



Cardiff Living

Willowbrook South
St. Mellons, Cardiff

Design Statement

Pre-Application

October 2024

Job Number: 2485



Architecture
Low Energy Consultancy
Civil Engineering
Structural Engineering
Transport

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01. Introduction

This Design Statement has been prepared by Spring Design in support of a pre-application submission by Cardiff Living for the development site North-West of the junction of Willowbrook Drive and Crickhowell Road, St. Mellons.

This document has been prepared in accordance with the recommendations of revised [Technical Advice Note 12 - Design \(TAN 12\) March 2016](#), which sets out the key design objectives for Wales and provides guidance on preparing Design and Access Statements. This document must be read in conjunction with the other drawings and reports forming the submission.

The role of this document is to provide a communication tool showing the objectives of good design set out in [TAN 12](#) have been considered from the outset of the design process. It is also intended to assist the Local Authority, local community and other stakeholders by clearly setting out the many factors that must be considered and reconciled to achieve good design, thereby clarifying understanding of the design process.

These factors include not only context, character, scale and density but also how the proposals respond to considerations of movement, community safety, inclusivity and sustainability.

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02. Brief & Vision

The vision is to create people-focused place with landscaping at its heart. The sustainable location, in proximity to public transport links and local facilities, offers the opportunity to deliver attractive, sustainable housing in perpetuity to St Mellon's.

The key principles which underpin this vision are:

- Sensitively respond to the existing site trees and other items of green infrastructure, retaining and enhancing green corridors and site boundaries.
- Create an inclusive place that promotes a strong sense of identity, stewardship and community value.
- Provide generous green streets and public open space that support active, healthy lifestyles, embrace cutting edge drainage technology and enabling wildlife to flourish.
- Create a natural extension to the existing development pattern.

Location

Land Adjacent to Crickhowell Road/ Willowbrook Drive

Site Area

1.62 Ha / 4.00 acres

Applicants

Wates Residential & Cardiff Council

Type of Application

Pre-Application

Proposals

35 units comprising:

Affordable Units

1 bedroom walk up apartment	x 6
2 bedroom walk up apartment	x 4
2 bedroom accessible apartment	x 4
2 bedroom houses	x 4

Sale Units

2 bedroom coach house	x 1
2 bedroom house	x 8
3 bedroom house	x 6
4 bedroom house	x 2



03. Context Analysis

The site is situated in the established residential area of St Mellons in Cardiff, fronting both Crickhowell Road and Willowbrook Drive. It possesses excellent links to public transport and is within easy walking distance of shops and other amenities.

Immediately opposite on the other side of Willowbrook Drive is another consented scheme that has just commenced site works.

The nearest bus stops are immediately South of the site on Crickhowell Road. An additional stop to the North offers a service to Cardiff every 10 minutes.

Shopping areas are available within approximately 500m to the North-East (Tesco) and South-West (Abergele Road) where there are supermarkets, doctors' surgeries, opticians and public houses.

There are several footpaths bisecting the site from North to South and East to West which are to be retained in the final development. These will be upgraded to improve connectivity and to promote active travel options.

There are three primary schools and one high school within 800m of the site. These schools are easily accessible by active travel options without the need for private vehicle movements.

Key

- Doctors' Surgery
- Supermarket
- Schools
- Outdoor Play Areas
- Bus Stops
- Road Network
- Footpaths



03. Context Analysis

The site comprises 4.00 acres of grass and scrubland within an established residential area to the East of Cardiff. While unallocated in the current adopted Cardiff Local Development Plan 2006 – 2026, the site benefits from outline planning permission (16/01670/MJR) secured in combination with the parcel North of Willowbrook Drive.

The site is relatively flat and contains a number of trees with scrubby underplanting. Several watercourses are present, contributing to the surface water drainage strategy for surrounding sites. A new mains drain is also being installed through the site to serve the

The northern boundary is formed by an existing footpath abutting the rear boundary structures of existing houses in Elmfield Close. All other site boundaries are open to roads with Willowbrook Drive to the East, Crickhowell Road to the South and Trefaser Crescent to the West.

The southern half of the site is less effected by existing trees and at the time of writing contains the materials storage compound for an adjoining development in Rhodfa Crughywel.

There are a number of overground services in the form of telephone masts and junction boxes on the South and East boundaries of the site. These are to be retained in their current positions and the design of the site reflects this constraint.





Viewpoint 3 Telecommunications masts on north-eastern boundary



Viewpoint 1 View of site from northern boundary looking South down central footpath



Viewpoint 2 View from central footpath looking North



Viewpoint 4 View East along bisecting East-West footpath



Viewpoint 5 View North-West along Willowbrook Drive



Viewpoint 6 View South across lower development parcel



Viewpoint 7 View from bisecting North-South footpath looking toward Willowbrook Drive

03. Context Analysis: S.W.O.T

Strengths

- The site is in an established residential area of Cardiff.
- The site is close to active and public transport links and many local amenities.
- Benefits from extant outline planning approval.

Weaknesses

- Greenfield site with extensive tree and scrub coverage.
- Existing permissive rights of way cross the site with paths to be retained within development.
- Existing surface water drainage ditches cross the site.
- Existing sewers cross the site.
- Proposed mains sewer to bisect the site.
- Several telephone masts and junction boxes installed on site periphery, all to be retained.












Opportunities

- Provision of new housing to a currently unused land parcel.
- Provision of new sustainable and energy efficient affordable housing units to alleviate housing need.
- Provision of new biodiverse SuDS proposals as part of an holistic landscape strategy.
- Formalising and enhancing extant permissive rights of way to create accessible and safe active travel routes.

Threats

- Presence of existing services both over and underground crossing the site.
- Existing trees to be removed to facilitate development.
- Formation of new vehicular accesses from Crickhowell Road and resolution of temporary site access from Willowbrook Drive.

Key

- | | | | |
|--|---|---|-------------------------|
|  | Low grade trees & tree group (identified as acceptable for removal) |  | Bus stop |
|  | Medium grade trees & tree group to be retained |  | Existing footpath links |
|  | Tree TPO as supplied by CCC tree officer |  | Traffic noise |
|  | Drainage easements |  | Existing watercourse |
|  | Surface water sewer | | |
|  | Foul water sewer | | |
|  | Open amenity land | | |



03. Context Analysis: Character & Legibility

The site is situated in a locality of a predominantly residential character. The development immediately West of Willowbrook Drive typically dates from the 1960s and 1970s with some later 1980s additions; South of the site is a Cardiff Living development completed in the 2010s; East of the site is a Cardiff Living development that is currently under construction.

Most of the more recent development in the area is generally characterised by the following features:

- Detached and semi-detached two-storey properties (with a smaller number of terraced and three storey properties);
- On-plot parking, often to front of properties;
- Highways and density-led design with place-making and active frontage seemingly secondary considerations;
- Predominantly brick elevations with some pebbledash and smooth sand and cement render on the older developments;
- Concrete tiled pitched roofs of simple geometry;
- uPVC windows.

These basic elements are expressed through a variety of architectural styles such that there is no clearly identifiable architectural character unifying the built context. The following images illustrate typical examples near the site.



Trefaser Crescent



Tresigin Road



Trebanog Crescent



Brookfield Drive



Plas Nanthelyg



Willowbrook Street

03. Context Analysis - Green Infrastructure



(1) View to west through dense woodland and Water course.



(2) View to North, Existing footpath between dense woodlands.



(3) View to South, existing trees along west boundary.



(4) Dense woodland facing to Willowbrook Drive.



(5) Existing water course.



(6) Dense foliage and existing fence along Willowbrook Drive pavement.



(7) Dense shrubs and Trees within site.



(8) Crickhowell Road, Dense foliage



(9) Facing North, open grass area.



04. Design Development



Option 01, November 2020

Two and three storey apartments with two storey houses.

Total units 55 comprising:

Affordable units	x 24
Open market units	x 31

Option 02, February 2021

Two and three storey apartments with two storey houses.

Total units 53 comprising:

Affordable units	x 24
Open market units	x 29

04. Design Development



REVISIONS
Footpath realigned on Crickhowell Road
existing footpath link removed. 03.03.20

Option 03, February 2021
Two and three storey apartments with two storey houses.

Total units 53 comprising:

- Affordable units x 24
- Open market units x 29

Option 04, February 2021
Two and three storey apartments with two storey houses.

Total units 54 comprising:

- Affordable units x 24
- Open market units x 30

04. Design Development



Option 05, December 2022

Three storey apartments with two storey walk-up flats and houses.

Total units 40 comprising:

Affordable units	x 16
Open market units	x 24



Option 06, February 2023

Three storey apartments with two storey walk-up flats and houses.

Total units 38 comprising:

Affordable units	x 18
Open market units	x 20

04. Design Development



Option 07, October 2023

Two storey walk-up flats with two storey houses.

Total units 40 comprising:

Affordable units	x 16
Open market units	x 24

Revised to reflect comments received from Cardiff City Council Planning Officer.



Option 08, May 2024

Two storey walk-up flats with two storey houses.

Total units 37 comprising:

Affordable units	x 18
Open market units	x 29

Revised to reflect comments received from Cardiff City Council Placemaking Officer.

04. Design Development - Current Proposal

The proposed development layout builds on the development concept and key design principles to achieve a permeable and cohesive development that sits well within its existing context and will provide an attractive place to live.

The introduction of new landscaping and SuDS provision provide an attractive setting for the proposed buildings and a significant enhancement for biodiversity on the site.

The layout proposes 35 dwellings of the following tenure mix:

Affordable Units

1 bedroom walk up apartment	x 6
2 bedroom walk up apartment	x 4
2 bedroom accessible apartment	x 4
2 bedroom houses	x 4

Sale Units

2 bedroom coach house	x 1
2 bedroom house	x 8
3 bedroom house	x 6
4 bedroom house	x 2

The number of dwellings and the pattern of build are in keeping with the prevalent layout and character of the surrounding area. Communal amenity space and biodiverse landscaped areas provide an attractive setting for the buildings and quiet areas for residents to enjoy.



05. Response to TAN 12: Layout & Movement

Layout proposals have been designed following an extensive review of the surrounding area and discussions with planning, placemaking and housing officers at Cardiff City Council.

The layout utilises a mix of apartments and houses that is reflected in the development immediately surrounding the site. The form of the layout, using semi-detached and terraced dwellings also reflects the prevailing character of the area. The attractiveness and safety of street frontages will be enhanced by residential development of the proposed scale and the natural surveillance it will provide to all frontages, active travel routes, streets and public open spaces.

The site is dominated by existing landscaping and the retention of this landscaping where possible creates large areas of public open space. In these instances units are orientated to provide overlooking.

There are several footpaths crossing the site and these have been enhanced by the provision of new paths where possible with units orientated to maximise overlooking and provide greater public safety.

The site is in an established residential area with excellent links to pedestrian walkways and public transport facilities. It is also 500m away from supermarkets and a health centre. There are many opportunities for non-car based travel to take place.

Only one new road is proposed in the scheme in the form of a shared access road serving the southern land parcel. All other areas of the site connect directly to the established highway network.

The proposed development utilises the existing highway network wherever possible. The nature of the site is such that units address the existing highway network, and a new street scene is created along Willowbrook Drive. This reinforces the character of the area and provides a clearly defined edge to the built environment that is presently missing in this area.

TAN 12: Design (March 2016) requires development ensures:

"[...] ease of access for all by adopting inclusive design principles [...] for all people including those with mobility impairments, sensory impairments and learning difficulties."

The proposed development has been designed incorporating the standards required by the Building Regulations [Approved Document Part M \(Wales\) 2004](#) uplifted by the accessibility requirements of the [Cardiff Design Standard](#), modelled on [Lifetime Homes 2010](#).

Car parking provision is to the current Cardiff City Council standards and is provided either on plot or in defined overlooked parking courts.



05. Response to TAN 12: Public Realm

The proposed development utilises the existing highway network wherever possible. The nature of the site is such that units address the existing highway network, and a new street scene is created along Willowbrook Drive. This reinforces the character of the area and provides a clearly defined edge to the built environment that is presently missing in this area.

Where new streets are proposed they are designed as shared access roads to provide a clearly defined hierarchy of highway and to ensure that cars remain subservient to pedestrians.

The nature of the site, being surrounded on three sides by existing highways together with the presence of extensive landscaping, has resulted in the scheme being designed as two individual parcels. These parcels are separated by extensive retained landscaping that reduces the domination of the buildings and allows the existing landscaped dominated character of the site to be preserved.





People and Community

The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/ or enhance a sense of community and promote equality.



Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.



Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.



Mix of Uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport.

Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.



Public Realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity.

They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated.

They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.



Identity

The positive, distinctive qualities of existing places are valued and respected.

Design proposals identify and respond to unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes.

05. Response to TAN 12: Scale

The design has been developed to integrate its scale with that of the local context and therefore consists almost entirely of two-storey housing with two 2.5 storey townhouses.

Whilst there are no properties immediately adjacent to the site, the attention paid to ensuring that the scale and massing of the proposals relates appropriately to both the existing landscape assets and to the proximity of Willowbrook Drive, combined with the use of appropriate off-set distances within the site, negates any adverse impact on privacy, daylight or sunlight, whilst the site microclimate will be suitable for the intended use.

The attractiveness and safety of street frontages will be enhanced by residential development of the proposed scale and the natural surveillance it will provide to all frontages, active travel routes, streets and public open spaces.

The design vision for this proposal seeks to respond to the site analysis and local context study illustrated elsewhere in this document with a development that will reinforce and enhance the established residential character of the area.

In so doing, the design vision seeks to achieve the following objectives:

- Provide energy efficient homes that will reduce both carbon emissions and the risk of fuel poverty for residents by focusing on reduction of operational energy;
- Provide safe & attractive streets, integrating homes for both social rent & sale;
- Retain existing mature landscape features and integrate them with landscape design and sustainable drainage to deliver both biodiversity enhancement and meaningful amenity value to the public spaces;
- Provide legible connectivity within and beyond the site to encourage active travel possibilities;
- Resolve topographical challenges to deliver accessibility standards in accordance with [Lifetime Homes 2010](#).



05. Response to TAN 12: Character & Materials

The appearance of the proposed buildings derives from a straightforward contemporary reinterpretation of familiar forms, using traditional materials and construction technology.

The principal characteristics of the appearance of the proposals are:

- Tenure-neutral approach to materials, specification and detailing;
- The use of high quality, low maintenance finishes to ensure robustness and longevity;
- Facing brick elevations with panels of fibre-cement cladding panels to add visual interest and attract focus to the integrated architectonic elements;
- Pitched roofs of simple geometry in concrete slates with occasional examples of roofs incorporating dormers;
- uPVC windows with simple, contemporary subdivision that allow excellent natural light to enhance the feeling of internal spaciousness, even within smaller properties;
- uPVC boxed eaves and verges;
- Slimline concrete sills;
- The use of oriels and bay windows to add interest and animation to elevations, particularly gables on corner plots;
- Well-considered and balanced elevational compositions employing symmetry and repetition to create rhythm and harmony in street scenes;
- Clearly legible front entrances with simple GRP canopies;
- Cast stone facing masonry.

The architectural language is at once contemporary and familiar and, married with robust, high quality materials, is designed to deliver safe, attractive and sustainable new neighbourhoods that will not only complement the placemaking aspirations of the layout, but which will create a diverse, affordable yet aspirational places in which to live.



05. Response to TAN 12: Sustainability

The objectives in respect of Environmental Sustainability, as defined in [TAN 12: Design \(March 2016\)](#) are as follows:

- “Achieving efficient use & protection of natural resources”
- “Enhancing biodiversity”
- “Designing for change”

These objectives are to be achieved by incorporating:

- “Sustainability measures to reduce the environmental impact associated with buildings and minimising the demand for energy (low and zero carbon sources), water, and materials and creation of waste”
- “Approaches to development which create new opportunities to enhance biodiversity”
- “Adaptable and flexible development that can respond to social, technological, economic and environmental conditions/changes (e.g. the current and future effects of climate change) over time to minimise the need to demolish & rebuild”

The design responds to its townscape setting and contributes to biodiversity and local environment by achieving the objectives of Access and Character, including Landscape Design, Scale, Amount, Layout and Appearance, in order to improve habitat connectivity & integrate with open spaces as described in earlier sections of this document.

By applying the [Cardiff Design Standard](#) the proposals will contribute to energy efficiency and carbon reduction by the following means:

- By ensuring that the airtightness, ventilation, thermal bridging, lighting and insulation qualities of the walls, floor, roof, windows & external doors exceed the minimum standards required by the current Building Regulations and incorporate the enhanced Fabric Energy Efficiency requirements set out within the [Cardiff Design Standard](#) to achieve a 17% uplift in performance above the now superseded [Approved Document L1A \(Wales\) 2014](#);
- Providing the opportunity through orientation of properties to accommodate the installation of photovoltaic panels.

In addition to the enhanced energy performance the [Cardiff Design Standard](#) establishes the following requirements;

- 80% of site timber is reclaimed, re-used or responsibly sourced;
- Zero waste on site.

Internal potable water consumption shall be determined using the water calculator methodology in [Approved Document G \(Wales\) 2010](#) of the Building Regulations.

Together with the integrated design approach to Sustainable Urban Drainage Systems (SuDS), compliance with Cardiff City Council’s [Supplementary Planning Guidance: Waste Collection and Storage Facilities](#) (2016) and adherence to the [Cardiff Design Standard](#) ensures the proposals demonstrate a clear commitment to achieving the aims set out in [TAN 12](#) as follows:

- To use sustainable materials with low environmental impact (embodied energy) that are sourced sustainably (i.e. Forestry Stewardship Council timber) as well as maximising the use of used, reclaimed and recycled materials;
- To employ a sustainable approach to water in terms of its supply (rainwater harvesting/ flow restriction), demand management (use efficiency) and surface water drainage (SUDs) and its effect on the local water table;
- To deal with waste management both during and after construction (re-use & disposal), including the provision of appropriate facilities for sorting, storing and recycling of waste in buildings and across the construction site;
- To demonstrate climate resilience by considering the changing climate the development is likely to experience over its lifetime by managing and minimising climate change effects (e.g. increased frequency of extreme weather events).

All “medium” thermal mass parameter	“FEES” (Fabric Energy Efficiency)			
	Detached	Semi-detached house	Mid terrace house	Apartment
Ext. Walls (W/m ² K)	0.18	0.18	0.18	0.18
Party Walls (W/m ² K)	n/a	0	0	0
Semi exposed walls, Inc adjustment (W/m ² K)	n/a	n/a	n/a	0.17
Floor (W/m ² K)	0.13	0.15	0.15	0.15
Roof (W/m ² K)	0.13	0.13	0.13	0.13
Windows (W/m ² K) whole window u-value	1.4 (double glazed)	1.6 (double glazed)	1.4 (double glazed)	1.6 (double glazed)
Doors (W/m ² K)	1	1	1	1.2
Air tightness (m ³ /hr/ m ²)	5	5	5	5
Thermal bridging y-value (W/m ² K)	Psi values to be provided by bidder over and above requirements of part L 2014	Psi values to be provided by bidder over and above requirements of part L 2014	Psi values to be provided by bidder over and above requirements of part L 2014	Psi values to be provided by bidder over and above requirements of part L 2014
Ventilation type	Natural (with extract fans)	Natural (with extract fans)	Natural (with extract fans)	Natural (with extract fans)
Low energy lighting	100%	100%	100%	100%
Fabric Energy Efficiency (kWh/ m ² .yr)	49	49	41	41

05. Response to TAN 12: Community Safety

Objectives for community safety defined in TAN 12: Design (March 2016) are as follows:

- *“Ensuring attractive, safe public spaces”*
- *“Security through natural surveillance”*

These objectives are to be achieved by promoting:

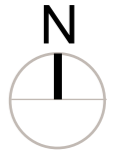
- *“High quality in the public realm”*
- *“Routes which are fit for purpose and will provide opportunities for safe physical activity and recreation to meet the needs of all members of society”.*
- *“A sense of ownership and responsibility for every part of the development”*

The development pattern of the proposals ensures continuity of enclosure, active frontages and legibility, which will contribute to a safer built environment.

Front doors are clearly legible and the external areas leading to them are clearly defined. In addition to clearly defining the distinction between public and private realms - and therefore reducing potential conflicts in uses - these features will provide defensible space and will promote a sense of ownership and responsibility.

New public routes will benefit from appropriate levels of street lighting, whilst the orientation of the dwellings means that parking areas and footpaths will benefit from natural surveillance to protect people and property by contributing to the safety of public spaces and pedestrian routes.

Natural surveillance of the proposed open space areas will be provided by ensuring that houses overlook these areas. The proposals will achieve Secured By Design Gold Standards.



05. Response to TAN 12: Planning Policy

Introduction

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the twelfth edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance.

The planning policy context for this application is provided in detail in the Planning Statement that accompanies this application. For a full review of pertinent policies please refer to the Planning Statement.

Planning Policy Wales

National planning policy is contained within Planning Policy Wales edition 12 (PPW12), published by Welsh Government in February 2024. PPW12 is supported by 19 topic-based Technical Advice Notes (TANs), which are also relevant. PPW12 is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Local Development Plans are prepared and delivered.

Section 3.17 of PPW relates to Design and Access Statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

Technical Advice Notes

This application has been prepared in deference to the latest version of TAN 12: Design, which was updated in March 2016, TAN 18: Transport and the suitability of the proposals in this design context are demonstrated in this Design Statement.

Design and Access Statements in Wales (April 2017)

This guidance document sets out the requirements for a DAS, the benefits of preparing a DAS and some of the pitfalls that should be avoided when preparing the document. Section 5 of this document provides guidance on what to include in a DAS and how to communicate the proposals.

Future Wales the National Plan: 2040

Future Wales: the National Plan 2040 is the national development framework for Wales, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.

Well-being of Future Generations Act (2015)

The Well-being of Future Generations (Wales) Act 2015 seeks to improve the cultural, social, economic, and environmental well-being of Wales. The Act puts in place seven well-being goals to make sure that everyone works towards the same vision. The well-being goals are illustrated in the graphic below.



Cardiff Local Development Plan (2006-2026)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Cardiff Local Development Plan (2006-2026) as adopted in January 2016. Within the LDP proposals maps the site is unallocated white land located within the settlement boundary for Cardiff.

The following LDP policies are considered relevant in the context of the proposed development:

Policy Reference	Relating to
Key Policies	
KP1	Level of Growth
KP3(B)	Settlement Boundaries
KP4	Masterplanning Approach
KP5	Good Quality and Sustainable Design
KP7	Planning Obligations
KP13	Responding to Evidenced Social Needs
KP15	Climate Change
KP16	Green Infrastructure
Environment	
EN7	Priority Habitats and Species
EN8	Trees, Woodlands, and Hedgerows
EN10	Water Sensitive Design
EN13	Air, Noise, Light Pollution and Land Contamination
EN14	Flood Risk
Transport	
T1	Walking and Cycling

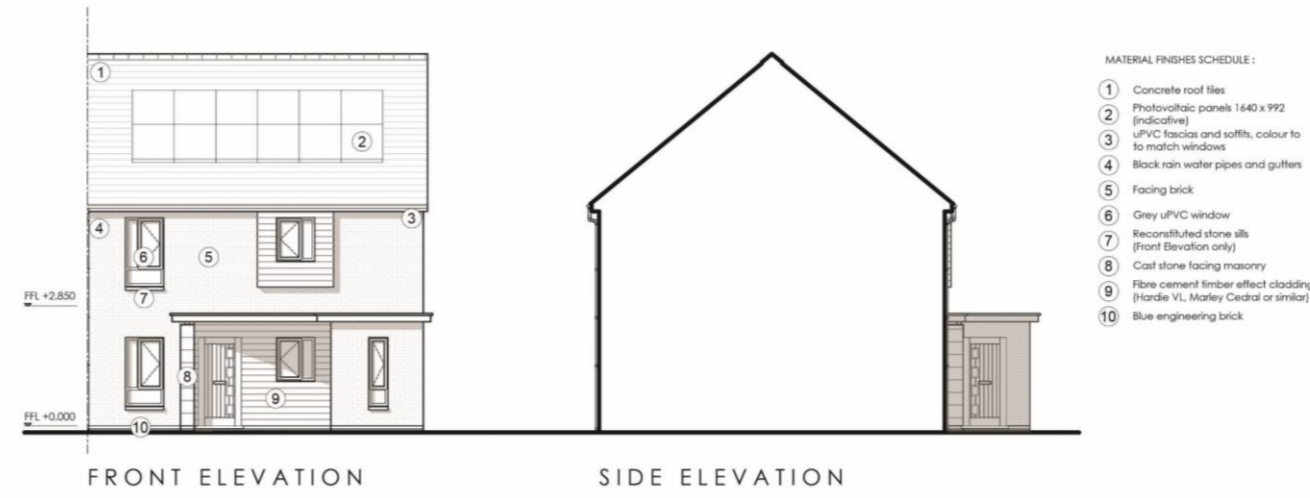
Supplementary Planning Guidance

The following supplementary planning guidance is considered relevant to the proposal:

- Green Infrastructure SPG (2019)
- Managing Transportation Impacts (Incorporating Parking Standards) (2018)
- Cardiff Residential Design Guide (2017)
- Waste Collection and Storage Facilities (October 2016)

06. Building Design

2 Person 1 Bed Apartment

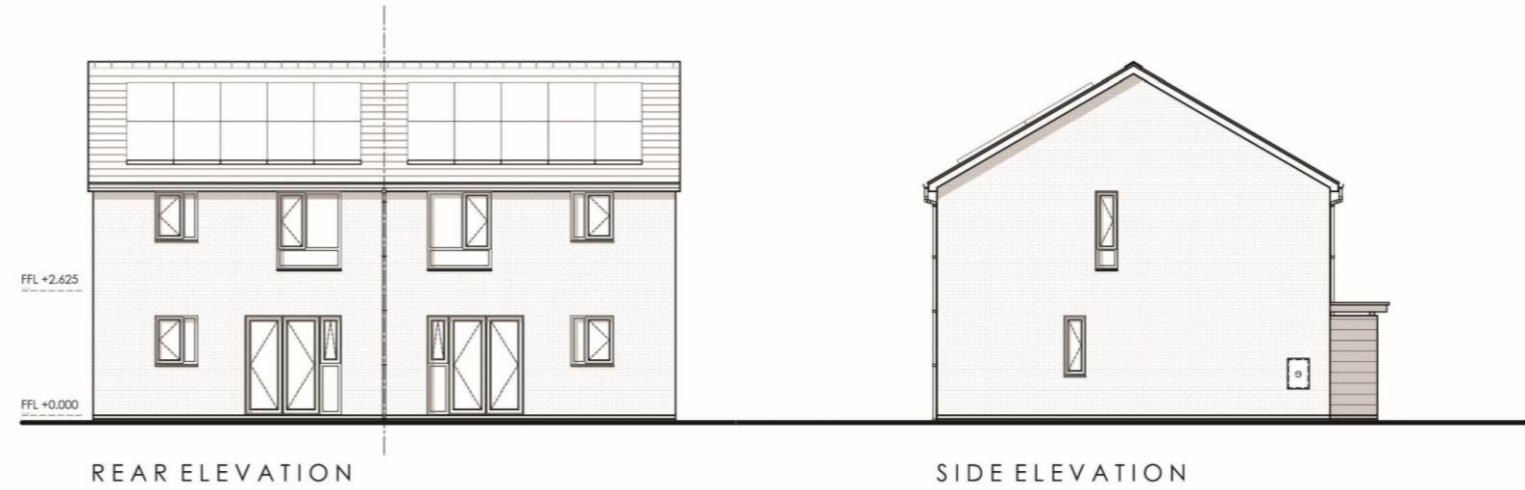


3 Person 2 Bed Apartment

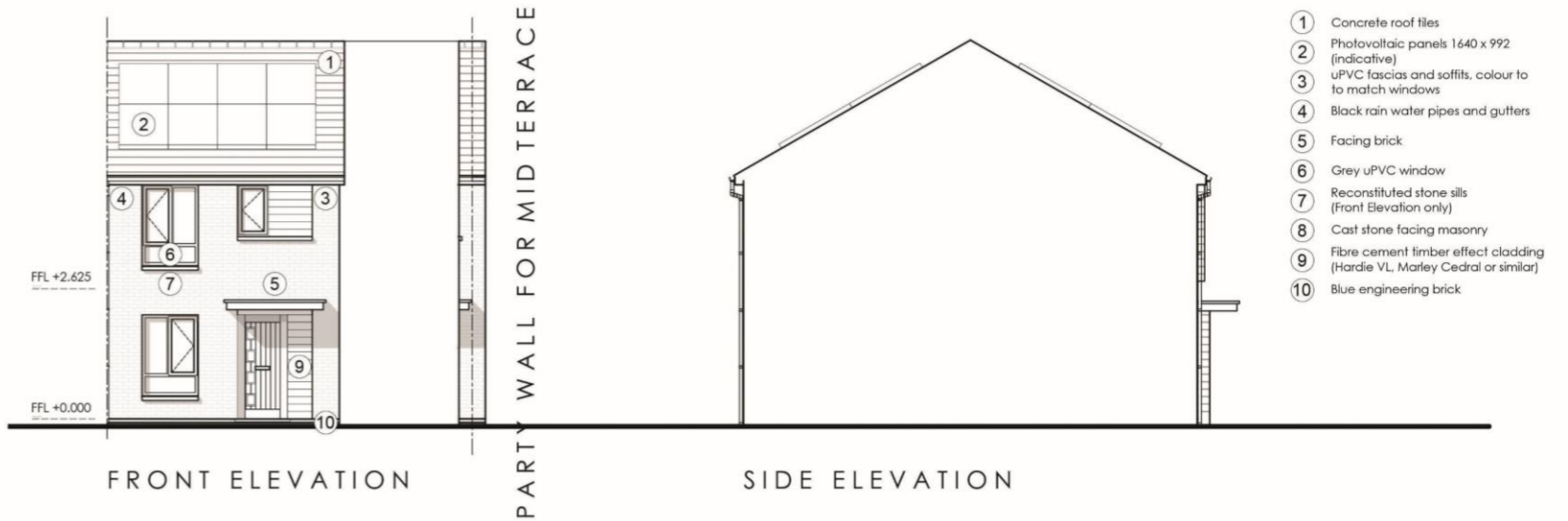


06. Building Design

4 Person 2 Bed House - HT A

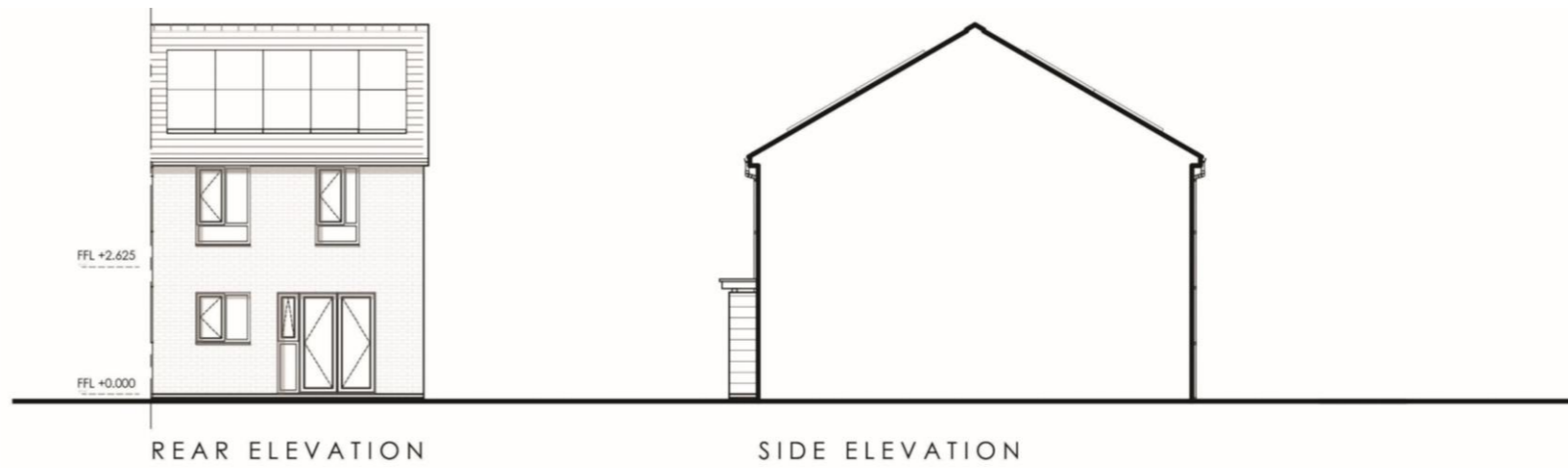


4 Person 2 Bed House - HT B

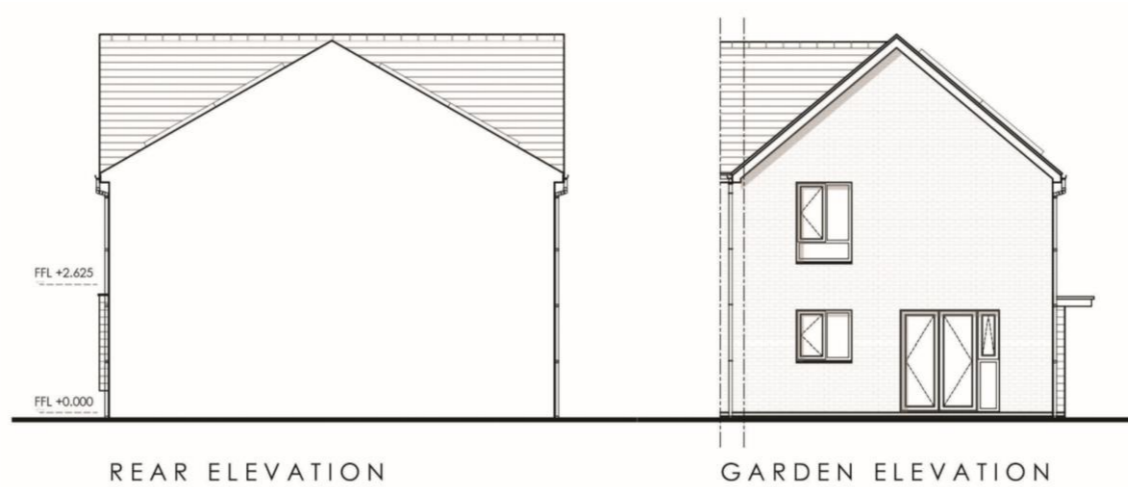


06. Building Design

5 Person 3 Bed House - HT C



5 Person 3 Bed House - HT D



06. Building Design

7 Person 4 Bed House - HT K

4 Person 2 Bed Flat Over Garage (FOG)



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

MATERIAL FINISHES SCHEDULE :

- ① Concrete roof tiles
- ② Photovoltaic panels 1640 x 992 (indicative)
- ③ UPVC fascias and soffits, colour to match windows
- ④ Black rain water pipes and gutters
- ⑤ Facing brick
- ⑥ Grey UPVC window
- ⑦ Reconstituted stone sills (Front Elevation only)
- ⑧ Cast stone facing masonry
- ⑨ Fibre cement timber effect cladding (Harle VL, Marley Central or similar)
- ⑩ Blue engineering brick

07. Conclusion

This Design Statement explores in detail how the associated planning application will deliver a well-designed residential development that is clearly integrated with the existing residential neighbourhood and highway network, and which fully complies with the intentions set out in both local and national planning guidance.

The key placemaking concepts driving the design proposals can be summarised as follows:

- Creating a strong sense of place through high quality residential architecture, materials and a robust, permeable and legible estate layout that clearly defines the private and public realms;
- Placing landscape design at the heart of the proposals by retaining and augmenting existing landscape assets so that streets and routes are characterised by green infrastructure rather than by roads and parking;
- Maximising and strengthening pedestrian safety and connectivity within and beyond the site;
- To provide active frontage, security, natural surveillance and both visual and physical permeability within and along the edges of the proposed development to ensure a safe and sustainable place for people to live.

The successful resolution of each of these intentions is evident in the preceding sections of this document.





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