

# Cardiff Council Planning Service

## Design Review Annual Report 2022

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 2022.
- 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 77 schemes in 2022, including:

### **East Bay Close (22/01404/MJR):**

A planning application for a residential apartment building on a site with consent for a student residence. The meeting queried if this site should be used for family accommodation as it is hemmed in by the railway and a flyover. We sought evidence of neighbourhood facilities within walking distance. The scheme was adjusted to improve light conditions and the residential landscape, including opportunities for active play. The building was generally thought to be elevationally attractive.



East Bay Close, Rutter Architects

### **Moxy Hotel, (22/00378/MJR):**

Tight into a residential setting, the 7-storey hotel was considered to be quite overbearing. The elevation wasn't considered particularly interesting, but there will be few long views of the building in the very narrow street being created by nearby development. The ground floor has an active frontage.



Moxy Hotel, Cumming and Co Architects

**Custom House, Bute Street  
(22/01162/MNR)**

Redevelopment of the listed building as 7 apartments, including a new roof extension. Although the re-use of the building was welcomed, the proposal was considered initially unacceptable due to the prominence of the roof extension in the streetscape.



Custom House, Bute Street Lawray Architects

**51-56 Cowbridge Road East and  
2 - 8 Lower Cathedral Road  
(22/02901/FUL):**

Various iterations of thinking for this site were reviewed, bringing an initial scale of 11 storeys down to something that fitted more comfortably with the tight residential context. Some of the initial naivety of the original drawings was replaced with a more complex and interesting variation in scale and roof form, suggesting at separate plots, despite the overall scale of the project.



51-56 Cowbridge Road East and 2 - 8 Lower Cathedral Road Benham Architects

**21 Llandennis**

**(22/00482/MNR):** The proposal was on the site of a previously refused scheme, and for an interesting contemporary home in a relatively traditional area of the city. We welcomed the careful contemporary approach but some queried how it sat with neighbouring homes. We modelled the house subsequently to judge its mass and form, and some suggested that we should support contemporary architecture in such a setting.



21 Llandennis Road Sunder Architects

**Rear of 14 Queen Anne Square  
(21/02922/MNR)**

The proposal for a bulky and bland four storey apartment building within the Queen Anne Square conservation area was considered a poor design with little regard for the qualities of the wider context.



Queen Anne Square Hafren Designs

**Former Duke of Clarence  
Hotel, Clive Road  
(21/02968/MJR):**

The proposal, on the site of a former pub, was a little lower in height than a previously approved scheme, but with a wider footprint which threw out a few amenity issues in terms of neighbour impacts. The design of the facades was generally considered attractive, and an improvement on the previous design.



Former Duke of Clarence Hotel, Clive Road Chamberlain, Moss, King Architects

**365 Cowbridge Road East  
(22/01619/MJR):**

The third attempt to find an acceptable solution to the development of the site, the design threw out a few amenity issues in terms of its impact upon immediate neighbours.



**Former Lionite Miele**

365 Cowbridge Road East C2J Architects

### **Sanitorium Rd (21/02861/MJR)**

The scheme forms a second phase of development on neighbouring sites by a housing association. The scheme was generally well received with some detailed ideas suggested to enhance the richness of the scheme.



New homes on the site of the former Lionite Miele on Sanatorium Road  
Roberts Limbrick Architects

### **Friary House, Greyfriars Place**

Pre-application discussions for a tall building adjacent to the Capital Tower and fronting both Greyfriars Place and Greyfriars Road. The meeting discussed the potential impact of the proposal on key heritage views and also reflected on the amenity impacts of development for people living on lower floors.



Friary House proposal in the Cardiff city centre and Bay model

### **Knox Court (22/02604/FUL)**

The proposal involves the conversion of an original office building to become a shared living development. The proposal involves adding floors to the original building which no one was concerned about. The original scheme that the meeting reviewed included a low level of communal living space.



Knox Court Co-living Expedite Design Services

**Moira Terrace  
(22/02940/FUL)**

The scheme comprehensively redevelops the buildings behind the listed facade to form new commercial spaces on the ground floor, and apartments above accessed by a deck from the rear. The scheme includes a food court at its centre and a comprehensive development of the garden. The apartment accesses were discussed and the typical amenity impacts of the project considered.



**Moira Terrace** Powell Dobson Architects

**Rompney Castle, Rhymney  
(22/00094/MJR )**

The proposal is to demolish the pub and redevelop the site with a new store and dense apartment building in the heart of Rumney. We noted the obvious fact that the scheme is out of character with the wider suburban area and also has severe amenity impacts on neighbouring bungalows. We also noted the lack of adequate amenity space for future residents.



**Rompney Castle** Sunder Architects

**Phase 2, Plot 1, Central Quay  
(21/02883/MJR)**

A development of 400 residential units, commercial ground floor spaces and a new footbridge in the second phase of this comprehensive development. The meeting discussed, amongst other things, the indicative nature of the masterplan and the combined effects of this scale of development and apartment floor plans on the character of the city, the retained brewery building and chimney and the amenity of future residents. The mix of apartment types was considered limited. We queried the continuity of the cycle routes to the bridge, and also the perceived safety of the riverside route which includes potential hiding places. Many apartments will gain no direct sunlight. Central cores and circulation areas lack light and social spaces. We noted the common facade treatment to other buildings in the city. The general treatment of the ground floors was considered to be successful with active commercial frontages, a prominent podium and a nice colonnade from the station.



Phase 2, Plots 1 and 2 of Central Quay Rio Architects

**Former Youth Hostel, Wedal Road  
22/00820/MJR**

A proposal to redevelop the site of the former youth hostel with apartments. The scheme impacts on the Roath Park Conservation Area. We discussed the loss of trees on the A48 highway verge and the overall scale of the development which might appear prominent in key views, despite the vicinity of the railway line and a potential future station. We also discussed the overall massing, facade design and materiality in a sensitive setting.



Former Youth Hostel Spring Architects

**Velindre Cancer Centre  
(22/02231/RES)**

The meeting discussed the process leading to this design which members of the team had informed. Various qualities of the design were discussed. Overall, the view was that the building is well designed in its setting, if access can be well resolved. The scale, massing, elevational treatments, materiality and landscape design all appear to be interesting, innovative and well designed.



Velindre Cancer Care Hospital White Arkitekter

**Trade Street Gardens  
(22/00415/MJR)**

The process leading to this submission was discussed, including pre-agreements involving issues of scale and mass. At this stage we queried the quality of the submission which just involved CGIs. We noted how the mass had been adjusted to maintain the level of development but without a clear sense of the impact of this scale on the amenity of residents or the quality of a future street environment which would be cavernous if neighbouring sites are developed to a similar scale.



Trade Street Gardens Holder Mathias 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.*

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