

3-4 St Mary Street, Cardiff, CF10 1AT

Red Engine

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BIDWELLS

ACCESS STATEMENT
VARIATION OF CONDITION 4 OF PLANNING
PERMISSION 21/02528/MNR RELATING TO
HOURS OF USE OF LEISURE USE WITH
ASSOCIATED RESTAURANT AND BAR
FACILITIES

1.0 Introduction

- 1.1 This Access Statement has been prepared to accompany an application for planning permission for the proposed variation of condition 4 of planning permission 21/02528/MNR relating to the use of the premises as a leisure use with associated restaurant and bar facilities, at 3-4 St Mary Street, Cardiff, CF10 1AT.
- 1.2 The application site is a locally listed building which is located within a designated conservation area and is surrounded by neighbouring statutory listed buildings. Consequently, access into and around the property is limited to use of areas and passages that are not constrained by heritage protection.

2.0 Access Statement

- 2.1 The application premises comprise a three-storey terrace building at 3-4 St Mary Street, Cardiff, CF10 1AT, which is a locally listed building. The ground floor of the application premises is accessed by the principal central main entrance doors, with a double fire door on the right hand side of the shopfront. The ground and upper floors of both Nos. 3 and 4 are amalgamated into a single space.
- 2.2 The applicant intends to continue the use of this accommodation as a leisure venue with associated restaurant and bar facilities.
- 2.3 The access arrangements from St Mary Street have been modified to comprise a central single set of access doors to the ground floor accommodation, with separate fire exit doors located at the southern end (right hand side) of the St Mary Street frontage. Access to the upper floors of accommodation is via front and rear access stairs and a new, centrally located, lift. The ground floor accommodation also includes an accessible toilet and staff toilets. The first-floor accommodation includes both rear and front access stairs, a new lift and customer toilets. Accommodation across all three floors has been configured for the Flight Club use, as a series of oches where customers play electronic darts, supported by customer seating, bar serveries and kitchen facilities, together with other back of house accommodation.
- 2.4 Leisure opportunities and social interaction are key roles of such city centre areas as this, including a successful and diversified evening economy. Vibrant and viable centres are distinguished by a diversity of activity and uses which should contribute towards a centre's well-being and success.

- 2.5 The site is within a major city centre area which is a highly accessible location, where there is an excellent choice of transport modes as an alternative to the private car, thereby helping to reduce CO2 emissions.
- 2.6 The site is within close proximity (c. 0.3 miles away) to Cardiff Central Station (a 7-minute walk), whilst the nearest bus stops are situated in Westgate Street, less than 0.1 miles away (a 2-minute walk). The NCP Westgate car park lies approximately 0.1 mile to the west of the site (a 2-minute walk) and there is a taxi rank close by within St Mary Street itself.
- 2.7 In terms of transportation and accessibility considerations, both customers and staff of the premises have a full choice of transportation modes to travel to and from the site. Being located within the city centre of Cardiff, the application site represents a highly accessible location for economic development, which provides direct hospitality and leisure, social interaction and employment to local residents and tourist visitors to Cardiff city centre.
- 2.8 Due to the licensed nature of the premises, there will be a designated premises supervisor on site at all times and staff have been educated on customer management and equality measures and implementation.
- 2.9 A first aid kit is permanently stored on site and a trained first aider is readily available for immediate customer attention. Risk Management and Health & Safety policies are in place and have been adopted by all staff.
- 2.10 The application proposals would result in the continued use of these existing commercial premises for an appropriate town centre use, which will continue to assist in the economic well-being of the premises, within the highly accessible city centre area of Cardiff.
- 2.11 Servicing and waste storage/collection arrangements continue to operate from the premises in a very similar way to how they have operated for the previous restaurant use of the majority of the premises. The Flight Club use includes appropriate management measures for servicing and waste management, together with the storage and sorting of recyclable materials.
- 2.12 Access and egress at the site is appropriately provided for. Inclusive movement and access within the premises have been enhanced, principally through the layout of the internal accommodation, which includes the provision of a new, central lift and ground floor accessible toilet facility for wheelchair users and the less physically able.
- 2.13 There is external signage identifying the name of the property. Menus are provided, and staff fully manage the customer experience at this leisure venue. The food and drink offer is extensive and varied and caters for all dietary requirements, including those with a preference for vegetarian and vegan foods.

2.14 The use of the application site has been specifically designed by the applicant to be fully cognisant of their requirements for a fully accessible leisure venue, which adds to the vitality and viability of this part of the Cardiff city centre and helps diversify the daytime and evening leisure offer for residents, workers and visitors to Cardiff city centre.