

DESIGN AND ACCESS STATEMENT DRAWING

NB: This Application Retains the ORIGINAL APPROVED TITLE: 'PROPOSED DEMOLITION OF EXISTING TWO STOREY DWELLING AND PROPOSED REPLACEMENT WITH 2 NO. DWELLINGS WITH ASSOCIATED CAR PARKING AT 700 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FF,(Herinafter called 'The Development.'

Aim : To provide a full third storey rather than approved attic based accommodation hence increasing sales potential and providing more flexible accommodation, utilising existing approved design and site layout.

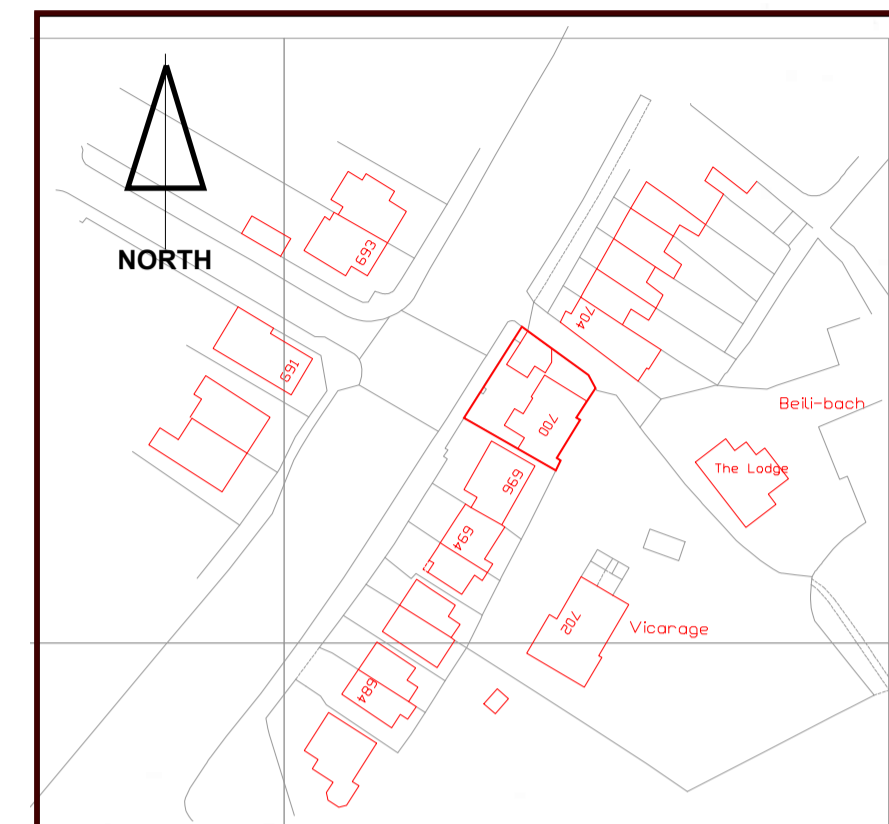


**FRONT ELEVATIONS AS PROPOSED IN THIS SECTION 73 APPLICATION
SCALE 1:100 A2**



**FRONT ELEVATIONS AS APPROVED IN NO: 21/00667/MNR APPLICATION
SCALE 1:100 A2**

PLANNING APPLICATION



SITE PLAN

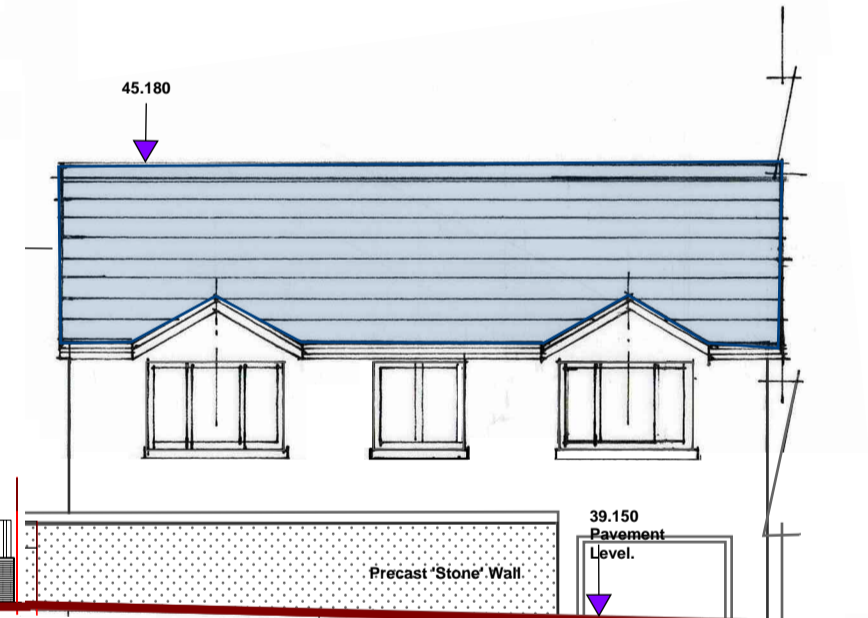
SCALE 1:1250.



**FRONT ELEVATIONS AS PROPOSED IN THIS SECTION 73 APPLICATION
SCALE 1:100 A2**



THE ADDITIONAL UPPER STOREY HEIGHT PROVIDES A SIGNIFICANTLY BETTER MASSING WHICH WITHIN THE APPROVED APPLICATION WAS MAINLY ROOFSCAPE.



696
Gentle pavement slope
APPROX. BOUNDARY LINE.

THIS IS A NEAR CITY SITE, IN A CITY WITH SUBSTANTIAL HOUSING NEED. HOWEVER, GIVEN ITS MINIMAL LOCAL PROPERTY VALUES, INCREASED BUILDING COSTS AND PROVIDING ONLY 2 NO. THREE BEDROOMED UNITS AS APPROVED, UNFORTUNATELY DOES NOT RENDER THIS SCHEME VIABLE IN INVESTMENT TERMS, HENCE THE REVISED CURRENT SECTION 73 PLANNING APPLICATION WHICH INCREASES POTENTIAL AND SATISFIES GOVT. INCREASED HOUSING NEEDS POLICIES.

FRONT ELEVATIONS WITHIN STREET SCENE AS PROPOSED IN THIS SECTION 73 APPLICATION.

DRAWING NO: P9 / DOA / NW / NPR / 12/02/2024

SCALE: 1:100 @ A2.

THE CURRENT REVISED SCHEME WILL BE A SIGNIFICANT BETTERMENT OF THE STREET SCENE THAN THE APPROVED SCHEME.

The Original Approval and Design was carried out by CMB DESIGN AND MANAGEMENT LTD. who have given approval to Mr. Nathan Williams to reproduce their design in part so as to make this Section 73 Amendment Application.

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