

# Design Review Report

Porth Teigr, Phase 01, (Plot L)  
Residential

**DCFW Ref: N10**

Meeting of 3<sup>rd</sup> December 2014



## Declarations of Interest

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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	3 <sup>rd</sup> December 2014
Issue date	04 December 2014
Scheme location	Porth Teigr, Cardiff Bay
Scheme description	Residential
Scheme reference number	N10
Planning status	Pre-application

## Declarations of Interest

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Ashley Bateson, DCFW panel member asked for it to be declared and recorded that he is a Partner at Hoare Lea, based in the London office. At the time of this review, Hoare Lea Cardiff are retained as the mechanical engineers for this scheme. All parties present at the meeting agreed that this would not prejudice the review and were content to proceed.

Mark Hallett of Igloo is a Board Member of the Design Commission for Wales.

## Consultations to Date

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Consultation has been undertaken with residents of the surrounding area and pre-application discussions have been held with the Local Planning Authority.

## The Proposals

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The proposals comprise 100 residential units, including town houses and flats within a two to five storey development with associated access and landscape works. The dockside walkway is already in place.

## Main Points

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The Design Commission for Wales welcomed the opportunity to consider progress on this project for a third time. The developer and design team consulted the Commission at a very early stage in April 2013 and again in June 2013. This review meeting affords the opportunity to consider progress in response to the earlier comments of the Commission and in preparation for a planning application submission on or around 9<sup>th</sup> December 2014.

The Commission credited the design team on the clarity and quality of visual and three dimensional materials and models which aided communication of the proposals and therefore consideration of the scheme.

The approach taken by the design and development team is exemplary in terms of collaborative design, involving key partners from an early stage and affording consideration of key items including management and servicing.

The split level ground floor of the dock-fronting units helps to address the level change across the site and improve the quality of the public realm along the dockside walkway. As acknowledged in the review, the articulation of the boundary between the private terrace and public walkway is important for security and privacy but also to maintain natural surveillance of the walkway.

Plans are being formulated to utilise heat from the Viridor energy recovery facility located approximately 750m north east of the site. The Commission highlighted the need for distribution losses to be minimised by the service provider through the specification of super-insulated pipe work, to avoid heat loss through the system, resulting in additional costs and energy inefficiencies.

The passive approach to heating is positive but with large glazed elevations there is the potential for overheating. Although none of these elevations are directly south-facing, a thermal model could be used to undertake a comfort test in these spaces.

The Design Commission questioned whether adequate provision has been made for amenity and play space for children and families within the scheme. Although families are not the identified market for the proposed properties, their presence cannot be ruled out so consideration should be given to adaptability and amenity for a variety of residents and occupiers.

The soft landscape will be important to help enhance a necessarily urban scheme and we welcome the plant mix being developed with the particular climatic characteristics of the site in mind. The use of more mature planting from the outset will help to establish the balance between soft and hard.

Based on an analysis of viability, no affordable housing is proposed in this phase of development but it is understood that this will be delivered in future phases.

Overall this is a very well considered scheme which has evolved to respond to the Commission's observations and comments as a whole as well as addressing cycle and refuse storage, lighting, materials, public art and management. The team demonstrated sound analysis and a reasoned basis for the design approach. We welcome the ambition and commitment to high quality and character in this new urban waterside and the Design Commission for Wales is very supportive of what has the potential to be an excellent scheme, setting the tone for future development.

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**2045 1964 E [connect@dcfw.org](mailto:connect@dcfw.org). The comment recorded in this report, arising from formal Design Review through our Design Review Service, is provided in the public interest for the consideration of local planning authorities as a material consideration, and other users of the Design Review Service. It is not and should not be considered 'advice' and no third party is bound or required to act upon it. The Design Review Service is delivered in line with DCFW's published protocols, code of conduct and complaints procedure, which should be read and considered by users of the service.**

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

## Attendees

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Agent/Client/Developer: Mark Halett, Igloo Regeneration

Architectural/Urban Designer: Chris Loyn, Loyn & Co  
Victoria Coombs, Loyn & Co  
Marcelle Newbold, Loyn & Co

Project Management: Caitlin Forster, AECOM

Design Review Panel:  
Chair Alan Francis  
Ashley Bateson  
Jen Heal, Design Advisor, DCFW  
Amanda Spence, Design Advisor, DCFW