

# Design Review Report

Canton Community Centre Site,  
Cardiff

**DCFW Ref: N242**

Meeting of 12<sup>th</sup> November 2020



**Review Status**

Meeting date  
Issue date  
Scheme location  
Scheme description  
Scheme reference number  
Planning status

**CONFIDENTIAL**

12<sup>th</sup> November 2020  
20<sup>th</sup> November 2020  
Cardiff  
Residential, community, MUGA  
N242  
Pre-application

## 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 and meeting Agenda items. Any such declarations are recorded here and in DCFW's central records.

## Consultations to Date

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This is the first time the scheme has been reviewed.

## The Proposals

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The proposals are for 30 older person independent living flats with indoor and outdoor communal space, an independent community centre for use by the wider community and the relocation of an existing MUGA. The proposed development will replace an existing community centre and public car park.

## Main Points

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The proposals for this site were clearly presented with a rationale provided for the design decisions that have been made. The recent evolution of the proposals and the additional context and urban design analysis that was presented are positive and welcomed by the panel. The proposed development provides the opportunity for some urban repair to this part of the Canton neighbourhood and all opportunities for improving the local area and connections should be explored. The following points identify areas where further design development is important and key aspects of delivery are highlighted.

**Community Engagement**

The proposals have been based on initial engagement with the local community and therefore should reflect what is needed in the area. Reshaping this space, re-provision of community facilities and the introduction of new residents to the area are all welcomed but will require an ongoing commitment for community involvement to ensure that the process is positive and meaningful for new and existing residents. As well as the proposed next phase of consultation, consideration should be given to creative ways in which the community can be involved in the design and delivery of the facilities. This could include engaging an artist to work with the local community (within the COVID restrictions of the time) and potentially contribute something physically to the

development which would help to embed identity, meaning and sense of ownership within the scheme.

### **Public/Private Spaces**

Further clarity is needed on the distribution and management of public and private spaces to aid legibility and to avoid ambiguity in use. The potential to explore a cruciform arrangement to the residential accommodation which would include an east-west route through the building and make a connection into the public space should be further explored. This could help to make better sense and use of the space to the south east of the building which currently lacks a clear purpose.

### **Building Form**

The evolution of the proposals has generally been positive, however there are still some issues to resolve. Building back in the clarity that was evident in earlier iterations, including the cruciform arrangement would benefit the proposals. The step down from four to three storeys with the atrium and gable arrangement is not currently working and requires a further look at the overall distribution of mass and storey heights. The termination of the vista along Earle Place should be considered as part of this development of this element of the scheme.

### **MUGA and Public Realm**

Lighting will have a big impact on the quality of the proposed space. While floodlighting of the MUGA is not proposed, lower-level lighting which provides a sense of security will be important to the area surrounding the MUGA. Similarly, the fencing around the MUGA and boundary treatment to the green space will be critical to the sense of openness versus security within the space. A management plan for the MUGA and other public realm areas will be essential for the long-term success of this development.

The north-south route to the east of the site is an important connection into the wider community and should be reflected in the proposals.

We welcome the retention of existing trees.

### **Delivery**

Retention of design quality throughout the development process will be critical to ensure that those aspects that contribute to the quality of life for residents and placemaking for the neighbourhood are not lost. Part of this will be ensuring sufficient design expertise is retained/appointed throughout delivery but also ensuring the available budget is realistic and focused on the most important aspects of the team.

### **Next Steps**

We would welcome a further review of the proposals when further design development has taken place but well in advance of a planning application.

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

## Attendees

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Agent/Client/Developer:	Joseph Thomas, Cardiff City Council David Jaques, Cardiff City Council
Architect:	Cormac Farrelly, AHMM Jordan Green, AHMM Lyndon Lewis, AHMM Rob B, AHMM Lee Morris, WYG
Local Planning Authority:	Mike Biddulph, Cardiff City Council
Chair:	Kedrick Davies
Lead Panellist:	Michael Gwyther-Jones
Design Review Panel:	Toby Adam Neil Williamson Jen Heal, Design Advisor, DCFW Efa Lois, Place Advisor, DCFW