

# DESIGN & ACCESS STATEMENT

THE FORMER NEW FLEURS PUBLIC HOUSE  
PORTMANMOOR ROAD  
CARDIFF

FEBRUARY 2025

**amity**  
planning consultants



# PROPOSAL

## SUMMARY OF THE PROPOSAL

This document has been prepared by Amity Planning on the behalf of Cardiff Community Housing Association (CCHA). This statement supports the submission of a full planning application for 15 affordable houses together with access, landscaping, drainage, engineering, and other associated works at land known as the former New Fleurs Public House on Portmanmoor Road.

The objective of this Design and Access Statement (DAS) is to demonstrate how the principles of good design and placemaking have been applied, and how the proposed planning submission has been developed in a thoughtful, logical, and innovative manner, that considers the site, its context and the character of the wider area.

The statement identifies how the scheme responds to the relevant policies and guidance on design and placemaking. The statement also explains how the design evolution has responded positively to the comments and input from a wide range of local authority departments and demonstrates how we have collaborated with the local authority to produce this scheme.



FIGURE 1



## SITE CONTEXT

The site currently comprises of the New Fleurs Sport and Social club, which is a two-storey detached building situated to the junction of Portmanmoor Road and Walker Road, in Splott. The site is adjacent to the Splott Industrial Estate to the south, with residential properties to the north, east and west respectfully.

The site is sustainably located and is well served by various bus routes into Cardiff centre and beyond, and near to walking and cycling routes. The development site is approximately 300 metres away from the designated local centre of Splott Road which is well equipped with shops and many other facilities.

Consent has been received for the demolition of the social club to facilitate this development.

# VISION STATEMENT

## DEVELOPMENT BRIEF

The proposed development at Portmanmoor Road presents a valuable opportunity to introduce high-quality, affordable housing to the Splott area, addressing local housing needs through thoughtful and sustainable design. Cardiff Community Housing Association (CCHA) is committed to delivering new, well-designed affordable homes that integrate seamlessly into the existing urban fabric while prioritising the needs of the local community.

This development seeks to provide 15 affordable one- and two-bedroom flats, directly contributing to alleviating the acute shortage of affordable housing both in Splott and across Cardiff. By creating homes that are not only accessible and efficient but also well-integrated within the surrounding built environment, the scheme supports the city's wider housing strategy and promotes inclusive urban growth.

A key objective of the proposal is to establish a positive architectural presence within the streetscape. The development will enhance the existing urban character by continuing the varied roofline from the adjacent apartment block, ensuring a visually cohesive transition. The scheme also contributes to a key vista where Portmanmoor Road, Waler Road, and Ordell Street intersect, reinforcing a sense of place and urban continuity.

The importance of well-designed buildings on prominent corner locations is emphasised in the Cardiff Residential Design Guide SPG (Figure 33), which states that "Buildings on significant corners should be designed to have a degree of prominence." In response to this principle, the development will introduce a considered architectural approach.

Sustainability is a fundamental principle guiding the design and delivery of this scheme. The site's strategic location offers excellent connectivity all of which are easily accessible by foot, bicycle, or public transport.

## OBJECTIVES



### AFFORDABLE HOUSING

The creation of a new residential area for Radyr Court Close that comprises of 100% affordable high-quality homes.

A positive contribution by the provision of further dwellings towards the LDP target on affordable housing supply.



### SUSTAINABLE DESIGN

The delivery of a residential scheme within an exceptionally well-linked and easily accessible area, promoting active travel and well-being.



### DISTINCTIVE DESIGN FOR A LOCAL NEED

Providing a sense of place-making at a corner location and delivering high quality-built form that has been informed by site and context assessment.

# OPPORTUNITIES & CONSTRAINTS

## DEVELOPMENT SOLUTION

The site is constrained by its tight footprint. This has resulted in a carefully considered design approach to maximise the quality of shared and private amenity areas.

Is has also been established that Moorland Park is within walking distance, offering a significant green infrastructure (GI) benefit and compensating for the site's limited external space by providing access to high-quality public open space.

The development is located opposite industrial units, therefore the proposal has ensured a sensitive interface between residential and commercial uses.

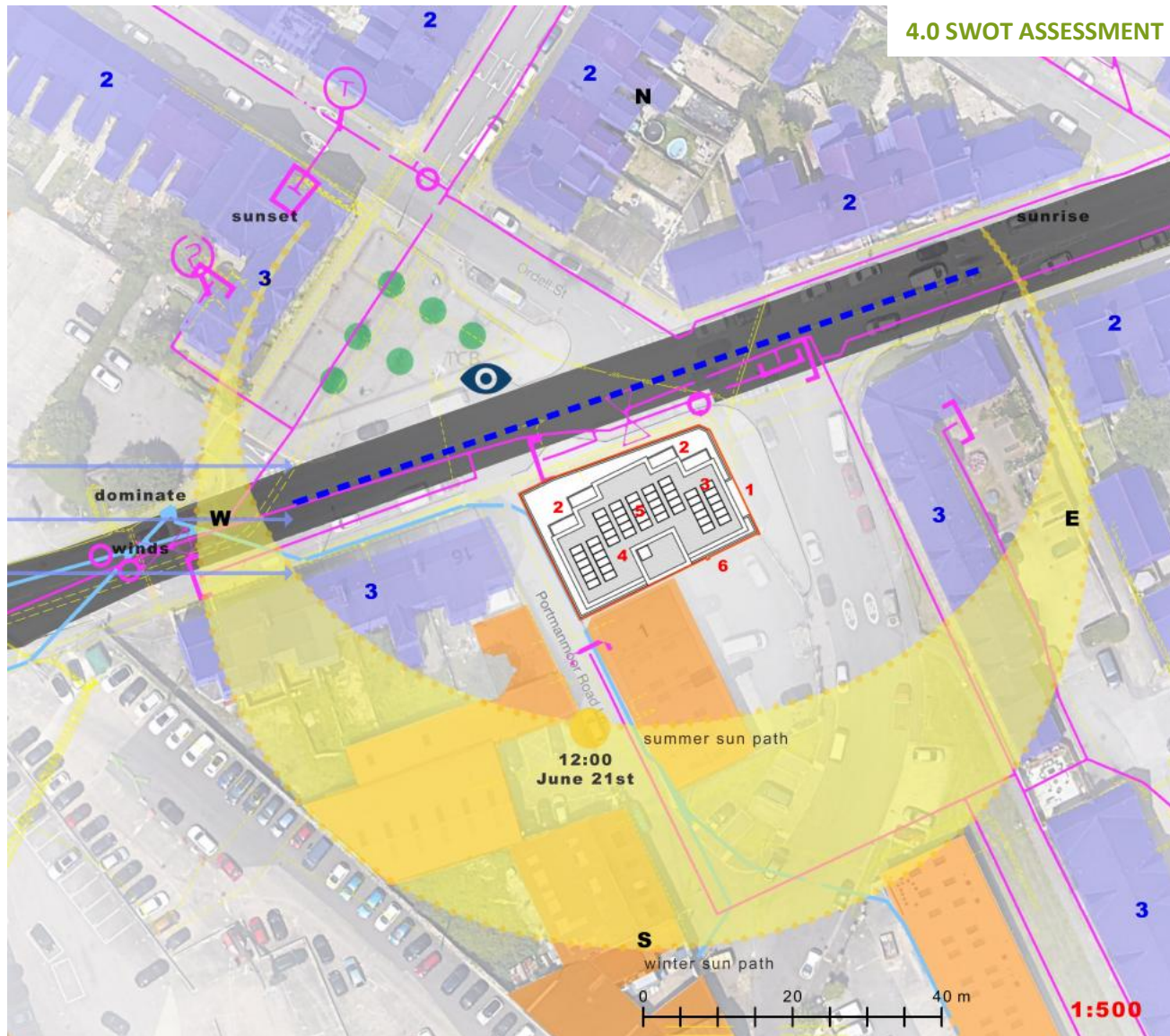
The site benefits from exceptional location. Its proximity to Cardiff city centre and excellent public transport links provides future residents with convenient, car-free travel options, which is a significant opportunity of the proposal.

## 3.0 CONSTRAINTS AND OPPORTUNITIES PLAN





# SWOT ANALYSIS



## Accessibility and inclusivity

- 1 Level access to building

## Amenities

- 2 Balconies
- 3 Cycle Storage

## Context

- 3 Number of storeys
- Residential
- Industrial

## Environment and noise

- Main Road

## Surface Water Drainage (SUDS)

- 4 Green Roof

## Flora and Fauna

- 4 Green Roof
- Existing Trees

## Highways

- Main Road

## Land Registry Title

- Site Boundary

## Orientation and views

- Views to Public Square

## Services

- 975x600 Brick Sewer
- Gas
- Electricity
- Fibre Optics

## Sustainability

- 5 Solar panels
- 6 Fabric first construction

## ANALYSIS

The development benefits from level access, ensuring that the proposed flats are fully accessible to a wide range of residents, including those with mobility impairments.

Solar panels will enhance the building's energy efficiency, while the fabric-first approach optimises insulation and construction for energy conservation.

The site's proximity to a busy main road across from the development requires consideration regarding noise which must be addressed through appropriate mitigation measures.

The varying scale of adjacent development presents both an opportunity and constraint, as a fine balance is to be struck to ensure compatibility.

A key opportunity lies in enhancing the benefits of green infrastructure (GI) and integrating sustainable drainage solutions.

# PLANNING POLICY

## LOCAL DEVELOPMENT PLAN

The planning policies and guidance which are relevant and influential to the design of the proposed development have been identified as follows.

### CARDIFF LOCAL DEVELOPMENT PLAN 2006-2016

The site lies falls within the administrative boundaries of Cardiff County Council. It is within the settlement boundary of Cardiff (KP3.B) The site is also designated as a River Corridor.

The Cardiff Local Development Plan (LDP) was adopted in January 2016. It sets out the spatial vision for the future development of Cardiff. The LDP is utilised by the Council to guide and manage development, providing a basis by which planning applications will be determined and will supersede the existing adopted development plan framework for Cardiff. As highlighted within Section 38 of the Planning & Compulsory Purchase Act 2004, development must be carried out in accordance with the Local Development Plan unless mitigating circumstances warrant consideration.

### MOST RELEVANT LDP POLICIES

- |  |   |
|--|---|
| • Policy KP5 Good Quality & Sustainable Design     | • Policy EN12 Renewable Energy & Low Carbon             |
| • Policy KP6 New Infrastructure                    | • Policy T1 Walking & Cycling                           |
| • Policy KP7 Planning Obligations                  | • Policy T5 Managing Transport Impacts                  |
| • Policy KP8 Sustainable Transport                 | • Policy T6 Impact on Transport Networks                |
| • Policy KP12 Waste                                | • Policy C2 Protection of Existing Community Facilities |
| • Policy KP13 Responding to Evidenced Social Needs | • Policy C3 Community Safety                            |
| • Policy KP15 Climate Change                       | • Policy C5 Provision for Open Space                    |
| • Policy KP16 Green Infrastructure                 | • Policy W2 Provision for Waste Management              |
| • Policy H3 Affordable Housing                     |   |
| • Policy H6 Change of Use to Residential Use       |   |
| • Policy EN11 Protection of Water Resources        |   |

## SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance (SPG) exists to provide further detail on policies and proposals contained within Cardiff's Development Plan. They help ensure policies and proposals are better understood and applied effectively. Supplementary Planning Guidance does not hold the same weight as the adopted Development Plan policies. However, they need to be taken into account when making material consideration to determine planning applications.

### MOST RELEVANT SPG DOCUMENTS

- Planning for Health and Wellbeing (November 2017)
- Safeguarding Business and Industrial Land and Premises (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning obligations (January 2017)
- Residential Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016)

## LDP PROPOSALS MAP



## PLANNING POLICY WALES

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Paragraph 2.8 acknowledges that “planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales”.

### 5.0 NATIONAL PLACEMAKING OUTCOMES



## PPW12 NET BENEFIT FOR BIODIVERSITY

Legislation updates to PPW12 Chapter 6 which came into force October 2023 mandate stricter regulations to ensure BNG gain on every development in Wales. The main principles include identifying key outputs of green infrastructure through the submission of proportionate green infrastructure statements with planning applications.

## FUTURE WALES NATIONAL PLAN 2040

Future Wales is the national development framework and sets out 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. Urban growth and regeneration should be based on the following strategic placemaking principles:

1. Creating a rich mix of uses.
2. Providing a variety of housing types and tenures.
3. Building places at a walkable scale, with homes, local facilities, and public transport within walking distance of each other.
4. Increasing population density, with development built at urban densities that can support public transport and local facilities.
5. Establishing a permeable network of streets, with a hierarchy that informs the nature of development.
6. Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
7. Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

## TECHNICAL ADVICE NOTES

Planning Policy Wales is also supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system.



# INTERPRETATION

## DESIGN PROPOSAL

The findings of the site and context analysis, in combination with the content of the relevant policies and guidance provide the framework to deliver the design of the development in line with the vision objectives of the scheme.

1. Construction of 15 new affordable homes with a specific tenure to cater to the demand of affordable housing within the area.
2. Implementation of a sustainable development served by a multitude of facilities located on one of the most pedestrian friendly networks in Cardiff.
3. Removal of hard standing and introduction of new functional and attractive amenity areas.
4. Inclusion of new Green Infrastructure Improvements, enhancing the ecological and landscape value of the plot.

## 6. STREET RENDER



## 7.0 ELEVATIONS





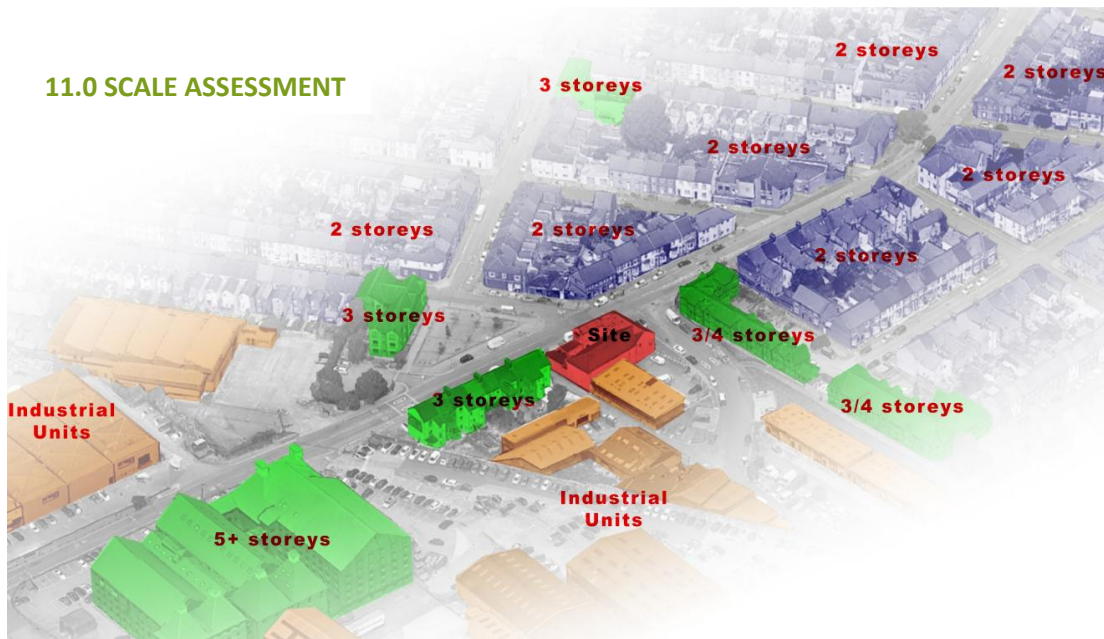
# INTERPRETATION

## MASSING & SCALE

A comprehensive site and context analysis has revealed a variety of massing and scale within the immediate and wider surroundings, characterised by the diverse architectural forms along Portmanmoor Road, Walker Road, and Tyndall Street.

This analysis has informed the proposal for a four-storey apartment block, a design decision that is both contextually appropriate and functionally strategic. The proposed building responds to the surrounding urban fabric, effectively mediating between the larger-scale industrial buildings to the west and the smaller-scale residential developments to the east. Positioned at a prominent corner, the development will create a strong sense of place and identity, anchoring the site within the broader streetscape.

### 11.0 SCALE ASSESSMENT



## AMENITY SPACES

The proposed development embraces a "car-free" approach, reflecting its exceptionally sustainable location in close proximity to Cardiff City Centre. This design philosophy not only aligns with broader sustainability objectives but also capitalises on the opportunity to reimagine the site layout by omitting hardstanding parking areas. Instead, the freed-up land will be thoughtfully repurposed to deliver high-quality, attractive, and functional shared amenity spaces for residents. The proposed apartments will not give rise to any overshadowing or overlooking to any neighbouring occupiers as the appropriate separation distances of 21m are afforded from all habitable windows, and the building does not cause any privacy issues. Furthermore, habitable rooms in individual apartments have a pleasant outlook onto streets or amenity spaces.

# DESIGN DEVELOPMENT

## DESIGN EVOLUTION

The design of this scheme has undergone an evolution from the pre-application stage to both respond to the feedback received from the Local Planning Authority and also to adhere with required DQR standards, whilst maintaining the principles and materiality of the design welcomed at pre-application stages. The architectural detailing of the building has also been improved to better the overall character of the plot.

The proposed ground floor would comprise of 2no. 1-bedroom apartments and 1no. 2-bedroom apartment along with communal areas for postal deliveries, services, bicycle storage facilities and waste storage. The proposed floors 1-3 comprise of 12no. apartments, with 2no. 1-bedroom apartments and 2no. 2-bedroom apartments on each floor.

The proposed apartments vary between 50 and 60 square metres in size and have been brought up to DQR standard. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure a good standard of residential amenity for future occupiers. The apartments would furthermore feature open plan living and dining areas, which would accommodate a diverse range of future occupants, ensuring ample room for circulation throughout the home for enhanced ease of movement.

The proposals include both private and public amenity spaces. In addition to shared surfaces, the apartments have been designed with balconies, however, these are set back into the proposed façade which result in a non-visually assertive design that does not dominate the façade itself. Indoor and outdoor communal amenity spaces would be provided as depicted within the proposed site plans.

The concept of a varied roofline has been explored and omitted due to requirements from SAB, resulting in a necessary SAB solution to provide a green roof.

## 12.0 SCHEME PRESENTED AT PRE-APPLICATION



## 13.0 PROPOSED SCHEME





# THE PROPOSAL

## MATERIALITY & LOCAL CONTEXT

The proposed material palette takes into account the architectural language and materials used in other modern and characterful buildings recently developed in the City Centre at prominent locations. Red and black brick are predominant in many of the existing character buildings in the City Centre, particularly in nearby apartment blocks and industrial buildings.

This palette directly references notable nearby buildings such as the **Brickworks Building** on Trade Street and the **Laundry Quarter** on Llandaff Road.

The choice of black uPVC windows has been selected to complement the red and black brickwork while also reflecting the functionality and contemporary aesthetic of the design.

### 16.0 PROPOSED DEVELOPMENT



### 14.0 LAUNDRY QUARTER



### 15.0 THE BRICKWORKS





# THE PROPOSAL

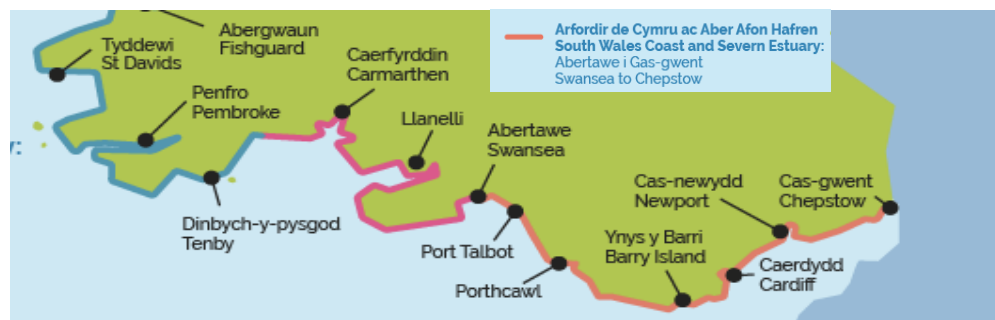
## ACCESS & MOVEMENT

The site is situated south of Walker Road, with Portmanmoor Road Lane lining its western boundary and Portmanmoor Road lining its eastern boundary. It lies approximately 1.1km to the southeast of Cardiff City Centre and 1.3km southeast of Cardiff Queen Street Rail Station.

The highway network serving the development is of a good quality. Notably, the roads benefit from active frontages and well-lit pedestrian footways. The immediate Walker Road is also subject to a 20mph speed limit. There are a series of traffic calming measures located on this road, including give-way arrangements, zebra crossing, speed humps and road narrowing in places.

The development aligns intrinsically with aspirations of Planning Policy Wales (Edition 12) in regards to providing Active and Social Linkages. Located in one of the most sustainably travelled areas within Cardiff, according to latest census data, the development has been assessed as being able to provide a “car free” development. The scheme will enable easy travel for work and leisure through active travel methods and negate the reliance on private motor vehicles. The local PROW linking directly into the Wales Coastal Path is also located only 10 minutes walking distance from the west of the site.

### 18.0 WALES COASTAL PATH



## 17.0 PROXIMITY TO KEY SERVICES

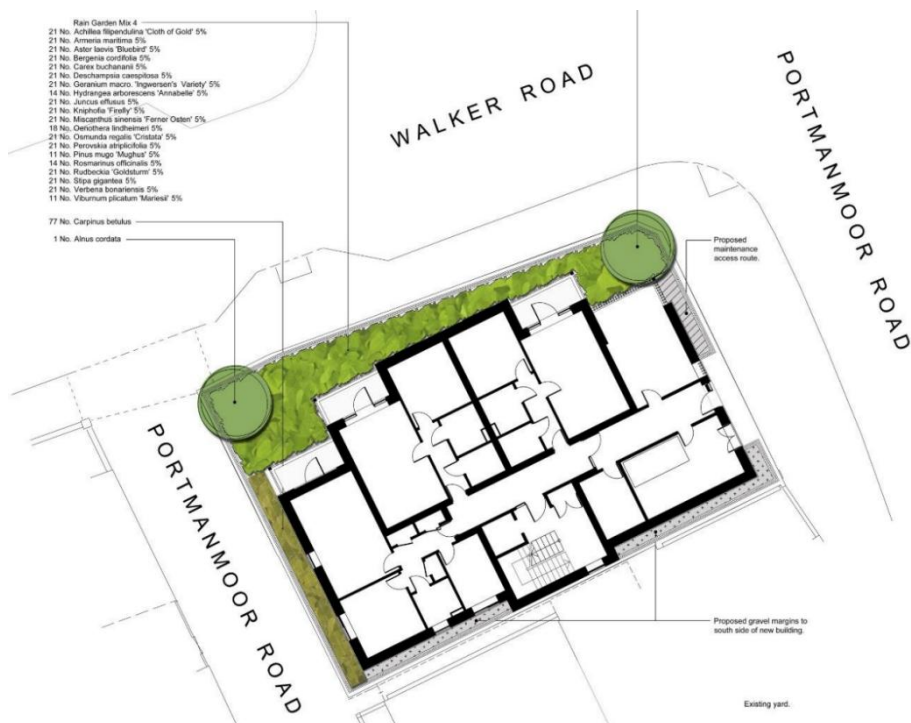
Facility / Amenity	Distance from site access (metres)	Walking Travel Time (minutes) *	Cycling Travel Time (minutes) *
<b>Community Facilities</b>			
1 JP Barber Company	140	2	<1
2 Smile Aesthetics by Jamie	160	2	1
3 Salon Perfection	210	3	1
4 East Moors Youth Centre	220	3	1
5 InPost Shop	220	3	1
6 The Hair Studio	230	3	1
7 Old Library	310	4	1
8 Cash Point	350	4	1
9 M W Phillips Pharmacy	350	4	1
10 Splott Post Office	400	5	1
11 Saint Saviour's Church (Ministry Area of South Cardiff)	480	6	2
12 mydentist, Splott Road, Cardiff	540	7	2
13 Cloughmore Surgery	650	8	2
14 Knights Tremorfa Pharmacy	680	9	2
15 The Moorlands Community Centre	750	9	2
16 Cardiff Royal Infirmary	1340	17	4
17 Cardiff PDSA Pet Hospital	1350	17	4
<b>Public Transport</b>			
18 Ruperra Square	80	1	<1
19 Janet Street	90	1	<1
20 Cardiff Queen Street	1800	23	6
<b>Retail</b>			
1 Premier Carlisle Store	240	3	1
2 Lifestyle Express	320	4	1
3 Ismail Food Store	380	5	1
4 Co-op Food - Cardiff - Splott Road	390	5	1
5 Lidl	430	5	1
6 The Lemon Shop off licence	510	6	2
7 Tesco Express	1050	13	3
8 Cardiff City Centre (John Lewis)	1870	23	6
<b>Education</b>			
1 Moorland Primary School	380	5	1
2 Ysgol Glan Morfa	530	7	2
3 The Learning Tree Day Nursery	900	11	3
4 Adamsdown Primary School	1100	14	3
5 Baden Powell Primary School	1100	14	3
6 Ysgol Uwchradd yr Helyg / Willows High School	1230	15	4
7 Ocean Day Nursery	1250	16	4
8 Tredegarville C.I.W. Primary School	1320	17	4
9 St Peter's R.C. Primary School	1350	17	4
10 Kings Monkton School	1740	22	5
11 St Cuthbert's Roman Catholic Primary School	1800	23	6
<b>Leisure</b>			
1 Moorland Park	270	3	1
2 Maltings Park	290	4	1
3 Moorland Library Gardens	370	5	1

# THE PROPOSAL

## LANDSCAPING & GREEN INFRASTRUCTURE

The site layout for this residential scheme incorporates green and blue infrastructure. The planting scheme includes a large number of native species and species noted for wildlife value. These features include trees, hedges, shrubs and grasses. The planting design for the development has been carefully considered to ensure that it is not reliant on artificial irrigation. The only exception to this could be during the establishment period, where watering would be carried out using harvested rainwater where possible.

### 19.0 LANDSCAPING PROPOSAL



The existing landscape has been assessed and there are no important existing features currently on the site providing the opportunity to achieve a significant betterment on site. The impact of the new development will be mitigated by creating new planting zones and other landscape features which will improve biodiversity, provide important ecological habitats and enhance the amenity value of the site.

The successful establishment of the landscape design for the site will provide a network of healthy, multi-functional and biodiverse green spaces, capable of delivering a wide range of environmental and quality of life benefits for people and wildlife.



## ECOLOGICAL CONSIDERATIONS

A Preliminary Ecological Appraisal has been produced by Spectrum Ecology to identify any potential ecological constraints to development within the site; identify requirements for any additional ecological surveys needed to determine potential ecological impacts; and describe measures to mitigate or compensate for any impacts on the ecological interest of the site.

The appropriate bat emergence surveys concluded that no emergence from, re-entry to, or activity in the immediate surrounding of the roof covering, fascia complex or apex tiles was noted during any of the survey periods.

Appropriate planting and landscaping methods, along with new bat and bird boxes will ensure new habitats can be formed.