

Statws/Status:
Cyfrinachol / Confidential



Adroddiad Adolygu Dylunio: 17 August 2006
Design Review Report:

Dyddiad Cyfarfod / Cyflwyno'r Deunydd: 2 August 2006
Meeting Date / Material Submitted:

Lleoliad/Location: Capitol Centre, Cardiff

Disgrifiad o'r Cynllun Residential with some retail
Scheme Description:

Developer/Datblygwr: Moorfield Group
[Edward Cade]

Pensaer/Architect: Powell Dobson Architects
[Ann-Marie Smale,
Bernadette Kinsella,
Eve Murzyn]

Cynllunio/Consultants: Arup [Catriona Gillies]
UIW Ltd [Keith Williams]

Awdurdod Cynllunio: Cardiff CC
Planning Authority:

Statws Cynllunio: Pre-planning
Planning Status:

Y Panel Adolygu Dylunio/Design Review Panel:
Alan Francis (cadeirydd/chair) Gerard Ryan
Cindy Harris (swyddog/officer) Mike Biddulph
Lyn Owen Wendy Richards

Lead Panellist: Wendy Richards

Sylwedyddion/Observers:

Anna Lerman
Patrick Williams

DCFW PhD student
MSc student

Cyflwyniad/Presentation

The site owners were initially considering options for the disused cinema on the corner of Station Terrace and North Edward Street. Powell Dobson were subsequently appointed and took the strategic decision to look at this site holistically. Several key constraints of the site were identified, including structural limitations. It was found that it would not be possible to add more than 2 storeys to the existing structure without closing the whole centre. This proposal entails partial closure, of the north east and south east corners, to provide the foundations for two new residential towers. These will be 20 storeys high on the Station Terrace / Queen Street corner, and 24 storeys on the corner of Station Terrace and North Edward Street. The additional 2 storeys of perimeter development which are structurally feasible will surround an extended internal multi-storey car park.

For the developer, it is important that existing tenants are retained and given improved facilities, especially with the advent of the St Davids Two scheme. A new transport hub is planned for the western end of Newport Road, replacing the Hayes as one of main approaches to the city centre. The site is already surrounded by a cluster of tall buildings and this proposal would join the cluster and not be to the detriment of the long views tested so far.

There have been initial discussions with Cardiff CC who have raised no objections in principle.

Ymateb y Panel/Panel's Response

The Panel sought to clarify the proposed alteration to traffic circulation at this point and was told that there will be no left hand turn from Newport Road into Station Terrace, apart from buses, and no direct access into Churchill Way from the south.

The Panel supported the proposed height and massing of the towers providing that environmental conditions at street level were proved satisfactory. Wind modelling and other tests appropriate to the a scheme of this size and location should be carried out as soon as possible as part of the design development.

Of more concern was the street scene itself and the degree of active frontages provided. It was confirmed that the new retail unit, planned to replace the disused cinema, would be self-contained and front directly on to Station Terrace. It is fully intended that Station Terrace will have active frontages extending round the corner into North Edward Street. Servicing will be from the basement as per the existing arrangement.

The Panel strongly recommended that the opportunity be taken to provide another arm of the arcade, leading south east towards Queen Street station. We were advised that this would not be commercially desirable and would create some unusable retail space. Nevertheless, the Panel suggested that the existing north/south section of the arcade does not work well and could be lost, so as to maximise the new arcade in the form of a gently curving arm towards the station. However, this was not considered practicable, given the extent of disruption to existing tenants.

The Panel observed that at present the arcade has no particular destination or anchor. The developer stated that it was the mix of units which attracted customers, and they were not seeking an anchor. We were informed that the most likely use for the new ground floor corner site would be a food store.

The developer confirmed that his company would consider leisure or health club uses, but they do not develop speculative office space, nor are they volume housebuilders. They are looking to market high quality city centre accommodation and issues such as solar access, views, rights to light [particularly with regard to the Aspect building] and dual aspect spaces will be considered as part of the design development. It was confirmed that an extra two levels of parking will be provided. A suspended deck above the car park will be developed as an urban garden for residents' use.

The Panel emphasised that the way in which the towers met the ground was a crucially important aspect of the development and should inform the design from an early stage. The designers stated that the existing canopy would probably be removed, allowing the structure to be brought down to street level.

The Panel was informed that the centre will remain open during the works to the north east and south east corners of the site.

Crynodeb/Summary

The Panel understood that this proposal was presented at a very early stage, and we considered the timing appropriate given the important central site. We consider the development of the scheme thus far to be an acceptable response to the site and context, with some minor revisions. In particular:

- We support the proposed height and massing of the residential towers, subject to environmental impact studies which should be undertaken at an early stage
- We welcome the holistic approach and the inclusion of the former cinema to complete the urban block.
- Active street frontages should be maintained around the perimeter and maximised along Station Terrace.
- An arcade link from Queen Street to Queen Street station would be very beneficial in terms of promoting pedestrian linkages and connectivity.
- The elevational treatment of the facade around the car park needs further development and careful attention to the integration of new and old elements.

Diwedd/End

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