

Cardiff Council Planning Service

Design Review Annual Report 2018

Mae'r ddogfen hon ar gael yn Gymraeg / This document is available in Welsh

- The group is made up of the Placemaking Team and Development Management Officers progressing relevant planning applications.
- The Design Review group met 32 times during the year.
- The group reviews the design quality of developments against relevant local development plan design policies, adopted supplementary planning guidance and also other advice, including Welsh Government Technical Advice Note 12 Design.
- The most mutually beneficial process of review starts at a pre-planning application stage, typically with sketchy concept schemes which allow an open and positive discussion about the structure, scale and character of any emerging design and which can quickly progress to a detailed consent. The process aims to help positively direct the form and character of new developments in Cardiff in order to secure design improvements and help applicants readily get permission for development.
- The discussion is minuted, and comments reported back to applicants where revisions are necessary.

The meeting commented on 119 schemes in 2018, including:

- **New student accommodation on the junction of Maindy Rd and North Rd:** Sought changes to the building mass to reduce neighbour impacts.
- **Extension to the Angel Hotel, Castle Street/Westgate St:** Invited a more considered contemporary design to better tie the scheme into the historic street scene, and review mass to reduce neighbour impacts to the rear.
- **Bradley Court:** Adjusted revised plans to reduce impact of very prominent scheme in certain historic city centre views and required separate ground floor uses in key city centre location.
- **Phase One of the Brains site redevelopment:** Support for the first phase building but suggested work to the wider masterplan to review various aspects.
- **Various early phase developments at Plasdwr:** Discussions about the content and structure of a very good design code for this major development site to help secure the character of each subsequent phase of development. Work on key phases to secure the necessary design uplift in key locations.
- **The new Interchange:** Broad support for the new bus station interchange proposal.
- **New Maths and Computer Science Building, Senghennydd Rd:** Concern over the scale of the project, the use of dark materials, the form of the colonnade and its orientation to the neighbouring station.
- **Pre-application for a scheme on a large strategic housing site:** Resisting a standard form of suburban development by a volume house builder, and ongoing care to deliver specific places of distinct quality within the scheme by explaining the content of a good Design Code.

- **Croft Street Housing Market Renewal Redevelopment:** Successfully adjusting the scale of a development of innovative off-site construction prefabricated units. Ongoing scrutiny of the development quality.
- **Thornhill Cemetery:** Broad support for an important project with suggestions for enhancing the landscape and pattern of internal access.
- **Churchlands strategic site development phase:** Pre-application discussions to encourage a house builder to align their plans with the content of an approved Design Code which aims to secure distinct places within a scheme.
- **Technique extension:** Broad support for the approach to extending the important use, highlighting details for further consideration.
- **Browning Jones and Morris site, Dumballs Rd:** Successful management of the design of a significant development setting a good precedent for ongoing future development in the area. Successfully resisted a process of design engineering an approved scheme.
- **Extension to a religious function in a historic building:** Exploring innovative design ideas to significantly extend a historic building/terrace to accommodate a temple and other spaces.
- **Former government office site:** Masterplan for redevelopment. Broad support for aspects of the draft masterplan for this significant site, with some suggestions for developing aspects of the scheme.
- **New museum in Cardiff Bay:** Broad support for the relocation of this scheme from a different site to a better location with suggestions for how it might sit on the waterfront, and ideas for the design of the neighbouring public space.
- **Redevelopment of a Radburn housing estate:** Broad support for an ambitious regeneration project, but concern about some aspects of its viability, scale, levels of parking and bus access.
- **Redevelopment of 2 former high school sites:** (Scheme 1) Ongoing concern about the place making aspirations for some aspects of this scheme, including its permeability for pedestrians and ideas for the design of key spaces. (Scheme 2) Support for a very interesting scheme, with some concern about the scale of one building and ongoing discussions about a key pedestrian route.

The design review process has provided responsive comments on the designs of proposals at pre-application and application stages to help positively direct the form and character of new developments in Cardiff, in order to help applicants get permission for development. The process has consistently delivered revisions to schemes to deliver improvements on a large range of urban, architectural, landscape and engineering design issues. The process has also supported planning officers to refuse planning permission for only 2 poorly designed schemes, one of which has subsequently been revised and approved.

Advice on what constitutes both good and poor design is presented in national planning policy guidance, the Cardiff LDP and also in Cardiff's adopted supplementary planning guidance. Further advice can be provided by the Placemaking Team at the email address below.