



DESIGN
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FOR WALES
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Design Review Report

BBC Llandaff Site

DCFW Ref: 68

Meeting of 4th March 2015



Declarations of Interest

Panel members, observers and other relevant parties are required to declare **in advance** any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.

Review Status

CONFIDENTIAL

Meeting date	4 th March 2015
Issue date	18 th March 2015
Scheme location	BBC Wales Llandaff Site
Scheme description	Residential Development
Scheme reference number	68
Planning status	Pre-application

Declarations of Interest

None.

Consultations to Date

Several pre-application meetings have taken place with the Local Planning Authority to discuss the principles of the development and matters such as retention of trees.

A public exhibition has been held in the local community and was well attended, with most concerns relating to traffic impact on Llandaff Road.

The Proposals

The proposal is for residential development following the demolition of all buildings on the existing site, with the exception of the listed lodge house. The site will accommodate 350-375 residential units in a mix of apartments, terraced and detached houses.

An outline planning application is to be submitted with all matters reserved except access.

Main Points

The ambitions for the proposed development - bespoke, high quality architecture in a dense suburban form - are to be welcomed for this important site. The Commission was pleased with the design evolution and the progress that had been made on the site masterplan. A number of potential concerns had recently been addressed through positive changes to the layout.

The developer will need to ensure that the ambition and commitment to design quality made so far, is carried through to delivery. The outline planning application will establish the principles of development and the key parameters. However, a design guide or framework should be considered to set out key design aspects to be achieved at the detailed (reserved matters) design stage.

The visual impact of the development will need to be assessed through establishing appropriate and agreed viewpoints from key public vantage points with the Local Planning Authority.

Layout

It was evident that the layout had evolved in response to testing with the 3D computer model and detailed design of certain aspects to refine the overall composition. This resolved some of the areas that were previously problematic in the layout submitted with the pre-review material. Now that the main structure has taken shape there are some additional refinements that could be considered to further enhance the design approach and help secure the desired outcome:

- Consideration of views along the streets being created and how these are terminated or deliberately left open. Views terminating with blank walls, fences or garages should be avoided.
- Ensuring that pedestrian routes are properly connected and overlooked. This may require some of the units in the southern section of the site to be re-orientated to front on to the pedestrian route along the route of the former drive and band of protected trees. The footpath from the southern half of the site needs to clearly continue into the northern half in order to lead to the north-west corner of the site if this is a key connection point. A future pedestrian connection to the Rookwood site to the south should enable rather than frustrate good connections in the event of further future development.
- Testing the proportions of the square with a realistic review of the impact of parking and adopted street requirements on the quality of the space would be useful. The existing tree should form a focal point of the square.
- The crescent responds to the topography of the site but its proposed height will make this an important new building, and its success will be dependent on very careful design development, including the successful integration of its undercroft car parking. Clarity on the public and private separation will be important. Its concept also suggests that the 'inner' side of the crescent will be in shadow, overlooked predominately by bedroom spaces rather than living, and this needs full consideration before the crescent form is fixed.

Connections

The integration of pedestrian routes to connect to the Taff Trail and public spaces beyond the site, is a very positive step. The route and qualities of these paths should be established in a design guide/framework.

Llantrisant Road

The frontage onto Llantrisant Road would benefit from further testing of the height and consistency of the built form on both sides of the road and to better understand the level of enclosure that this provides. The units to the south provide a strong frontage but the

height needs to be justified, whereas the frontage to the north could be a little weak particularly to the west. Sections through the street would be helpful in this testing process.

Although the Lodge will not be included in this application its setting must be considered and its relation to the site identified in the scheme drawings.

Character

Retained trees will help to provide the site with character and identity but the BBC legacy should also be considered to reflect the cultural history of the site.

Consideration of materials is part of the next stage of the design development and should take account of the stone that is prevalent in the local area.

Consideration is being given to the design and management of the external public areas, and a landscape strategy will also help to establish the qualities and features of the spaces. Informal play provision could be designed into the spaces.

The impact of designing the streets to adoptable standards should not detract from placemaking aspirations and should be fully explored with the local highways department with relevant regard to the Manual for Streets I & II.

Sustainability

Sustainable development principles should be integrated now, and the team should have a clear idea of their aspirations for the energy performance and sustainability credentials for the development. Reference should be made to the Welsh Government's *Practice Guidance: Planning for Sustainable Buildings* (<http://gov.wales/topics/planning/policy/guidanceandleaflets/practice-guidance-planning-for-sustainable-buildings/?lang=en>).

Taylor Wimpey expressed their commitment to Building for Life 12 standards which the Design Commission for Wales endorses.

Next Steps

The Commission encourages the design team to continue their refinement of the layout taking account of the main points highlighted above. This can then be refined to inform a design framework for the site that establishes the key principles that will need to be upheld when the site progresses to detailed design.

The approach taken so far indicates that this development presents the opportunity for an exemplar of intensification of suburban development and the exploration of new architectural models of the terraced and family house. The Commission would like to see the scheme again as this architectural approach is developed.

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

Attendees

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Design Review Panel:	
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