

Design & Access Statement

110 Harriet Street, Cathays, Cardiff

January 2024

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The Site

1. Introduction

Purpose

- 1.1 This Design and Access Statement (DAS) is prepared on behalf of our client, Harriet Street Limited, in support of a full planning application for the redevelopment of the former Welsh Evangelical Church, 110 Harriet Street, Cathays, Cardiff. The proposal is described as follows:

“Demolition of the former Welsh Evangelical Church, and development of a 17no. bed Aparthotel (Class C1/sui generis) with Food and Drink (Class A3) and Community Space (Class D1/Sui generis) and all associated development”

- 1.2 This document sets out the design and context analysis of the site and its surroundings to establish the character of the existing site and building, taking into account relevant local and national design policies.
- 1.3 The DAS then outlines the design objectives and principles that have been established for the proposed redevelopment and explains how the design process has evolved to incorporate them.

Background

- 1.4 The site extends to approximately 0.05ha and is currently occupied by a vacant former church located at a corner plot at the junction of Harriet Street and Rhymney Street/Rhymney Terrace, Cathays. The site constitutes previously developed (brownfield) land, located within the Cardiff settlement limits.
- 1.5 The purpose of the proposed redevelopment is to bring an existing, unused site in a prominent location back into mixed operational commercial and community use.
- 1.6 The development seeks to make best use of brownfield land with the creation of a new hotel-led use, which also provides a modern and flexible replacement community space at the ground level.
- 1.7 The proposal is highly accessible to attract customers and visitors to the site and will enhance the vibrancy and vitality of this area of Cathays and its nearby District Centres.

2. Site Description and Context

Site Description

- 2.1 The application site comprises an irregular parcel of land extending to approximately 0.05ha in size. It is located at a prominent, end of terrace plot at the intersection of Harriet Street and Rhymney Street/Rhymney Terrace.
- 2.2 The existing church building stands at up to 3 storeys in height, and the internal area of the property extends to approximately 234 sqm. There is a small, detached brick shed to the south of the church which extends to c. 4sqm.
- 2.3 The site was formerly in community use (Class D1/Sui Generis) as the Welsh Evangelical Church and associated community centre but has since closed - the site lies vacant and surplus requirements.
- 2.4 Originally, the church was built in the late 19th Century and was later extended in 1998. The building is not listed.



Site Location Plan



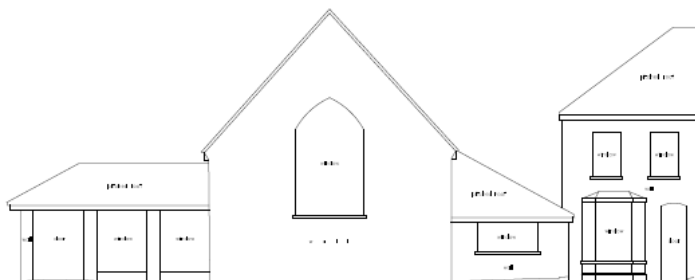
Photos: Views of the site as seen from Harriet Street (top right) and Rhydney Terrace/Street (top left, bottom left and right)

- 2.5 Internally, the property comprises a large community hall, two reception rooms, kitchen, two storage rooms and WC's. There is a small courtyard to the rear and a detached store. The community hall provides an approximately 119sqm area available for mixed community use.
- 2.6 Externally, the church building has one principal pitched roof, which is tiled and features a sky light at the northern elevation. There are several other lower pitched roofs of the building. The building has been unsympathetically altered over the years including the addition of a foyer.
- 2.7 Existing materials include red and brown brick on the main church building walls, and eastern boundary wall.
- 2.8 Metal railings bound the northern part of the site, separating the small courtyard space from the adjoining pavement.

Access and Parking

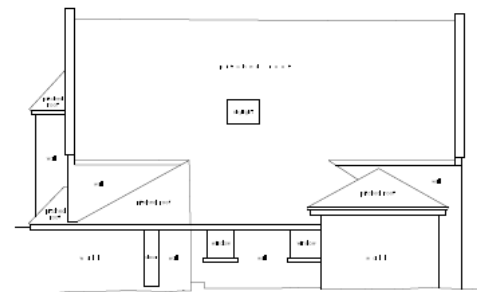
- 2.9 The main pedestrian entrance to the former church is at the ground floor and is provided at the northern elevation at Harriet Street.
- 2.10 There is a fire exit door on the eastern elevation of the rear building on Rhydney Terrace/Street.
- 2.11 The site is not served by dedicated on or off-street parking. However, there is on-street car parking to the immediate east of the site, and provided throughout the surrounding residential areas for residential permit holders and visitors. The site is highly accessible to the nearby retail centres and public transport is available in the immediate vicinity.

Existing Site Elevations

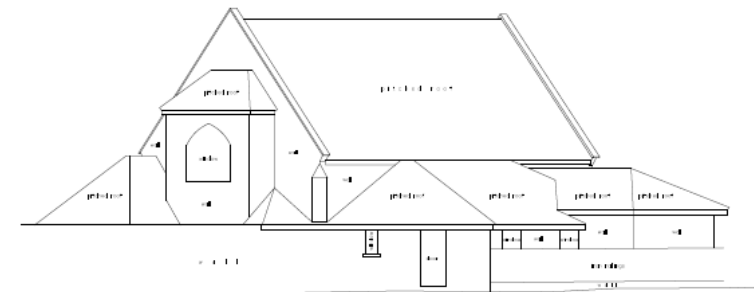


ELEVATION 01

North Elevation
Looking North from Harriet Street



ELEVATION 02



ELEVATION 03

Site Surroundings and Context

- 2.12 The site is bounded by Rhymney Terrace/Rhymney Street to the east and Harriet Street to the west. The A469 is located approximately 40m to the north of the site.
- 2.13 The site's immediate surroundings are predominantly residential with terraced housing fronting Harriet Street and Rhymney Terrace/Rhymney Street. Most of the surrounding dwellings are understood to be in use as Houses in Multiple Occupation (HMO), typically associated with the high student population in Cathays.
- 2.14 The materials of the built development along Harriet Street and Rhymney Terrace/Street include brick and stonework. At roof level, the buildings typically have grey slate or tiles, with some buildings having chimneys.
- 2.15 Crwys Road / Woodville Road District Centre lies approximately c.170m from the site on foot. There is a pedestrian path immediately adjacent to the site (between 6 Rhymney Terrace and 8 Rhymney Terrace) which provides quick and convenient access onto Crwys Road. The centre is also accessible on foot via Rhymney Terrace and Woodville Road.
- 2.16 Albany Road / Wellfield Road District Centre lies approximately c.260m on foot from the site, and City Road District Centre lies c.350 walk from the site.
- 2.17 The site benefits from sufficient access to range of local amenities within walking distance, including shops, restaurants, cafes, takeaways, etc and is located in a highly accessible and sustainable location.
- 2.18 The site is also in close proximity to education uses, such as Cardiff University, Cardiff Metropolitan University; and University of South Wales campuses; various employment uses in the nearby city centre including Companies House and University Hospital of Wales; as well as leisure attractions such as Sherman Theatre; Gate Theatre; Roath Park; and Albany Gallery, all of which are considered will support the future aparthotel use of the site.
- 2.19 As part of the South Wales Metro project, a new train station is proposed at Crwys Road. It is understood that construction is due to commence on the station this year. Once operational, the station will be easily accessible, within walking distance of the site.



3D Aerial View of site (looking southwards towards the city centre)



Crwys Rd/Woodville Rd District Centre

Crwys Road – Indicative location for proposed metro station

Walking route from site to district centres

The Site

Albany Rd/Wellfield Rd District Centre

City Rd District Centre

3D Aerial View of site (looking northwards), showing connections to nearby District Centres

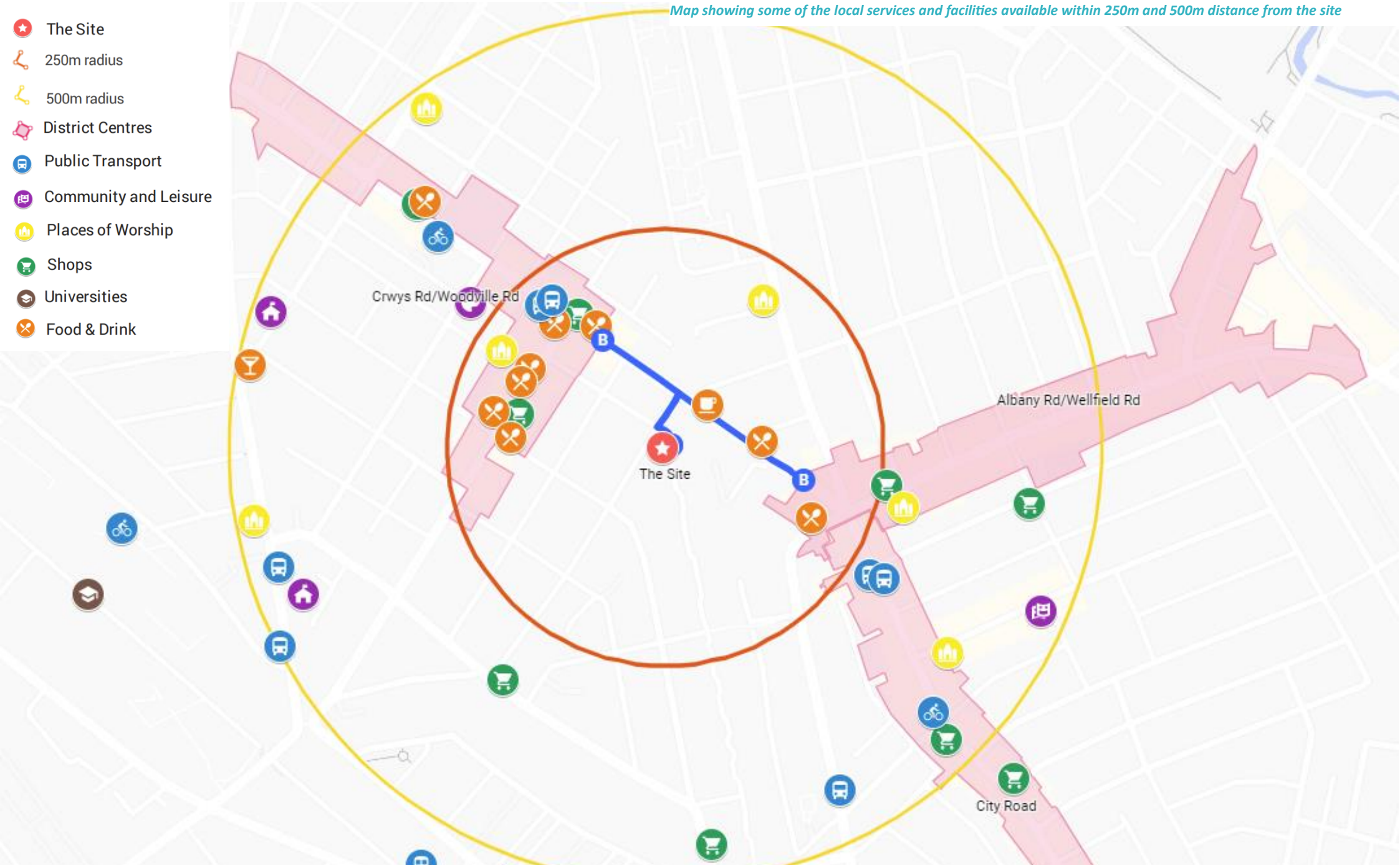
Footpath from Rhymney Terrace to Crwys Road (top centre photo)



Surrounding street scene images from Albany Road, Crwys Road, and Wellfield Road

CARNEYSWENEY PLANNING

Map showing some of the local services and facilities available within 250m and 500m distance from the site



Designations

- 2.20 The site lies within the settlement boundary as defined within the Cardiff Local Development Plan and has no policy designation.
- 2.21 The existing building is **not statutorily listed or locally listed**. The site does not lie within a conservation area or adjacent to any designated heritage assets.
- 2.22 The site lies within Flood Zone A i.e. considered to be at little or no risk of flooding as outlined on the NRW Development Advice Map.
- 2.23 There are no ecological, landscape or heritage designations affecting the site itself.

Planning History

- 2.30 There is no recent relevant planning history at the site. However, historically, permission was granted to extend the church entrance:
- Application Ref: [98/00585/W](#) – Alteration and extension of existing entrance to church to form disabled access and toilets. Approved 5th June 1998
- 2.31 Full details are provided in the supporting Planning Statement.

3. Planning Policy Context

National Policy

- 3.1 National policy is found in **Future Wales: The National Plan 2040 (February 2021)**; **Planning Policy Wales (PPW) Edition 11 (February 2021)**; and **Technical Advice Notes (TAN)**.
- 3.2 PPW promotes ‘placemaking’ in order to maximise well-being and create sustainable places. Placemaking is defined as:
“a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense.
- Placemaking considers the context, function and relationships between a development site” (page 14).*
- 3.3 Good design is deemed *“fundamental”* to creating sustainable places where people want to live, work and socialise (pp 3.3). PPW established 5 key aspects of good design:
- 3.4 These are:
1. Access and Inclusivity
 2. Environmental Sustainability
 3. Character
 4. Community Safety
 5. Movement
- 3.5 In terms of the location of development and accessibility, LPAs should prioritise the use of **suitable and sustainable previously developed land** (pp. 3.43). Previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development (pp. 3.55).

3.6 Furthermore, **higher densities are to be encouraged in urban centres and near major public transport nodes** to support local services such as shops and schools (pp. 3.51), as this reduces the need to travel and contributes towards sustainability objectives.

3.7 In terms of designing car parking, this should be informed by the local context, including access to public transport and the objective of reducing reliance on the private car. **Planning authorities must support schemes which keep parking levels down**, especially off-street parking, when well designed (pp. 4.1.50).

3.8 The following Technical Advice Notes (TAN) are relevant to this DAS:

- TAN 12: Design
- TAN 18: Transport

3.9 **Technical Advice Note (TAN) 12** (2016) provides further guidance on the topic of design, at a national level. It emphasises the importance of considering design early on in the development process, to ensure a holistic approach to sustainable development.

3.10 The document provides guidance on each of the 5 key aspects of design, that is further explored within PPW 11.

Technical Advice Note (TAN) 18 (2016) provides Transport guidance. With regard to parking, TAN18 notes that maximum parking standards should not be applied so rigidly that they become minimum parking standards. Maximum parking standards should allow developers the discretion to reduce parking levels (pp. 4.13). The document also demonstrates support for development being located where there is good access by public transport, walking and cycling in the interest of sustainable development.

Local Policy

Cardiff Local Development Plan (LDP) (2006 – 2026)

3.11 The site falls within the settlement boundary as defined by the Local Development Plan proposals map and has no policy designation or allocation.

3.12 Relevant LDP policies are considered within the supporting Planning Statement.

3.13 The below are relevant LDP design policies:

- **Policy KPS** is a twelve-part multicriteria based policy that seeks to deliver high quality, sustainable design and ensure

that development makes a positive contribution to the creation of distinctive places and communities.

- **Policy KP8** ensures developments are integrated with transport infrastructure in order to, *inter alia*, reduce travel demand and reliance on cars.
- **Policy KP12** ensures developments include appropriate provision for storage, recycling and management of waste.
- **Policy EN10** – seeks water sensitive design including SUDS.
- **Policy C3** Community Safety/Creating Safe Environments – All new development shall be designed to promote a safe and secure environment and minimise crime.
- **Policy W2** – seeks facilities for storage, recycling and other management of waste.

Supplementary Planning Guidance (SPG)

- 3.14 Cardiff Council have also adopted Supplementary Planning Guidance documents that are relevant to the consideration of this proposal.
- 3.15 **Waste Collection & Storage Facilities SPG** (October 2016) – includes requirements for waste storage and collections for various types of development.

- 3.16 **Managing Transportation Impacts (Incorporating Parking Standards)** (July 2018) provides the minimum parking standards deemed acceptable based on the type, size and location of proposed development.
- 3.17 **Residential Design Guide SPG** (January 2017) provides design guidelines and requirements with regard to privacy distances, overlooking, scale, massing, communal areas and access to light.
- 3.18 **Food, Drink and Leisure Uses** (November 2017) provides guidance relating to the location of food, drink and leisure uses.
- 3.19 **Green infrastructure** (November 2017) provides planning advice on a number of areas relating to development and the environment, including protection and provision of open space, ecology and biodiversity, trees, soils, public rights of way, and river corridors.
- 3.20 **Infill Sites** (November 2017) sets out design guidance on what is broadly termed as ‘infill’ development e.g., site redevelopment (where the replacement of an existing building is proposed).

4. Design Development

Pre-Application Advice

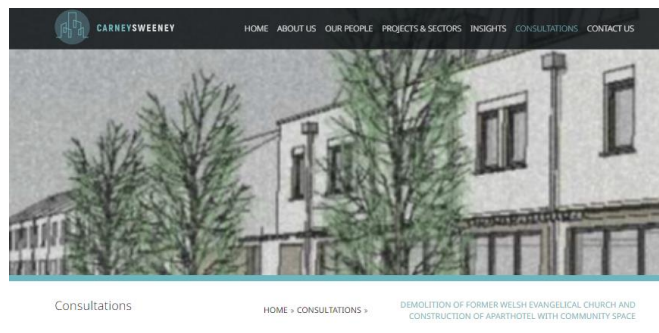
- 4.1 A pre-application request was formally submitted to Cardiff Council in February 2023 and the LPA's written response was received in April 2023.
- 4.2 The LPA confirmed that the site falls within the settlement boundary and has no policy designation.
- 4.3 The LPA's key points included:
- The principle of demolishing and redeveloping the former church site is acceptable on the basis that the existing church is surplus to requirements; and the community space lost is replaced within the development (as per LDP Policy C2).
 - The overall principle of the proposed hotel use is considered acceptable, subject to design, amenity and transport considerations (as per LDP Policy EC5).
 - The scale and form of the proposal is generally considered acceptable with no in principle concerns.
- Justification for the demand for the proposed use should be provided and the design should consider any future use of the premises.
 - It should be demonstrated that the proposal will result in no greater impact on the adjoining property in terms of amenity, light and scale.
 - Consideration should be given to positioning and distance of windows in relation to neighbouring properties and privacy.
 - Tree survey and Ecology appraisal required.
 - No transport concerns in principle.
 - Cycle parking is required in line with adopted requirements.
 - Proposals that enhance landscaping to mitigate the effects of climate change should be considered.
 - Appropriate provision for waste management will be sought.
 - Separate SAB surface water drainage approval required.

Pre-Application Consultation

- 4.4 A statutory Pre-Application Consultation (PAC) was undertaken from 24th November – 22nd December 2023, providing an opportunity for statutory, community and neighbour consultees to comment on the proposed development.
- 4.5 Cardiff Council Highways Authority responded with their comments, including some concerns about the loss of existing car

parking spaces leading to possible issues with double parking and site access for those with limited mobility.

- 4.6 A full review of the PAC process, responses received and how they have been responded to is provided within the PAC report submitted with the application.



Demolition of former Welsh Evangelical Church and construction of Aparthotel with community space

This Pre-Application Consultation relates to the planned planning application to the local planning authority (Cardiff Council) for the demolition of the former church building and construction of a 17 bed Aparthotel with ground floor community space and all associated development at Harriet Street, Cathays, Cardiff.

The site is located at a corner plot at the junction of Harriet Street and Rhyminy Terrace/Rhyminy Street, Cathays. The former church building is vacant and surplus to requirements; a beneficial reuse of the site is sought. Following discussions with the local planning authority and local Councillors, it is proposed to demolish the existing building and develop a multi-storey Aparthotel (Class C1/5a) generic, with coffee shop (Class C3) and alternative community space (Class DT) at ground floor level. Public realm improvements to serve the site are also proposed.

You are invited to view the draft planning application submission below and provide your comments on the proposals.

- Completed application forms;
 - Site Location Plan (PAC01_Rev A);
 - Demolition Plan (ref: PAC04_Rev A);
 - Planning Statement (inc. Green Infrastructure Statement);
 - Design and Access Statement;
 - Transport Statement (inc. Parking Surveys);
 - Drainage Strategy Plan;
 - Ecological Survey; and
 - Tree Survey/Report; and
 - Tree Constraints Plan (ref: 1647.1).
- The following drawings:

File Downloads

Documents relating specifically to this consultation can be downloaded from the list below:

- Application_Form_Draft.pdf
- Site_Location_Plan_PAC01_Rev_A.pdf
- Demolition_Plan_PAC04_Rev_A.pdf
- Transport_Statement_inc_Parking_Survey.pdf
- Proposed_Drainage_Strategy_Plan.pdf
- Ecology_Report.pdf
- Tree_Constraints_Plan_1647.pdf
- Existing_Site_and_Roof_Plan_PAC02_Rev_A.pdf
- Existing_Elevations_PAC03.pdf
- Proposed_First_Floor_Plan_PAC07.pdf

5. Proposed Design

Design refinement

- 5.1 Following pre-application feedback, the design of the scheme was refined. The submitted proposals respond to LPA officer feedback and represent high quality, sustainable development.
- 5.2 Key enhancements include reducing the overall number of proposed aparthotel rooms from 18no. to 17no.
- 5.3 The ground floor is proposed to be reconfigured to deliver c. 75sqm of community space (D2), which is commensurate to the hall being replaced, and a coffee shop area (A3) (c.38sqm) for patrons.
- 5.4 Further to the statutory Pre-Application Consultation (PAC) responses, a delivery/servicing bay has been introduced to the scheme.
- 5.5 Overall, the design has evolved throughout the pre-application process and has been informed by feedback from statutory consultees.

Scale and Massing

- 5.6 The proposal has been designed to balance the opportunity to create a high-quality scheme to provide interest to the corner plot, whilst being sympathetic to the surrounding built context.
- 5.7 The building is proposed up to 4 storeys in height, with the 4th storey comprising a rooftop suite, paved terrace and drainage infrastructure.
- 5.8 In terms of the massing of the proposal, the redevelopment broadly utilises the footprint of the church building being replaced. The three storey corner element of the building will book-end the terrace. At its peak the replacement hotel building stands at broadly the same height as the vacant church building it will replace.
- 5.9 The proposed floorspace is arranged as follows:
 - Ground floor:
 - Community space (c. 75sqm)

- Coffee shop space (c. 38sqm)
- WCs
- Lift to upper floors
- 4no. aparthotel rooms
- First floor:
 - 7no. aparthotel rooms
- Second floor
 - 5no. aparthotel rooms
- Third floor/roof
 - Rooftop suite with paved terrace
 - Drainage infrastructure

5.10 The proposal is of appropriate density given the existing church building, prominent corner plot location, and proximity to high-density development found in the surrounding District Centres, in accordance with Policy KP13.

5.11 Whilst the proposed use is not Class C3 residential, the proposal is considered compliant with the Council's prevailing guidance set out in the Residential Design Guide (RDG) SPG, which has been utilised as a key reference point in formulating the proposals and states that ***“denser, more compact and taller forms of development, coupled with additional attention to design detail,***

can positively define key spaces, frontages and main streets” (p19).

5.12 The proposed layout provides spacious aparthotel rooms ranging from 21sqm – 34sqm, which exceeds the size of typical hotel rooms and seeks to ensure the amenity and comfort of future guests.

Amenity

5.13 The amenity of existing neighbouring residents, as well as that of future guests of the development, has been considered through the design process.

5.14 In terms of privacy, it was acknowledged by the LPA at Pre-App stage that the existing situation along Harriet Street, Rhymney Terrace and surrounding residential areas, comprises windows to habitable rooms that are generally below the typically distances from one another found in Cardiff, given the high-density and inner urban nature of the area.

5.15 Rhymney Terrace is narrower in width than Harriet Street, meaning there is less distance between the site and its neighbours along Rhymney Terrace. As a result, the ground floor frontage to Rhymney Terrace is proposed to be utilised for community use, rather than aparthotel rooms. Only 5no. aparthotel rooms on the upper floors will have windows directly fronting Rhymney Terrace

and proposed landscaping to the east of the site seeks to further mitigate any impacts on neighbouring amenity to an acceptable level, given the surrounding context and existing built density. Window to window distances are designed to be in keeping with the surrounding area.

- 5.16 Shadowing analysis demonstrates no unacceptable impact upon adjacent neighbouring properties, in accordance with the pre-application feedback.

Access & Movement

- 5.17 Pedestrian access into the site will be served via a street level entrance from Rhymney Terrace.
- 5.18 No formal car parking spaces are proposed as part of the redevelopment, which is in full compliance with the maximum

parking standards for the proposed use as contained within Cardiff's SPG for the Central Area of Cardiff.

- 5.19 To facilitate servicing requirements for the new use and to ensure disabled access is achievable, as well as drop off/pick up trips, a servicing/delivery bay is proposed in the south eastern corner of the site.
- 5.20 The adjacent 8no parking spaces are proposed to be removed and the area repurposed for landscaping and outdoor seating, to improve the visual appearance, landscape value and community usage of the space. Further details on the loss of parking are set out in the Planning Statement and Parking Survey accompanying the application.
- 5.21 A policy compliant amount of cycle parking is provided on site within the landscaped area along Rhymney Street.



Proposed Rhymney Terrace/Rhymney Street elevation

- 5.22 As for movement to and from the site, the sustainable location of the site presents opportunities for future residents and customers to utilise excellent public transport, walking and cycling facilities.
- 5.23 The nearest bus stops to the site are on Crwys Road/A469 (Woodville Rd stop) c.250m away, or a 4-minute walk. These provide frequent north and southbound services on numerous routes including number 9, M1, 1, 619 services, which connect the site to the city centre, Cardiff Bay, Cardiff Met University, University Hospital of Wales, and other local areas.
- 5.24 Meanwhile Cathays Train Station is accessible on foot, located approximately 850m, a 12-minute walk, or 4-minute cycle. Cathays Station provides services to key destinations including Cardiff Queen Street (in 4 minutes) and Cardiff Central Stations (in 10 minutes). Proposals for a new station at Crwys Road would provide railway services within a short walk (indicatively c.250m) from the site.
- 5.25 There is a Nextbike location for bicycle hire just 400m from the site.
- 5.26 Future guests and visitors will be able to access the site via a range of sustainable transport modes. Equally, the services and facilities available within Albany Road and City Road District Centres are easily accessible within walking distance for future guests of the hotel.

Drainage

- 5.27 In respect of drainage, the application is subject to a separate SAB surface water drainage application.
- 5.28 The scheme proposes a green roof on the building, which will provide attenuation storage to accommodate the development. The drainage solution has been devised to maximise the rooftop space available for drainage purposes, given the relatively limited site area.
- 5.29 Introducing a green roof to the site will also provide landscape and amenity benefits by 'greening' the urban area.
- 5.30 The proposed means of site drainage is outlined on the indicative Drainage Strategy Plan submitted with the planning application which demonstrates SAB compliant drainage is an intrinsic part of the development design.

Materials

- 5.31 The proposed materials on site have been chosen to reflect the existing materials of the original building and surrounding area.
- 5.32 The sensitive use of materials seeks to ensure that the proposed replacement building is coherent with the existing and surrounding character of the site.

- 5.33 Exterior materials proposed include textured brickwork at ground and first floor level. The third floor is proposed to be a metal standing seam finished dark and light grey. A glass balustrade is proposed at roof level, providing access to the rooftop suite.
- 5.34 Doors and windows will be aluminium, with the ground floor windows encased with a stonework bay feature, finished in dark buff colour.
- 5.35 Awning and signage associated with the ground floor community/café use is also proposed.

Waste & Recycling

- 5.36 Adequate space for waste and recycling has been designed into the development, to be located in the southernmost part of the site, the existing courtyard area.
- 5.37 The waste and recycling storage provision will be compliant with the Council's adopted supplementary planning guidance.
- 5.38 Commercial refuse for food use will provide 500l capacity per 20 dining spaces; whilst refuse for hotel accommodation will provide 35l per room per day.



Proposed Harriet Street elevation

Landscaping & Public Realm

- 5.39 The proposed landscaping on the site is principally proposed as part of the green roof on the building. Planting will be chosen to suit the site conditions and low maintenance requirements. Further to the supporting ecology report for the site, opportunities will be explored to enhance on site biodiversity, such as the addition of bird boxes.
- 5.40 The ground floor community / food and drink use will introduce an active frontage along Rhymney Street.
- 5.41 The 2no. existing trees on site have been identified as being in poor condition, with one being unsuitable for retention (please refer to supporting tree survey) and are therefore proposed to be replaced by 3no. new trees.

- 5.42 This scheme provides an attractive opportunity to increase dwell time and add vitality and viability to this area of Cathays and nearby district centres.
- 5.43 Meanwhile off site, the redevelopment provides an opportunity to improve the adjacent public realm with moveable outdoor seating and landscaping measures at the existing car park area at Rhymney Street.
- 5.44 The proposals include public realm improvements which will ensure the development will become an important local facility to the community once delivered. The scheme will also improve visual amenity and street appearance, for the benefit of existing neighbouring residents.



6. Environmental Sustainability & Community Safety

Environmental Sustainability

- 6.1 The proposal accords with a key principle of sustainable development through its reuse of brownfield land and the replacement of an existing, unused building. Furthermore, the sustainable location of the site within Cathays, close to the city centre and key amenities of nearby district centres, reduces the needs to travel. Means to improve sustainability through building methods and construction will be implemented, in accordance Part M Building Standards.
- 6.2 Adequate space has been designed into the proposals for recycling and waste storage.
- 6.3 A policy compliant level of cycle parking is provided to promote sustainable means of travel.
- 6.4 Opportunities for biodiversity net gain on site will be explored, such as provision of bird boxes on the building.
- 6.5 As outlined in the preceding sections, sustainable drainage measures will be employed in accordance with the Schedule 3 to the Flood and Water Management Act 2010.

Community Safety

- 6.4 The vacant site which may otherwise attract anti-social behaviour will be brought back into beneficial reuse; this has community safety benefits. The development promotes natural passive surveillance and will improve the street scene.
- 6.5 Positive features of the proposed development will ensure the site creates an attractive, safe and secure place. These include:
- High levels of natural surveillance at all elevations along Harriet Street and Rhymney Terrace.
 - A mix of uses on site will enable greater potential for the site to be in use throughout the day.
 - The aparthotel use of the site will require staff to be present on site daily and available to assist guests out of hours, ensuring the premises is safe and secure for visitors at all times.
 - Use of technologies such as CCTV security cameras and noise alert systems will be introduced on site to protect amenity and safety of neighbours and future guests.

7. Summary and Conclusion

- 7.1. This Design and Access Statement (D&AS) has been prepared by CarneySweeney to describe the design and access principles and rationale in respect of the proposed mixed-use redevelopment of 110 Harriet Street, Cardiff.
- 7.2. The redevelopment proposes demolition of the vacant church building and erection of a new building to provide 17no. aparthotel rooms and community/food and drink floorspace at ground level with associated outdoor amenity space.
- 7.3. The application follows pre-application consultation with planning officers and the statutory PAC process, which has helped inform the detailed development design. Design improvements and further technical information have been borne out of consultation feedback.
- 7.4. The site was formerly in community use however is now vacant and surplus to requirements. The proposed reuse of the site is considered to be acceptable in principle; the proposed replacement community area will offset the loss of the former church hall delivering a replacement, higher quality and multi-functional community space for locals and visitors.
- 7.5. The vacant and underutilised church building will make way for a new mixed-use development which will help breathe new life into the site. The development makes efficient use of land and provides a replacement community function, together with the introduction of aparthotel, at an appropriate density for the site's location and context. Care has been paid to ensure no adverse impact on adjacent dwellings as a result of overbearing, privacy or access to light.
- 7.6. The design is wholly specific to the scheme and site. The design sympathetically integrates with existing townscape. The proposed green roof will deliver opportunities for enhanced 'greening', landscaping, amenity and biodiversity features. The development will add to the vitality and viability to this part of Cathays and the hotel use is expected to support existing university, employment, culture and leisure uses in the vicinity.

- 7.7. The site is highly accessible by a range of active travel and public transport modes, ensuring a sustainable development.
- 7.8. The D&AS demonstrates the development sensitively responds to the local character and context of the built setting. Its layout, scale, form, massing, height, density, colour, materials and detailing have all been carefully considered to ensure the proposal constitutes sustainable development in accordance with the Placemaking principles of PPW, Future Wales and the Cardiff LDP.

