



**G1206 (PTC) - Design and Access Statement**

Pinetree Court, Newport Road, Rumney

New External Activity Areas

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## INTRODUCTION

This design and Access Statement is support of the planning application to provide two new activity areas at Pinetree Court, Newport Road, Rumney.

The Statement is set out in accordance with TAN 12 guidance and CCFW documentation “Design and Access Statement in Wales” Why When and How.

The Statement is to be read in conjunction with the submitted drawings.

## SITE ANALYSIS

Pinetree Court is located off Newport Road in the Rumney area of Cardiff. Local landmarks include the Eastern Leisure Centre and playing fields located opposite and The Monkstone Inn located next door.

The areas surrounding Pinetree Court are residential with housing estates backing onto the site with the same semi suburban grain continuing to the opposite side of Newport Road. The road itself serves as a physical barrier through this residential settlement, being a busy main road that links back to the Centre of Cardiff.



Pinetree Court – Outlined Red

Pinetree Court has 28 beds organised into single gender accommodation based on clinical need, although during the day both male and female patients may share physical and therapeutic spaces based on identification of need and individual risk assessments. Communal living spaces are large, bright and airy and include homely lounges where patients can socialise. In addition, each ward has a separate quiet sitting room which patients can access for relaxation.

All patients have single bedrooms, some of which are en-suite.

At Pinetree Court, there are purpose built therapy and activity rooms where the experience multi-disciplinary team offer an extensive range of therapeutic interventions and occupational therapy programmes. Facilities include arts and crafts studio, OT rehabilitation kitchen, group rooms, IT and education suite, games room and a polytunnel for horticultural work and activities.

There is a strong emphasis on community access to meet therapeutic goals, increasing skills and promoting social inclusion and integration. Many patients are supported to attend local colleges, access sporting and leisure opportunities and participate in community environmental projects. Our work skills coach facilitates the development of occupational skills, including voluntary work and paid work placements.

This application aims to further supplement the activity based rehabilitation work that is an integral part to resident patients daily routines.

## **CONTEXT**

The previous site analysis section deals with the wider geographical context of the application.

In 2005 the site was given planning permission for use as a Centre for treatment for persons with Eating Disorders and so was consented for use class C2. Subsequently a further application has been made for the extension of a boundary fence.

## **POLICY CONTEXT**

The application will be subject to the policies of the City of Cardiff Local Plan adopted 1996.

There are no specific Policies that are relevant to these proposals although some guidance may be found within the following sections:

Section 6 – Housing and Community Facilities

Section 8 – Leisure, Recreation and Tourism

## **INVOLVEMENT AND CONSULTATION**

No formal pre-application advice has been sought from the Council's planning representatives

## **ACCESS**

This statement has been in accordance with the following documents:

Welsh Assembly Government, Technical Advice Note 18 Transport

Building Regulations Part M

The Disability Discrimination Act

- Highways

The site is accessed from Newport Road. The proposals do not affect vehicle movements, amount of traffic nor do they contribute to additional staff or visitors visiting the site. The proposals are purely to supplement the available activity based rehabilitation available to existing residents and day visitors.

- Pedestrian Access

As with Highways, the proposals do not affect the way pedestrians access the site

- Emergency Access

The existing site access will provide access for the emergency services. These facilities will remain unchanged.

- Car Parking

As the proposal does not advocate any increase in traffic movements or visitors to the site, no provision has been made to alter existing parking facilities

- Cycle Parking

Secure covered cycle parking is already provided on site.

- Inclusive Access

The design will accommodate all specifics for ambulant and more severely disabled staff and clients. This will be achieved by compliance to Part M of the building regulations and the Disability Discrimination Act.

The facilities are located at the lower level that is accessed via shallow gradient Part M compliant steps. Management plans are in place for individuals who are less able and require assistance and there are already provisions in place for an external platform lift to the rear of the building that will transport wheelchair users between levels if required.

## CHARACTER

### a) Amount of Development

Two small external activity areas that cover an area of approximately 475m<sup>2</sup>. The first area is for use as a Basketball half-court and measures approximately 18m x 15.8m in size. This is separated by a 'waiting area', that you pass through to enter the second enclosure that is a 5-a-side football half-court. This second area is smaller and measures 11.75m x 5.8m. The development also advocates the relocation of an existing smoking shelter that is currently located in the vicinity of the proposed 5-a-side half court. The two courts are proposed to be enclosed by a 3.0m high Weldmesh fence.

### b) Layout

The two activity areas are located in the south-east corner of the site and take the place of existing amenity spaces. The location has been chosen through necessity as the only areas that are left on the site that can accommodate these sort of regular shaped spaces that can be enjoyed for recreation.

### c) Scale

Boundary fencing to the enclosures will be 3.0m high green Weldmesh fencing. Examples are included in the accompanying document labelled G1206(PTC) – P06. The playing surfaces are tarmac with acrylic painted markings that will be at the existing levels.

### d) Appearance

The new areas are simply regular shaped tarmac playing areas with acrylic painted sports markings. Enclosures will be formed in green Weldmesh fencing that incorporates secure gated entry and exit. Existing fenced boundaries will be retained with new fencing erected inside of the existing. The Weldmesh fencing will be relatively unimposing with a 50mm square mesh pattern that is 99% perforate.

- Design Influences

The proposals are a product of function

- Design Form

It is not felt necessary to comment under this heading given the nature of the proposals.

- Treatment of the Form

A fencing scheme to enclose the areas has been chosen that is both practical and relatively unimposing. The height of the fencing is a product of the areas being used for ball-games.

h) Landscaping

The proposals do advocate the loss of a lawned area. This loss is offset by the benefits of staff being able to utilise areas that are available to them 365 days of the year for the benefit of rehabilitation programmes that they wish to implement.

## **COMMUNITY SAFETY**

There is no material increase in traffic movements or the operation of the facility under class C2 use so it is deemed that there is no affect on community safety.

## **ENVIRONMENTAL SUSTAINABILITY**

- Landscape and Townscape Setting

There is no affect on the townscape setting beyond the loss of a lawned area within the boundaries of Pinetree Court. Fencing is of a relatively unobtrusive nature and is screened by both existing close boarded timber fencing and an existing hedgerow incorporating mature and semi-mature trees. Where the new fencing will be visible along boundaries, it is overlooked by the entrance driveway and yard associated with the Monkstone Inn.



- Biodiversity and Local Environment

The proposals advocate the loss of a lawned area.

- Energy Efficiency and Carbon Reduction

There is no affect on the current situation on-site regarding carbon reduction.

- Water

Surface water will be disposed via a soakaway system.

- Waste Management:

There will be no change to the amount of waste generated by the facility nor the way that it is disposed of.

- Climate Resilience

The materials used in the construction are robust and mostly self-finished requiring little or no maintenance.

## **MOVEMENT**

There are no perceptible movement pattern changes propagated by the proposals