



DESIGN&ACCESS STATEMENT

REINSTATE THE ORIGINAL PURPOSE OF CEFN SMITHY GARAGE, HIGH
CROSS ROAD AS A FILLING STATION

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1.1 INTRODUCTION

This statement is to support the change of use planning application to return the Cefn Smithy Garage back to a filling station (it's original and intended use when built) of the existing use of Cefn Smithy service station as a filling station

It allows my client to have surety in the future to invest money in the property, the area and Newport.

1.2 BACKGROUND

The site is situated on High Cross Road in Newport. It is still as the original construction of a filling station, no changes have been made since the last planning application. The road also has another filling station on the same road (opposite side). The unit has been owned by the same family since 1970s.

2 ASSESSMENT

2.1 SITE LOCATION

The site is triangular in shape and is on High Cross Road in Rogerstone. A busy artery road from Newport to Risca. There is traffic problems on this road as the garage on the other side will have traffic going against the flow to pull out as it is the outgoing cars have to pull across traffic.

2.2 SURROUNDING LAND USE

The street has housing on both sides with shops and garages inbetween. The road has a mixed use with commercial, healthcare, residential and shops on the road.

2.3 MOVEMENT

Vehicular access is from the main road, as per existing layout. As mentioned the problematic movements will be eased at the problem junction by High Cross School.

3 DESIGN

3.1 USE

Existing – The site has been used to sell cars, but was built as a filling station.

Photo on the cover shows the filling station as it is now.

Latest planning on the Newport planning website:

**ERECTION OF INTERNALLY ILLUMINATED SIGNS FOR PETROL
STATION**

76 High Cross Road Rogerstone Newport NP10 9AD

Ref. No: 91/O453 | Status: Decided

Planning document from Newport Council archives

NEWPORT BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)
REGULATIONS 1989

NOTICE OF DECISION

APPLICATION NO.91/0453/AC

To:
HORBURY CONSTRUCTION SERVICES
14 CO-OPERATIVE STREET
HORBURY
WAKEFIELD WF4 6DR

Application Type: **ADVERTISEMENT CONSENT**

In pursuance of its powers under the above mentioned Act and Regulations, the Council of the Borough of Newport notifies you that the application submitted by you for the:

ERECTION OF INTERNALLY ILLUMINATED SIGNS FOR PETROL STATION

AT: CEFN SMITHY GARAGE HIGH CROSS ROAD ROGERSTONE NEWPORT GWENT
which was registered by the Council on 8th May 1991, has been:

GRANTED WITH CONDITIONS

for a period of **five years** from the date of this consent, subject to the following conditions:

STANDARD CONDITIONS IMPOSED BY THE ABOVE REGULATIONS

- 1.Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
- 2.Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- 3.Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
- 4.No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant a permission.
- 5.No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

01 This consent does not relate to the freestanding pole sign shown on drawing number ELF/AF2.

The reasons for the Council's decision to impose the additional conditions are as follows:

3.2 AMOUNT

There will be a single shop, with tills to service the pumps and the pumps will be 3 stands of pumps with access from both sides, so 6 spaces to accept fuel from 16 hoses.

3.3 LAYOUT

Garage building In middle with storage behind and forecourt to the front. As per original layout.

3.4 LANDSCAPING

Forecourt to the front, parking to the rear. There is no greenery and there will be the addition of planters and bird/bat boxes as per green infrastructure statement.

3.5 APPEARANCE

Appearance as per photo on cover – White building in 1970s style, with concrete covered forecourt and metal awning above. The canopy is being replaced like for like.

The signage and advertisement will be submitted in a separate application.

4 ACCESS

4.1 STATEMENT

All access the same as existing. The kerb to the front of the shop will be dropped to allow and upgrade for wheelchair access. The removal of internal walls means one level shop floor for upgraded access. We are opening up space to people with restricted mobility.

5 CONCLUSION

4.1 FINAL STATEMENT

We are submitting a simple application to reinstate the original use of the building, with minimal to no changes to all key areas. The site has been used as a filling station for the majority of its existence, and it was only economic circumstances that meant it was used to sell cars.

The canopy, base for the sign, kerb to separate access, layout of site and building are still the same as intended and as built. Nothing has changed from the original use, we are just looking to reinstate it.