



# COWBRIDGE POLICE STATION WESTGATE, COWBRIDGE

DESIGN & ACCESS STATEMENT

MARCH 2024

Rev A - May 2024

## Design & Project Team

**Applicant:**

Bluefield Land,  
Vale of Glamorgan Council



**Architects, Urban Designer, Structural & Civil Engineering:**

Spring Design Consultancy



**Planning Consultant & Agent:**

Amity Planning



**Archaeology & Heritage:**

SLR Consulting.



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

# Site Location - History, Design Vision & Quality Agenda



## History

Spring Design was appointed by Bluefield Land in 2023 to undertake preliminary feasibility studies that would establish the development potential for social housing and generate a design vision for the restoration and conversion of Cowbridge Police station. During initial consultation with the Vale Council, the proposals developed to include the adjacent "Y Daith" school which is also vacant (previously magistrates courts).

Both buildings require significant restoration work to bring back into beneficial use. The school is a low quality piece of architecture which does not complement the listed police station, which is grander and of architectural merit.

The police station has been subject to many planning & listed building applications, the most recent in 2008 to create ramped access into the front doorways, which was withdrawn. Modern interventions to the building include single storey extensions to the rear, installation of services, replacement windows. Many are unsympathetic to the historic fabric either by way of damage or unsightly.

## Design Vision

The design vision for this proposal seeks to respond to the site analysis and local context study illustrated later in this document, by drawing on and re-interpreting positive elements of the traditional, vernacular architecture and development pattern of Cowbridge to deliver low-carbon social housing that is both rooted in place, clearly of its time and enhances both the setting of Historic Police station and its built fabric.

For the new building element this response will be balanced with the low energy strategy established by the Passive House Institute for building. In addition to optimised orientation for solar gain in winter, this includes greater levels of fabric insulation and air-tightness, MVHR and triple glazing. Internal layouts and external appearance are therefore informed by this approach, with living accommodation arranged on south-facing elevations wherever possible and service accommodation on north-facing elevations. This will be further developed and informed by use of the Passive House Planning Package (PHPP) energy modeling software as the Stage 3 design progresses.

Prior consultation with local residents has been undertaken, where appropriate amendments have been made to the scheme.

## Quality Agenda

In addition to a meaningful site and contextual analysis that follows the guidance contained in the Welsh Government publication Site & Context Analysis Guide: Capturing the Value of a Site the design process has incorporated from its outset the guidance contained within WDQR 2021.

Notwithstanding this, the feasibility studies undertaken to date ensure the deliverability of a project that complies with the floor areas identified within Appendix 11 - Notional Floor Areas 2019 of the Welsh Government publication Social Housing Grant (SHG) Guidance for Registered Social Landlords and Local Authorities September 2019. We are confident that the strength of the site analysis and resultant Proposed Site Layout Strategy, allied with our thorough understanding of the objectives of WDQR will be sufficient to develop more detailed proposals that will in turn satisfy the Welsh Government quality agenda, which is likely to be exceeded by the proposed energy strategy.

# Planning Policy

## 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 tenth edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance.

## Planning Policy Wales

National planning policy is contained within the tenth edition of Planning Policy Wales (PPW), published by the Welsh Government in December 2021. PPW is supported by 21 topic-based Technical Advice Notes (TANs), which are also relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and developed.

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 explain how the objectives of good design and placemaking have been considered from the outset of the development process.

## Well-being of Future Generations Act (2015)

The Well-being of Future Generations (Wales) Act came into force in 2015 and seeks to improve the social, economic, environmental, and cultural 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 set out separately in the Planning Statement.

## Technical Advice Notes

This application has been prepared in deference to the latest version of TAN 5: Nature Conservation & Planning; 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 and Access Statement.

## Active Travel (Wales) Act 2013

The intention of the Act is to promote continuous improvement of facilities for pedestrians and cyclists. The way the proposals respond to the Act are set out in later sections of this Design and Access 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

The National Plan 2040 is the national development plan that covers Wales that was produced by Welsh Government and covers the period up to 2040. The National Plan 2040 does not replace Planning Policy Wales (PPW) and will complement PPW and the supplementary Technical Advice Notes (TANs). Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this proposal:

Chapter 3: Setting and achieving our ambitions

## Chapter 5 – The Regions

Policy 7 – Delivering Affordable Homes

Policy 9 – Resilient Ecological Networks and Green Infrastructure

## Local Planning Policy

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the Vale of Glamorgan Local Development Plan 2011-2026 (adopted June 2017). A summary of relevant LDP policies pertaining to design and access principles is provided in the following table. Certain policies are covered in more detail below.

### SP10 Built and Natural Environment

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

1. *The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings;*
2. *Historic landscapes, parks and gardens;*
3. *Special landscape areas;*
4. *The Glamorgan Heritage Coast;*
5. *Sites designated for their local, national and European nature conservation importance; and*
6. *Important archaeological and geological features.*

### MD2 Design of New Development

The Local Planning Authority state that in order to create high quality, healthy, sustainable and locally distinct places, development proposals should:

1. *Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*
2. *Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;*
3. *Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;*
4. *Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;*
5. *Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;*
6. *Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;*
7. *Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;*
8. *Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;*
9. *Provide public open space, private amenity space and car parking in accordance with the council's standards;*
10. *Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;*
11. *Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and*
12. *Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.*

### MD6 Housing Densities

Residential development proposals within the key, service centre and primary settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required. Lower density levels will only be permitted where it can be demonstrated that:

1. Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area;
2. Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity; or
3. The proposal is for a mixed-use development where a residential use is the subordinate element of the proposal.

### MD8 Historic Environment

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;
2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;
3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;
4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.

### Supplementary Planning Guidance

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn.

The SPG's are located in the following link that you can pull from:

[https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/Planning/planning\\_policy/Planning-Policy.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/planning_policy/Planning-Policy.aspx)

### Planning History

- 2000/00549/LBC – “Replacement of 20 no. defective windows (12/04/2000) – Refused.
- 2004/00808/LBC – “Internal alterations comprising removal of glazed screens, opening up a new doorway and erection of new stud partitions” (12/05/2004) – Consent.
- 2008/00952/FUL – “Proposed new build DDA compliant access, ramp and level landing to police station” (30/06/2008) – Withdrawn.
- 2008/00957/LBC – “External wheelchair/disabled access ramp to gain access to police station, materials to be facing brickwork colour to match existing police station, paving slab ramp, dda handrailing colour police blue” (10/07/2008) – Withdrawn

# Site Analysis - Site Location

## Introduction, Movement, Adaptability



### Introduction

Located on street of Westgate, Cowbridge. The site sits on the edge of the historic town centre, forming a stop end to sets of historic terraces which line Westgate, High Street and finally Eastgate at the towns other end. These 3 roads form a strong and defining axis through the town.

The site is characterised by the more dominant and Listed Cowbridge Police Station, which faces onto Westgate, with an access road leading to the now closed school at the sites rear. The school building was previously a local Magistrates Court and was constructed for this purpose.

The site provides access to two houses located to the south. These properties have rights of access across the site.

Along the Western boundary is a separated line of trees and metal railing fence in poor repair. Beyond this lies a culvert and public footpath providing access to the Police fields.

To the sites east commences terraces of houses, leading towards the towns heart where the main concentration of retail units are. Many of these retail units are still operated by independents, however there are increasingly examples of national chains appearing.

### Movement

The site is well connected to both pedestrian and vehicle networks. Westgate provides direct vehicle access to the site, a short trip West joins the A48 which links to Bridgend and the M4. Eastwards also links to the A48 in the direction of Cardiff. Both options provide easy access to surrounding towns and Cardiff via car or bus. The bus stop is immediately in front of the Police Station on Westgate.

Pedestrians can also easily access Westgate and subsequently the towns many amenities. Cowbridge is characterised by many paths and shortcuts through the tightly knitted urban grain. This in turn leads to many mews and walled gardens, such as the Physic Garden.

Cowbridge does not currently have a railway station. However Welsh Governments Metro proposals are likely to offer improvements to existing Bus services in the future.

### Adaptability

Considering the surrounding properties, a residential development or development of that scale and amount is preferable on this site.

The site offers opportunities to:

- Improve connectivity & pedestrian safety between Westgate and the Police fields
- Integration of existing landscape assets into the scheme, so that they provide meaningful public amenity value and can be managed.
- Creation of a "walled" garden
- Deliver a range of new and adaptable flat homes for contemporary living.

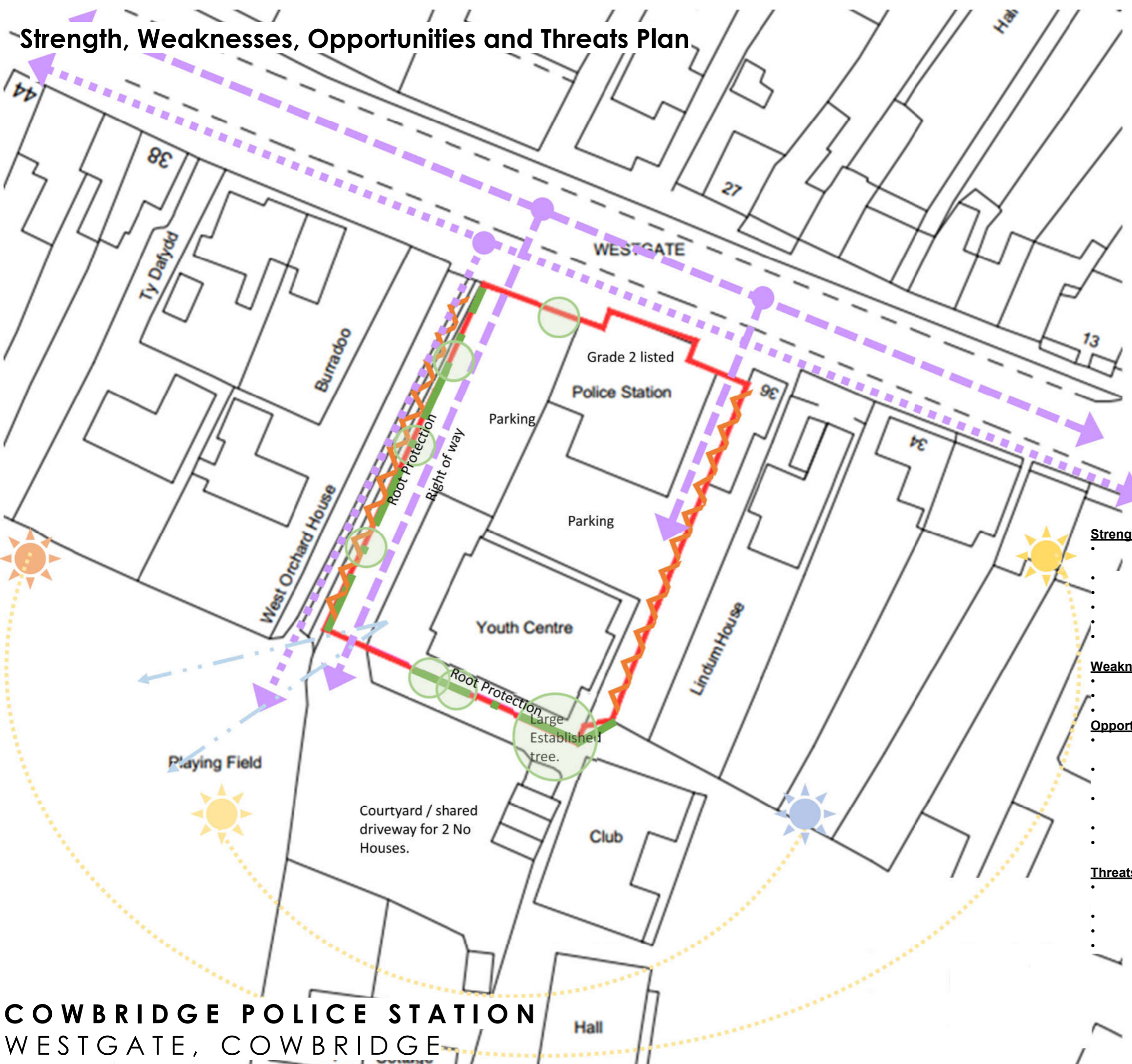
### The Police Station:

- Has the potential to be modified into modern living units. Upgrading the thermal properties of the building to EPC B/A is generally not compatible with the existing buildings construction. Best practice recommends a much lower U-Value for older structures than what is required with EPC A/B. Thermal modeling including WUFI calculations to understand how the fabric currently performs and reasonable ways to upgrade it while retaining the character of the building. This will tie together with the retention of historic features.
- The later additions to the south are not suited to residential development and detract from the building.
- Adaptability of the building for Part M, WDQR & Lifetime homes purposes must be balanced against its Historic importance.

### The School (Magistrates Court)

- Whilst part of the towns more modern history, the building is of minimal Architectural merit. Given its constructed layout, its is not suitable for adaption to the proposed residential use class.

# Strength, Weaknesses, Opportunities and Threats Plan



- Site boundary
- Access - vehicular
- pedestrian
- Dense hedgerow / shrub
- Sun path - summer
- winter
- Views - near
- middle
- long
- Overlooking potential
- Topography slope

**Strengths**

- Many Local amenities, local shops, and Post office within 500m, Supermarket within 300m, community centre within 500m,
- Sports & Athletic Centre within 400m
- Bus Stop within 5m of site entrance.
- Brownfield site within established residential area.
- Existing vehicular and pedestrian access
- Topography relatively flat, slight rise to rear of site

**Weaknesses**

- 2No. Existing Vehicle access is substandard.
- Existing dilapidated building to rear of site
- Listed building constrains achieving WDQR standards

**Opportunities**

- Ability to strengthen existing pedestrian links / permeation through this and surrounding.
- To improve security to existing properties that back onto the site boundary using active frontage.
- Removal of unsympathetic structures that reduce visual amenity of surrounding residents.
- Restore Grade 2 listed building into beneficial use.
- Create new shared garden which enhances residents and local amenity

**Threats**

- Existing trees with amenity value to adjacent properties. Inclusive of root protection.
- Right of way across site to rear properties
- Proximity of existing properties
- Remediation of materials from demolished buildings.

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# Site Analysis - Character & Legibility



Front / North Elevation of Police Station on Westgate



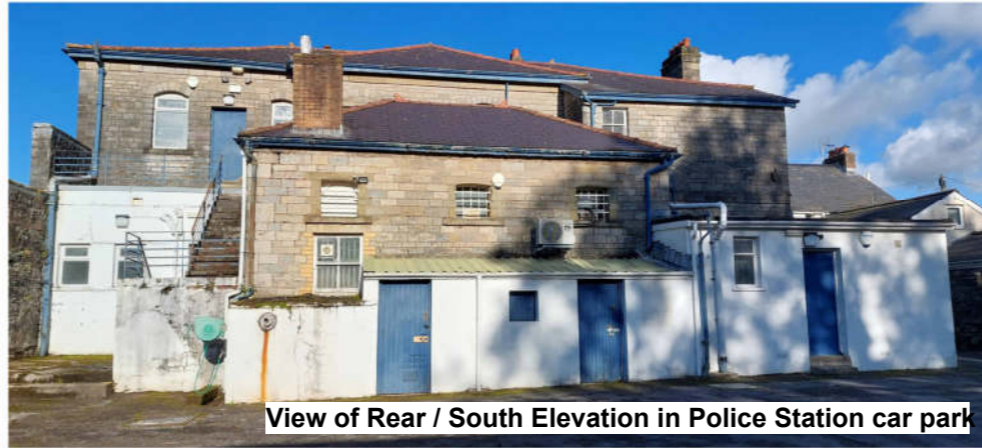
View of side & rear elevation in Car park



View into two houses to south of site - through the right of way



Front / North Elevation of Police Station on Westgate



View of Rear / South Elevation in Police Station car park



View into playing fields and of path running along west boundary of site



Front / North Elevation of Police Station on Westgate



View of North and West (Front) Elevation of Y Daith



View west across path and towards West Orchard House



West Elevation of Police Station in access area



Front / West Elevation of Y Daith



View at site entrance down path along west boundary

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# Site Analysis - Context Photographs, Character & Materials

The police station is a Grade 2 listed building located on Westgate. When construction completed in 1862 the immediate area around the site was considerably less dense, with much of the historic fabric already constructed.

Much of the immediate surrounding is comprised by Georgian / post Georgian Architecture which becomes taller and more grand when continuing East along Westgate into High Street; to what is the heart of Cowbridge. (First column of images)

To the North and West of the Police station further development has taken place from the ~1920s in the form of larger single dwellings with later developments comprising of more dense volume housing. Just across Westgate there is a cluster of new build, extended and modernised large houses. Whilst there is no defined coherent Architectural style among them, they do speak of Contemporary Architecture in the area.

Much like the Police station, there are many examples of Stone finished buildings in the area. There are many fine examples of dressed stone buildings with ornate tooled surrounds, stringer courses and cornice. Equally there are examples of more modest semi dressed or rubble walls with ornament focused on window and door arches only.

There are also many examples of rendered facades, much the same variance in quality, from basic rough cast with little ornament to fine examples of Georgian or regency period facades with smooth render, ashlar jointing, quoins and stringers.

Westgate, High Street and Eastgate is dominated by Slate as roofing, a few examples of clay tile existing along the length. One of the more notable is the Tesco Express in High street which appears to be of a Arts and Crafts style.

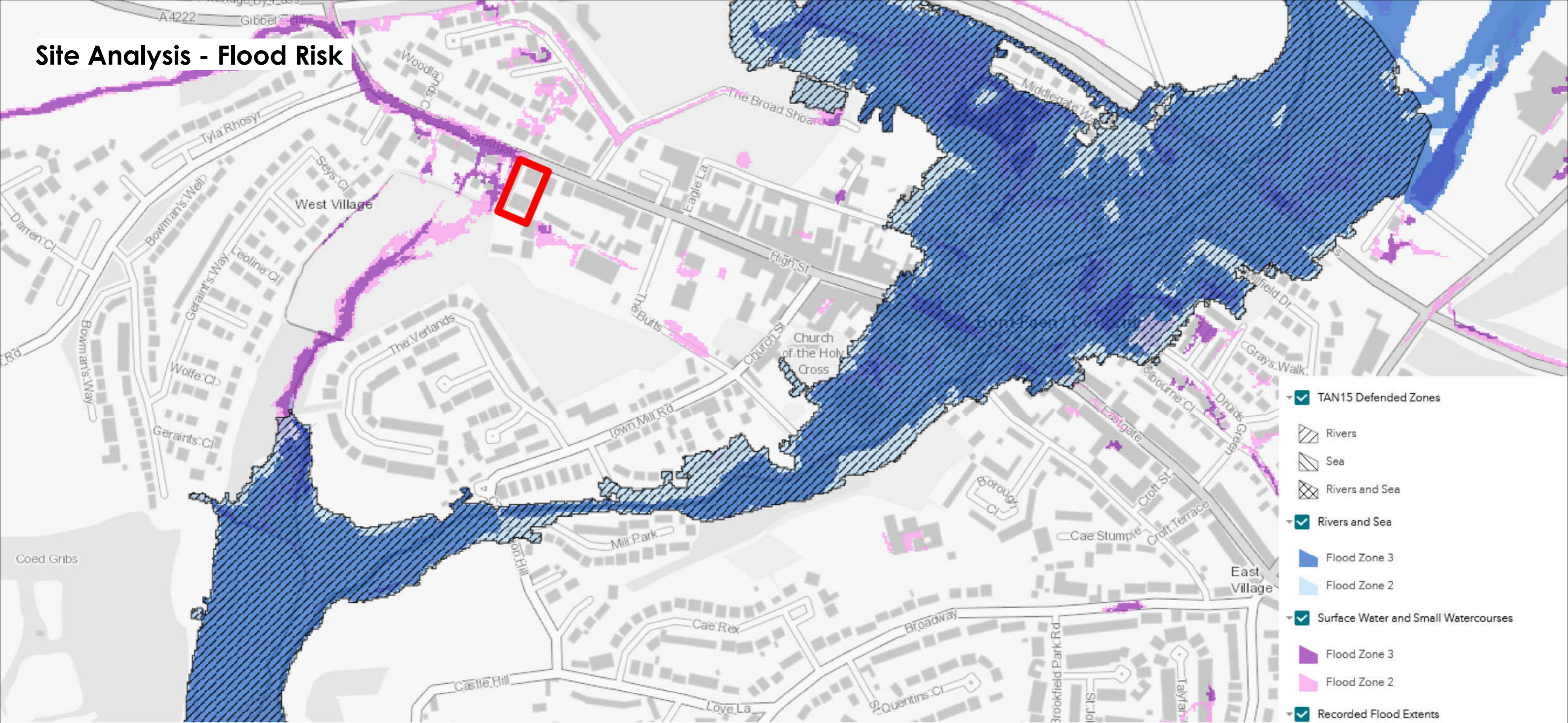
Many of the contemporary volume houses are constructed in materials such as brickwork, render and have a flat concrete tile roof.

The site as with all of the described buildings above reside within the 'Cowbridge with Llanblethian Conservation area.' The proposals will draw upon these styles & materials to both preserve and enhance the character of the conservation area and listed building.





# Site Analysis - Flood Risk









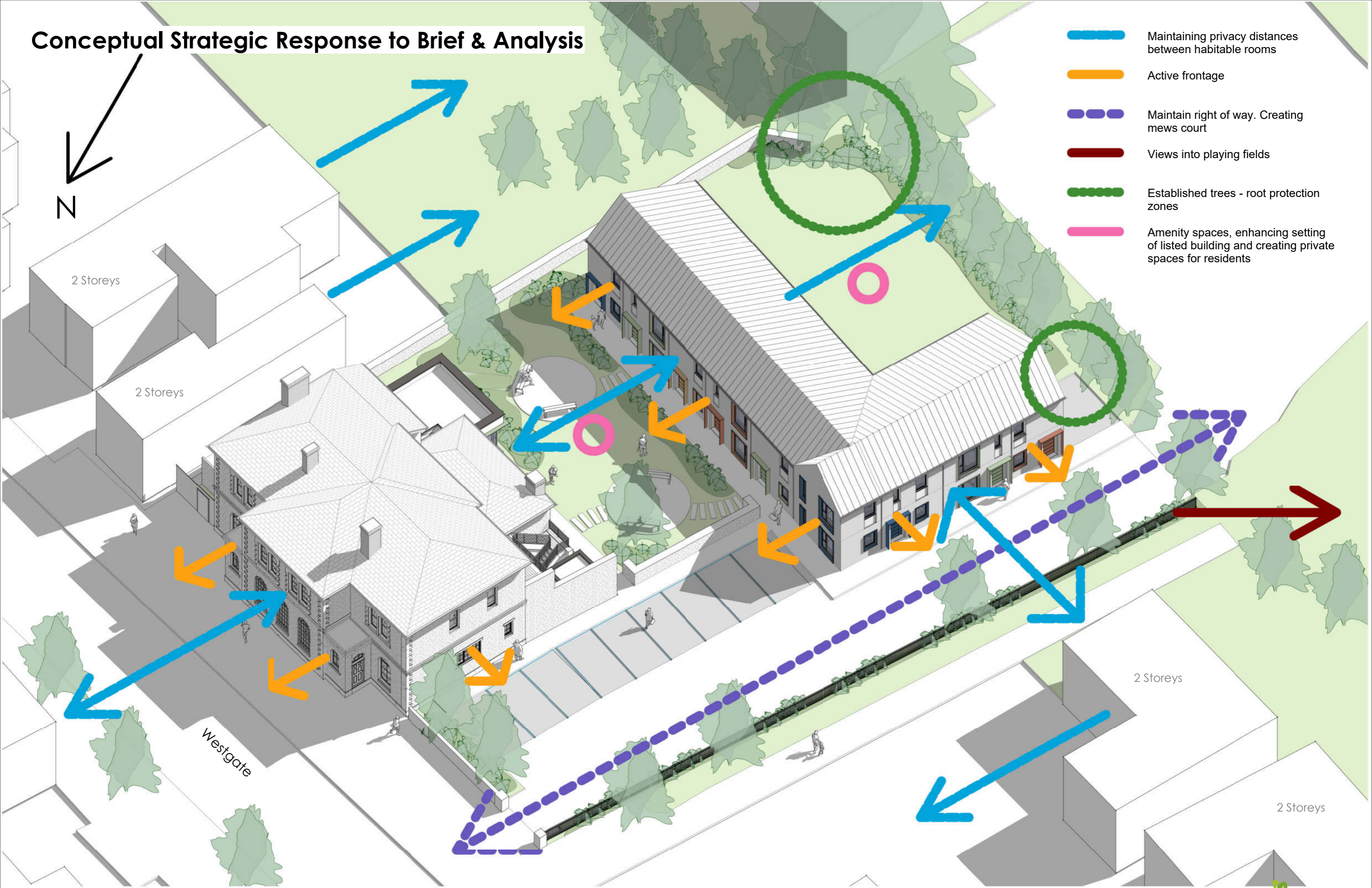
The above information is taken from the NRW Flood map, which illustrates flooding from Rivers, Sea & Watercourses.

The site is not located in Flood Zone 2 for either River & Sea or Surface Water and Small Watercourses

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# Conceptual Strategic Response to Brief & Analysis

-  Maintaining privacy distances between habitable rooms
-  Active frontage
-  Maintain right of way. Creating mews court
-  Views into playing fields
-  Established trees - root protection zones
-  Amenity spaces, enhancing setting of listed building and creating private spaces for residents



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# Conceptual Strategic Response to Brief & Analysis

The proposed design allows for a full and varied mix of units to achieve a balanced community.

Open space and SuDS areas combined and freely open for access to all residents.

Active street frontages with clearly defined entrances allowing natural surveillance and ease of access throughout the scheme.

Public consultation at pre planning stage to obtain views and promote ownership of the scheme.

**People & Community**

Easy access to shops, schools and community facilities.

The proposed scheme is in a residential area and the renovation of this former Police Station will enhance this character.

Provide an attractive sustainable design to reflect its uses and positively contribute to the surrounding areas.

**Location**

Clearly defined highway and footpaths throughout the scheme to enable safe walking opportunities.

Road widths are designed to allow safe cycling without the use of Shared surface roads.

Easy access to public transport provision and local shops removes reliance on private vehicle ownership.

**Movement**

Embraces practical, sustainable, inclusive design sympathetic with existing surroundings to minimise environmental footprint .

Development proposed meets local demand for types and uses.

Inclusive design fit for purpose with flexibility built in for future uses.

**Mix of Uses**

Well defined connections to the highway network with active street frontages promoting ease of access and community connection.

Retention of as many existing mature trees as possible. Retaining the distinct identity of the site

Complementary planting of new tree and shrub specimens providing visual and environmental benefit as well as meaningful amenity.

**Public Realm**

The proposed development respects the existing architectural character of the area and the prevailing pattern of built form.

The site utilises a contemporary design approach to elevations thus creating a unique sense of identity.

Site boundaries are well defined with a mixture of planting and built enclosures to underline the unique identity of the scheme.

Overgrown and dilapidated boundaries to be renovated

**Identity**



# Conceptual Strategic Response to Brief & Analysis



Examples of award winning, contemporary housing developments designed to Passivhaus standards are exhibiting features such as simplicity of form, symmetry and repetition of fenestration patterns and details. This marriage of form, function and context to deliver low-carbon affordable housing is what drives the design concept for Cowbridge Police Station, Cowbridge

1. Goldsmiths Street, Norwich
2. Closeburn 'Passivhoos', Glasgow
3. Primrose Park, Plymouth
4. Milford Way, Penlan, Swansea
5. Larch House, Ebbw Vale.

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# Community Engagement & Response to TAN 12 objectives of good design

## Community Engagement

A public consultation meeting was undertaken in Cowbridge Police Station on the 19th March 2024.

The public meeting consulted with residents of Cowbridge and was advertised on Social Media and via signage on Westgate.

This was treated as an informal Pre Application Consultation with the intention of amending proposals where reasonable to reflect concerns raised.

Amity planning have prepared a report which will be submitted as part of the planning application.

## Pre-Application Discussions

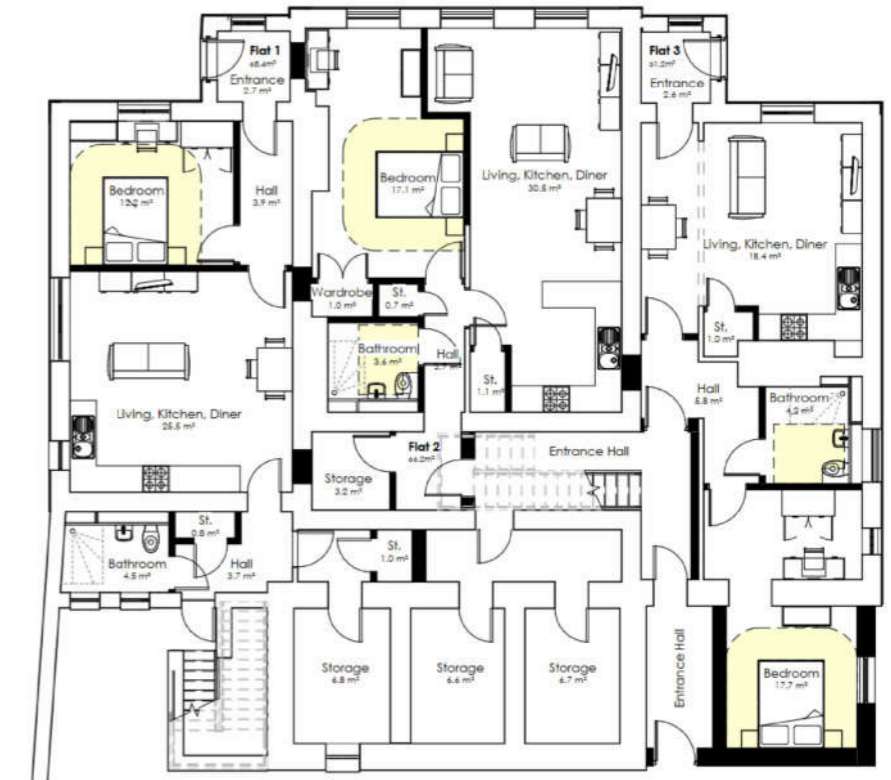
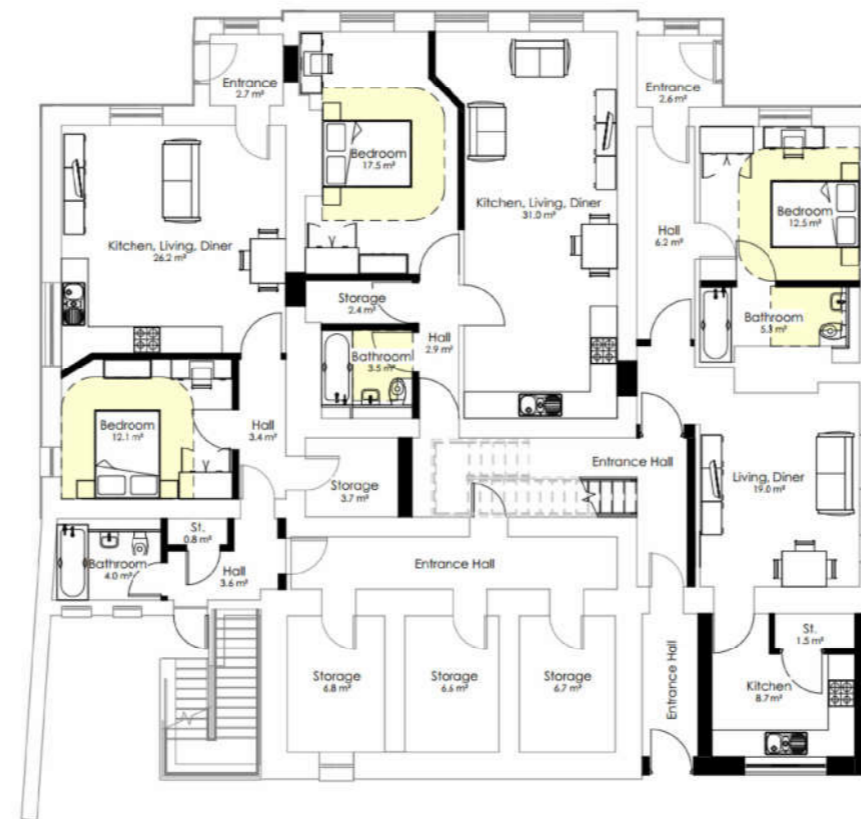
Pre application discussions have been undertaken with the Planning and Conservation officers. Initial proposals were presented at a site visit and discussed. These and further comments have created an iterative process to the design which, refining the proposals to suit all parties where possible.

## Design Development

When Spring first undertook design proposals for Bluefield development, the project scope included only the Police station with associated parking to side and rear. During this process the project scope expanded to include the site of the School / Old Magistrates Court. This has afforded greater opportunity to knit the site into the urban fabric and enhancing the surroundings as a result.

Detailed analysis of the Police Station has been undertaken by the Heritage Consultant SLR. This analysis has fed directly into the design process, consideration to the significance of each element has been undertaken to minimise the impact of the proposals on the building.

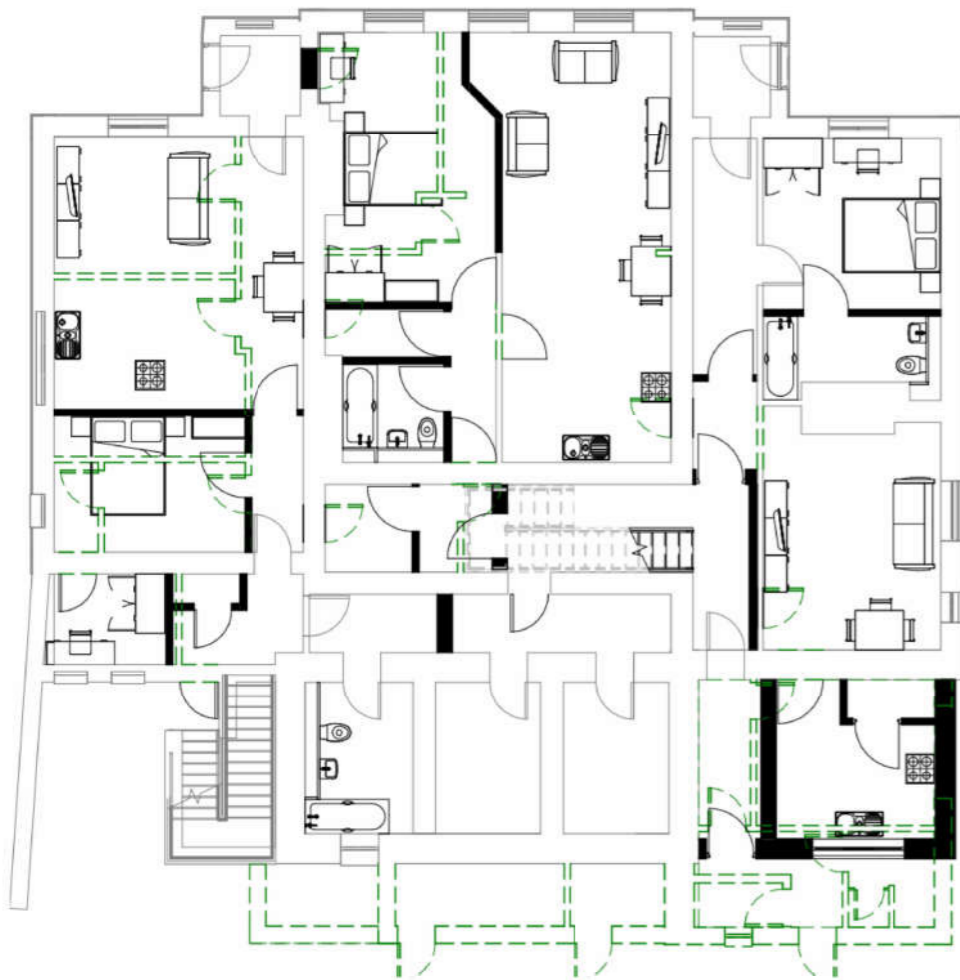
## Further development of the floor plan



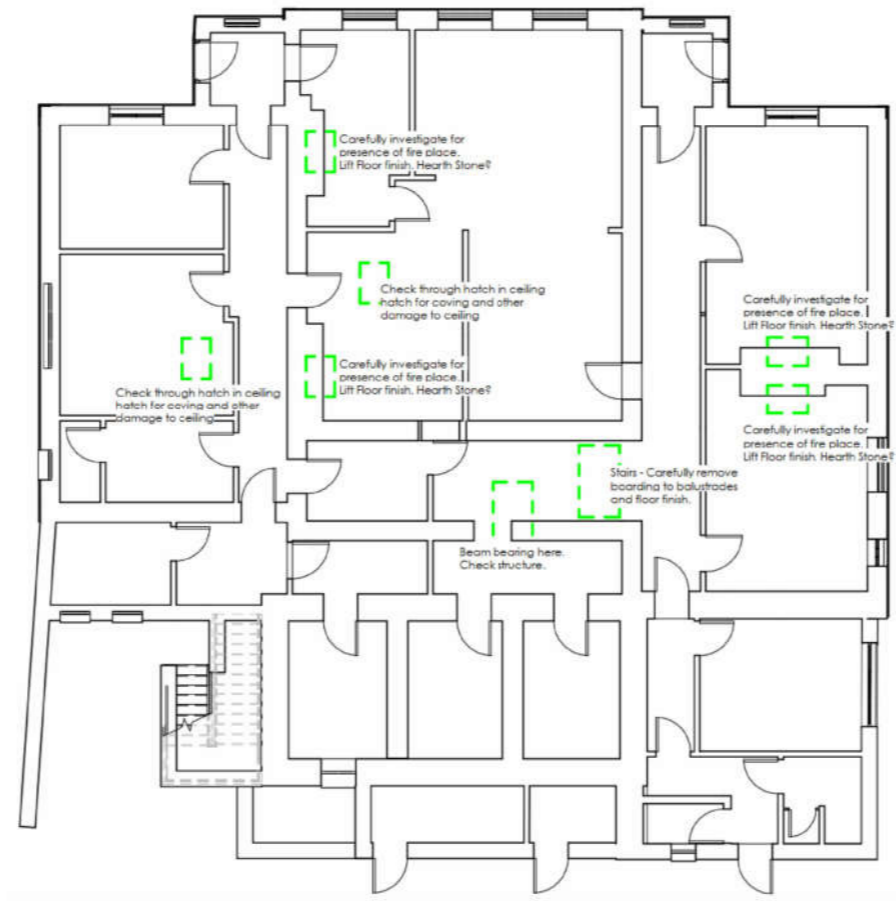
Above illustrates one of the first design proposals which removed many of the ground floor partitions to achieve desirable flats which complied with WDQR and Lifetime homes. After further structural investigation and discussion with the Conservation officer and Heritage consultant it was determined that these proposals are too destructive to the existing building.

# Response to TAN 12 objectives of good design

## Design Development

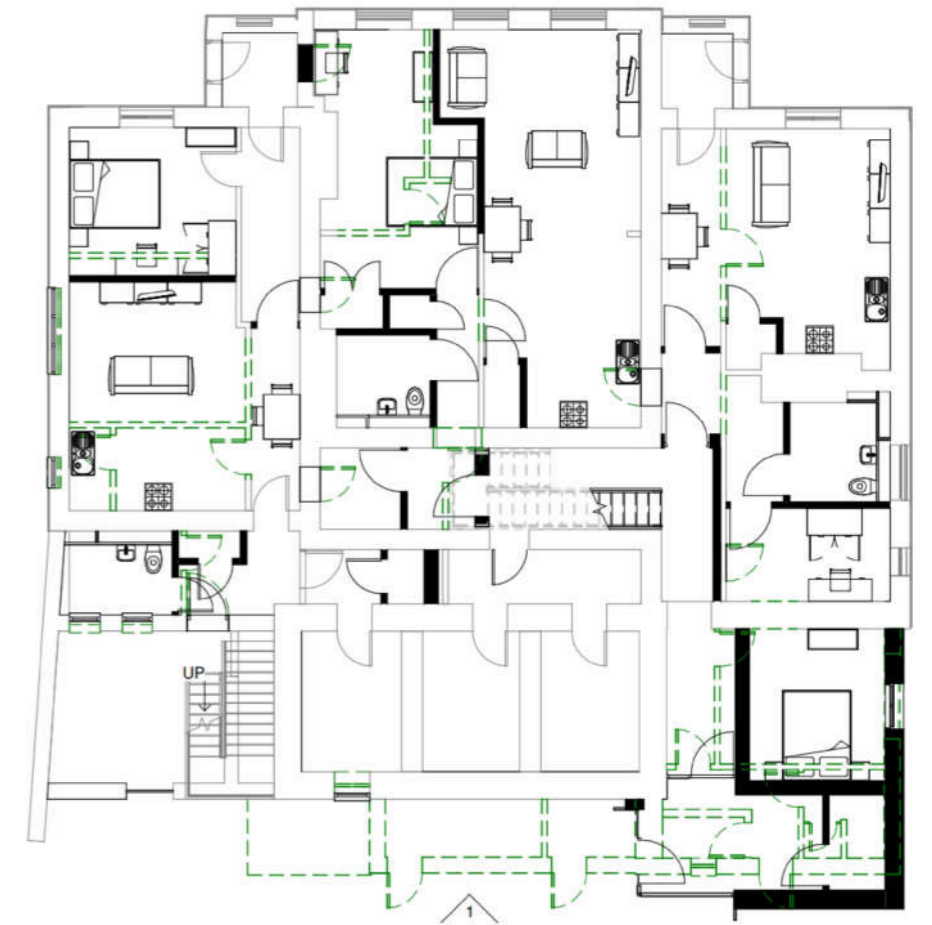


Further development of the floor plans led to the above layout. The most constrained flat located on the left requires the most demolition in order to create a meaningful and usable layout. The green lines illustrate the existing fabric to be demolished for this layout.



Post discussions with the Conservation officer, further investigation works were undertaken to determine the presence of historic features and the existing building structure.

This investigation informed many changes in conjunction with the feedback from Conservation officer and Heritage Consultant.



Above is the final iteration of design development which retains as many as possible of the existing walls. In the Kitchen, Living Dining areas of Flats 1 & 3 the walls have been retained above a height of 2.4m where openings are required. This will allow the original plan layout to remain apparent in the future and restored if required.

The most significant alteration to the building plan form is that of the staircase. The ground floor spring point remains the same, however the first flight has been lengthened to change the landing position on first floor. Without this change, the landing would remove significant space out of the proposed flat and require removal of many first floor partitions in that area. Whilst this staircase is important, it's clear from the evolution of the building that this is not its original position. When originally constructed, both wings either side of the central mass were single storey. This would mean that the staircase would have to be located elsewhere. There is insufficient information to determine its original position.

In order to achieve the above layouts there has been a careful balance between all stakeholders to agree reasonable derogations from Historical, Planning, WDQR, Lifetime homes and WHQS requirements.

# Response to TAN 12 objectives of good design

## Design Development



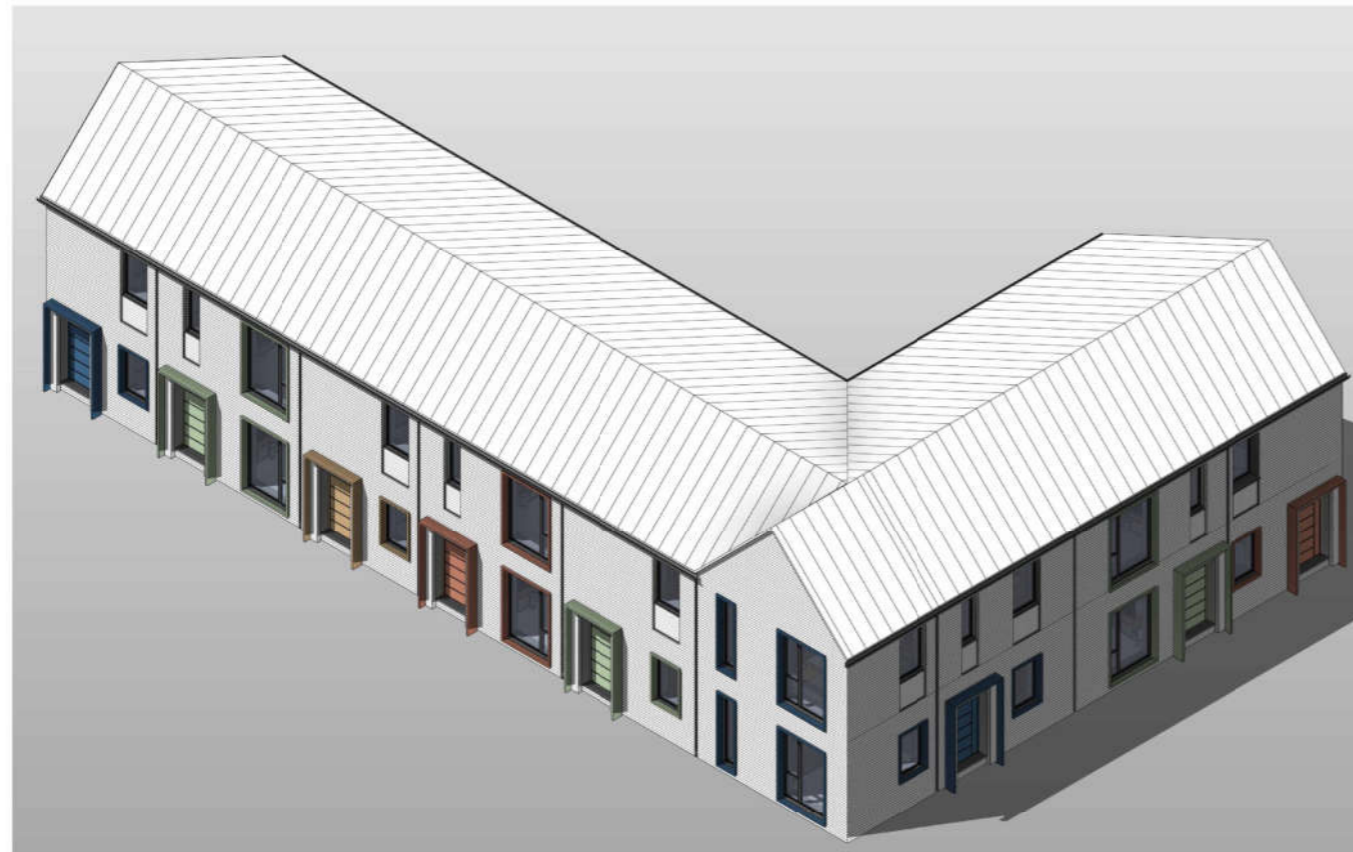
Above illustrates some of the design development that took place during the development of the new builds. After initial exploration with a more traditional approach it was deemed that a modern approach using simple details and drawing elements from the surrounding was appropriate.

Much of the immediate surrounding is road fronting terraces with a simple front to back span roof, much of the character coming from a difference in finishes, fenestration resulting in more austere buildings. More ornate buildings have examples of window surrounds, horizontal or vertical banding such as plinths or stringer courses.

As the proposals developed it became clear that the plan form of flats created a wider fronted unit in comparison to the local housing context, as can be seen on the elevation bottom left. Various explorations using vertical bandings were undertaken to break down the elevation into slimmer units. This included changing materials and their colours, eventually settling on a single brick type with a vertical recess detail which creates an elegant shadow gap. The beginnings of this process can be seen bottom right.

# Response to TAN 12 objectives of good design

Design Development



Final proposals for the elevations of the flats

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# Response to TAN 12 objectives of good design

## Character

The objectives in respect of Character as defined in TAN 12: Design (March 2016), are as follows:

- “Sustaining or enhancing local character”
- “Promoting legible development”
- “Promoting a successful relationship between public & private space”
- “Promoting quality, choice & variety”
- “Promoting innovative design”

These objectives are to be achieved by responding to:

- “Landscapes and townscapes, culture and biodiversity”
- “Locally distinctive patterns and forms of development”
- “Existing buildings, infrastructure, urban/rural landscape and public art”
- “Clear boundaries and established building lines”
- “Appropriateness of uses and the mix of uses and densities”
- “Easily recognisable and understood features and landmarks”

## Landscape Design

The design proposals will provide safe and secure private garden areas for the residents of the proposed development in addition to reinforcing existing landscape assets by placing them at the centre of the public realm proposals

This strategy will ensure that;

- The character of the new street is defined by landscape design, as opposed to highway infrastructure
- Trees and landscaping are located where they will provide maximum public amenity value and, therefore, are likely to be retained in perpetuity
- Public amenity areas where children are likely to congregate and play are well overlooked by new properties
- Large trees in rear gardens are omitted wherever possible to avoid the future threat of pressure to fell by new and existing residents
- The relationship between new and existing landscape features is carefully considered such that development density is not compromised.
- Existing and proposed Green Infrastructure will be managed so as to create and sustain new habitats, thereby enhancing long term biodiversity. In the long term, this sustainable landscape strategy will continue to provide and enhance the public amenity & biodiversity value historically offered by the existing landscape assets of the site.

In order to demonstrate the feasibility of the overall landscape design strategy, detailed landscaping proposals which use appropriate planting to enhance privacy, security and biodiversity are described separately and submitted in support of this application.

## Scale

The design has been developed to integrate its scale with that of the local context and therefore consists of 2-storey building shaped as an L.

Careful attention has been paid to ensure that the proposals do not dominate those surrounding the site. Placement of the building to the surrounding buildings and the topography creates a complimentary mass. 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 existing rear gardens to surrounding properties will be enhanced by this residential development. Providing natural surveillance to all fronts, rears and public open spaces.

## Amount

The proposed site layout has been developed to demonstrate how the following principles can be achieved.

- The layout illustrates that 14 total No of Flats is suitable and achievable within the site area.
- All units that are social rent comprise and respond to both the policy requirements of, and local need identified by Vale of Glamorgan Council.
- The inherently robust nature of housing designed in accordance with WDQR 2021, which amongst other guidance incorporates both the Welsh Government Development Quality Requirements and the Lifetime Homes standards will ensure that the development can anticipate potential change in the make-up and needs of occupiers, thereby facilitating future diversity both within the development and in the wider locality.
- The form of development makes efficient use of the available land on this site by integrating landscape and townscape strategies to maximise development zones whilst retaining suitably & safely located areas of public amenity space and landscape infrastructure.
- The proposal also maximises the provision of accommodation whilst providing sufficient private amenity space in accordance with Welsh Government Development Quality Requirements. By fully integrating the principles of these standards into the design solution, the proposals will safeguard quality of life in both the short and longer term.

## Appearance

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

The principal appearance characteristics of the proposals are:

- The use of low maintenance finishes to ensure robustness and longevity
- Clay facing brick elevations with coloured pressed metal surrounds to add an accent to each unit
- Pitched roofs of simple geometry in standing seam.
- Aluminium windows with simple subdivisions, allowing sufficient opening for purge ventilation and light to enhance the feeling of internal spaces
- The use of window surrounds, and hoods to provide solar shading

- Well considered and balanced elevational compositions employing symmetry and repetition to create rhythm and harmony in street scenes

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 place-making aspirations of the layout but which will tie into the diverse and aspirational town of Cowbridge

## Community Safety

The objectives in respect of Community Safety, as 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 routes.

Natural surveillance of the existing footpath on the sites west boundary will benefit from improved natural surveillance.

# Response to TAN 12 objectives of good design

## Environmental 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”

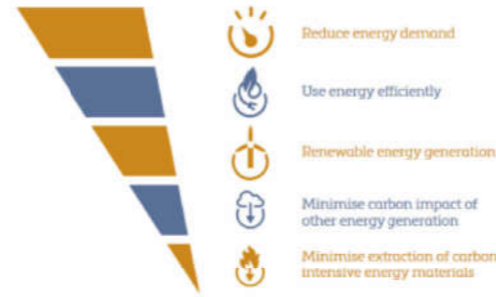
The design responds to its townscape setting and contributes to biodiversity and local environment by achieving the objectives of Access and Character, including Landscape Design, Scale, Amount, Layout and Appearance, in order to improve habitat connectivity & integrate with open spaces as described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

With the integrated design approach to Sustainable Urban Drainage Systems (SuDS) 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 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 site
- To demonstrate climate resilience by taking into account the climate the development is likely to experience over its lifetime by managing & minimising climate change effects (e.g. extreme temperatures)

The Welsh Government has identified Climate Change as the globally defining challenge of our time and have been pro-active in passing legislation such as the Environment (Wales) Act and the Well-Being of Future Generations Act in order to establish a legislative context within which detailed policies and guidance can be developed to meet it. As part of this response, both Planning Policy Wales (PPW11) and the Prosperity for All: A Low Carbon Wales (PfA) clearly identify that The Welsh Government’s highest priority is to reduce demand wherever possible and affordably

Furthermore, with PfA also identifying that the majority of CO2 emissions in Wales comes from heating our homes, PPW11 establishes the Welsh Government’s Energy Hierarchy for Planning (left), with the reduction of energy demand clearly identified at the very top of the hierarchy.



It is important to note that whilst support for low carbon technology and energy generation is, rightly, strongly supported by PPW11, renewable energy generation lies in the middle of the overall energy hierarchy, between the need to use energy efficiently and the need to minimise the carbon impact of other energy generation.

For development and the creation of new buildings, this focus on the reduction of energy demand rather than renewable for of energy may at first seem counter-intuitive but, it ensures that proper attention is paid to the improvement of building fabric and energy efficiency, rather than off-setting inefficient building design through the use of bolt-on renewables. In short, it should be the driver to design and build better now, allowing for the use of renewables to improve performance in the future as a way of ensuring climate resilience.

However, the energy efficient standards embodied by the Building Regulations in Wales do not reflect this policy aspiration and, instead, allow exactly the sort of off-setting through use of renewables described above. This will remain the case following the implementation of the proposed changes that were subject to recent public consultation.

However, in recognition of this misalignment of Planning Policy and Building Regulations, Welsh Governments recently published Welsh Development Quality Regulations (July 2021) stipulate the following for all new social developments: New homes must meet energy and decarbonisation requirements which consists of:

i. Achieving EPC A (SAP92 or greater) through the minimum fabric standard set out in “Appendix E” – Elemental specification for the DER/TER, within building regulations Approved document Part L Wales 2020 and by not using fossil fuel fired boilers to provide domestic hot water and space heating.

ii. Alternative proposals will be acceptable where it can be demonstrated by independent certification that the buildings energy demand is reduced in accordance with the Energy Hierarchy for Planning in Welsh Government’s Planning Policy Wales.

iii. An assessment of the overheating risk based on the CIBSE TM59 methodology (For Category 1 Buildings), which demonstrates compliance with the CIBSE TM59 Compliance criteria, for the following dwelling types:

a. Apartments / Flats.

b. Houses which do not have two or more parallel aspects to facilitate cross ventilation

Whilst Vog is already committed to low carbon heating using energy efficient air source heat pump technology and super-insulated and air-tight properties on all its new developments in accordance with paragraph 1, above, paragraph 2 suggest the possible adoption of measurable standard such as the AECB (Association for Environment Conscious Building) Standard, Passivhaus Low Energy Building Standard or Passivhaus Classic Standard, the latter of which is proven to reduce the cost of heating homes by around 90% by focusing on reducing energy demand in accordance with PPW11.

It is important to understand that in order to optimise opportunities for solar energy generation (a likely requirement for paragraph 1, above) and solar gain (a requirement for paragraph 2 above) orientation of properties will become crucial to delivering low energy social housing and this is further reinforced by the requirement of paragraph 3, above, for which correct orientation is also a critical factor and must be considered at early design stage.

Therefore, our vision for development of Cowbridge Police Station is to fully embrace the aspiration of PPW11 to reduce energy demand by demonstrating that the site can accommodate a development that will be designed and constructed to a measurable, recognised standard that is proven to reduce demand.

The site plan in this submission demonstrates how that can be achieved, either for solar energy generation or solar gain by carefully considering the layout so all the properties have a south facing aspect where possible.

In conclusion, in reference to Sustainable Buildings paragraph 5.8.1 of PPW states; “The planning system should support new development that has a very high energy performance, supports decarbonisation, tackles the causes of the climate emergency, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures”.

Clearly, provision of a site layout masterplan that inherently facilitates low energy building strategies that in turn are proven to reduce energy demand of new development should be considered as satisfying the criteria for planning system support set out in Paragraph 5.8.1 of PPW11 and a mechanism for its detailed delivery should be possible through the planning process.

## Movement

The objective in respect of Movement, as defined in TAN 12: Design (March 2016), is as follows:

- “Promoting sustainable means of travel”  
This objective is to be achieved by maximising:
- “Safe and clear connections
- “The potential to cycle, walk and use public transport safely, and reducing the reliance on the car”
- “The connection to the existing transport infrastructure by integrating development with existing footpaths, cycle ways and public and private transport infrastructure”
- “The integration of different transport types whilst minimising the adverse effects on the network”
- The ease of movement to, from and within the development for sustainable forms of transport by creating a safe and attractive environment”
- The provision of on-site facilities for sustainable forms of transport

The proposal creates clear connections from the site to the streets beyond, thus contributing to the improvement of and integration of the site within the pedestrian, cycle and vehicular movement framework of the locality.

The servicing requirements for transporting freight required during and after construction are met by the existing highway infrastructure.

Ease of pedestrian and cycle access to the Cowbridge town, together with the proximity of bus services to both the district and centre, will contribute to reduced reliance on the car as a means of transport.

# Response to TAN 12 objectives of good design

## Access

The objective in respect of Access, as defined in TAN 12: Design (March 2016), is as follows:

- “Ensuring ease of access for all by adopting inclusive design principles that deliver adequate provision for all people including those with mobility impairments, sensory impairments and learning difficulties”.

The way the design solution will achieve this objective is outlined in the points below.

- The proposed development has been designed from the outset to address the accessibility needs of all people who may use it by incorporating the standards required by the Building Regulations Approved Document Part M 2010
- In addition, access to all affordable and intermediate rent homes has been designed in accordance with the following Lifetime Homes Criteria in order to ensure that access to the building is possible for the widest range of people:
  1. Parking width
  2. Approach to dwelling from parking
  3. Approach to all entrances

These standards, which will be an integral part of the development, will be designed to ensure that the development is robust enough to adapt to varying contexts and requirements of inclusiveness as the demographic profile and needs of residents and visitors changes through time.

The practical access needs of delivery and emergency vehicles are met by a road layout that is to be fully compliant with Neath Port Talbot highway standards. Car parking has been allocated in accordance with adopted VoG Parking Guidance supplementary planning guidance. There is a total of 10 parking spaces for the development which is sustainably located.

Car parking has been designed to be as close as possible to the entrances of proposed flats in order to ensure easy access to accommodation for occupants and visitors, including those whose mobility may be limited.

Parking space sizes are designed in compliance with adopted VoG planning guidance and with the requirements of Lifetime Homes.

All dwellings will have a path and views over the driveway providing a safe and level route from the highway to the principal access. Gradients for level access routes will be no steeper than 1:20 and a minimum of 900mm wide, in accordance with AD Part M paragraphs 1.7

Because the objective of ensuring ease of access for all has been considered from the outset, it is only one building which will require steps to enter it, these steps will be designed and constructed in accordance with AD Part M paragraphs 1.8 so that;

- Flights rise max. 1.8 m between landings
- There will be top, bottom and intermediate level landings at least 900mm in length
- Tread nosings will conform to Approved Document K Diagram 1.2
- The rise of each step will be uniform & between 75mm and 150mm
- The going of each step will be uniform and at least 280mm
- Where the flight comprises 3 or more risers, it will be provided with a continuous, graspable handrail profile set at 850-1100mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.

# Proposed 3D Master Plan

Old Police Station  
2 Storeys  
6 No. 1 bed flats

Small extension to rear providing  
communal access.

2 Storeys

Bin Store  
2 Storeys

Access to  
individual flats

Westgate

Pedestrian flow

Existing  
Vehicle  
Access

Amenity

Bin Store

9 No. Parking  
spaces

Private  
Amenity

Existing Private Parking for  
dwellings

New Build.  
2 Storey flats  
8 No. 1 bed flats

New build is contemporary  
counterpoint to local context

1 No. Parking  
spaces

Right of way  
maintained

Vehicle Flow  
Right of way

Existing public  
footpath

2 Storeys

2 Storeys

2 Storeys

# Proposed Site Plan with Ground Floor



APARTMENT MIX	
Existing Building	UNITS
1 Bed Apts	6
New Build	
1 Bed Apts	8
<b>TOTAL</b>	<b>14</b>

**COWBRIDGE POLICE STATION**  
**WESTGATE, COWBRIDGE**

# Proposed Police Station Ground Floor Plan

## FLAT 2 - 66.2 SQ.M

Meets WHQS 2 person standard for living and bedroom space

### WDQR:

- 16m<sup>2</sup> over area requirements.
- Bathroom WDQR compliant
- Sufficient Storage

M&E can be located in Entrance Hall storage area

## FLAT 1 68.4 SQ.M

Meets WHQS 2 person standard for living and bedroom space

### WDQR:

- 18m<sup>2</sup> over area requirements.
- Bathroom not WDQR compliant
- Entrance door and access to bathroom does not meet Lifetimes homes standards.
- Over provision of Storage

M&E Likely to be located in "cell". Service runs difficult & heritage considerations.

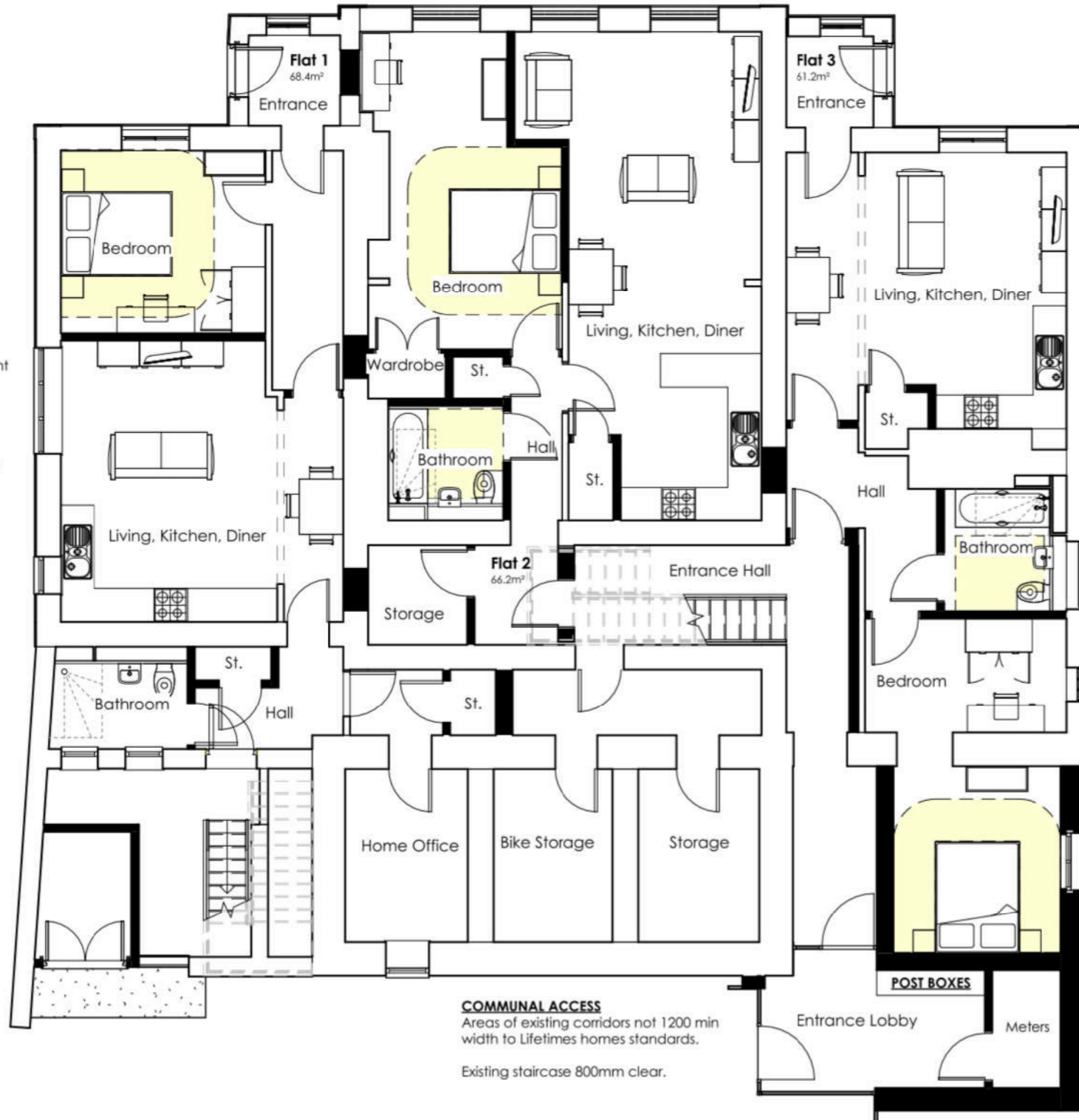
## FLAT 3 61.2 SQ.M

Meets WHQS 2 person standard for living and bedroom space

### WDQR:

- 11m<sup>2</sup> over area requirements.
- Bathroom WDQR compliant
- Sufficient Storage

No dedicated area for M&E



### COMMUNAL ACCESS

Areas of existing corridors not 1200 min width to Lifetimes homes standards.

Existing staircase 800mm clear.

# Proposed Police Station First Floor Plan

**FLAT 4 50.6 SQ.M**  
 Meets WHQS 2 person standard for living and bedroom space

- WDQR:
- Meets area requirements.
  - Bathroom WDQR compliant
  - Sufficient Storage

No dedicated area for M&E

**FLAT 4 48.8 SQ.M**  
 Meets WHQS 2 person standard for living and bedroom space

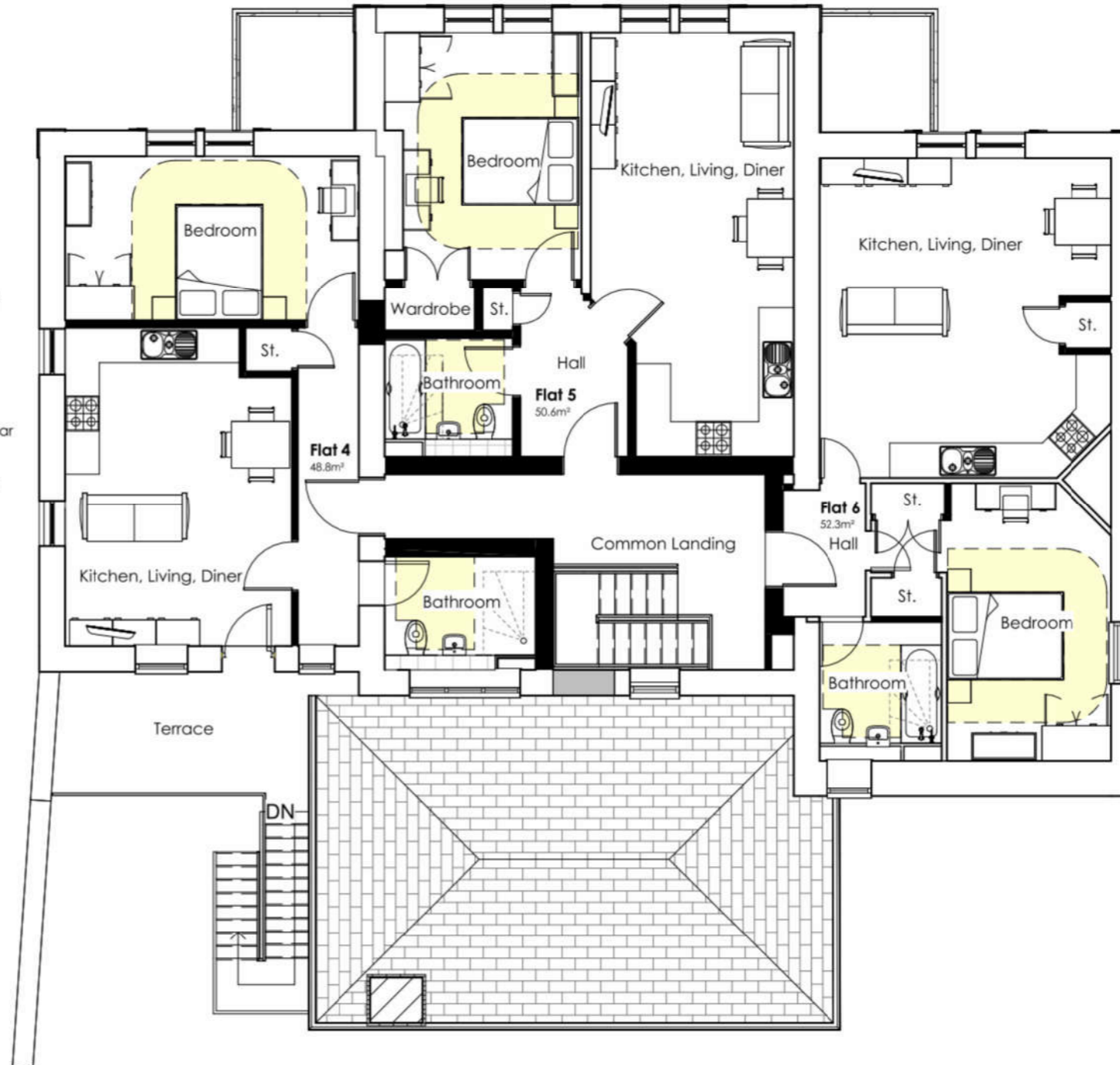
- WDQR:
- 1.2m<sup>2</sup> below area requirements. - but within 5%
  - Bathroom WDQR compliant
  - Entrance door to bathroom may not meet min 750mm clear opening
  - insufficient Storage (0.6m<sup>2</sup>)
  - Bathroom too small to achieve Lifetime homes standard

No dedicated area for M&E

**FLAT 6 52.3 SQ.M**  
 Meets WHQS 2 person standard for living and bedroom space

- WDQR:
- 2.3m<sup>2</sup> over area requirements.
  - Bathroom WDQR compliant
  - Sufficient Storage
  - Existing doors do not meet 750 clear width requirement

Minimal area for M&E (0.6m<sup>2</sup>)



# Proposed New Build Ground Floor Plan



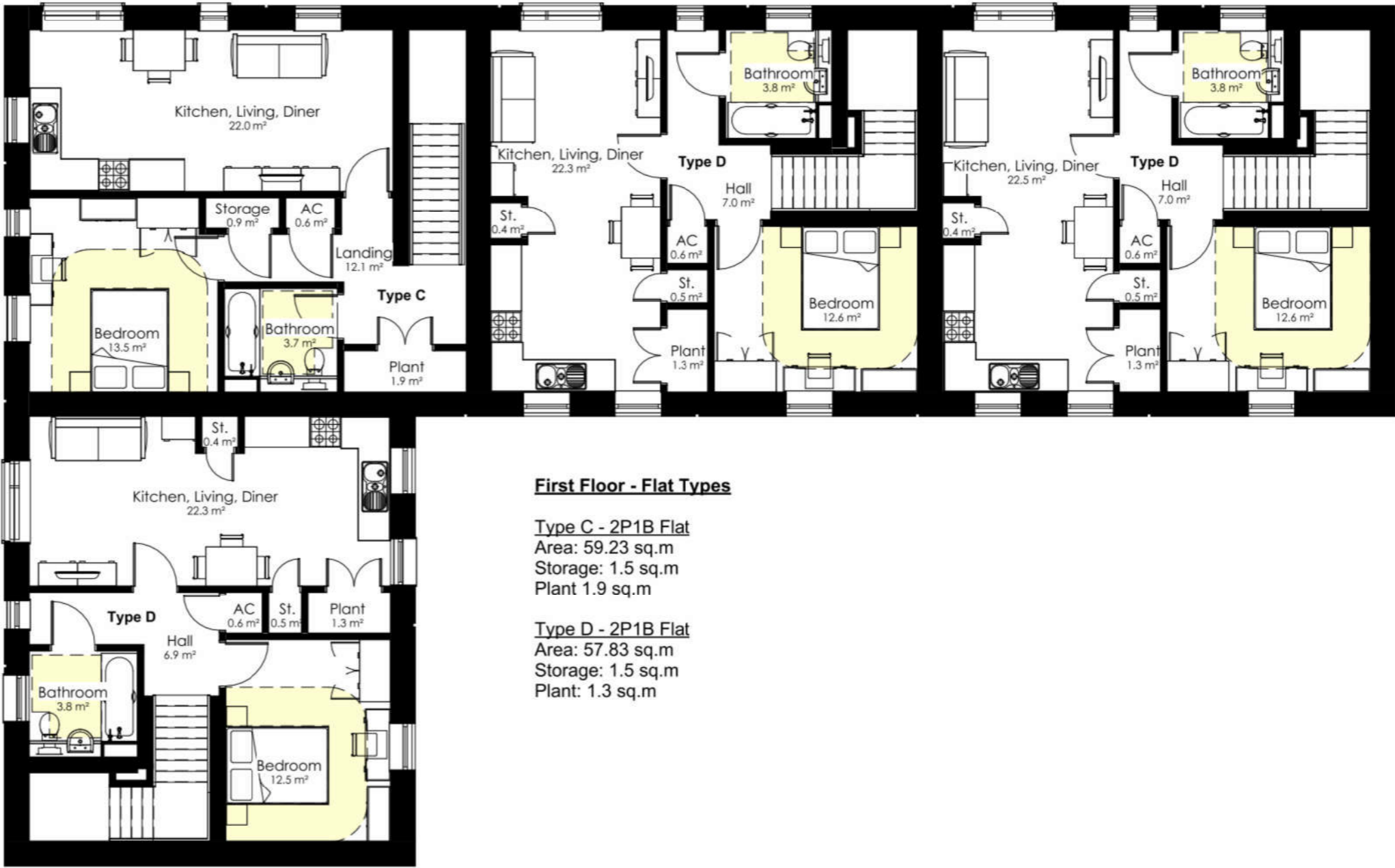
## Ground Floor - Flat Types

**Type A - 2P1B Flat**  
 Area: 54.11 sq.m  
 Storage: 2.5 sq.m  
 Plant 1.3 sq.m

**Type B - 2P1B Flat**  
 Area: 51.49 sq.m  
 Storage: 2.4 sq.m  
 Plant: 1.3 sq.m



# Proposed New Build First Floor Plan



**First Floor - Flat Types**

**Type C - 2P1B Flat**  
 Area: 59.23 sq.m  
 Storage: 1.5 sq.m  
 Plant 1.9 sq.m

**Type D - 2P1B Flat**  
 Area: 57.83 sq.m  
 Storage: 1.5 sq.m  
 Plant: 1.3 sq.m

# 3D View Key Plan



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

**Illustrative Street Scene 01**



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

**Illustrative Street Scene 02**



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

# Illustrative Street Scene 03



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

# Illustrative Street Scene 04



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

**Illustrative Street Scene 05**



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

**Illustrative Street Scene 05**



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE



# Illustrative Aerial Scene 01



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

**Illustrative Aerial Scene 02**



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

# Illustrative Aerial Scene 03



**COWBRIDGE POLICE STATION**  
WESTGATE, COWBRIDGE

# Response to TAN 12 objectives of good design

## Summary & Justification Statement

This Design & Access Statement explores in detail how proposals 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 place-making concepts driving the design proposals can be summarised as follows:

1. Creating a strong sense of place through high quality residential architecture, materials and a robust, permeable and legible layout that clearly defines the private and public realms
2. Resolution of the relationships with properties to the East and West of the development with attractive and welcoming properties that do not overbear.
3. Placing landscape design at the heart of the proposals by retaining and augmenting existing landscape assets so that street is characterised by green infrastructure rather than by roads and parking
4. Maximising and strengthening pedestrian safety and connectivity within and beyond the site
5. 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 to live.