

Design Review Report

Narberth Road, Cardiff

DCFW Ref: N245

Meeting of 18th March 2021



Review Status

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

Public

18th March 2021
31st March 2021
Cardiff
Residential
N245
Pre-planning

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.

None.

Note on current operational context:

The Design Commission for Wales is operating during necessary public health measures due to the impact of the Coronavirus Covid 19 pandemic and this report follows the recent online review meeting.

Consultations to Date

None.

The Proposals

Development of circa 88 dwellings on a vacant brownfield site in the Ely area of Cardiff. The site is bounded to the north west by Western Leisure Centre and is located near several local amenities.

The vision for the site is to provide clear permeability for pedestrians and cyclists, and to create safe, and well overlooked connections. The proposed dwellings are described as energy efficient, affordable, and sustainable.

Main Points

Design Development

The Design Commission welcomed the thorough presentation and is broadly supportive of the principle of development on this site.

The timing of the review, in advance of pre-application discussions, provided a helpful insight into the design process.

Brief, Vision, Density, and Context

The panel queried the brief and vision for the site and noted that the current proposal did not seem ambitious in terms of density for a well-connected urban location. The project would benefit from further analysis of the massing and density possibilities within the

scheme, as well as consideration of greater variation in the types and character of the housing provided.

In a scheme of this nature, connections are of key importance both physically and socially. The scheme would benefit from further analysis of potential pedestrian routes to the nearby playing fields, as well as the broader surrounding area.

Analysis of local cycle routes and of existing desire lines surrounding the site could help with analysis of how pedestrians and cyclists are currently using the area surrounding the site.

Integration of this scheme into the local street pattern is of key importance, and analysis of the wider potential physical and social connections could help inform the scheme design.

Central Courtyard

The proposals would benefit from analysis regarding how an open space within the plan could serve the people who live there. This could then inform the location of the open space. It is worth considering whether there are young families that would appreciate a communal outdoor space.

The current location of the square is at the busiest point of the site, and it has a north-facing aspect.

The panel would encourage the design team to reconsider the design of the open space itself and how it most effectively provides for the population it serves. The introduction of more green spaces, or park, into the open space, and its connections to adjacent open spaces, could result in a space that encourages people to come out of their houses and interact with each other, which could become a key idea within the development of the scheme.

Thinking about the daily movements of those who will be living in this development, as well as incidental spaces where they could greet their neighbours, would be highly beneficial to the development of this scheme.

Street typologies and Placemaking Opportunities

The proposals would benefit from further design development of the perimeter blocks, and corner buildings.

Revisiting the street typology and hierarchy, as well as the dwelling typologies, could provide an opportunity to reinforce placemaking and connections within the scheme.

Street hierarchy could also be reflected in the choice of public realm and landscaping on each street in the scheme. It was suggested during the review that some streets could be built out to accommodate larger trees for example.

Their relationship to the pedestrian and cycle route connects should be an integral part of their design consideration.

Green Infrastructure

The scheme would benefit from the incorporation of multi-functional green infrastructure early in the design process, such as incorporating sustainable drainage, and opportunities to promote biodiversity in the scheme would be beneficial at this point in time.

Integration of multi-functional green infrastructure (e.g. SUDS systems) are layers that are an opportunity to strengthen placemaking elements within the site. GI functions can add to the movement and connectivity of the area and be beneficial to the public realm.

The inclusion of biodiversity strategies, and multi-lingual signage, within the site could become an opportunity to educate the children who will be living on the site about different species. Developing the site in this nature could be a counterpoint to the close mown grass of surrounding developments.

Comisiwn Dylunio Cymru Design Commission for Wales is the trading name of DCFW LIMITED, a Private Limited Company established under the Companies Act 1985 and 2006, Company No: 04391072 incorporated in England and Wales as a wholly owned subsidiary of the Welsh Government. Registered office: 4th Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL T: 029 2045 1964 E 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

Agent/Client/Developer:	Teresa Boyle, Cardiff Living Max Hampton, Cardiff Living Stuart Jones, Wates
Architect/Design Team	Arwel Evans, Lichfields Dylan Hammett, Lichfields. Wah Wah Myint, Spring Design Jaime Moya, Spring Design
Local Planning Authority	David Davies, Cardiff Council
Chair:	Andrew Linfoot
Lead Panellist:	Chris Jefford
Design Review Panel:	Kedrick Davies Jun Huang Jen Heal, Design Advisor, DCFW Efa Lois, Place Advisor, DCFW