

**PLANNING, DESIGN & ACCESS STATEMENT**

APRIL 2024 v 1.0

SUPERDRUG  
1-2 + 7 QUEENS WEST  
QUEEN STREET  
CARDIFF  
CF10 2AQ



**A.S. Watson Group**

Superdrug ☆

rpa:group

51-53 Church Road, Ashford, Middlesex TW15 2TY Tel. +44 (0)1784 256 579 www.therpagroup.com

**Prepared for and on behalf of:**

AS Watson Group

**Project Name:**

Superdrug 1-2 + 7 Queens West, Queen Street, Cardiff CF10 2AQ

**Report Name:**

Planning, Design & Access Statement

**Status Planning:**

This document has been issued and amended as follows:

| Issue | Description          | Date       | Prepared | Approved |
|-------|----------------------|------------|----------|----------|
| v1.0  | Planning Application | 25.04.2024 | MC       | JH       |
|       |                      |            |          |          |
|       |                      |            |          |          |
|       |                      |            |          |          |
|       |                      |            |          |          |
|       |                      |            |          |          |
|       |                      |            |          |          |
|       |                      |            |          |          |
|       |                      |            |          |          |

| Contents  | Page |
|---|------|
| 1.0 Introduction:   |      |
| 1.1 The Proposal  | 3    |
| 1.2 The Existing Building   |      |
| 2.0 Legislative and Planning Policy and Framework:  |      |
| 2.1 Legislation and National Planning Policy  | 4    |
| 2.2 Local Planning Policy and Guidance  | 5    |
| 3.0 Design Approach:  |      |
| 3.1 Design Proposals  | 6    |
| 3.2 Design Assessment Use<br>Amount and Scale<br>Layout<br>Landscaping<br>Waste & Recyclables<br>Flood Risk/Consequence<br>Community Safety | 7    |
| 3.3 Overall Assessment  | 8    |

## 1- INTRODUCTION

### 1-1: THE PROPOSAL

Prepare and submit a planning application for installation of new security roller shutters to existing retail unit on Queen Street.

This statement will describe the site and surroundings, document the site's planning history and assess the proposals against relevant local planning policy and the National Planning Policy Framework (NPPF).

The new installation will consider materials in keeping with the existing nature of the building

### 1-2: THE EXISTING BUILDING

This Planning, Design and Access Statement has been prepared by rpa:group at the request of our client AS Watson Group, the applicant for this application.

The proposal relates to 1-2 + 7 Queens West (refer to figure 1) - an existing retail shop, comprising a three-storey corner building fronting onto Queen Street and The Friary. It should be noted this application only refers to the unit at ground floor level, with other levels not within our client's demise.

The property extends the length at ground floor level with main shop front onto Queen Street and secondary fire exit frontage out onto The Friary.

Queen Street is the main road through the city centre and is now fully pedestrianised.

Most of the street, from the castle moat to Dumfries Place, used to be called Crockherbtown (Crockherbtown Lane can still be found off Park Place), but the street was renamed in honour of Queen Victoria in 1886.

1-2 + 7 Queens West is not a listed building, but is located within the Cardiff City Centre Conservation area of Queens Street

The site is not in an area of flooding according to the Flood Map for Planning



Figure 1: 1-2 + 7 Queens West – the project area outlined in red

The current policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

### Legislation

Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

Furthermore, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas and their setting.

### National Planning Policy

The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities. The NPPF should therefore be approached as a piece of guidance in drawing up these plans.

When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development; the

'golden thread' which is expected to run through their plan-making and decision-making. It must be noted however that this is expected to apply except where this conflicts with other policies contained within the NPPF, including those relating to the protection of designated heritage assets (Paragraph 14).

Section 7, 'Requiring Good Design' reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in Paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12, 'Conserving and Enhancing the Historic Environment', Paragraphs 126-141, relate to developments that have an affect upon the historic environment. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- Their wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications, and in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality, should be considered.

As stated in Paragraph 128, when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the

significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 129, LPAs are also obliged to identify and assess the significance of an heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset.

Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

The NPPF follows the philosophy of PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage has defined this new approach, now reflected in NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

**Local Policy**

**The Adopted Plan January 2016**

The key policies considered to be of most relevance to the proposed development are summarised below.

“Cardiff plays a key role as an economic driver of the wider city-region, providing much needed jobs for the whole region and possesses a unique and particularly distinctive natural and built heritage”.

2c: to maximise the use of the existing building stock through refurbishment, retro-fitting and empty homes initiatives.

2e: To bring about changes to Cardiff's environment that create a safer city and reduce the likelihood, fear and consequences of crime

3d: To conserve and enhance Cardiff's built and historic assets that define distinctive character and reflect its past development including: The city's 27 Conservation Areas;

4a: Maximise the principles of good design - to create places that look good, are of an appropriate and efficient density, fully respect their local context and are successfully integrated with adjoining areas. To design buildings that are resilient and can easily adapt to changing future needs. To design clean and attractive areas where people feel safe and have a sense of ownership;

KP5: Good Quality and Sustainable Design

KP7: Planning Obligations

KP9: Responding to Evidenced Economic Needs

KP13: Responding to Evidenced Social Needs  
 vii. Designing out crime and creating communiites which are safer and feel safer

KP17: Built Heritage

EN9: Conservation of the Historic Environment

R1: Retail Hierarchy

R2: Development in the Central Shopping Area

R3: Protected Shopping Frontages

C3: Community Safety / Creating Safe Environments

**Cardiff City Centre – Conservation Area Appraisal Queen Street**

“Queen Street is the principal shopping street in Cardiff with buildings fronting onto it and numerous side streets forming access points along its length. Plot depth and width is diverse as is building appearance with each building being individually designed. Buildings open directly onto Queen Street and as such have a strong relationship with its public realm”.

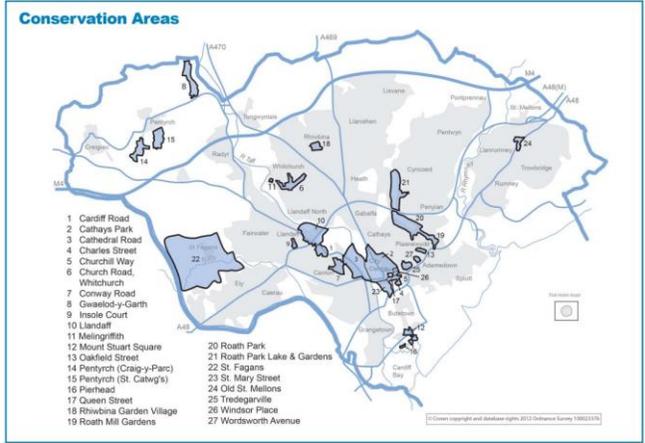


Figure 2 : Cardiff Conservation Areas – extract from Cardiff Council website

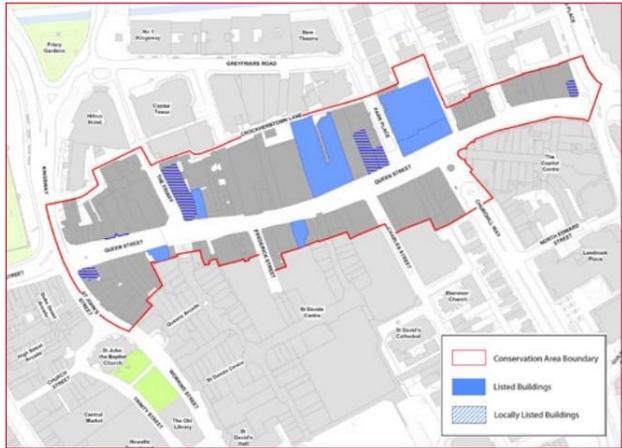


Figure 3 : Queen Street Conservation Areas – extract from Cardiff Council website

### 3- DESIGN APPROACH

#### 3-1: PROPOSED SHOP FRONT WORKS

The property is within the city centre, located on Queen Street which is the principal shopping street in Cardiff. Property plot depth and width is diverse as is appearance with individual designs along both sides. Buildings vary between 3 and 5 storeys creating a substantial scale.

Due to the nature of the area, there is a very high level of movement, the majority of which is pedestrian.

There are numerous landmark buildings along both sides of Queen Street with Portland stone, stucco and large decorative windows prominent.

The project area in question is not noted as listed or a landmark building but sits within Queen Street Conservation area. The proposal refers the ground floor space only, with the upper levels outside of ownership.

The proposal is to install 2 no external security shutters to the corner entrance of Queen Street and The Friary enclosing the area oversailed by the upper floors.

The installation will comprise of a roller shutter box powder coated to match RAL 9017 black installed to the underside of the existing frontage and perforated lath roller shutter again finished RAL 9017 black

The shutter will be perforated to ensure visibility is still achieved into the retail space when in closed position.

The proposals represent modest but nonetheless important improvements to the condition and appearance of the building, which would respect and make a positive security contribution to the conservation area.

It will also give the security needed to maintain levels of safety and well-being as per Policy KP13



Figure 4 : Existing shop front and entrance doors

**Use**

The unit is located within the main retail shopping area of Queen Street in Cardiff, with the scheme ensuring the continued trading success of the area by continuing to attract shoppers.

The unit is utilised for retail premises with customer sales at ground floor, with staff and stockroom accommodation at the rear.

**Amount**

The proposed shop front is to be retained as existing, with only the addition of new roller shutters to the corner entrance.

**Layout**

The existing floor space and demise line of the retail unit remains as existing.

**Landscaping**

N/A

**Waste and recyclables**

All construction waste will be managed under the waste management policy of the main contractor.

**Flood risk / consequence**

N/A

**Community Safety**

Due to ongoing security issues and anti-social behaviour affecting both store staff and customers, the installation of these shutters will provide a safer environment for all.

Currently the area is used by individuals sleeping overnight and there are ongoing issues with staff moving these individuals on in the morning to be able to open the store safely and without the accompanying abuse.

Although sympathetic to every individuals' circumstances, the safety and well-being of staff and customers will always remain a priority.

The installation will be fully covered within the main contractor / method statements and any residual risks identified to ensure health and safety of public is secured

**Overall Assessment**

In summary, the high quality installation of the shutter boxes and shutters themselves are a sympathetic approach, preserving the character and appearance of the conservation area.

Whilst in line with Policy K19, enhancing the safety and security of public realm, whilst