste and recycling facility, the ramp and layout remain on the current site.



1. View looking towards the site at the Western Avenue, Waungron Road junction



2. North-West of the site, view from Waungron Road



3. View of the site looking North from Western Avenue

## 2.4 PLANNING POLICY REVIEW

### Planning Policy Wales (Edition 10, December 2018)

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

#### Key Planning Principles

Paragraph 2.13 states that “The plan-led system underpins the delivery of sustainable places. To ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The 5 Key Principles (see Figure 3) represent a guiding vision for all development plans, including the NDF”. The key principles are as follows:

- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities;
- Maximising environmental protection and limiting environmental impact.

Paragraph 2.17 states “In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes”.

### Sustainability

Sustainable development forms a key consideration central to all policies contained within PPW10. Paragraph 2.1 states: “The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation”.

Paragraph 2.17 of PPW10 sets out that “The relationship between development proposals, planning policy topics and the well-being goals is complex. At a strategic level traditional planning policy topics are clustered around four distinctive themes.”

Paragraph 2.24 sets out how to assess the sustainable benefits of development:

“Planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision - making process, by following the five Ways of Working, to ensure a balanced assessment is carried out and to implement the Well - being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well - being goals.”

Moreover, in respect of the Re-Use of Previously Developed Land Paragraph 3.51 states: “Previously developed land in settlements should generally be considered suitable for development because their re-use will promote sustainability principles.”

### Good Design

Paragraph 3.3 of PPW10 sets out that “Good design is fundamental to creating sustainable places where people want to live, work and socialise and enjoy. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment. To achieve sustainable development, design must go beyond aesthetics and include the social, environmental, cultural and economic aspects of the development, including its construction, operation and management, and the relationship with its surroundings.”

PPW also highlights that:

“Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone”.

Figure 7 within PPW illustrates the key objectives of good design:

### Housing

Paragraph 9.1.1 of PPW explains that the “Welsh Government’s approach to housing is to provide more housing of the right type and to offer more choice; to improve homes and communities, including the energy efficiency of new and existing homes”. The Welsh Government aims to support sustainable communities in areas that people want to live (Paragraph 9.2.3).

Paragraph 9.1.2 states that Local planning authorities should promote sustainable residential environments and that local authorities should promote:

- mixed tenure communities;
- development that is easily accessible by walking, cycling and public transport;
- greater emphasis on quality, good design and the creation of places to live that are safe and attractive;
- the most efficient use of land; and
- well designed living environments, where appropriate at increased densities.

Paragraph 9.3.2 states that “sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need may be acceptable”.

Paragraph 9.3.4 of PPW states that “in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area’s character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered”.

## Technical Advice Note (TAN) 12 – Design (2016)

Detailed guidance on achieving good design is set out within TAN 12. The objectives of good design are set out under the following categories:

### Access

- Ensuring ease of access for all.

### Movement

- Promoting sustainable means of travel.

### Character

- Sustaining or enhancing local character;
- Promoting legible development;
- Promoting a successful relationship between public and private space;
- Promoting quality, choice and variety; and
- Promoting innovative design.

### Community Safety

- Ensuring attractive, safe public spaces; and
- Security through natural surveillance.

### Environmental Sustainability

- Achieving efficient use and protection of natural resources;
- Enhancing biodiversity; and
- Designing for change.

TAN 12 also incorporates guidance on achieving sustainable building standards and reducing carbon emissions by applying the energy hierarchy.

## Local Planning Policy

The Cardiff City Council adopted the Local Development Plan (LDP) in January 2016. The LDP outlines the broad approach the Council will take to ensure sustainable development between 2006 and 2026.

The site (as shown on the LDP proposals map) is located within the settlement limits for Cardiff, lies joining a strategic bus corridor enhancement and does not have any further policy constraints such as being located in a Conservation Area or another other designation.

A full consideration of the relevant local policies for the site are included and assessed within the Planning Statement which supports this application. In order to assess the acceptability of the design of the proposals, the following policies are considered to be relevant to the proposals:

- KP4: Masterplanning Approach
- Policy KP5 Good Quality and Sustainable Design
- KP6: New Infrastructure
- KP8: Sustainable Transport

## Supplementary Planning Guidance

The key following Supplementary Planning Guidance (SPG) are also considered to be of relevance to the proposals and these are summarised below:

- Tall Buildings (January 2017) – this guidance supplements policies in the adopted Cardiff Local Development Plan (LDP) relating to good quality and sustainable design and more specifically tall buildings; and
- Residential Design Guide (January 2017) – this guidance outlines the issues that a design for new residential development in Cardiff should address as it seeks planning permission.

The guidance states that a tall building is normally considered to be:

- Within the city centre and Cardiff bay: 8 storeys+ or circa25m+; and
- Outside the city centre: Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors.

Policies in the LDP to which this SPG relates (amongst others) are identified below:

- KP5 (Good Quality and Sustainable Design);
- KP8 (Sustainable Transport);
- EN9 (Conservation of the Historic Environment);
- Technologies); and
- H3 (Affordable Housing).

## Residential Design Guide SPG (January 2017)

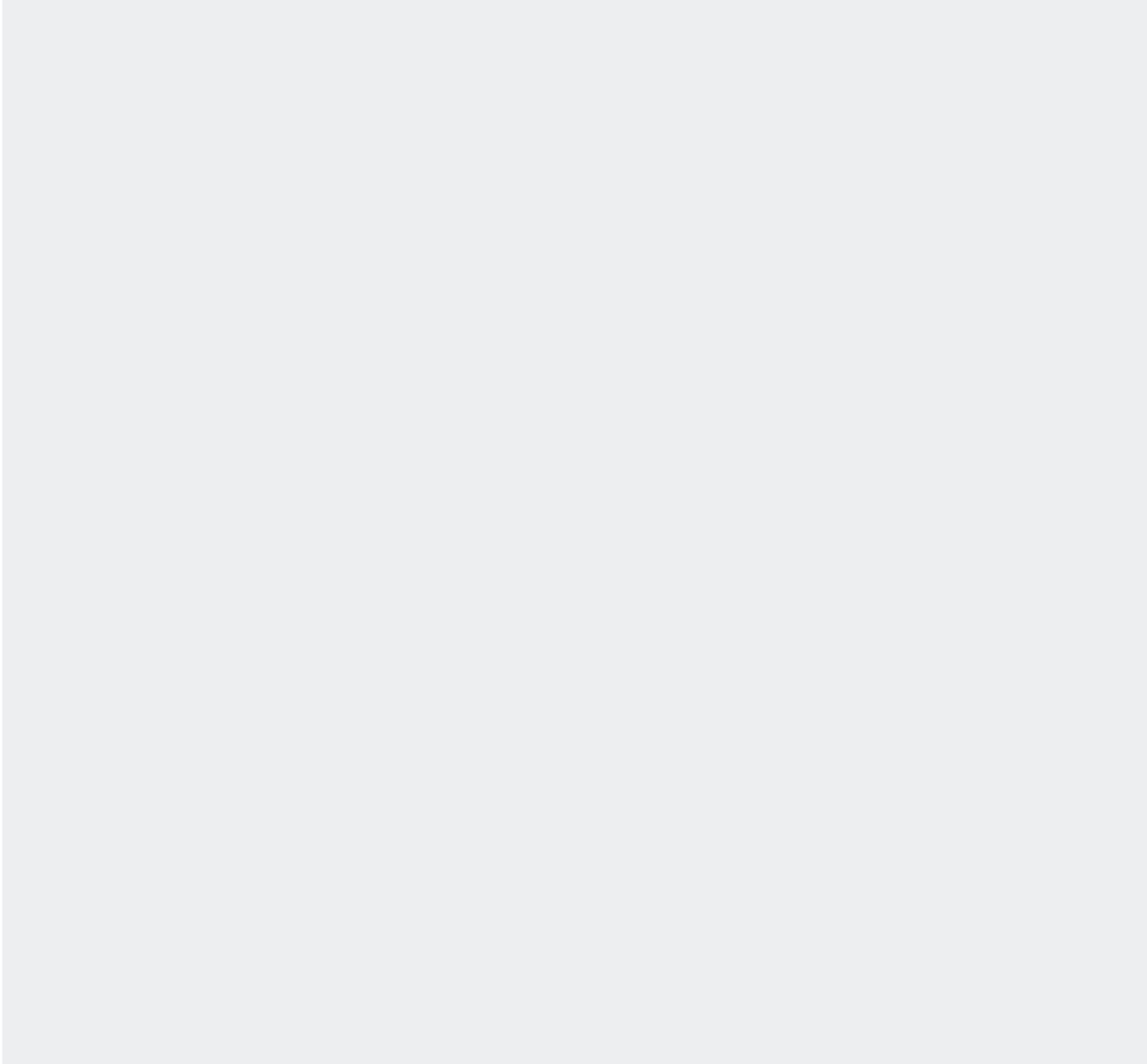
This SPG outlines the issues that a design for new residential development in Cardiff should address as it seeks planning permission. It applies to major residential development proposals providing 10 dwellings or more, and which require a Design and Access Statement.

The SPG sets out that new homes should “enhance and become part of an existing neighbourhood, or help create a distinctive and popular new one. Good neighbourhoods are central to opportunities to live a more sustainable and healthier lifestyle. They can reduce the need to travel by providing most of the facilities and services we need within walking distance of our homes” (Page 12).

The SPG sets out that, when designing new developments, housing developments in Cardiff will “contribute to building on or establishing distinctive places. At a detailed level, new homes contribute to forming streets and other types of urban space, whilst they also have an impact on other homes in their immediate context” (Page 18 & 39).

The SPG sets out that the following questions should be addressed when considering new developments:

Part of the Neighbourhood  
Creating Places  
Street and Home



# Design Development





## round Floor Plan

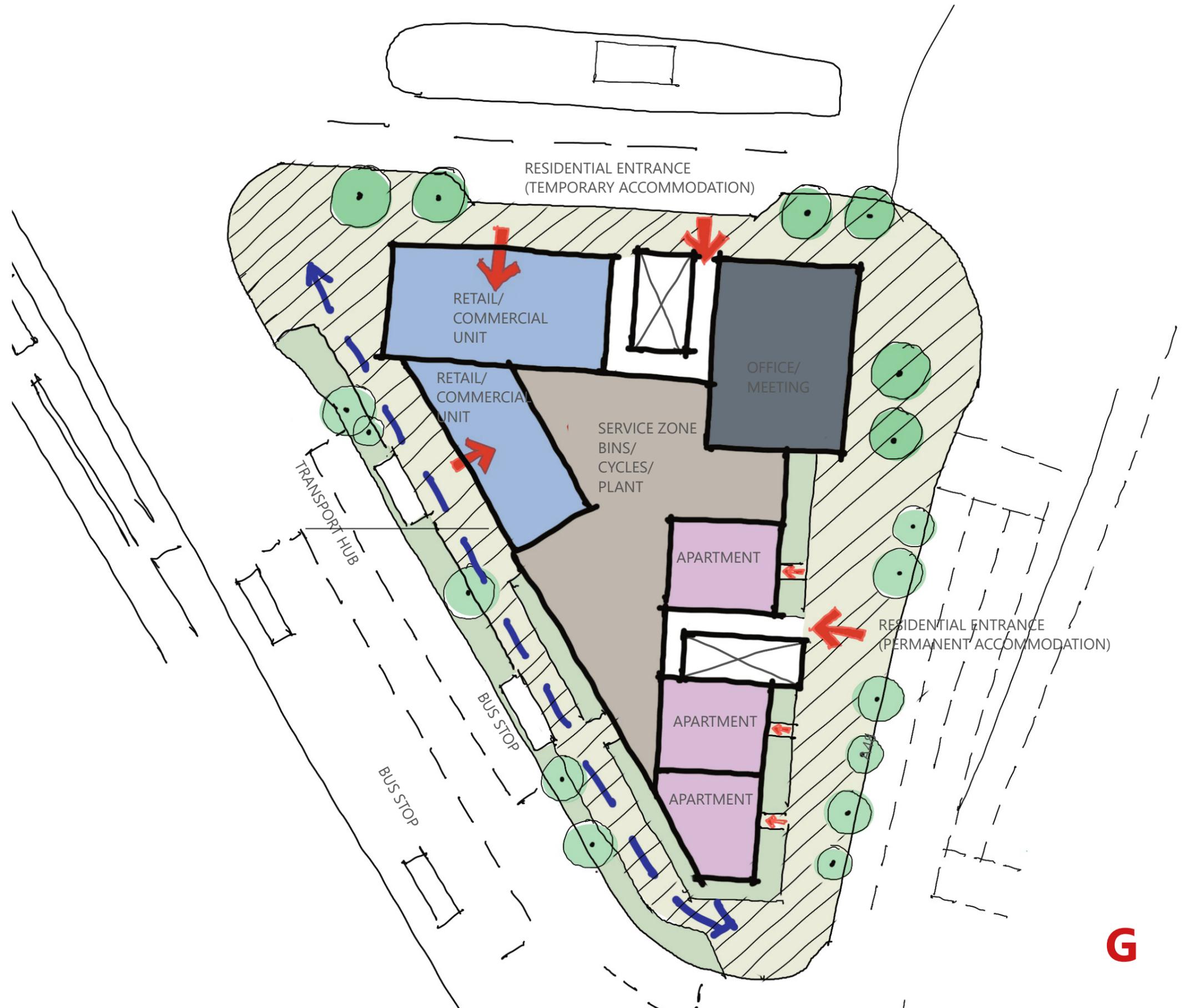
The design considers the two distinct areas of housing need, providing a coherent development, but keeping the two types of housing provision 'self-contained' with their own entrances, lifts and stairs. Shared elements included the roof terrace and bike stores.

Space standards for the temporary accommodation do not need to be DQR compliant so more units can be provided. The permanent accommodation all meet and indeed exceed DQR standards currently in place.

The design was developed in some detail and forms the basis of the current proposal.

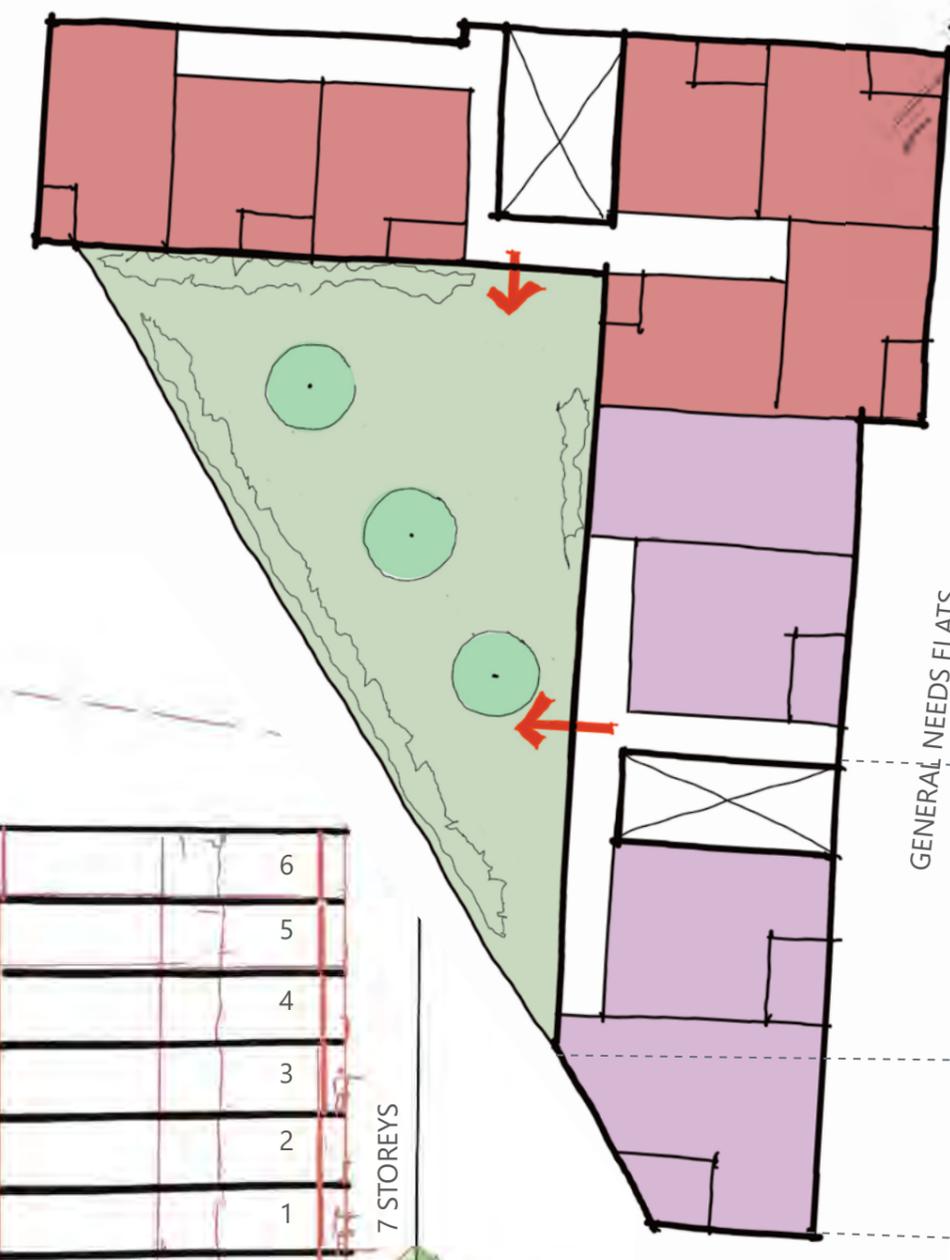
### Key features:

- Provides active commercial frontage to Waungron Road
- Provides high quality public space fronting the Waungron Park Station access.
- Bins, bike storage and plant space take up the ground floor immediately bordering the bus interchange
- Independent access for the temporary accommodation units from Waungron Road, connected with the supporting office facility.
- Access to the permanent accommodation from Western Avenue, set back allows for potential greening of this edge and independent front doors



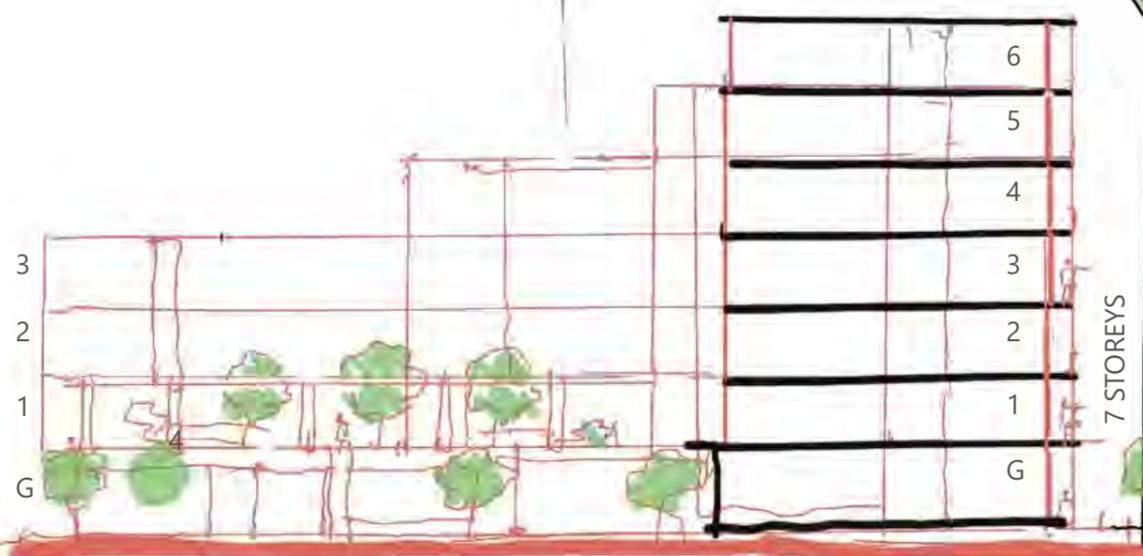
### First Floor and Upper Floors

- Simple forms, legible plan , compact footprint
- Opportunity for winter gardens/ balconies as well as a large shared roof terraces
- Creates positive edge to the interchange
- Opportunity for interesting stepped forms



- Key
- Temporary Accommodation
  - Permanent Accommodation

SECTION



TYPICAL CROSS SECTION

GENERAL NEEDS FLATS

TYPICAL FLOOR PLAN,  
AND TERRACE ON FIRST FLOOR

6TH FLOOR PLAN  
STEPPING OF ELEVATIONS