

Statws/Status:

Cyhoeddus (Public)



**Adroddiad Adolygu Dylunio:
Design Review Report:**

10 March 2005

**Dyddiad Cyfarfod / Cyflwyno'r Deunydd:
Meeting Date / Material Submitted:**

2 March 2005

Lleoliad/Location:

Central Hotel, Cardiff

**Disgrifiad o'r Cynllun
Scheme Description:**

Residential / leisure

**Cleient/Asiant:
Client/Agent:**

**Burleigh Estates
[Adam Skinner]**

Pensaer/Architect:

**Kennedy James Griffiths
[Simon Kennedy]**

**Awdurdod Cynllunio:
Planning Authority:**

**Cardiff CC
[Viv Williams]**

**Statws Cynllunio:
Planning Status:**

Planning application submitted

Y Panel Adolygu Dylunio/Design Review Panel:

**Alan Francis (cadeirydd/chair)
Cindy Harris (swyddog/officer)
Douglas Hogg**

**Wendy Hall
Howard Wainwright**

Sylwedyddion/Observers:

**Gillian Wulff
Peter Roberts**

Cyflwyniad/Presentation

This site on the corner of Penarth Road and St Mary Street was originally acquired by Burleigh Estates as an investment rather than for development. The building has seen many different uses and changes in ownership until it finally closed for business in 1999. It was largely destroyed by a fire in January 2003, leaving the shell beyond repair. After this fire, planning permission and listed building consent were granted for demolition and a 'facsimile replica' replacement building, with A3 use on the ground floor and 49 one- and two-bedroom apartments above.

At this point the Sports Cafe expressed interest in taking the ground floor and mezzanine. This prompted a radical rethink of the 'replica' approach, which is not a favoured route of development in a modern urban environment.

The form of the building is governed by the shape of the site. Six storeys of accommodation (the top two set back from the railway boundary) are wrapped around an internal atrium in reference to the plan of the old building. Access to the apartments is via a peripheral walkway within the atrium. Demand for first floor frontage has led to large double height glass openings at street level, arranged on a similar pattern to the old facade, set in a curved facade of polished stone. A basement car park provides spaces for 26 cars for the use of residents, and cellar space for the bar/restaurant above.

The main massing is on the eastern corner of the site facing the road intersection, with the height dropping back towards the station. Plant and satellite equipment will be housed on these lower roofs. The facade treatment and materials are intended to reflect the quality of no 1, Callaghan Square. There is full height glazing and crisp white render to each of the apartments. Balconies and 'brises-soleil' provide solar shading and a three dimensional element to the otherwise smooth facade.

A lighting scheme which will highlight the building dramatically at night is included, as are measures to provide acoustic insulation and to minimise vibration.

The local planning authority recognise that this is an important site in a sensitive location with many historical references. They are looking for a high quality development.

Ymateb y Panel/Panel's Response

The Panel agreed with the presenting team that a replica building would not be the right response for this site, and that too great an opportunity would be lost by this. We would encourage a more radical approach and welcome the active street frontage that the Sports Cafe would bring. However, we consider that the required cohesion and strong architectural statement has not yet been fully achieved. The Panel wish to support a scheme which enables the quality of the design and materials to be enhanced and shine through, marking the focal point of this major intersection. To this end, we consider that the site could support a building of greater height and capacity if this led to a more elegant solution. This would have more impact on the skyline and could open up the south facing elevations, letting in more light. This is a relatively small, awkwardly shaped site, and the floor plan should not necessarily be determined by this.

The Panel would like to see a bolder, simpler architectural expression with less applied detailing, especially where the solar shading appears redundant, on the north side. The provision of solar shading and balconies on the south side, together with natural ventilation, were applauded. Doubts were expressed about the internal atrium and access arrangements, given the lack of successful working examples of such a layout. We accept that the full height glazing and loft style apartments are attractive, although careful thought needs to be given to

the fenestration detailing, to avoid either small opening lights cluttering up the full height glazing, or else the detailing for protection and visual privacy becoming inappropriate (if full height opening glazing is proposed). Living areas might benefit from extending through the full depth of the apartment.

The ground floor elevational treatment would be improved by abandoning the flush facade and introducing visual separation, by setbacks and suchlike, between the Sports Cafe glazing and the strong stone rhythm of the main structure. The Sports Cafe are changing their 'black windows' concept and would be happy for the planners to place a condition on the fenestration.

The landscape treatment on Penarth Road and Saunders Road needs to be incorporated into the design development, along with any traffic related proposals from the local authority. The redevelopment of Central Square will impact on the main entrance and the interface between the building and adjacent open space needs careful attention and handling.

The local authority have requested a proportion of affordable housing [the draft UDP has a trigger of 25 residential units] but the developers consider that this is not viable under the current proposals, and have made the point that such provision was absent from the previously consented scheme. The total number of residential units remains within the trigger criteria of the currently adopted UDP.

Crynodeb/Summary

The Panel supports the concept of a contemporary new building on this awkward but important site. We consider that progress has been made towards the development of an appropriate design strategy. In addition:

- We would like to see a taller building with greater density if this leads to a more elegant solution
- A bold but simple treatment should be used, with special attention given to the fenestration detailing to avoid a 'curtain wall' appearance, and to ensure opening lights, horizontal protection and visual privacy are all appropriately detailed. We would further suggest that 1:20 part elevations are developed to highlight this.
- More work needs to be done on the ground floor elevations to create proper layering between retail glazing and stone structure
- A strategy for treatment of the public realm needs to be developed and integrated into the design at an early stage.

Diwedd/End

NB A Welsh language copy of this report is available upon request.