



DESIGN
COMMISSION
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Design Review Report

Croft Street, Cardiff

DCFW Ref: N176

Meeting of 16th August 2018



Review Status

Meeting date	16 th August 2018
Issue date	28 th August 2018
Scheme location	Cardiff
Scheme description	Residential
Scheme reference number	N176
Planning status	Pre-application

PUBLIC

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 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

Informal consultation was held in May 2018. Formal pre-application consultation with the local planning authority is planned for late August 2018.

The Proposals

The proposal aims to enliven and improve the urban quality of Croft Street, Partridge Road and Elm Street Lane by reusing a brownfield site to provide unique and high quality affordable housing. Offsite manufacture construction will be used to deliver this affordable housing, with 90% of the build assembled off site. The massing aims to align the proposal in height and scale with the neighbouring buildings whilst strengthening and complementing the urban grain of the surrounding residences.

Main Points

DCFW supports the aspiration to deliver contemporary, high quality, affordable housing on this vacant site using offsite construction methods as part of the Cardiff Living programme.

The following points summarise key issues from the review and should be considered in further design development:

Local context

Further context analysis could be presented to aid understanding of how the proposals sit with adjacent properties. Testing of massing and materiality could be helpful in presenting design development. Longer sections and photomontages would help to represent the relationship of the proposals to the immediate context.

Given that the rear boundary of the terraced properties faces the frontage of the terrace on Quail Court, more detailed thought should be given to the treatment of this boundary

and how it will impact these adjacent units. This should include exploration of vehicular movement and turning if parking spaces are provided.

Windows at the gable end of the terrace may help to activate the elevation onto Elm Street Lane.

Shared open space

A landscape architect should be engaged to make the most of the shared and private outdoor spaces. Further design development of the shared courtyard should explore how storage, refuse and amenity space will work together. Consideration could be given to using some of this space to provide private external amenity space for the ground floor apartments.

Sustainable travel modes

The requirement for 0 parking spaces will encourage residents to use sustainable travel modes in this highly accessible, city centre location. Cycle storage is encouraged in every unit and consideration could be given to providing additional cycle parking in the shared courtyard. If some private, on-plot parking spaces are provided for the terraced units, opportunities to incorporate electrical vehicle charging points should be considered to future proof the scheme.

Materiality

Local context analysis should be undertaken to inform selection of materials. However the nature of this city centre, corner site provides the potential to make a visual impact.

Energy strategy

As the energy strategy develops, the solutions should aim to raise the bar of environmental performance of Cardiff Living properties.

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

Agent/Client/Developer: Teresa Boyle, Cardiff Council

Design Team: Lorna Jackson & Andrew Partridge, Roger Stirk
Harbour & Partners
Stuart Jones, Wates Group
John Lewis, AECOM

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