

PROPOSED DEVELOPMENT OF PETROL FILLING STATION

71 CARDIFF ROAD, NEWPORT, NP20 2EN

DESIGN & ACCESS STATEMENT





1.0 INTRODUCTION

PREFACE

This document has been prepared by ADS Design on behalf of Rottner & Rudge to consider the setting, visibility, context, design and materials relating to this application.

THE APPLICANT

Rottner & Rudge

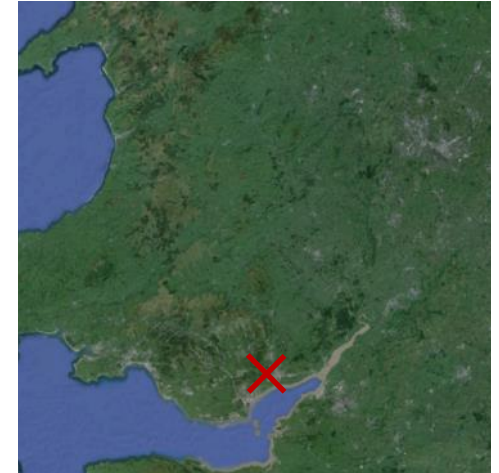
2.0 SITE ASSESSMENT

2.1 SITE LOCATION

Situated along Cardiff Road in Newport, the site at 71 Cardiff Road occupies a sizeable area within an urban landscape. The site area was previously a former PFS. The existing shop on the site is located at 69 Cardiff Road. Surrounding properties include a mix of residential and commercial buildings. Cardiff Road enjoys proximity to the major road network, including the A48 and A4042. This property is close to the M4 motorway, providing access to cities such as Bristol and London.

The road is home to several community facilities, such as schools, churches, and health centres, catering to the needs of residents. These institutions play a vital role in the social fabric of the neighbourhoods along Cardiff Road. The road has a rich history, dating back to the industrial era when Newport was a hub for coal export and ship-building. Its proximity to the River Usk made it a vital transport route for goods and materials.

To the north of the site lies Belle Vue Park, situated directly opposite the site area. This park features greenery, and a historic bandstand, providing a serene view for visitors. The northeast of the site area, we find the Royal Gwent Hospital, the main hospital in that area. On the southern end of our site, a housing development project is currently underway, contributing to the growth and expansion of the local residential landscape.



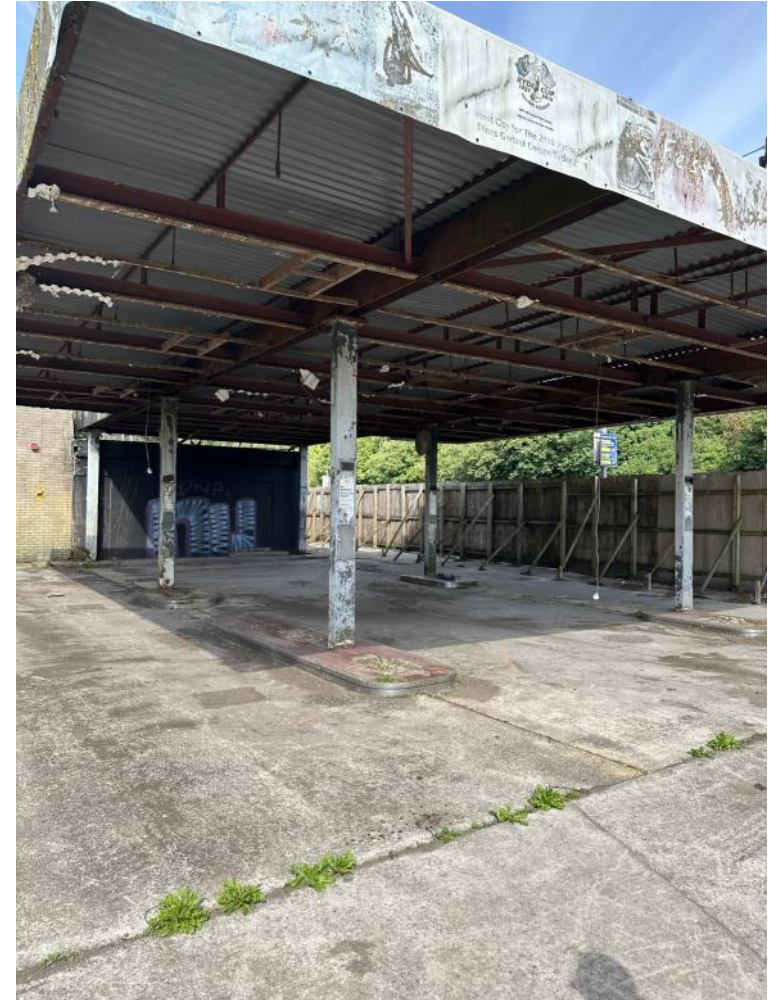
SITE ASSESSMENT

2.2 SITE PHOTOS

The site has been derelict for many years.

The shop building, canopy and car wash building have not been demolished, however they are very dilapidated.

Existing boundary treatments include a brick wall, palisade fence and close boarded fence.



SITE ASSESSMENT

2.3 SITE HISTORY

Google earth street view images showing deterioration of the site in recent years.

1. Google street view of site in 2003
2. Google street view of site in 2008
3. Google street view of site in 2015
4. Google street view of site in 2023

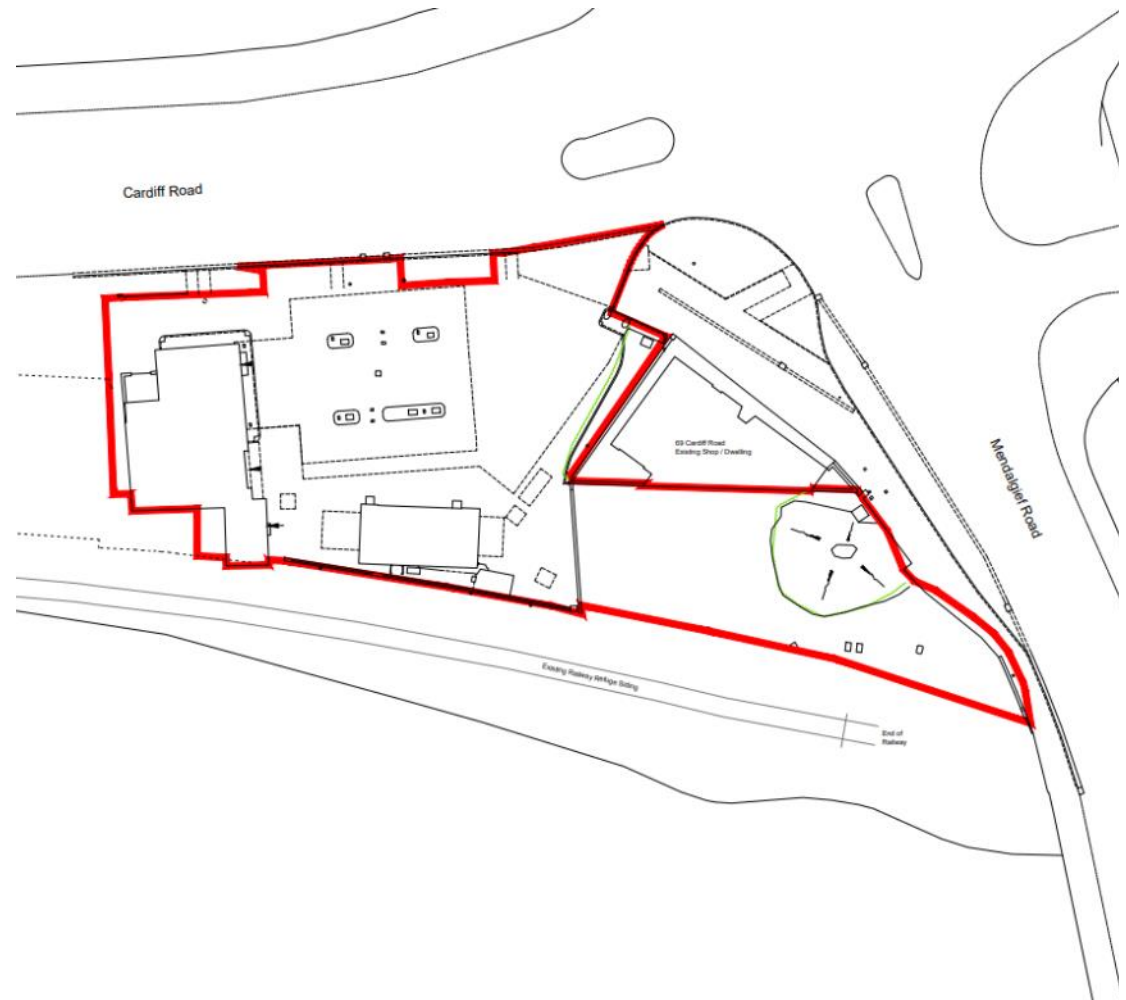


3.0 PROPOSAL

3.1 BRIEF

This planning application seeks to develop the land within the red line. The proposed development should include the following.

- Demolish the existing shop building, pump islands, canopy, and car wash building.
- Construction of a new PFS building.
- New petroleum pumps and canopy.
- Customer car parking including provision for disabled access, bike stands and EV bays, including charging post & LV panel.
- Create safe pedestrian for safe access to the PFS.
- Two new jet wash bays on the site.
- Alterations to existing access and egress



3.2 OVERALL SITE DESIGN

The new PFS shop will occupy a gross external area of 186 square meters, providing sufficient space for a retail environment. New pump islands and canopy will be introduced, along with the installation of new underground tanks to meet the site's fuelling needs.

Cardiff Road

Demolish existing shop building, pump islands, canopy and car wash building

Existing crossing to be widened slightly

Alterations to existing crossing

2 No. Sheffield Cycle Stands

0.6m high hoop barriers to match those proposed on the site next door

New 2m High Timber Close-boarded Fence

New Shop Building

Gross External Area: 155sqm
Gross Internal Area: 103sqm

New underground tank

New pump islands and canopy

2No Parking Bays
1No. CDA
1No. EVC

69 Cardiff Road
Existing Shop / Dwelling

Existing 2m high brick wall

Meter / LV Panel
to feed EVC only

1No EVC Bay

2No Jet Wash Bays

Existing GRP box
use unknown (may need to be retained)

Existing Timber Close Boarded Fence

Existing Railway Refuge Siding

New 2m High Timber Close Boarded Fence to be site existing

End of Railway

Mendelgaf Road

PROPOSAL

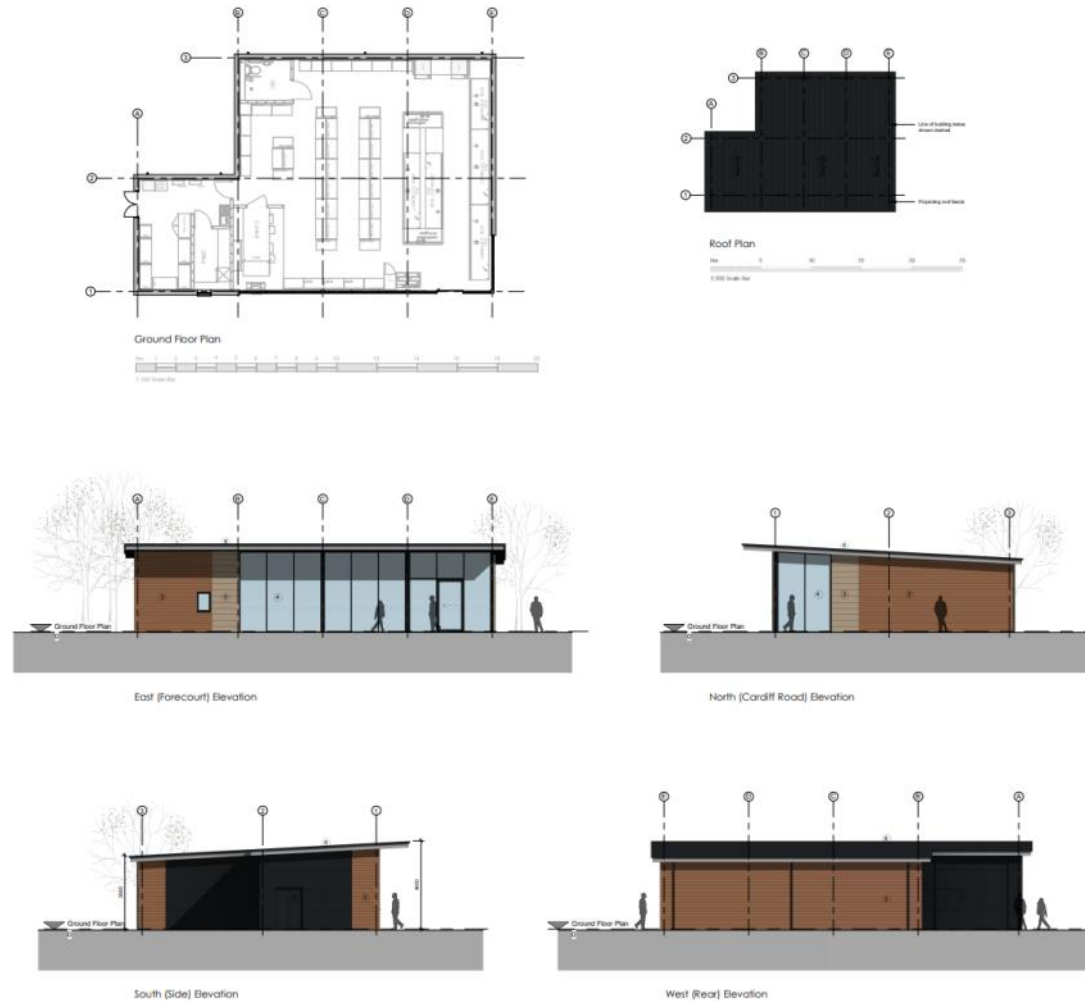
3.3 PFS BUILDING

The building is recognisable as a modern petrol filling station shop, with full height glazing facing the forecourt and a simple palette of quality materials to the rest of the building.

The texture and colour of the majority of the façade is proposed to be in a brickwork, to match the brick of the surrounding buildings. An ashlar stone feature panel is proposed to either side of the glazing, to highlight the entrance.

Window frames, doors and flashings are proposed to be black to contrast against the brick and stone. Black insulated cladding panels are also proposed to some of the rear of the building.

All construction materials, products and details will be chosen and designed to adhere to prescribed u-values and air tightness which will give the proposal vastly improved green credentials to that of the existing building.



PROPOSAL

3.4 BUILDING MATERIALS PALETTE



Building
Brickwork



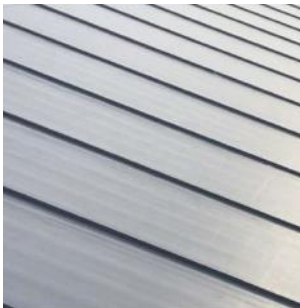
Building
Black Aluminium Frames to
Glazing



Building
Black Cladding RAL 9005



Building
Ashlar Stone



Roof
Kingspan Topdek



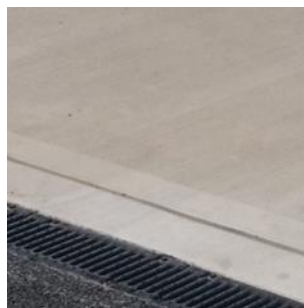
Bin / Rear Enclosure
Close Boarded Timber Fence

PROPOSAL

3.5 EXTERNAL MATERIALS PALETTE



Vehicle Areas
Black Bitmac



Petrol Forecourt
Concrete



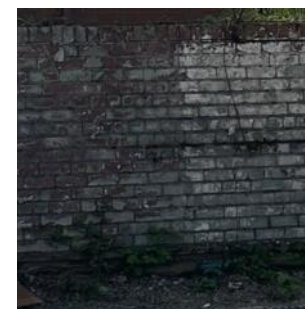
Boundary
Low Steel Hoops



Cycle Racks
Sheffield Hoop



Existing Boundary Fence
Close Boarded Timber Fence



Existing Boundary Walls
To be repaired where necessary

PROPOSAL

3.6 ACCESS AND OTHER CONSIDERATIONS

USE

The proposed PFS will provide petroleum to customers and local residents as well as food/snacks options.

The proposed facilities will provide increased amenity to drivers passing on Cardiff Road, ensuring the long-term operational future of the sites.

ACCESS

The development will not create or add to problems of safety, environment or efficiency.

Vehicular and pedestrian access / egress routes are shown on the provided plans.

The proposed development uses the altered access into the site.

Provision for cycle parking has been provided.

SCALE

The site area totals 1292.16sqm.

The site has a total of 5 parking spaces including 1 DDA bay and 1 EVC bay. There are also 2 Sheffield cycle stands.

Scale of Existing PFS Building:
Gross External Area = 131m²

Scale of Existing Car Wash Building:
Gross External Area = 44m²

Scale of the New PFS Building:
Gross External Area = 186m²
Gross Internal Area = 168m²

DISABILITY DISCRIMINATION ACT 1995

The Disability Discrimination Act 1995 (DDA) introduces measure to petrol retailers to prevent discrimination against disabled people. Wherever practicable, disabled customers should be able to access services and obtain goods in the same way as non-disabled customers.

The new buildings and site generally will be fully accessible to disabled customers and enable them to make full use of the facilities and goods offered at the site. As with many other retail and service industries, the way a service is managed and delivered by staff has a substantial impact on accessibility and fulfilment of diverse customer needs.

PROPOSAL

ENERGY / SUSTAINABILITY

Soft landscaping has been integrated into the site layout which will soften the site visually and help offset CO2 emissions.

All external and internal lighting will be designed using LED source luminaires. LED light bulbs are extremely energy efficient and long-lasting; an LED bulb can cut energy consumption by over 80% when compared to conventional light bulbs and can last up to 25% longer. Other energy saving initiatives will include the use of motion sensors to control temperature settings in the buildings and investment in maintenance programmes for heating and ventilation systems.

In summary, this approach involves energy demand minimisation through effective building form and orientation, good envelope design and proficient use of services.

The scheme includes 2 'Sheffield style' cycle stands located near to the entrance of the proposed building.

One charging point have been indicated on the proposed site plan. The installation of these charging points will safeguard the site for the future development of renewable fuel technologies and promote the use of green vehicles.

Rottner & Rudge are mindful that to future proof this site and support the use of electric vehicles, fast charging facilities need to be available in Newport.

This vision for the future is in line with the Government 'Road to 2035' and the promise that from this date all new cars and vans will be 100% zero emission.

We therefore consider that this application represents sustainable and environmentally friendly development and should be approved.

WASTE DISPOSAL—OPERATIONS

The proposed building has an external bin store area within the external yard.

The applicant will arrange for the collection of waste taking into consideration the volume and nature of the waste and the storage capacity required, based on the frequency of collection and the size and type of waste containers.



4.0 CONCLUSION

The proposal will rejuvenate a site that has been derelict for years and provide an additional level of amenity to the area.

The design of the site has been carefully considered to maximise space and circulation. The proposed building represents a high quality, modern clean aesthetic.

Principles of sustainability have been incorporated including site planting & EV charging.

On balance we consider that the development would not give rise to any unacceptable consequences for the environment, community or other public interest and will contribute positively to the local area.