

Cardiff Council Planning Service

Design Review Annual Report

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 33 times in 2019.
- 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-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 are reported back to applicants where revisions are necessary.
- The meeting commented on 119 schemes in 2019, including:

Churchlands Phases 1B and 1C:

A scheme for Redrow designed by Powell Dobson. We worked to secure the design quality of a key nodal space in the phase.

Churchlands Phase 3

A scheme for Kier Homes also by Powell Dobson. The phase came to Design Review twice. The initial submission lacked detail and so we pushed for more distinction in the character areas and also more vivid ideas for landscaping. These materialised later, producing a good scheme.

Fitzalan High School:

A new Council scheme to redevelop Fitzalan High School on a nearby site was reviewed as a pre-application. The scheme produced few significant issues, apart from a concern regarding the amount and positioning of cycle parking.



Churchlands Phases 1B and 1C, Powell Dobson Architects



Fitzalan High School Austin Smith Lord

Parkgate House and the former Crown Court, Westgate Street: A proposal to redevelop two listed buildings and some adjacent land to form a new hotel. The review looked at how the new extension fitted into a sensitive context, and discussed how to mark the demolition of a key staircase in the future scheme



Westgate Street Hotel Gaunt Francis

Croft Street Housing Market Renewal Redevelopment: A revised submission for this innovative housing scheme was considered, including how it sat visually within the established character of the area. We requested changes to soften the impact of what was initially quite a brutal scheme.



Croft Street Housing Rogers Stirk Harbour and Partners

Powerhouse Hyb, Maelfa: The meeting reviewed an extension to the Powerhouse centre in Maelfa. We sought information about how a play facility located on the site would be best relocated. We also queried the scale, positioning and landscaping of proposed car parking nearby.



Powerhouse Hyb, Maelfa Roberts Limbrick Architects

Romilly Crescent and Llandaff Road: We reviewed a scheme to comprehensively redevelop a site within the heart of Pontcanna with a new mixed use development, focussing on a new domestic courtyard. We secured minor improvements to the scheme to ensure that amenity standards were reasonable in a tight urban scenario.



Romilly Crescent and Llandaff Road Chris Waterworth Architects

Maelfa Older Person's Independent Living:

Redevelopment of a former police station to provide a new block accommodating elderly people living independently adjacent to the recently renovated Maelfa Tower. The scheme includes communal facilities and spaces for people living in both buildings.



Maelfa Independent Living Block Austin Smith Lord

Former St Mellons Community and Education Centre:

Based on a brief produced by the Placemaking Team, the proposal for a new block of accommodation for elderly people has been generally welcomed as a bold addition to the neighbourhood centre.



Former St Mellons Community and Education Centre C2J Architects

48 - 54 City Road A
proposal for 48 one and two bedroom affordable flats and 2 commercial units on the corner of both City Road and Vere Street, built using a highly innovative engineered timber construction technique and faced with a carefully considered pattern of brick. The ambition is to include a green facade.



48 - 54 City Road
Powell Dobson Architects

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.

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.

Images are used in this report to illustrate the range of schemes reviewed by the service at various stages of their progress. Their inclusion does not indicate support for a development by Cardiff Council or seek to prejudice the normal planning decision making process.

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