

## PETITION

COMMITTEE DATE: 21/06/2017

APPLICATION No. **17/00208/MNR** APPLICATION DATE: 14/02/2017

ED: **RHIWBINA**

APP: TYPE: Full Planning Permission

APPLICANT: Coray Developments  
LOCATION: NATIONAL WESTMINSTER BANK, 238 PANTBACH ROAD,  
RHIWBINA, CARDIFF, CF14 6AX  
PROPOSAL: PROPOSED EXTENSION & WORKS TO PROVIDE 1 NO  
RETAIL UNIT TO PROVIDE COFFEE SHOP. 1 NO RETAIL  
UNIT TO PROVIDE HAIRDRESSER. 3 NO 3 BEDROOMED  
APARTMENTS

---

**RECOMMENDATION** : That planning permission be **REFUSED** for the following reasons :

1. The proposed building, by virtue of its excessively large scale and massing, breach of the existing frontage building line, incongruous roof form and incongruous architectural detailing, would be out of keeping with the scale, pattern and appearance of development in the surrounding area, to the detriment of visual amenity, the character of the prevailing street scene and the setting of the adjacent Rhiwbina Garden Village Conservation Area, contrary to policies KP5, KP17 and EN9 of the Cardiff Local Development Plan and paragraphs 6.5.21 and 9.3.3 of Planning Policy Wales (November 2016).
2. The development would be detrimental to the amenities of residents of 1, Heol Y Bont and to users of the gardens to the rear of the Canolfan Beulah in that the building would appear obtrusive and overbearing when viewed from neighbouring properties, contrary to policy KP5 of the Cardiff Local Development Plan and paragraph 9.3.3 of Planning Policy Wales (November 2016).

### 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks full planning permission for the extension and conversion of a vacant former bank to a coffee shop and hairdressing salon at ground floor level with two storeys of apartments above. There would be 2 x 3 bedroom apartments at first floor level and 1 x 3 bedroom apartment on the second floor.
- 1.2 The coffee shop would have an internal area of 220 square metres and would be open from 8am to 8pm Monday to Saturday, 9am to 5pm Sundays and bank

holidays, and would create 12 full time equivalent jobs. The hairdressing salon would have an internal area of 87 square metres and would be open from 9am to 6pm Monday to Saturday (9am to 8pm Thursdays) and would create 5 full time jobs.

- 1.3 The building would fill the whole site with only a gap of around 1m between the front elevation and the footway on Pantbach Road. The first floor element would be “squared off” alongside Heol Y Bont, creating angled balconies along this frontage for flats 1 and 2. The second floor apartment would be within the roof space. There would be large areas of glazing to the front and side (Heol y Bont) elevations. The walls would be white painted render, the roof would be slate and doors/windows would be grey aluminium.
- 1.4 Three parking spaces would be provided within garages beneath the balcony of flat 2, with access directly onto Heol Y Bont. Bins and cycles would also be stored in this area.

## 2. **DESCRIPTION OF SITE**

- 2.1 The existing building is a 10m wide x 8.5m long single storey building with a steeply pitched roof rising to 8m, with rooms in the roofspace. There is a small flat roofed single storey extension to the side and two rear extensions, one single storey flat roofed extension projecting around 9m to the rear and one partly flat roofed partly pitched roofed extension projecting around 5m. The main part of the building and two of the extensions are finished in white painted render with the longest rear extension being brick. The front elevation contains a central entrance door flanked by two windows with brick surrounds, with a fascia above.
- 2.2 There is a car park to the rear bounded by a brick wall. The side of the building is set back from Heol Y Bont by 3.5m – 6m and there is a small unenclosed forecourt fronting Pantbach Road. The ground slopes down towards the north and there is a low retaining wall along half of the frontage.
- 2.3 The building was formerly a bank but has been vacant for some time. Recently it has been occupied by a hairdressers’. To the north is the Canolfan Beulah (community church centre) and to the east, west and south are residential properties. The site is at the southern end of the Rhiwbina Village Local Centre.

## 3. **SITE HISTORY**

- 3.1 None.

## 4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*  
KP5 (Good Quality and Sustainable Design);  
KP13 (Responding to Evidenced Social Needs);  
H2 (Conversion to Residential Use);  
EN7 (Priority Habitats and Species);

EN10 (Water Sensitive Design);  
EN13 (Air, Noise, Light Pollution and Land Contamination);  
T5 (Managing Transport Impacts);  
R1 (Retail Hierarchy);  
R5 (Local Centres);  
R8 (Food and Drink Uses);  
C3 (Community Safety/Creating Safe Environments);  
W2 (Provision for Waste Management Facilities in Development).

- 4.2 Following the adoption of the Cardiff Local Development Plan, many existing Supplementary Planning Guidance documents are no longer linked to adopted development plan policies. However, where existing SPG is considered consistent with the new LDP policy framework, it will continue to be material to the Development Management process. The following Supplementary Planning Guidance is considered relevant to the determination of this application as it is either adopted or considered consistent with LDP policies KP5, T5, R8 and W2 and can be used to help inform the assessment of relevant matters -

Waste Collection and Storage Facilities (October 2016);  
Planning Obligations (January 2017);  
Infill Sites (April 2011);  
Access, Circulation and Parking Standards (January 2010);  
Restaurants, Takeaways and Other Food and Drink Uses (June 1996);  
Shopfronts and Signage (October 2011);  
Cardiff Residential Design Guide (January 2017).

- 4.3 *Planning Policy Wales (November 2016):*

4.4.3: In contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should (inter alia):

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings;
- Play an appropriate role to facilitate sustainable building standards;
- Support initiative and innovation and avoid placing unnecessary burdens on enterprises so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness;
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare;
- Promote quality, lasting, environmentally-sound and flexible employment opportunities;
- Respect and encourage diversity in the local economy;
- Locate developments so as to minimise the demand for travel, especially by private car;
- Ensure that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.

4.11.8 Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces.

4.11.9 The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.

4.11.11: Local planning authorities and developers should consider the issue of accessibility for all.

4.11.12: Local Authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

4.12.2: Development proposals should mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition.

6.5.21 There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on the grounds of some other public interest. Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

7.1.3 The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development.

7.2.4 Mixed use development should be promoted in and adjoin existing settlements, where appropriate.

8.1.5 Land use planning can help to achieve the Welsh Government's objectives for transport through (inter alia) reducing the need to travel, especially by private car, by locating development where there is good access by public transport, walking and cycling; locating development near other related uses.

8.4.2: Local Authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate.

9.1.1 The Welsh Government will seek to ensure that: previously developed land is used in preference to greenfield sites; new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

9.1.2 Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should

promote: mixed tenure communities; development that is easily accessible by public transport, cycling and walking; mixed use development so communities have good access to employment, retail and other services; attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk; greater emphasis on quality, good design and the creation of places to live that are safe and attractive; the most efficient use of land; well-designed living environments, where appropriate at increased densities; construction of housing with low environmental impact, reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and 'barrier free' housing developments, for example built to Lifetime Homes standards.

9.2.12 Higher densities should be encouraged on easily accessible sites, where appropriate, but these will need to be carefully designed to ensure a high quality environment. In particular, local planning authorities should adopt a flexible approach to car parking standards.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

10.1.2 The Welsh Government's objectives for retail and commercial centres are to: Promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business; Sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and Improve access to, and within, retail and commercial centres by all modes of transport, especially walking, cycling and public transport.

10.2.6 Access for delivery vehicles should be provided to assist the efficient functioning of retail and commercial centres. Access by car and short-term parking can also help centres to compete with existing out of centre locations, but they should be managed to minimise congestion, pollution and parking problems which would otherwise reduce the convenience, attractiveness or competitiveness of these centres.

10.2.7 Appropriate land uses and design of development and spaces can contribute to security through natural surveillance, for example mixed use schemes including residential can provide longer periods of activity and usage over the course of a day resulting in the creation of safer places.

10.3.3 Retail opportunities should continue to underpin retail and commercial centres. However, vibrant and viable centres are distinguished by a diversity of activity and use which should contribute towards a centre's well-being and success, whilst also reducing the need to travel. Mixed use developments, combining retailing with entertainment, restaurants and, where appropriate, residential should be encouraged so as to promote lively centres during both the day and the evening.

12.7.3: Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development.

2016).

4.5 *Technical Advice Note 12 - Design (March 2016).*

4.6 *Technical Advice Note 23 – Economic Development (Feb 2014).*

## 5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:* No objections. Note that objections have been received because of the current parking situation; however, there will be off-street parking.

5.2 *Pollution Control (Noise & Air):* Standard conditions and informative notes requested relating to plant noise, kitchen extraction and construction site noise.

5.3 *Waste Strategy & Minimisation Officer:* A change of use from A1 to A3 may lead to an increase in the volume of waste produced. We have noted the proposed bin storage areas on the plan and these are acceptable. In a mixed development, a strict separation of waste is required to ensure commercial waste does not enter the domestic waste stream.

5.4 All A3 units are required to provide litter bins at the front of the unit in order to prevent littering on the adopted highway. The tenant will be required to provide, service and empty a litter bin to be placed at front of the unit during opening hours and removed from the highway during closing hours.

5.5 Each apartment will require the following for recycling and waste collections: 1 x 140 litre bin for general waste; 1 x 25 litre kerbside caddy for food waste; Green bags for mixed recycling (equivalent to 140 litres), the storage of which must be sensitively integrated into the design. The kitchen should be designed to allow the separation of waste into three waste streams. Since 27<sup>th</sup> July 2015, the developers of all new residential units are required to purchase the bin provision required for each unit.

## 6. **EXTERNAL CONSULTEE RESPONSES**

None.

## 7. **REPRESENTATIONS**

7.1 The application has been advertised by neighbour notification. 36 representations and two petitions, one of 214 signatures and one of 114, have been received in objection to the application.

7.2 The grounds for objection are summarised as follows:

1. The development will add to existing traffic congestion due to blocking of road by parked cars and increased need for bin collections;
2. The development does not include an adequate amount of off-street parking and no facilities for disabled parking or for the parking of delivery vehicles are proposed. There is already a problem with lack of parking in

- the area. The garages will reduce available on-street parking;
3. There will be an adverse impact on highway and pedestrian safety. The adjacent junction is hazardous, cars emerging from the garages will cause danger to pedestrians, indiscriminate parking will cause hazards, scaffolding will cause a danger to pedestrians during construction, glare from the large amount of glazing will cause highway safety issues;
  4. The building is out of keeping with its surroundings - it will be too large and over-dominant;
  5. There will be a negative impact on the character and appearance of the adjacent Rhiwbina Garden Village Conservation Area and nearby Listed Buildings;
  6. The building will be overbearing when viewed from neighbouring properties;
  7. Neighbours will suffer loss of privacy;
  8. The building will overshadow adjoining buildings and gardens;
  9. Water goods may overhang adjoining land. The owner will not permit this and will not allow scaffolding to be erected on their land;
  10. There will be an increase in noise disturbance to nearby residential properties caused by the proposed uses and by the storage of bins close to the neighbouring house. The premises would also be open on Sundays, which is not normal for this area;
  11. There may be fumes and odours from the coffee shop;
  12. There may be a negative impact on an adjacent tree;
  13. No useable outdoor amenity space is to be provided for residents. The balconies would be inappropriate as they are adjacent to a main road;
  14. Bats may be present in the existing building and these would be disturbed by the development;
  15. There is no need for another coffee shop or hairdressing salon in Rhiwbina. The development would harm the vitality and viability of the existing centre;
  16. The development would be contrary to the Wellbeing of Future Generations Act as it would make the community less safe and attractive;
  17. The Design and Access Statement submitted with the application is deliberately inaccurate and is intended to mislead. There are a number of inaccuracies in the application.
- 7.3 The petition of 214 signatures states that the development will be out of keeping, traffic will increase, inadequate parking facilities are proposed, the building will be too tall, there will be a negative impact on the garden Village, there is nowhere for vehicles to turn and the building will breach the building line.
- 7.4 The petition of 114 signatures states that there will be a negative impact on an existing business.

## 8. **ANALYSIS**

- 8.1 The main consideration with regard to this proposal is the impact on visual amenity and the character of the area. The proposed building would be highly prominent within the street scene, being located on a corner site forming the southernmost plot within the Rhiwbina Village Local Centre, opposite the Rhiwbina Garden Village Conservation Area and in an elevated position leading up to the railway overbridge.
- 8.2 The proposal is considered to be contrary to the guidance within the Infill Sites SPG, which at paragraph 2.14 states that proposals must maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site, maintain appropriate scale and massing which respects buildings in the vicinity of the site, respect the frontage building line and respond to the existing street scene. The proposal fails to respond to this guidance as, in contrast with the existing former bank building and the prevailing local urban grain, the proposed building would occupy the entire plot. The form of the very large and shallow pitched roof would exacerbate the incompatible scale of the building. The significant scale, massing and footprint of the proposed building would result in overdevelopment of the site contrary to the guidance contained in the Infill Sites SPG.
- 8.3 In addition to concerns over scale, the architectural detailing of the building would be considered harmful to the character and appearance of the street scene and to the setting of the adjacent conservation area, with highly prominent and extensive areas of incongruous glazing, recesses and first floor balconies wrapping the Pantbach Road and Heol-y-Bont elevations, these being defined by glazed balustrading that is unsympathetic to the area's village centre / residential character. As such, the proposal is considered to be contrary to Policy KP5 of the Local Development Plan.
- 8.4 With regard to the objections received:
1. Highways/Transportation officers have raised no concerns regarding parking, blocking of roads or traffic congestion. The development would not be on such a large scale that significant numbers of vehicles would be attracted to the site, the residential units would have their own off-street parking spaces and the site is within the existing Local Centre, allowing for combined trips to be made;
  2. Highways/Transportation officers have raised no concerns regarding parking. The proposed parking facilities are in accordance with the Supplementary Planning Guidance "Access, Circulation and Parking Standards".
  3. Highways/Transportation officers have raised no concerns regarding highway safety. Illegal and dangerous parking and issues such as the location of scaffolding on the public highway are dealt with under other legislation.
  4. The proposed building is considered to be too large and over-dominant and this forms one of the suggested reasons for refusal of the application;
  5. It is considered that the proposal would be detrimental to the setting of



the Conservation Area, and this forms another of the suggested reasons for refusal of the application;

6. The scale and massing of the building and its proximity to neighbouring residential properties, particularly 1 Heol Y Bont, would make it appear overbearing and this forms one of the suggested reasons for refusal;
7. The balconies overlooking Heol Y Bont would face towards the side elevation of 236 Pantbach Road, which is a commercial property with no domestic windows that could be affected by loss of privacy. There would be no windows in the elevation facing towards 1 Heol Y Bont and the side of the balcony from which that property could be viewed could be screened to prevent overlooking. Windows in the north elevation would face towards a community hall and garden, not a domestic property. Loss of privacy would not therefore constitute adequate grounds for refusal of the application.
8. The building would overshadow part of the community hall garden and there would be some additional shading of the front and western side of 1 Heol Y Bont but this would not in itself constitute adequate grounds for refusal of the application.
9. Approval of the application would not confer any rights to develop on, under or over neighbouring land without the owner's consent;
10. Pollution Control officers have not objected to the proposal on noise grounds. Conditions could be used to limit opening hours and control the types of use permitted on the site so as to avoid noise disturbance. A condition could be used to ensure that the bins were stored in an enclosed structure. Also, the plans show that the bins would be stored adjacent to an area which is already used for refuse storage for commercial properties on Beulah Road therefore the impact on the neighbouring property would not be significant. Regarding opening on Sundays, the site is within the Local Centre and it would be unreasonable to prevent Sunday opening, whether or not other businesses in the area are open on that day.
11. Pollution Control officers have no concerns regarding fumes/odours provided a condition is imposed to ensure that suitable equipment is installed.
12. There are no protected trees on or in the vicinity of the site but there are trees in the adjoining garden that may overhang the site and be affected by the development . Should permission be granted, a condition could be imposed requiring mitigation (such as appropriate pruning). However, it should be noted that unprotected trees which overhang neighbouring property can be cut back to the boundary without the need for the permission of the Council.
13. It is not unusual for flats above commercial properties within District and Local Centres with little or no outdoor amenity space to be granted planning permission as it is accepted that permitted development regulations allow space above shops to be converted to residential use (a single flat) without the need for planning permission and also such units are less likely to be occupied by families. Two of the flats would have balconies of a size that would comply with the Cardiff Residential Design Guide, i.e. they would be in excess of 5 square metres. The balconies would be adjacent to Heol Y Bont rather than the main road.

14. This building is not typical of sites that are suitable for bats, being a relatively simple building in a sub-urban area; however, there are a number of features which increase the likelihood of bat use, therefore, if this application were to be approved, the applicant should be requested to carry out a preliminary assessment of bat roost potential in order to determine whether any mitigation measures or further assessments were needed prior to the commencement of development.
15. The site is within the Local Centre and there is no requirement for the applicant to prove a need for the proposed development as hairdressing salons are acceptable uses within Local Centres under policy R5 of the LDP, and coffee shops are acceptable provided they do not harm the vitality and viability of the Local Centre. As this coffee shop would not replace any existing shopping use or result in a row of non-shopping frontages, it would be unreasonable to conclude that it would harm the shopping role of the Local Centre. Competition with other food and drink uses in the area is not a material planning consideration and cannot form grounds for refusal of this application.
16. The Well-Being of Future Generations Act does not specifically state that developments should be refused planning permission if they make communities less “safe and attractive” but places a duty on public bodies when carrying out their functions to take into account the objectives they have set to achieve the goals of the Act – one of which is “Attractive, viable, safe and well-connected communities”. (Cardiff has produced a draft well-being assessment and will produce a local well-being plan by May 2018). However, the goals of the Act are already taken into consideration when planning applications are determined as any statutory body carrying out a planning function already has a duty to exercise those functions in accordance with the principles of sustainable development. In this case, community safety and the impact of the development on visual amenity have been taken into consideration in the determination of this application as they are aspects of development covered by policies of the Local Development Plan. It is not considered that the development would make the community less safe, but it would arguably make it less “attractive” in terms of its adverse impact on the street scene.
17. No design and access statement is required for an application of this nature therefore any inaccuracies in that document are irrelevant to the consideration of this application. Design and Access statements do not form part of a planning application but are required in some cases as supporting documents to aid understanding of design and access issues.

8.5 In conclusion, it is considered that the proposed development would be out of keeping with the character and appearance of its surroundings, that it would be of an unacceptably large scale and that it would have an adverse impact on the amenities of neighbouring residents and users of the adjoining community hall. It is recommended that planning permission be refused.

## 9. **OTHER CONSIDERATIONS**

### 9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

### 9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

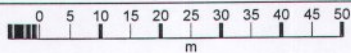
### 9.3 *Environment (Wales ) Act 2016*

The Environment (Wales ) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions. and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.

### 9.4 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.





238 PANT BACH ROAD  
CF14 6AX

OS MasterMap 1250/2500/10000 scale  
21 November 2016, ID: BW1-00577931  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

1:1250 scale print at A4, Centre: 316054 E, 181012 N

©Crown Copyright and database rights 2016 OS  
100019980



**BLACKWELL'S**  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

TEL: 0114 268 7658  
[maps.sheffield@blackwell.co.uk](mailto:maps.sheffield@blackwell.co.uk)







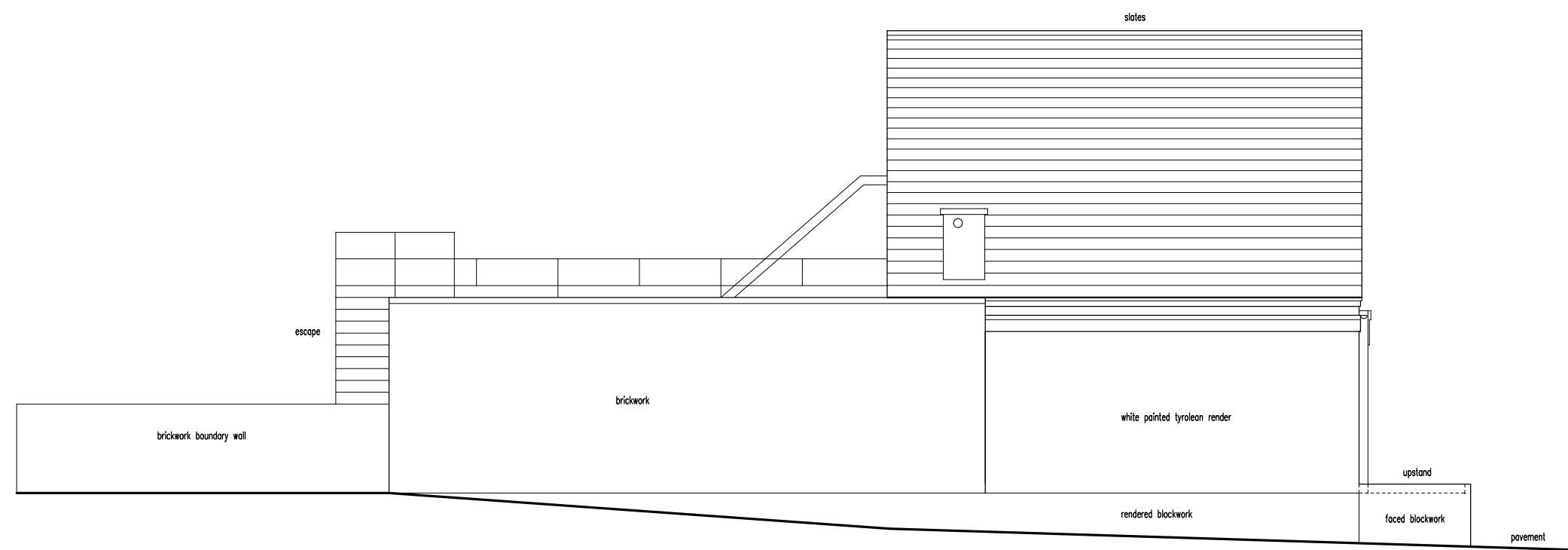








1:100



existing side elevation (left)



existing rear elevation

20 RHWLAS  
 THORNHILL  
 CARDIFF  
 CF14 9AD

TEL 07977563890  
 (029) 20521362

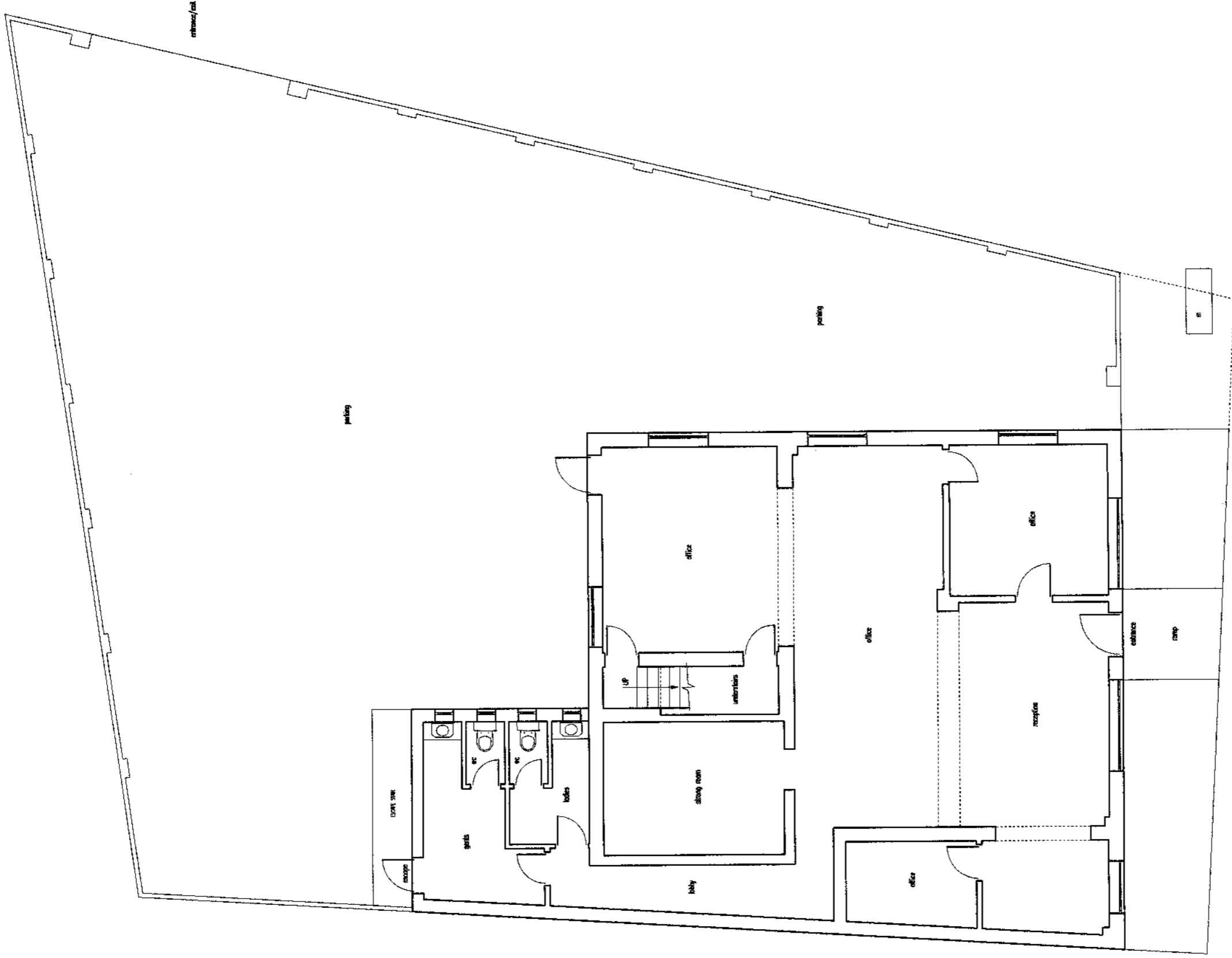
Proposed Retail Units & Apartments.

Phil Hughes

PROFESSIONAL DRAWINGS

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.

PP/100/1A



existing ground floor key plan

1:100

PP/100

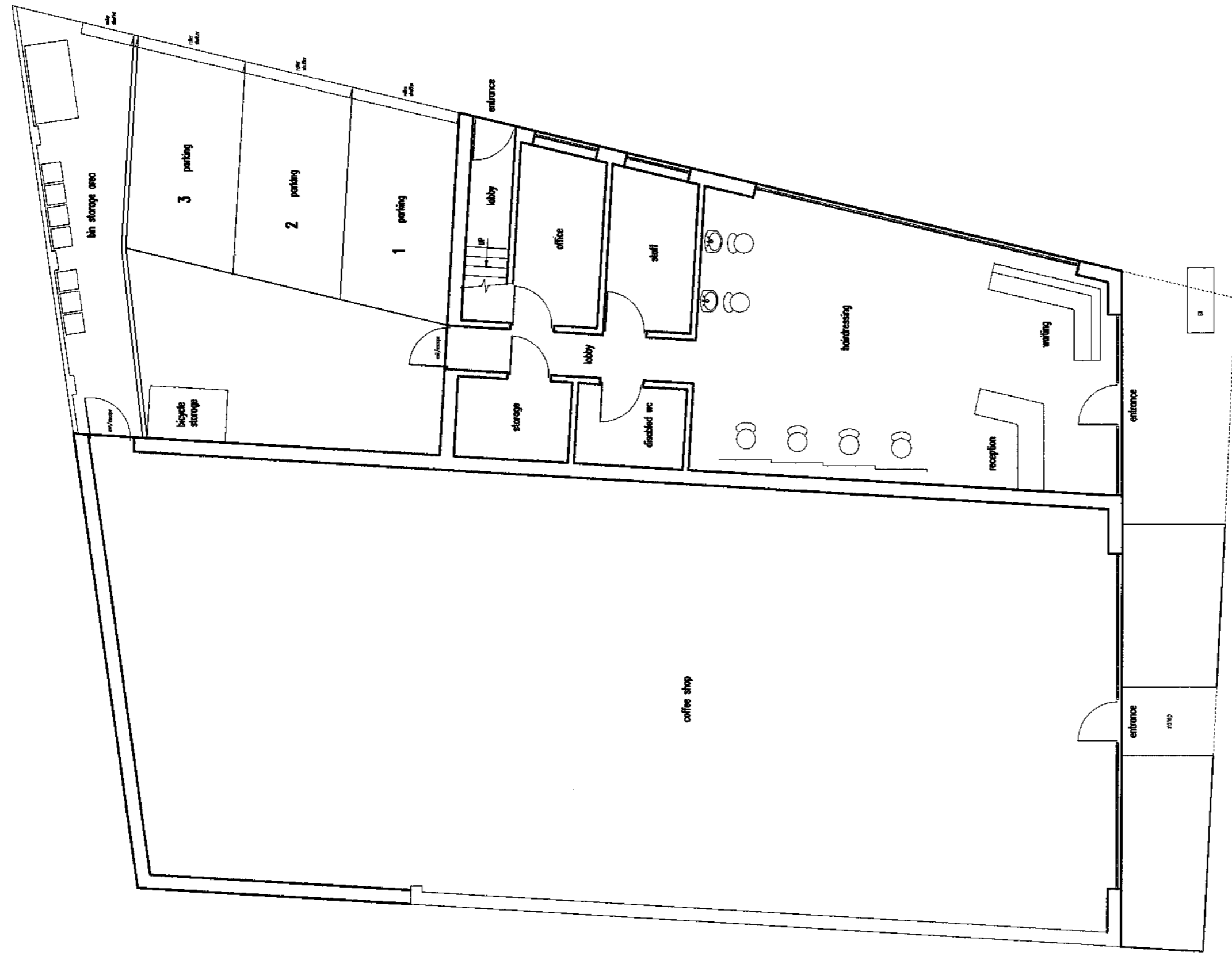
Phil Hughes  
PROFESSIONAL DRAWINGS

Proposed Retail Units & Apartments.

20 RHWLAS  
THORNHILL  
CARDIFF  
CF14 9AD

TEL 07977563890  
(029) 20521362

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.



proposed ground floor key plan

PP/300

1:100

**Phil Hughes**  
 PROFESSIONAL DRAWINGS

Proposed Retail Units & Apartments.

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.

20 RHIWILAS  
 THORNHILL  
 CARDIFF  
 CF14 9AD

TEL 07977563890  
 (029) 20521362



PP/400

proposed first floor key plan

1:100

Phil Hughes

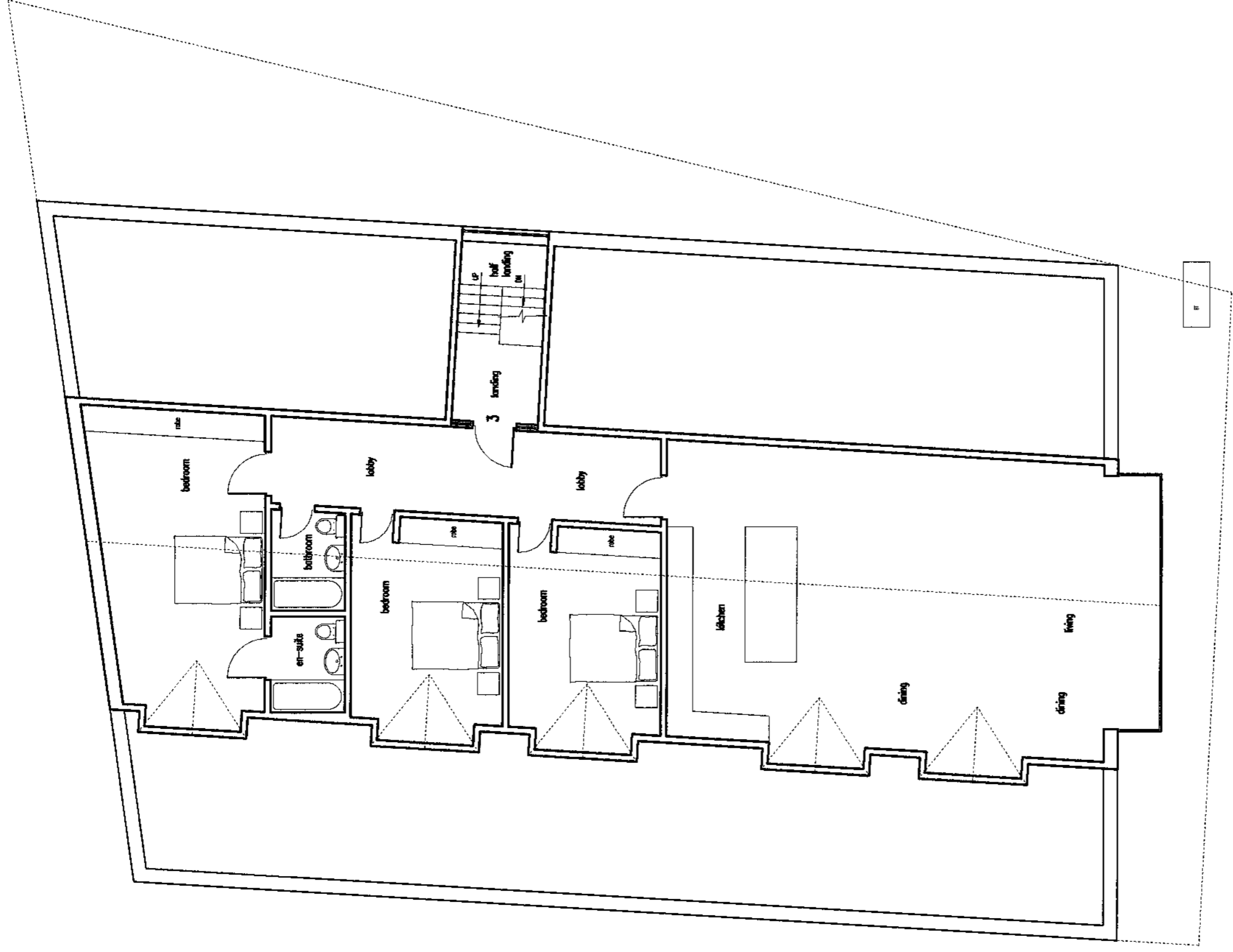
PROFESSIONAL DRAWINGS

Proposed Retail Units & Apartments.

20 RHIWLAS  
THORNHILL  
CARDIFF  
CF14 9AD

TEL 07977563890  
(029) 20521362

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.



PP/500

proposed second floor key plan

1:100

**Phil Hughes**  
 PROFESSIONAL DRAWINGS

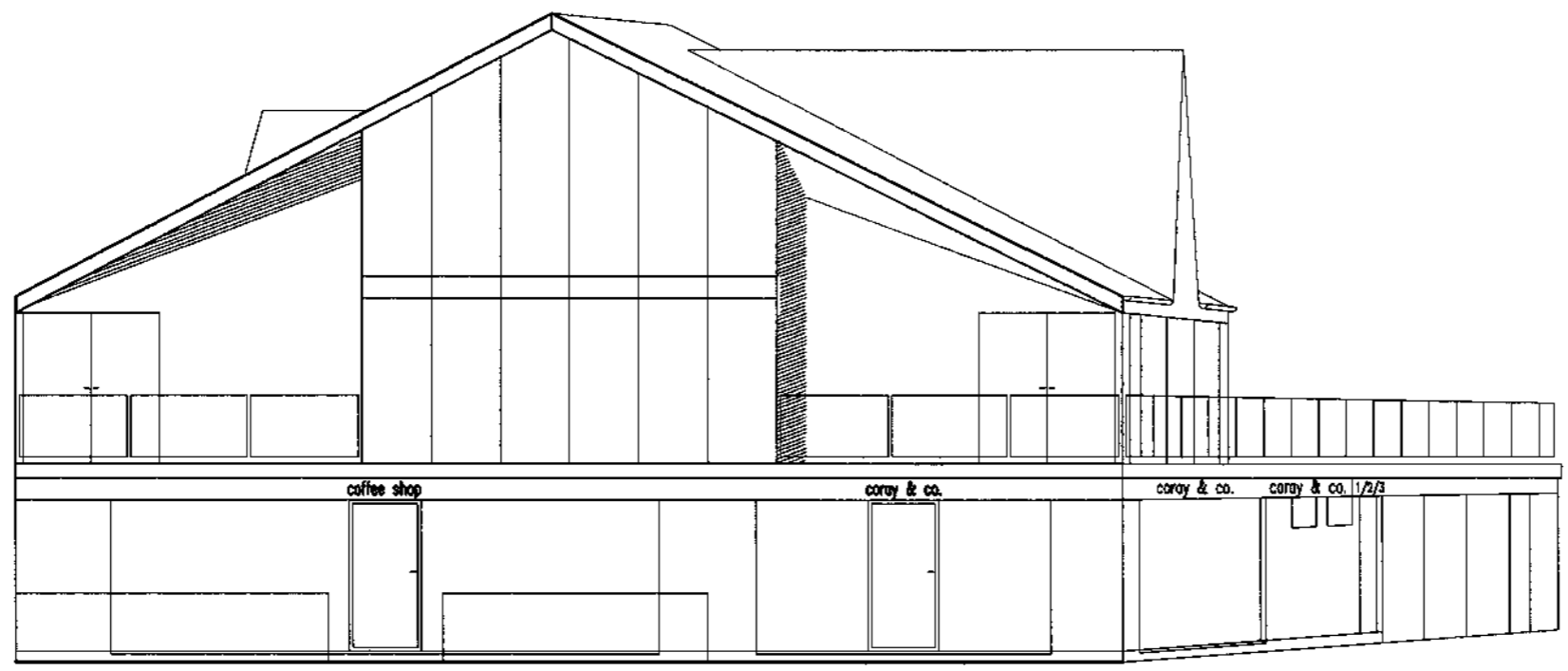
Proposed Retail Units & Apartments.

20 RHIWLAS  
 THORNHILL  
 CARDIFF  
 CF14 9AD

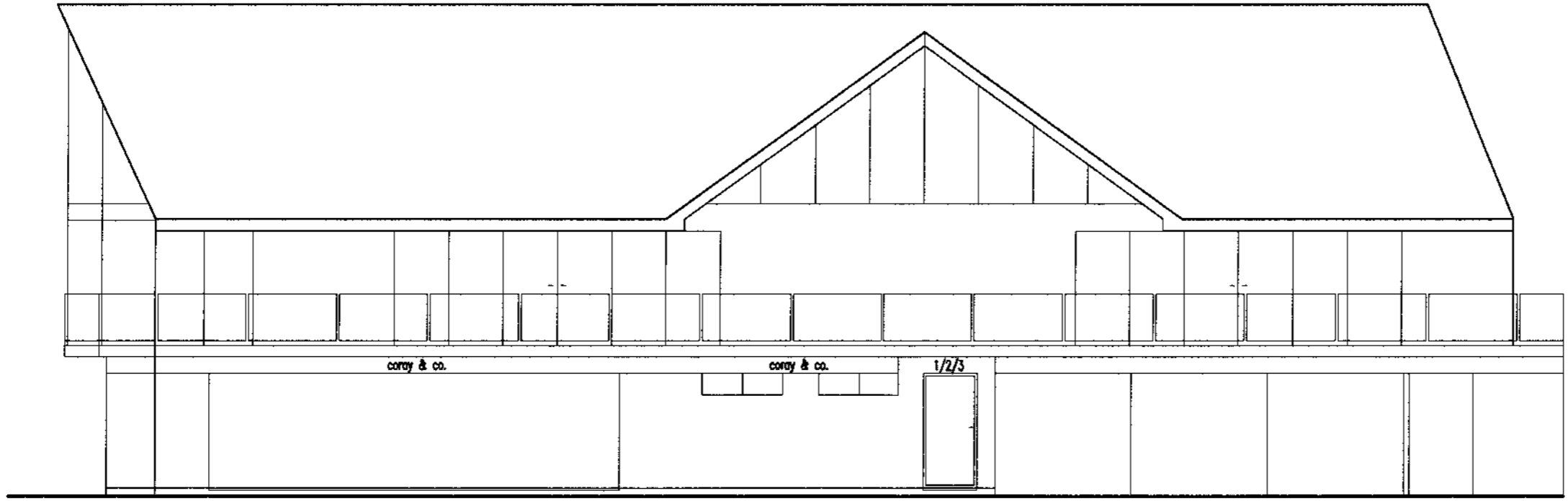
TEL 07977563890  
 (029) 20521362

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.

1:100



proposed front elevation



proposed side elevation (right)

PP/600

20 RHIWLAS  
THORNHILL  
CARDIFF  
CF14 9AD

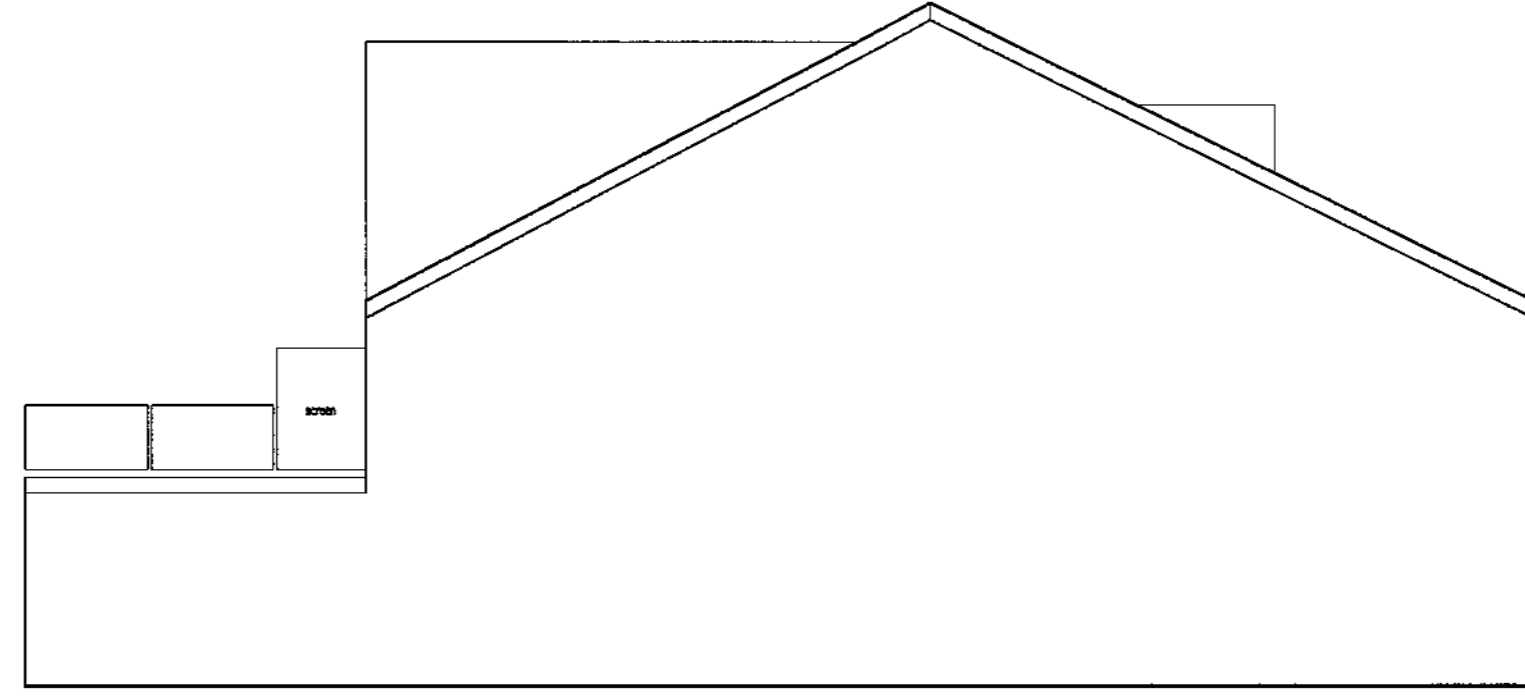
TEL 07977563890  
(029) 20521362

Proposed Retail Units & Apartments.

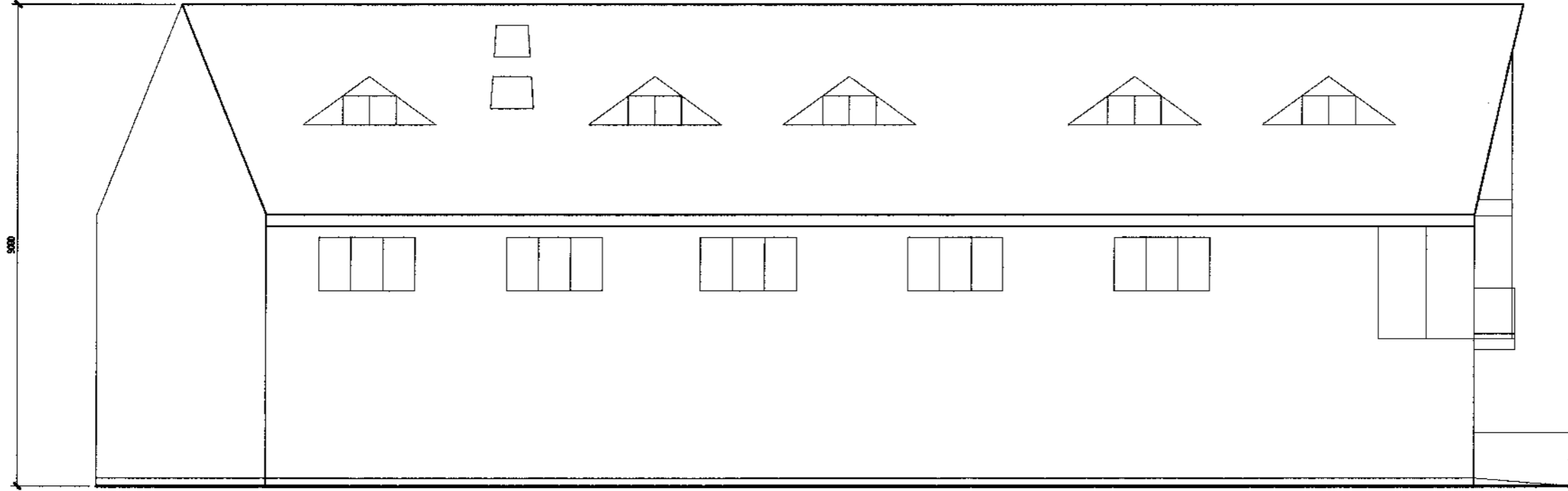
Phil Hughes  
PROFESSIONAL DRAWINGS

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.

1:100



proposed rear elevation



proposed side elevation (left)

PP/700

20 RHIWLAS  
THORNHILL  
CARDIFF  
CF14 9AD

TEL 07977563890  
(029) 20521362

Proposed Retail Units & Apartments.

Phil Hughes  
PROFESSIONAL DRAWINGS

Former National Westminster Bank. 238 Pantbach Road, Rhiwbina, Cardiff. CF14 6AX.







