

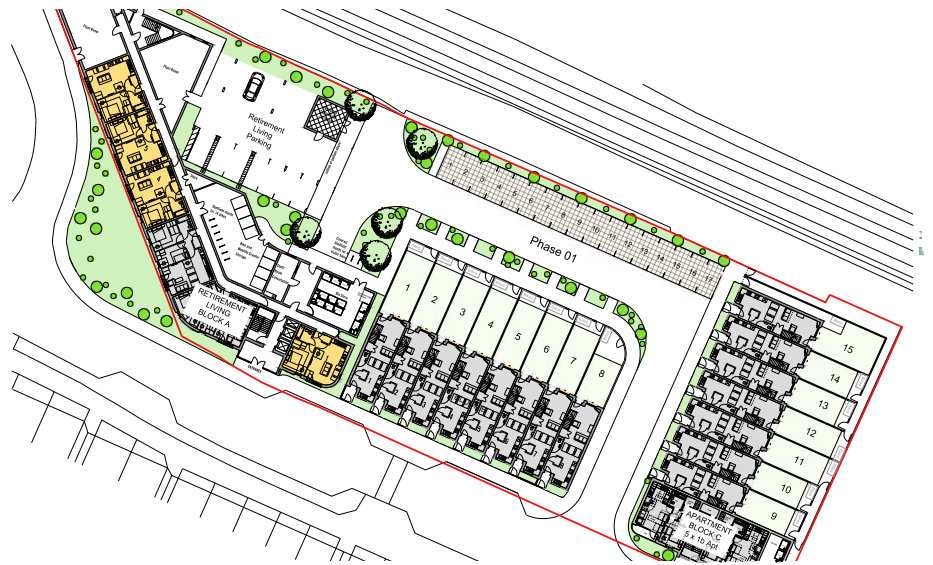
# Cardiff Council Planning Service

## Design Review Annual Report 2021

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 35 times in 2021.
- 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 105 schemes in 2021, including:

**Former Dairy Site on Sanitorium Road (21/00745/MJR)** A development of 59 apartments and 15 houses for United Welsh Housing. The scheme was adjusted to manage the scale of the largest elements, and their impact on neighbouring homes. We also sought more ideas for the landscaping of the parking areas.



Sanitorium Rd, Roberts Limbrick Architects

**Former Brandon Tool Hire, Bute Street (21/01720/MJR):** A development of 45 apartments for elderly people by Cardiff Council. The design benefitted from extensive pre-application discussions which sought to reduce neighbour impacts and also discussed the overall scale of the scheme within the context of Bute Town.



Redevelopment of the former Brandon Tool Hire site on Bute Street  
Allford, Hall, Monaghan Morris Architects

**Cardiff Bay Arena and Wider Area Masterplan (21/02687/MJR):**

The planning service had been involved in work to explore earlier iterations of this plan, including ideas to retain the Red Dragon Centre. The position of the arena was broadly supported. We queried the viability of various aspects of the wider masterplan and the layout and proposed scale of the indicative residential development. We also sought to reduce the scale of the main square and the roundabout to the east.



Cardiff Bay Arena and Wider Bay Masterplan, Rio Architects

**Groeswen School (21/02709/MJR):**

The first school to be built in Plasdwr. We were broadly supportive of the overall design, but the school is positioned behind a large servicing area, the position of which was fixed by a previous unrelated consent. We tried to reduce the impact of this by enhancing the hard surface landscaping and securing a good route to the building entrance.



Groeswen School, Plasdwr, Powell Dobson Architects

**Suffolk House, Trade Street** The proposal for a 25 storey tower and associated wing of 8 storey development would form an apartment block with an element of ground floor commercial activity facing Trade Street. At pre-application discussions we agreed that the scale of the tower and lower wing would compromise the form of development on neighbouring sites and also overwhelm what is a narrow street. The architectural expression was considered interesting.



The Suffolk House proposal in the Cardiff city centre and Cardiff Bay model

**Baltic House  
(21/01037/MJR):**

The project sees the conversion of the listed Baltic House to residential use, along with a significant new extension to provide a prominent new frontage to James Street. We secured a design which ties in with the character of the Mount Stuart Square Conservation Area, and also controlled the internal arrangements to secure adequate amenity for future residents.



**Baltic House** Westworks Architects

**Michaelston Community College:** We had pre-application discussions about the form and character of a comprehensive redevelopment plan for the site of the former community college. Led by the Council and involving both PRP and Powell Dobson Architects, the scheme is well designed and introduces a significant new public space and mix of neighbourhood uses and homes into the established community. We discussed opportunities for better connectivity for people who are walking and cycling.



**Michaelston Community College** PRP and Powell Dobson

**Central Square:**  
(21/02984/MJR)  
We reviewed a proposal for a residential tower on Plot 5 of the Central Square masterplan. Whilst the overall intent was ambitious and interesting we raised concerns about the living conditions for some homes on lower floors to the north, and the overall vicinity and impact on some neighbouring buildings.



**Central Square** Scott Brownrigg

## **Canton Community Hub (21/01806/MJR)**

: A scheme to redevelop the existing site and neighbouring car park with 41 flats for elderly people, a new community hall and a relocated multi-purpose sports pitch. The development of the design, from first principles, had involved discussions with the planning authority. There were ongoing discussions about the scale of the development. Other aspects of the scheme were considered a considerable enhancement of the area.



**Canton Community Hub Redevelopment** Allford, Hall, Monaghan Morris Architects

## **Grand Avenue Housing Office:**

The meeting reviewed early ideas for the redevelopment of the site of a former Council Housing Office to create 10 affordable apartments. We supported the principle of the scheme and suggested a more efficient layout for the site.



**Former Housing Office, Grand Avenue Spring Design**

## **Wuangron Interchange (21/01359/MJR)**

Redevelopment of a former domestic waste recycling centre to form a new bus interchange for west Cardiff, and also a mixed use development of ground floor shops and 44 one and two bed affordable apartments above. The scheme was generally well received after emerging through an extensive pre-application process which had moderated the scale and developed the architectural expression in particular.



**Wuangron Interchange** Powell Dobson Architects

**Channel View Regeneration (21/01666/MJR):**

Comprehensive plan to regenerate the Channel View estate and relocate affordable homes for elderly residents into two new towers overlooking the River Taff and Marl Park. The masterplan had been shaped by the Placemaking Team. The scheme is generally regarded as a good piece of urban design, helping to reknit the future community back into its context.



Channel View Regeneration Powell Dobson Architects

**Former Riva Bingo, Agate Street (21/01595/MJR):**

A scheme of 39 affordable apartments. We managed the scale of the building and its amenity impacts within a tight urban context.



Agate Street Hammond Architectural

**East Bay Close:** Located adjacent to a flyover, the scheme of 340 apartments replaces an unviable student scheme. At pre-application discussions we sought changes to the form of the building to open up the western courtyard to allow in more light for a permanent resident population and also allowed more height on the frontage. We pressed for active sports provision under the flyover and managed access thought the site for only residents. The architectural expression was always considered to be good and interesting.



East Bay Close Rutter Architects

**Parc Plasdwr (21/02464/MJR):**

Following lengthy negotiations about the homes fronting the park at the entrance of Plasdwr, the meeting was able to approve this outcome which tries to moderate the roofline and materiality of homes. The hope also is that they otherwise form an attractive area of character, distinct from any other homes in Plasdwr, as required by the master plan and design code.



Plasdwr Parc Pegasus

**Pearl House, Splott Road (21/00053/MJR)**

A prominent building forming 12 flats for young people who are leaving care. The site used to be the former Splott Citadel Church. We sought to ensure that the new development didnt impact more on neighbours than the building it replaces, and we worked to enhance to prominent facade and front boundaries within the street scene.



Pearl House, Splott Road Austin Smith Lord Architects

**Saint Johns College, Greenway Road (21/02945/MJR)**

A proposal for 32 houses and 25 apartments on a site highlighted in the LDP. The scheme has to be sensitive to the ecology and difficult topography that slopes up sharply behind the homes. We welcomed the variety across the site and the care in positioning the larger buildings to the east. We suggested the introduction of a north south route through the site allowing connection to the school.



Saint John's College, Greenway Road Austin Smith Lord 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. These are available on the Council website. Further advice can also be provided by the Placemaking Team who can be contacted 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.*

**Version:** 4  
5 June 2023

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