



DESIGN  
COMMISSION  
FOR WALES  
COMISIWN  
DYLUNIO  
CYMRU

# Design Review Report

Land at Rumney High School, Cardiff

**DCFW Ref: N173**

Meeting of 16<sup>th</sup> August 2018



## Review Status

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

## PUBLIC

16<sup>th</sup> August 2018  
28<sup>th</sup> August 2018  
Cardiff  
Residential  
N173  
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.

Panel member Toby Adams declared that he is working with Wates on an unrelated project. All present at the review were content to proceed following the declarations.

## Consultations to Date

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Two pre-application meetings have been held so far with the Local Planning Authority.

A Public Engagement Event is proposed prior to advancing the PAC. The date of this event is yet to be confirmed.

Statutory pre-application public consultation is anticipated to take place early to mid-September.

## The Proposals

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As part of the Cardiff Living programme, the proposal is a redevelopment of a vacant school site, which is surplus to requirement, to a high quality, sustainable residential development of approx. 214 homes (comprising 64 affordable homes (which includes 40 apartments for over 55s) and 150 open market homes). The proposals include Sustainable Urban Drainage Systems, car parking, landscape, public open space and associated highways and infrastructure works. The application seeks to enhance the character of the site and has due regard to the Scheduled Ancient Monument to the east of the site whilst seeing to utilise the distant views out across the Bristol channel.

## Main Points

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DCFW supports the aspiration to deliver a high quality, mixed tenure, sustainable residential development on this vacant school site as part of the Cardiff Living programme.

Further design work could be undertaken to better achieve this aspiration and the following points summarise key issues from the review which should be considered moving forward:

### **Sense of arrival**

The existing entrance point at the north west of the site has been retained within the proposals, however further design work must be undertaken to ensure that this is of the highest quality and achieves a strong sense of arrival. The rear boundary of adjacent properties to the west may compromise this sense of arrival and further consideration should be given to how the landscape strategy can enhance this entrance point to the site.

### **Street network**

The primary street around the Over 55s block complicates the street network and could make the site less legible. It also cuts through the largest landscape area and could compromise the character of this space. Consideration could be given to leading the street down the western elevation of the block and limiting routes through the landscape area to walking and cycling.

Manual for Streets should be used by both the design team and the Local Authority whilst considering the types of street suitable for a residential development of this scale. Cross sections and proposed materials of the different types of streets would aid understanding of the proposed street hierarchy.

### **Landscape strategy**

The landscape strategy is a key design driver and has the potential to give the development a distinct sense of place. The views from the parks will add to the character of this place and the design of these parks should be developed further to ensure they are properly used by residents.

### **Character areas**

Key character areas could be identified and designed in further detail, perhaps with perspective sketches, to strengthen the overall masterplan strategy.

### **Next steps**

The Commission would welcome further opportunity to review the scheme with the aim of improving design quality through constructive dialogue.

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

## Attendees

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Agent/Client/Developer:	Teresa Boyle, Cardiff Council
Design Team:	Phillip Gibb, Powell Dobson Stuart Jones, Wates Rob Roger, Larch Robin Williams, Asbri
Local Planning Authority:	David Davies, Cardiff Council
Design Review Panel:	
Chair	Kedrick Davies
Lead Panellist	Toby Adam Amanda Spence Simon Carne Lynne Sullivan Wendy Maden, Design Advisor, DCFW