This Design & Access Statement supporting the Outline Planning Application for the new Velindre Cancer Centre has been prepared in response to the guidance provided in Technical Advice Note 12: Design Guidance on Design & Access Statements (2012).

The purpose of this Statement is to:
- Explain the design principles and concepts that have been applied to the development;
- Demonstrate the steps taken to fully appraise the context of the development and how the design responds to the context;
- Explain the policy or approach adopted for access, and how policies relating to access in the Development Plan have been taken into account; and
- Explain how any specific issues which might affect access to the development have been addressed.

While the content with regards to the appearance of the building is for illustrative purposes only the document outlines a series of parameters to define land use, scale, access and landscape quality.

**Scheme Overview**

The new Velindre Cancer Centre extends the Velindre NHS Trust’s presence as the largest clinical oncology centres in Wales, and top 10 in the UK. It forms an important milestone in its wider initiative to improve cancer outcomes in South East Wales, known strategically as ‘Transforming Cancer Services.’ The strategy includes the construction of a new 37,000sqm facility for non-surgical specialist cancer treatment at Velindre supported by a number of outreach services embedded into local communities.

Since its establishment, the current Velindre Cancer Centre has outgrown demands and is now in need of expansion space to not only improve its care and outcomes, but also offer a better patient experience and scope for industry leading research and study to take place. The new Cancer Centre at Velindre will include facilities for radiotherapy, systemic anti-cancer therapy, diagnostic imaging, outpatients, pharmacy services and inpatient beds. The building will be designed with the needs of the patient at its core, reinforcing the reputation of Velindre as a centre of excellence for cancer treatment. The new facility will also aim to improve patients’ experience of the surrounding landscape and its quality.

The quality of the surrounding landscape of the site is an additional requirement that is considered at all stages of the design process. Attention will be given to the landscape planning and design principles in order to ensure that the new development is a fitting environment for the facility and improving the environmental quality of the local area. The planning and design take into account the needs for environmental improvement that is appropriate for a cancer hospital. The surrounding area is high in biodiversity and will be designed to support and improve the existing landscape features and biodiversity of the site. The landscape will also be designed to provide an aesthetically pleasing environment for patients, visitors, staff and the local community.
The Welsh Government has set a very clear ambition for cancer care in Wales through the Together for Health: Cancer Delivery Plan 2012-2016 which sets out standards for the quality, safety and experience of care that the population of South East Wales should receive. Velindre Cancer Centre (VCC) is the largest of the three clinical oncology centres in Wales and one of the ten largest regional clinical oncology centres in the United Kingdom (UK Radiotherapy Equipment Survey, 2008). VCC is also the sole provider of non-surgical specialist cancer services to the catchment population of 1.5 million across South-East Wales, from Chepstow to Bridgend and from Cardiff to Brecon.

The existing Centre opened in 1956 and has since grown incrementally in response to changes in technology and demands for increased capacity. The Trust has a reputation of delivering high quality, although its repute was challenged by the poor condition of the hospital environment.

Due to the age of the facility there are issues with non-compliance with statutory requirements such as Health Building Notes (HBN’s) and the need to meet targets for energy and environmental management.

The VCC is currently at a tipping point in its ability to provide high quality care at the existing facility in the face of increasing referrals into the service and increasing complexity of treatment which requires modern technology and clinical practice. The future reputation of Velindre Cancer Centre could be put at risk by its inability to meet current standards and consequently will prejudice the highest quality patient care in South Wales.

The founding principle of the future service model for Velindre aligns directly with the strategic intent of care close to home: ‘All care and treatment provided at home or close to home unless it is unsafe or does not provide the patient with the best outcome possible’. To achieve this, a radical redesign of services is required based around a ‘hub and spoke’ model which would enable approximately 60% of chemotherapy patients in South-East Wales to receive their care and support at home or close to home. Furthermore, a significant proportion of radiotherapy patients could receive their initial consultation at an outreach clinic in the facilities of their Local Health Board and their treatment at a Velindre Cancer Centre satellite site in the most appropriate location.
Location

The site is situated in north Cardiff approximately one kilometre north of the centre of Whitchurch Village and 6 kilometres north of Cardiff City Centre. Coryton Interchange, which connects the M4, A470 and local highway network is located approximately 400 metres north of the site.

The site area is approximately 14.5 hectares. The site is comprised of undeveloped land which will accommodate the new cancer centre (landscape, open space, parking, Maggie’s Centre, energy centre etc.) and 6.7 hectares of land to deliver the access routes.

The main site area is undeveloped land which was previously used for horse grazing. There are a number of informal paths across the site which have been formed by local users.
The George Thomas Hospice is located to the west of the hospital campus and is home-based palliative care for patients and their families. The hospice provides specialist care and support for those facing a life-threatening illness. It is located within the grounds of the hospital and is accessible from Pendwyallt Road via the Hollybush Estate.

Accommodation Development
The hospital is served by a range of public transport options. It is connected to the main railway line, providing access to Cardiff Queen Street Railway Station. The site is approximately 76 metres from the canal, and at its closest point it would be 650 metres south of the site. The disused railway line is separated from the site by a steep embanked strip, while to the north it is separated by the Glamorganshire Canal and beyond its boundaries. The disused railway line is separated from the site by a steep embanked strip, while to the north it is separated by the Glamorganshire Canal and beyond its boundaries. The disused railway line is separated from the site by a steep embanked strip, while to the north it is separated by the Glamorganshire Canal and beyond its boundaries.
There are a number of statutory and local designated sites close to the site. These include the

**Glamorgan Canal / Long Wood SSSI**

The SSSI is located southwest and northwest of the site and is legally protected under the Wildlife and Countryside Act 1981 (as amended). The SSSI is an artificial wetland ecosystem adjoining a river terrace woodland of considerable antiquity. Beech is a major constituent of the woodland. A range of habitats from open-water, alder carr, scrub and deciduous woodland are included within the designation. The woodland is managed to sustain a range of flora and fauna within the designation, and includes paths which support a range of species. There are several footpaths that navigate the slope down to the canal. Vegetation within the designation is dense and largely obscures summer views out from the woodland footpaths. Occasional partial views west towards Radyr, or down to the Glamorgan Canal are possible but are heavily filtered by tree canopies.

**Glamorgan Canal LNR**

The LNR is managed by Cardiff Council and includes the SSSI and land south west of the SSSI, the disused railway cutting north of the site, and the remaining area of open meadowland to the north west of the site. The LNR was formed in 1967 but the designating features for the site are unknown. Friends of Forest Farm, which was formed in 1990, actively contribute to the protection of the LNR and promote the study of the flora and fauna included within it.

**Whitchurch Green Fields SINC**

The site is designated as the Whitchurch Green Fields Site of Importance for Nature Conservation. It was designated for its neutral grassland.

**Coryton Heronry Wood Site of Importance for Nature Conservation**

The Coryton Heronry Wood Site of Importance for Nature Conservation is located 100 metres north of the main site area, but adjacent to a section of the proposed northern access. The site is designated for its importance for birds and includes a mixed woodland containing conifers and ornamental trees.

**Disused Railway Cutting**

A disused railway cutting is located adjacent to the development’s northeast boundary. The wooded sides of the former railway cutting fall within a Local Nature Reserve designation. The former railway cutting is steep and wooded. Public access is available along the floor of the cutting. Access into the cutting is provided from the north and southern high ground that connects to the former railway bridge over the river.

**Whitchurch Hospital Park and Garden**

The Whitchurch Hospital Park and Garden is located to the southeast of the development site. It is a grade II listed site on the Register of Landscape Parks and Gardens of Special Historic Interest in Wales. The historic park and garden includes the core of the Whitchurch Hospital Grounds and includes eight grade II listed buildings. The closest listed building to the site is the Grade II listed Whitchurch Hospital Chapel (180m from the site).

**Coryton House Historic Park and Gardens**

Coryton House Historic Park and Gardens is located north of the site. It is grade II listed on the Register of Landscape Parks and Gardens of Special Historic Interest in Wales. Parts of the gardens are designated as the Coryton Heronry Wood SINC.

**Wildlife Corridor**

Dense and overgrown pathway dividing the green field meadows with the rest of the Whitchurch Hospital grounds.
The site is located close to the busy transport interchange at Coryton. This gives access from the site on both sides. Although the interchange is directly accessible, access to the site is within easy reach from the site on both sides. Existing bus stops are located in both Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents with a reliable link from the site. The existing public transport connections would be incorporated into the development, where feasible. The interchange is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus routes pass along the M4 corridor of the M4 (east-west) and A470 (north-south) which meet at Coryton interchange. Park Road connects Whitchurch and the site directly to the wider Cardiff area via the northern access from Coryton. The site is located close to the busy transport interchange at Coryton which provides a frequent and reliable rail link to the city centre. The disused railway line to the north of the site as well as the Hollybush residential estate. Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents with a reliable link from the site. The existing public transport connections would be incorporated into the development, where feasible. The interchange is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus routes pass along the M4 corridor of the M4 (east-west) and A470 (north-south) which meet at Coryton interchange. Park Road connects Whitchurch and the site directly to the wider Cardiff area via the northern access from Coryton.  

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Potential

The proposed development will address the accessibility of the new cancer centre. It is proposed to improve the pedestrian crossing towards Park Crescent and over the disused railway line via an old stone railway bridge. A waymarking strategy for the site would ensure that routes to the station are clearly signposted to promote usage. A new pedestrian link under Park Road can be very busy at peak times. The site is located close to the busy transport interchange at Coryton which provides a frequent and reliable rail link to the city centre. The disused railway line to the north of the site as well as the Hollybush residential estate. Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents with a reliable link from the site. The existing public transport connections would be incorporated into the development, where feasible. The interchange is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus routes pass along the M4 corridor of the M4 (east-west) and A470 (north-south) which meet at Coryton interchange. Park Road connects Whitchurch and the site directly to the wider Cardiff area via the northern access from Coryton.  

Specialist service vehicles and hospital access

Specialist service vehicles will be key to the operation of the new cancer centre, providing the most convenient access point to the proposed hospital and masterplan site. Specialist service vehicles will be key to the operation of the new cancer centre, providing the most convenient access point to the proposed hospital and masterplan site. The site is located close to the busy transport interchange at Coryton which provides a frequent and reliable rail link to the city centre. The disused railway line to the north of the site as well as the Hollybush residential estate. Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents with a reliable link from the site. The existing public transport connections would be incorporated into the development, where feasible. The interchange is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus routes pass along the M4 corridor of the M4 (east-west) and A470 (north-south) which meet at Coryton interchange. Park Road connects Whitchurch and the site directly to the wider Cardiff area via the northern access from Coryton.  

Light Rail

As part of the South Wales Metro project it is proposed that the disused railway line to the north of the site as well as the Hollybush residential estate. Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents with a reliable link from the site. The existing public transport connections would be incorporated into the development, where feasible. The interchange is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus routes pass along the M4 corridor of the M4 (east-west) and A470 (north-south) which meet at Coryton interchange. Park Road connects Whitchurch and the site directly to the wider Cardiff area via the northern access from Coryton.  

Other Motor Traffic

Parking should be provided for residents located in key areas of the site. Siting new bus stops at key locations such as the hospital, sustainable parking spaces. New parking spaces needed in key locations to promote sustainable travel and a pedestrian/ child friendly environment.

Design Guide

The masterplan would include provision for pedestrian, cyclist and bus access to the site. Existing bus stops are located in both Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents with a reliable link from the site. The existing public transport connections would be incorporated into the development, where feasible. The interchange is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus routes pass along the M4 corridor of the M4 (east-west) and A470 (north-south) which meet at Coryton interchange. Park Road connects Whitchurch and the site directly to the wider Cardiff area via the northern access from Coryton.  

The masterplan would;

The relatively level nature of the site makes access to facilities in the layout of the site easy for all. Access provision for varied levels of ability shall be incorporated through the development. Site workers, residents and visitors will be encouraged to use sustainable modes of transport as part of the development. This is facilitated by the prominence of walking and cycle routes and traffic speed reduction measures, as possible to cyclists with cycle lanes provided on main roads and traffic speed reduction measures to enhance safety for cyclists. Further provision within the development will be on shared use footpaths for staff and visitors. Cyclists are catered for in the design and planning of the site.

Cycling

Cancer Centre and other developments in the area will require dedicated cycle lanes where walking and cycle routes coincide. The development will contribute to the Welsh Government’s Cycling 2016: The National Cycling Framework, and the Safer Cycling and Walking Network. Pedestrian and cycle routes will be safe and visible routes with signposted to promote usage. Pedestrian shed road, Park Road or other surrounding residential streets. A waymarking strategy for the site would be included in the masterplan in line with the Cardiff Cycle Design Guide 2011. The site will be as permeable/accessible as possible to cyclists with cycle lanes provided on main roads and traffic speed reduction measures to enhance safety for cyclists.

Walking

Walking routes should also be taken into consideration, as should the topography, which can affect accessibility. Facilities shall be designed to be as accessible and as permeable as possible.

Pedestrian, Cycle, and Public Transport Links

The relatively level nature of the site makes access to facilities in the layout of the site easy for all.

Access and Connectivity

Pedestrians prefer relatively direct routes and the scattered nature of Whitchurch's facilities provides plenty of alternate routes between two places which contribute to making the development a safe environment for all. Access provision for varied levels of ability shall be incorporated through the development.

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Walking

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The Whitchurch Green site occupies approximately 130 hectares and incorporates the Whitchurch
Hospital campus and Velindre Cancer Centre facility. The site is bounded to the north by Velindre Road, to the east by the A4054, to the south by the Park Road (A4054) and to the west by a Nature Reserve (Glamorgan Canal Local Nature Reserve & Forest Farm) and SSSI designated woodland called Long Wood, dropping down in level to Forest Park Road, River Taff and Glamorgan Canal with housing beyond.

The site comprises a number of facilities:

**Velindre Cancer Centre**
- The Centre opened in 1956 and has grown to become one of the largest cancer centres in the UK. Access is via Velindre Road. The buildings are generally one storey in height. Further capacity is required to upgrade and modernise the Centre and options are being explored to deliver a new facility.

**Whitchurch Hospital**
- The hospital was built in the early 1900’s as a psychiatric asylum and became the main centre for mental health services in Cardiff. The hospital buildings are Grade II listed. Access is from Park Road. The buildings are generally two storey in height with a prominent water tower. The rear grounds are Registered Parks and Gardens and exhibit a parkland character of lawns and mature planting. The gardens feature six Grade II listed timber shelters. The site is accessed from Park Road via a formal gateway and Gatehouse.

**Playing Fields**
- The northern frontage of Whitchurch Hospital comprises an open area of green space laid out for bowls, football and cricket with associated facilities including a cricket pavilion. An access road provides a circulatory access road around the green space with a large central car park and further areas of grass and perimeter paths.

**Brownfield Site**
- Located in the south western corner of the Whitchurch Hospital campus and previously the site of a country house called Velindre. Formerly a Mental Health Hospital site, the site was cleared of healthcare buildings and has remained vacant since the hospital scheme was cancelled.

**Former Farmland**
- Located within the northern extents of the Whitchurch Hospital campus. Formerly grazing land, the fields are now populated by long grass and scrub vegetation.

**Chapel**
- The Grade II listed hospital chapel occupies a central position within the campus green space and is contemporary to Whitchurch Hospital. The building is disused and in need of repair.

**George Thomas Hospice**
- The hospice provides specialist home-based palliative care in Cardiff for patients and their families. The hospice occupies a modern building located to the west of the hospital campus and accessed from the peripheral internal road network.

**Cardiff and Vale Admin Building**
- A modular building sited adjacent to the hospital chapel.

**Playground**
- The paddock between Whitchurch Hospital and the A4054 road to the east of the hospital campus.

**Existing Velindre Centre**
- The site is adjacent to the Velindre Centre and was previously the site for a new Mental Health Hospital scheme.

The site is overlooked by a number of significant views and aspects including Whitchurch Health Campus, Bowing Hill, Horse Bridge, River Taff, and the Glamorgan Canal. The site also offers a range of opportunities for landscape and ecological surveys to be undertaken in the context of the site's potential future use. The site is of particular interest for its potential to deliver a new hospital facility that can respond to the needs of the local population and provide a high quality healthcare environment.
Site Boundaries

The site slopes down to the southeast boundary which ranges between 51m AOD (where it leaves the site's northwest boundary) and 39m AOD (where it leaves the site). The site is divided into the Site's northwest boundary and the site's northeast and southeast boundaries where it approaches the site from the northeast.

En route it continues beyond the site to form woodland. The vegetation is particularly dense along the vegetation consisting of scrub, mature trees and shrubs. The vegetation is also dense along the woodland to the north including the disused railway cutting and field adjacent to the site.

Woodland, which is located north and south of the disused railway cutting, characterises the proposed site access routes. The scrub is mostly bracken scrub, while the woodland is dominated by English oak. Scrub and woodland are demarcated by dilapidated fencing, and is overgrown by the surrounding vegetation.

Site access would be provided via the Adopted Highway at the point where the M4 and the adjacent, busy suburb of Whitchurch. The tranquillity of the area is compromised by traffic noise from the adjacent high-rise Hollybush residential towers and the M4 and the adjacent, busy suburb of Whitchurch. Two local character areas have therefore been identified to define the areas that are part of the character area.

The proposed pedestrian route is via Coryton Railway Station and would pass through woodland and the disused railway cutting. Pedestrian access would be provided from the Hollybush Estate and Pendwyallt Road. The disused railway cutting would pass through Asda land, woodland, the disused railway cutting and field adjacent to the site.

The highest point of the main site area is the Whitchurch Hospital tower. Two local character areas have therefore been identified to define the areas that are part of the character area. The proposed pedestrian route is via Coryton Railway Station and would pass through woodland and the disused railway cutting.

Topography

Topography defines the main site area in the west and the ridge and furrow area in the north. The main site area to the west is approximately 57m AOD where it leaves the Asda Car Park and 50m AOD where it passes through the Hollybush Estate and Pendwyallt Road. The disused railway cutting inclines gradually as it approaches the Hollybush Estate and Pendwyallt Road. The disused railway cutting continues beyond the site to form woodland. The vegetation is particularly dense along the vegetation consisting of scrub, mature trees and shrubs. The vegetation is also dense along the woodland to the north including the disused railway cutting and field adjacent to the site.

The main site area boundaries are characterised by rough grassland and scrub. The main site area is flanked by woodland and the railway cutting. Pedestrian access would be provided from the Hollybush Estate and Pendwyallt Road. The disused railway cutting would pass through Asda land, woodland, the disused railway cutting and field adjacent to the site.

The highest point of the main site area is the Whitchurch Hospital tower. Two local character areas have therefore been identified to define the areas that are part of the character area. The proposed pedestrian route is via Coryton Railway Station and would pass through woodland and the disused railway cutting.

Site Character

The site is the Whitchurch Green Fields Site of Importance for Nature Conservation. The site was part of the river Taff Corridor and would be provided for nature conservation. Further details on the site ecology following in the baseline section of the Ecology Assessment chapter.
Contextual Analysis

Existing Landscape Qualities

The existing site is dominated by its landscape qualities from un-manicured grassland for the body of the site to heavily wooded fringes that drop away into a ravine along the south western edge. The landscape strategy will seek to retain these qualities and seek to restore and enhance the existing nature while embedding the new buildings.

Panoramic view looking east from the meadow across the building site towards the water tower rising from the existing Whitchurch Hospital grounds and the centre of Cardiff beyond.

Stone footbridge over the disused railway corridor, now a popular hiking spot for locals. Hiking trails on the steep escarpment through the local nature reserve between the meadow and canal to the south.

Views of the trails overlooking the Glamorganshire canal and Long Wood SSSI. Admired for its natural beauty, panoramic views and variety of trails, the site is frequented by hikers, bikers, dog walkers and horse riders.

Hiking trails on the steep escarpment through the local nature reserve between the meadow and canal in the woods.
The proposed development site was originally used for agricultural purposes and on tithe maps from the mid-19th Century was listed as being associated with the small farmhouse known as Ty-Clyd which was situated just outside the south eastern corner of the site. The main Velindre Estate was located to the South of the site closer to the Melingriffith Tin-works.

The tin plate works were established prior to 1750 and by the end of the century was the largest tin plate works in the world. The works were closed in 1957, however the remaining water-pump remains a scheduled monument. During the early 19th Century the Blakemore family took ownership of the tin-plate works and were instrumental in establishing a thriving community of workers and their families which became known as ‘Melin dre’ (mill place) which has subsequently become Velindre.

In the early 20th Century the purchase of the Velindre Estate by Cardiff Council and construction of the Cardiff City Mental Hospital (Whitchurch Hospital) had a big impact on the surrounding landscape although the proposed development site remained used for arable farming. During this period Coryton House to the North of the site was also constructed.

In an effort to preserve some of the ancient woodland in the Whitchurch area, a nature reserve called Forest Farm was formed in 1967. It is centred on the last remaining open stretch of the Glamorganshire canal, which still holds fresh water to a quality good enough to provide a good hunting ground for kingfishers, herons and many other species. Forest Farm became a recognised Country park in 1992 and there are now over 150 acres of trees and grassland within a few minutes’ walk of the development site.
02_Contextual Analysis

constraints

A detailed analysis of the existing site has been undertaken to determine the constraints which will inform and shape the design and development of the site.

Location and constraints Areas

The site is located to the south of Velindre Cancer Centre and to the north of the Hollybush Estate. The site is bounded to the north by the Hollybush Estate including a number of high rise residential blocks. The Hollybush Estate forms a visual barrier to the site although the wildlife corridor along the disused railway corridor will provide a route to the Royal Welsh Trust for Animals. The site is adjacent to the proposed access route from Coryton House to the North. The essential setting for the site includes the gardens and grounds to the South and also from the House to the North. The road infrastructure within the development area will need to be realigned with the adjacent Local Nature Reserve. The site is isolated from the local road network (Park Road) suffers from congestion and inadequate access to the site.

The site is the Whitchurch Green Fields Site of Importance for Nature Conservation (SINC). The site is designated for its neutral grassland habitat and is protected at local authority level by the Wildlife & Countryside Act 1981. In order to protect the Site, the countryside council has imposed a 15m wide buffer zone along the disused railway corridor to the South and a 10m wide buffer zone along the West. The existing road infrastructure within the development area will need to be realigned with the adjacent Local Nature Reserve. This will be managed in consultation with Forest Farm who actively contribute to the protection of the site.

A number of Tree Preservation Orders apply across the site. A detailed analysis of the existing site has been undertaken to identify constraints and opportunities for development.

Ecology

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Geology & Topography

The site has a gently undulating landscape with a general fall of approximately 10m from the North West to the South East. Steep slopes are likely to constrain the developable area and the form of the building should reflect this. The site has a number of strategic topographical elements which will need to be carefully considered to ensure that it does not have a detrimental impact on the residential tower blocks. The steep slopes are also designated as the Coryton Heronry Wood SSSI which has no detrimental impact on the residential tower blocks. Although the SSSI forms a visual barrier to the residential tower blocks, the wildlife corridor along the disused railway corridor will provide a route to the Royal Welsh Trust for Animals.

The site does not form part of a conservation area but is adjacent to a number of listed buildings and Listed Structure and conservation areas which have informed the development of the site.

The site is situated within the Blackweir Urban Area which is protected under the Planning Act 1990 and is designated for its neutral grassland habitat and is protected at local authority level by the Wildlife & Countryside Act 1981. The site is designated for its neutral grassland habitat and is protected at local authority level by the Wildlife & Countryside Act 1981. In order to protect the Site, the countryside council has imposed a 15m wide buffer zone along the disused railway corridor to the South and a 10m wide buffer zone along the West. The existing road infrastructure within the development area will need to be realigned with the adjacent Local Nature Reserve. This will be managed in consultation with Forest Farm who actively contribute to the protection of the site.

A number of Tree Preservation Orders apply across the site. A detailed analysis of the existing site has been undertaken to identify constraints and opportunities for development.
The re-development of the site presents a number of unique opportunities for the new Cancer Centre development.

**Access**
Creating a new dedicated vehicular access route for the Cancer Centre site could help to alleviate congestion on the existing road network, diverting traffic away from Park Road and Velindre Road which will improve traffic flows through Whitchurch.

Proving sufficient car-parking on site for staff, patients and visitors will also help reduce pressure on street parking in the Whitchurch area.

**Connectivity**

- Creating a new bike route near to the site entrance will provide an additional route to and from the site and the cycle network.
- The existing network of footpaths which approach and cross the site should be maintained and improved where necessary to encourage staff and visitors to use public transport from Park Road and the adjacent Coryton station.
- The new site will offer the potential to divert main bus services with an appropriately designed internal road network ensuring buses have sufficient space to turn and drop as close to the main entrance as possible.

**Topography & building form**

The required adjacencies for the clinical functions will dictate the optimum footprint but the need to optimise the landscape areas suggests an opportunity to develop a compact plan arrangement of clinical zones spread over a number of levels and linked horizontally by a public street and vertically by dedicated lift and stair cores. The gently sloping topography provides an opportunity for the building to directly engage with the adjacent landscape at multiple levels. So an entrance at the higher northern side of the site would allow for public spaces on the lower levels to have direct access to landscape gardens at the southern end of the site.

**Landscape**
Developing the site for the new Cancer Centre provides an opportunity to reinforce and improve the edges along the SSSI and nature reserve through careful clearance and appropriate planting of native species.

- The existing grassland meadows are an important feature of the site and the landscape strategy for the redevelopment has the opportunity to retain and enhance the existing habitats as well as creating new habitats to improve biodiversity.
- Careful planting of new species alongside the existing grassland could help to encourage new species onto the site as identified in the ecology report.

The landscape strategy for the development should aim to create outdoor recreation resources and green spaces which are visually linked to the building. For local residents, the landscape at Whitchurch provides an opportunity to utilise green amenity routes through an informal and native landscape of grasses and trees in a network of public footpaths which can encourage biodiversity and extend the wayfinding network on which the local residents depend.
Stakeholder Engagement

A programme of engagement has been ongoing during the preparation of the outline planning application. The engagement process allowed the technical team and client to inform and engage with relevant stakeholders prior to the statutory planning consultation process. The process also allowed stakeholders to develop an understanding of the background to the project and provide feedback on the developing proposals, allowing the design team to better appreciate the important issues at an early stage in the design concept.

Three stakeholder workshops were held in early September and late November 2016 along with a public exhibition. A more detailed description of the events and relevant feedback fully documented in the consultation report that is included in the planning application.

In addition to this, the design proposals have also been informed by pre-application meetings with the Local Planning Authority (formal and informal) and statutory consultees including the Welsh Government and Natural Resources Wales. Details are provided in the consultation report.

Finally, the EIA has been subject to statutory pre-application consultation as required by Part 1A of the Planning (Wales) Act 2015. The outcomes of the statutory pre-application consultation are also set out in the consultation report.

Engagement with Clinical Teams

During the design development phase, the design team worked closely with the clinical teams at Velindre to ensure that the proposals reflect their needs and aspirations for the future clinical service.

The clinical engagement exercise was co-ordinated by the lead design group which have been responsible for the development of the proposals and design. The lead design group has worked closely with the teams of Operational Groups who have focused in more detail on the specific requirements of the various departments.

The clinical engagement exercise has ensured that the process has been collaborative and inclusive with as many staff as possible being given the opportunity to contribute to the design.

Access for all

The Transforming Cancer Services programme has been working to identify the barriers which may exist to people accessing clinical services provided by Velindre. The key groups identified included people with a physical or learning disability, hearing impairment, visual impairment, the elderly community, the young community, and those with mental health conditions. The purpose of this engagement was to invite feedback on how the design of the new Cancer Centre can promote accessibility for all and ensure that all relevant guidance and standards are considered during the design development phase.

The group engaged with a number of external bodies including other NHS bodies, charities and supporting organisations to discuss potential barriers such as physical, economic, communication and attitudinal barriers. The engagement included one-to-one interviews, meetings and workshops and the feedback has been collated into a report by the TCS team which has been used to support and inform the development of the proposals.
Velindre Cancer Centre aspires to ensure that the patient is at the heart of everything it does. The concept for the new building is based on this service aspiration. The concept is based on the idea of a patient hub, surrounded by core clinical functions which are then closely integrated with the surrounding landscape. The concept has evolved around the aim to deliver best practice adjacencies for the core clinical functions as well as considering how the flows for patients, staff and visitors are optimised via key circulation spaces and the patient hub. In addition options have been explored as to just what the building can be an extension of the landscape and how this relates to the new Clinical Hub and existing landscape but ensure that the new infrastructure links in a dynamic and embedded way.

The primary idea is to place both the patient hub and the landscape at the heart of the new Cancer Centre.
CLOISTER=HUB

The cloister is the primary circulation hub and also a slice of the interior landscape, providing natural light and views. Spaces like waiting areas, cafés, receptions, and libraries can become rooms in the garden.

CAPTURE THE LANDSCAPE

The cloister captures a slice of the existing landscape for the Cancer Centre like a cookie-cutter.

HARD AND SOFT EDGES

The cloister presents itself to the landscape with a transparent edge. Internally, the distinction between building and landscape is blurred through the extension of the "in-between" spaces that are semi-indoors.

SCULPTURAL ELEMENTS IN THE LANDSCAPE

Pavilion-like folly structures dotted through the cloister courtyard and grounds contain a variety of amenities such as a multi-faith room, cafe, unique waiting rooms, meditation pods, and garden houses.

LANDSCAPE TO LANDSCAPE

Rather than being in a corridor or within an atrium looking out, the cloister allows people to experience the landscape internally and externally.

SCULPTURAL ELEMENTS IN THE LANDSCAPE

Pavilion-like folly structures dotted through the cloister courtyard and grounds contain a variety of amenities such as a multi-faith room, cafe, unique waiting rooms, meditation pods, and garden houses.

LEGIBLE CIRCULATION

The cloister provides a singular legible element of circulation that connects everything. It also allows people orienting views across the garden to see destinations as they go.

BACK OF HOUSE

The least favourable northern edge of the site is where the building form presents a harder edge to the landscape and hides services and car parking out of sight and mind.

A series of design principles have been established that have been utilized throughout the design process to test the emerging options against. Strongly adhering to these design principles at every stage has ensured the key concepts are retained and the scheme remains conceptually clear.
A series of design principles have been established that have been utilized throughout the design process to test the emerging options against. Strongly adhering to these design principles at every stage has ensured the key concepts are retained and the scheme has conceptual clarity.

Central public accessible landscape option, study model.
The preferred option was to create an internal cloister that would stitch the buildings together as a singular identity, but also allow the different clinical departments their own identities within this whole.

Aerial image of Whitchurch Hospital in the foreground looking toward central Cardiff beyond, June 1937.
**Access**

**Main Site Access**

The access road to the site will be from the North of the estate via the Hollybush Estate. The access road layout follows the terrain of the site passing through the Local Nature Reserve. A new emergency access will be delivered through the site passing through the Local Nature Reserve. The access road layout follows the terrain of the site passing through the Local Nature Reserve. The access road has been designed to respond to existing site topography and will further soften and screen the appearance of the site topography. The use of embankment, cuttings and landscaping will reduce its visual impact and increase the safety of the access road as described above. The access road widths have been minimised to limit the land-take and impact on the Local Nature Reserve. The proposed upgrades to the roundabout on Longwood Drive are based on detailed transport modelling accounting for the increased volume of traffic and reduced access provision for the journey to and from the site.

**Emergency Access**

An emergency access will be delivered through the site passing through a small area of woodland which will be upgraded as part of the development. The roundabout and access road into the retail park at Coryton Station, subject to proposed redevelopment works at the Station. It is proposed that the new site’s North-Eastern boundary via the Hollybush Estate. The access will be created from the existing Hollybush Estate. The access will be created from the existing Hollybush Estate. An emergency access will be delivered through the site passing through a small area of woodland which will be upgraded as part of the development. The roundabout and access road into the retail park at Coryton Station, subject to proposed redevelopment works at the Station. It is proposed that the new site’s North-Eastern boundary via the Hollybush Estate. The access will be created from the existing Hollybush Estate. 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The main Cancer Centre building will sit away from the south eastern corner of the site, elevated away from the existing landscape and access buffer zones.

The form of the building is based on a sequence of building 'fingers' containing specific clinical functions that radiate out from the central landscape cloister. The relationships between the clinical functions have been informed by consultation with the various stakeholder groups and optimise travel distances for patients, staff, materials and waste.

The central cloister will ‘capture’ the grassland qualities of the existing landscape and give the new building a clear element of connective tissue that binds the different departments together while maintaining a connection to both the internal and external landscape.

The ‘departmental fingers’ will afford views out from the circulation cloister and garden while also allowing the qualities of the existing picturesque landscape to infiltrate between and into the building form itself. At many key junctions around the cloister the external landscape will almost ‘touch’ the internal garden.

Summary Schedule of areas

<table>
<thead>
<tr>
<th>Department</th>
<th>Size</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cancer Centre</td>
<td>5000 m²</td>
<td>Design</td>
</tr>
<tr>
<td>Car Park</td>
<td>1000 m²</td>
<td>Build</td>
</tr>
<tr>
<td>Cloister Garden</td>
<td>800 m²</td>
<td>Construct</td>
</tr>
<tr>
<td>Total</td>
<td>6800 m²</td>
<td></td>
</tr>
</tbody>
</table>
The height of the proposed development has been informed by a number of factors including the required internal functional adjacencies, existing tree heights in the Local Nature Reserve and SSSI and the protected views from Coryton House to the North. The aspiration is that the building heights follow the existing tree line to minimise its visual impact.

The new building includes a significant increase in floor area from the current Cancer Centre and it is important that the design responds accordingly. The proposed building will sit on the existing site footprint and will sit well to the topography of the site. The height of the building follows the topography of the site and the building mass will be reduced by following the topography and the required floor levels. The central support block introduces some additional height at the centre of the building from where its impact is of less concern.

The more inpatient and staff areas are located on the upper levels offering better views over the surrounding landscape but with improved privacy from the immediate landscape areas. The central support block introduces some additional height at the centre of the building from where its impact is of less concern.

Typical North-South site section
Wildlife Corridors

The design of the Wildlife Corridors will serve as both a habitat and ecological link between the LNR and SSSI. Dense, continuous native hedges will be planted around the perimeter of the site, promoting a sustainable population and re-colonisation of dormice in the surrounding woodland areas. Laurel in particular has been identified along the southern boundary and should be removed and replaced with native species such as Hawthorn, Blackthorn, Hazel and Field Rose that will provide sequential flowers and berry rich fruit.

Enhance Woodland Edge (15m Protected SSSI Edge)

The trees located within the SSSI and LNR sites are classified as Category A trees and are expected to contribute a high level of ecological and scenic value for a further 40 years.

The woodland located south of the meadow area is dominated by oak and beech with fewer ash trees. The under storey of the SSSI is made up of hazel and holly. The woodland in the LNR beyond the north boundary contains a large number of ash and smaller native species.

New tree planting within the 15m protected zone will be natural in character and will be planted with a selection of standard, select standard and heavy standard beech and hazel trees. The soil on the site has been classified as boulder clay and will require plenty of farmyard manure to break up the heavy soil.

Nectar rich single-flowering varieties such as hawthorn, roses and daisies will increase biodiversity and are easy for bees and butterflies to pollinate.

Lowland Meadow Grassland and H4 Neutral Grassland Habitat

The project ecologist has identified the importance of returning areas of existing bramble scrub to lowland meadow and H4 neutral grassland in order to enhance the ecological, pastoral and historical value of the site. The southern fringe will feature areas of lowland meadows with a high number of grasses including crested dog's tail, red fescue and herbs such as bird's-foot trefoil and ox-eye daisy. H4 neutral grassland habitats are proposed for the north east margin and will be distinguished by a high frequency of grasses such as red fescue and common bent-grass. These will be coupled with a high ratio and diversity of forb species including bird's-foot trefoil, cowslip and buttercups, giving the grassland a characteristic flowery appearance.

The long-term success of the grassland habitats will be determined by correctly implementing traditional management techniques such as hay-cutting, reseeding and grazing.

Hibernacular features suitable for reptiles, such as grass snakes will be located on south facing slopes that provide opportunities for basking before and after hibernation. Varied levels of shade from vegetation such as hedges and rough grasses will contribute to a comfortable environment that protects from aerial predators.

Marshy Grassland Habitat

A marshy grassland habitat for grass snakes will be located at the woodland border. It will be composed of rough grasses, log piles and compost heaps, creating a suitable habitat for egg laying and hibernation and will support a community of amphibians such as common frogs and toads which grass snakes prey on.

Birds and Bats

Bird boxes introduced to the site, should be appropriate for woodland / hole dwelling species and be located away from potential human disturbance. All bird boxes will be as widely spaced as possible in order to avoid territorial conflict with ready access nest holes that are unobstructed by branches. It is best practice to face the box between north and east, thus avoiding strong sunlight and the wettest winds.

It is even more critical that bat boxes remain undisturbed and should therefore be placed even further towards the rear of the denser woodland plot. They require a habitat that attracts and supports insects which foraging bats can feed on. Flowers that vary not only in colour and fragrance, but also in shape and petal colour can be targeted, bumblebees and solitary bees are also encouraged. Flowers with insect-friendly landing platforms and short florets, like those in the daisy or carrot families, will attract insects. Pale flowers are more easily seen in poor light and therefore attract insects at dusk.
The vision is to create a wonderful healing landscape to integrate Velindre Cancer Centre into the local environment. This will integrate buildings and landscape; and psychological, physical, visual responses by limiting hard materials such as concrete and by buffering noisy, confusing urban surroundings. Minimize strong fragrances as they can have a negative affect on patients about to undergo treatment; and psychological and physiological responses by limiting hard materials such as concrete and by buffering noisy, confusing urban surroundings. The landscape and buildings will be integrated seamlessly with the building settling into the landscape character by focusing on native plant species to create a landscape that maintains our design approach: A beautiful, delightful space for all seasons. The landscape and buildings will be integrated seamlessly with the building settling into the landscape character by focusing on native plant species to create a landscape that maintains our design approach: A beautiful, delightful space for all seasons.

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Velindre Cancer Centre is committed to the delivery of an effective travel demand management strategy to minimise traffic effects on the surrounding highway network. The delivery of an appropriate level of car and cycle parking on the development will form part of this strategy, but set firmly within the context of ensuring the delivery of a quality development.

Car Parking
There will be an off-site car park located to the north of the site, and an on-site car park close to the main access route. A further car park will be provided for staff beneath the cloister. In addition, 12 car-parking spaces will be allocated for the Moggies Centre.

Vehicle Links
The improved grassland meadow areas will form a high quality ecological landscape with opportunity for low key recreational spaces. As such, there is no intention for general vehicular access to be provided apart from the main access route that will connect the Coryton Interchange, car park, ancillary buildings and the main entrance. Cycle and pedestrian access will be segregated from the main traffic flows.

Necessary access for maintenance and service vehicles will be provided via the main access route and will link to the back of house service area in the north east and back out to the A4054. Maintenance access will also be required around the full length of the building perimeter to allow for facade maintenance, cleaning and replacement of major items of equipment.
Active pedestrian networks and cycle ways will be formed with careful consideration to the relationship and interaction between the Cancer Centre development and the surrounding areas. The networks will also serve as a stimulus for the integration of cyclists and pedestrians from all members of society, abilities, disabilities and age groups. The pedestrian and cycle networks will improve connectivity within the development and be inclusive to all members of society by providing pedestrian-friendly green areas and hiking trails.

Whilst the site will largely be open at all times, limited pedestrian access will be granted through the cloisters for security and maintenance purposes. Hard surfaces and paths will not pass through the identified 15m wide buffer zone along the edge of the SSSI.
The overall appearance of the new Cancer Centre should not be about making a distinct object but about creating a calm backdrop to the existing landscape.

A strong vertical rhythm of jointing should be established to mirror the verticality of the peripheral tree coverage and bind the departmental fingers together as a family of forms.

This primary rhythm should then be filled with facade elements that are either transparent, semi opaque or reflective (and opaque) depending on the functional requirements of the building plan at any particular level.

While varying ranging from transparent to reflective it is proposed that these elements are of the same colour range with a view to giving the overall building appearance a consistency along with a subtle variation.

As the planning application is outline in nature with all matters of detail reserved for future determination the appearance of the building will not be agreed at this stage of development, but rather during the detailed stages of design. However, it is considered appropriate to set some guidelines at this stage.
Planning assessment report sets out the justification for the proposed development, which is essential for the planning process. The planning application contains a detailed analysis against these policies having regard to the impact of the proposed development on the natural environment and the wider landscape.

Health policy context

The requirement for the development of a new Cancer Centre in Wales was established by the Welsh Government in 2001. This requirement was identified to address the challenges presented by the rapid technological advances in medical treatment and the high demand for cancer care services. The Planning Assessment considers that whilst the Cardiff Compact Development Plan was adopted in 2005, there is no requirement to consider the proposal in the context of the plan as it does not fall within its scope.

Planning history context

The proposed development site is located to the West of the existing Velindre Cancer Centre. The original expiry date of the permission was the 30th July 2006, but applications to extend the permission were granted in March 2006, May 2010 and January 2014 (reference 10/02301/DCO). An application to extend the permission by a further five years is currently being considered by Cardiff City Council (reference 16/01530/MJR).

The Planning Assessment report sets out the justification for the proposal and how it responds to the planning policies of the Plan. The proposal is assessed against the policy objectives of the Plan, which include achieving a sustainable and environmentally sensitive development. The Planning Assessment considers that whilst the Cardiff Compact Development Plan was adopted in 2005, there is no requirement to consider the proposal in the context of the plan as it does not fall within its scope.

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