

COMMITTEE DATE: 23/11/2016

APPLICATION No. **16/01833/MJR**

DATE RECEIVED: 28/07/2016

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Miss Williams.

LOCATION: Poets Corner, 56 City Road, Roath, Cardiff

PROPOSAL: THE DEMOLITION OF THE PLUMB CENTRE (CLASS A1) AND THE ERECTION OF A 11 STOREY BUILDING COMPRISING OF GROUND FLOOR COMMERCIAL UNITS (CLASSES A1/A2/A3) (243 SQM); AND 124 STUDENTS BEDS (SUI GENERIS) (CREATING 4 X 4 BED CLUSTERS; 5 X 5 BED CLUSTERS; 13 X 6 BED CLUSTERS AND 5X STUDIOS) (TOTAL FLOOR AREA 4642.6 SQM) TOGETHER WITH 64 CYCLE PARKING SPACES (ENCLOSED WITHIN THE GROUND FLOOR) AND REFUSE AREAS (ALSO ENCLOSED WITHIN THE BUILDING)

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**RECOMMENDATION 1:** That, subject to relevant parties entering into a binding legal agreement with the Council under **Section 106** of The Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.5 of this report, Planning Permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following plans and documents:

Plans

PL(90)01; 02

PL(99)01; 02; 03; 04rev.A; 05rev.A; 06rev.A; 07rev.A; 08rev.A; 09rev.A; 10rev.A; 11rev.A; 12rev.A; 13rev.A; 14rev.A; 15rev.A; 16rev.A; 17rev.A & 18rev.A.

Documents

Boyes Rees Design & Access Statement dated October 2016;  
Hoare Lee Stage 1 Acoustics Report, revision 1 dated 3<sup>rd</sup> August 2016;  
Curtins Framework Travel Plan and Student Management Plan ref: 061852, revision V02 dated 4<sup>th</sup> August 2016;  
ISG Construction Management Plan;  
Homes for Students Purpose Built Student Accommodation Management Plan, revision B dated 2016

Reason: The plans and documents form part of the application.

3. No above ground development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the building.

4. No above ground development shall take place until a scheme showing the architectural detailing of the principal elevations has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the building.

5. The refuse storage facilities shown on the approved plans shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To protect the amenities of future occupiers and the amenities of the area.

6. The development shall be implemented in accordance with the provisions of the approved Acoustic Report, with particular reference to:

- 1) The windows to habitable rooms facing City Road should have an Insertion Loss ( $R_w$ ) of 37dB; and
- 2) The habitable rooms that requiring enhanced glazing shall be provided with acoustically treated active ventilation units that will be capable, when their air filters, supply duct, cowl etc. are in position, of giving variable ventilation rates ranging from:
  - a. An upper rate of not less than 37 litres per second against a back pressure of 10 Newtons per metre square and not less than 31 litres per second against a back pressure of 30 Newtons per metre square. To
  - b. A lower rate of between 10 and 17 litres per second against zero back pressure.
- 3) No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.

Reason. To prevent unacceptable harm to health of the future occupants of the proposed habitable rooms in accordance with LDP policy EN13.

7. H7G – Plant Noise

8. A scheme of sound insulation works to the floor/ceiling and party wall structures between the proposed residential units, the ground and

fourth floor communal areas, and the commercial units shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.

Reason: To ensure that the amenities of future occupiers are protected.

9. Unless otherwise agreed in writing by the local planning authority, the development hereby approved shall be implemented and managed in accordance with the principles and provisions set out in the Travel, Student, and Construction Management Plans indicated in condition 2 above.

Reason. To ensure an orderly form of development.

10. The cycle parking facilities hereby approved shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. In order to provide appropriate facilities for cyclists.

11. Prior to the commencement of the development details shall be submitted to, and approved by the LPA, of a scheme of highway improvements to include but not be limited to; the closure and reinstatement as footway of the two redundant existing accesses to the site, the widening to 5 metres of the footway adjacent to City Road along the full frontage of the site, improvements to the side road to the north of the site and the reconstruction of the section of Shakespeare Street footway fronting the site, including the provision of drop kerbs to facilitate refuse collection, together with any necessary accommodation/up-grading works to street lighting/drainage etc, and the processing of any associated Traffic Regulation Orders'.

Reason: In the interests of highway safety and public amenity.

12. Notwithstanding the approved plans, details of any relevant security measures for future residents, including (but not limited to) the enclosure of the site to the rear, CCTV, secured door entry, internal and external communal lighting, shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented as approved prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. In the interests of the safety and security of future residents.

13. C7Za Contaminated Land Measures – Assessment
14. C7Zb Contaminated Land Measures – Remediation & Verification Plan
15. C7Zc Contaminated Land Measures – Remediation & Verification
16. C7Zd Contaminated Land Measures – Unforeseen Contamination
17. D7Z Contaminated materials

18. E7Z Imported Aggregates
19. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.  
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
20. No development shall take place until ground permeability tests have been undertaken to ascertain whether sustainable drainage techniques can be utilised and a drainage scheme for the disposal of both surface water and foul sewage has been submitted to and approved by the LPA. No part of the development shall be occupied until the scheme is carried out and completed as approved.  
Reason: To ensure an orderly form of development.
21. Any A3 (food & drink) ground floor uses shall be restricted to café/restaurant/coffee shop uses only and no other use within Use Class A3.  
Reason: To ensure that the amenities of existing neighbours and future occupiers are protected.
22. No member of the public shall be admitted to or allowed to remain on the commercial ground floor premises between the hours of 22:00 and 07:30 hrs. on any day.  
Reason: To ensure that the amenities of neighbours and future occupiers are protected.
23. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) no sale of hot food for consumption off the premises shall take place from the premises.  
Reason: To ensure that the use of the premises does not prejudice the amenities of the area.
24. G7Q Future Kitchen Extraction
25. The doorway to the fifth floor communal room, giving access to the flat roof of the fourth floor, shall be used for emergency purposes only and the roof area shall not be used as an external seating or amenity area.  
Reason. To protect the amenities of other occupiers in the vicinity of the site.
26. The street tree adjacent to the site on the junction of City Road and Shakespeare Street shall be protected in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and shall be implemented prior to the commencement of

development.

Unless otherwise agreed in writing by the Local Planning Authority, protection shall be maintained throughout development until all site operations are complete.

A small opening may be left to allow normal garden activities, but no materials, plant, equipment or waste relating to the development shall be placed, deposited or operated within the protected area. No concrete mixings, fuels or other contaminants shall be discharged where they can detrimentally affect retained trees on or adjacent to the site and fires may not be lit in a position where their flames can extend to within 5m of any part of a retained tree on or adjacent to the site.

Reason : To protect trees of amenity value that might be damaged by building works or related operations.

**RECOMMENDATION 2:** The highway works conditions and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 278 of the Highways Act 1980 between the developer and Local Highway Authority.

**RECOMMENDATION 3:** That the developer be advised to contact the Council's Street Operations Manager via [NetworkManagement@cardiff.gov.uk](mailto:NetworkManagement@cardiff.gov.uk) prior to implementing any temporary road closures/footway diversions/site hoardings etc.

**RECOMMENDATION 4:** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 5:** R4 – Contaminated & Unstable Land Advice

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to redevelop a mainly open site with a development for student residential use, comprising 124 student bedrooms, communal refuse & cycle parking facilities, communal kitchen and common room areas, ground floor reception area and 2no. ground floor commercial units (Class A1, A2 & A3 uses).

The application has been amended to reduce the scale of the building as a whole, increase the ground floor commercial presence, and increase the width of footway to the City Road frontage. The reduction in the scale of

development has resulting in a reduced number of bedrooms from 129 originally proposed.

The schedule of accommodation is:

Ground – Main entrance, management office, plant rooms, cycle & refuse storage facilities & 2no. commercial units;

First – 2x 5 bed clusters; 2x 6 bed clusters and 1x Studio;

Second – 1x 4 bed cluster; 1x 5 bed cluster; 2x 6 bed cluster & 1x Studio;

Third – 1x 4 bed cluster; 1x 5 bed cluster; 2x 6 bed clusters & 1x Studio;

Fourth – 2x 4 bed clusters; 2x 6 bed clusters; 1x Studio & Common Room;

Fifth – 1x 5 bed cluster & 1x Studio;

Sixth to Tenth – 1x 6 bed cluster per floor.

Lift and stair access is available to all floors.

- 1.2 The proposed City Road frontage is predominantly of 4 storey scale, with the ground floor frontage being mainly glazed to the street elevation. The fourth floor (excepting the tower element) is set back off the main elevation, with the smaller fifth floor set back again off the fourth floor elevations. Floors six to ten form the tower element, set at the junction of City Road and Shakespeare Street, with the bulk of the tower frontage to Shakespeare Street.
- 1.3 The tower element is finished in a high degree of glazed curtain wall, with feature 'cladding' panels to the City Road and Shakespeare Street elevations that are perforated to allow light through, as well as punctured to the Shakespeare Street frontage to present as window openings above ground floor level. The tower also has a central curved glass feature at fifth, sixth, seventh and eighth floor level.
- 1.4 The first to fourth floors of the remainder of the building (fronting City Road and the small access road to the north of the site) is finished in red facing brick, with larger window apertures. The fourth floor is to be finished in a grey profile cladding, with the fifth finished in solid curtain walling and glazing.
- 1.5 The rear elevations (facing the existing commercial premises) are to be a combination of metal cladding and render finished.
- 1.6 Provision is made for the secure storage of 64 cycles at ground floor level. There are separate facilities for the storage of residential and commercial refuse.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 4,700sqm in area. The former Poets Corner PH, which stood on the junction of City Road and Shakespeare Street, has already been demolished (Prior Approval consent 16/00347/MNR). The existing Plumb Centre buildings occupy approx. 105sqm at the rear of the site.

2.2 The premises behind the site, set in a double storey height profile clad structure are occupied by predominantly commercial/industrial use (vehicle repair garages), with further commercial uses fronting Shakespeare Street. The building adjacent to the site is a public house. On the opposite side of City road there is a two storey property in retail use and a further two storey property in retail use on the opposite side of the service road.

### 3. **SITE HISTORY**

3.1 15/311/MJR – Construction of 3 storey student accommodation – Approved.  
02/1983W – Change of use from retail to restaurant/takeaway – Refused.  
98/898W – Change of use to retail with ancillary parking – Approved.

### 4. **POLICY FRAMEWORK**

4.1 The site lies within the City Road District Centre as defined by the proposals map of the adopted Local Development Plan.

#### 4.2 Relevant National Planning Guidance:

Planning Policy Wales (Edition 8, 2016)  
Planning Policy Wales TAN 12: Design  
Planning Policy Wales TAN 21: Waste

#### 4.3 Relevant Local Development Plan Policies:

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- H6 Change of Use or Redevelopment to Residential Use
- C1 Community Facilities
- C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
- R4 District Centres
- R8 Food and Drink Uses
- T1 Walking and Cycling
- T5 Managing Transport Impacts
- W2 Provision for Waste Management Facilities in Development

4.5 The following Guidance was supplementary to the Local Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

- Tall Buildings (2009)
- Infill Sites (2011)
- Open Space (2008)
- Community Facilities and Residential Development (2007)

- Access, Circulation and Parking Requirements (2010)
- Waste Collection and Storage Facilities (2007)

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager Transportation has no objection, subject to conditions in respect of implementation of the provisions of the Management Plans indicated in condition 2 above, and highway improvements. The following comments are made:

*Previous consent (15/311/MJR) was granted with respect to 39 student accommodation units on the Plumb Centre site. The basic highway issues remain the same for this larger development incorporating the Poets Corner PH – and I'd therefore re-iterate much of my observations made with respect to that previous application.*

*Though no provision is made for off-street parking I consider that this is acceptable in this instance mindful of the proposed student use, the location near both the city centre and the university with ready access to/from both by modes of travel other than the private car, and the highway improvement works which I will go on to describe.*

*With regards to the aforementioned highway improvements the two existing accesses to the site (from City Road and from the short section of adopted highway to the north of the site) will become redundant as a consequence of the proposed development and will therefore need to be re-instated as footway – along with an existing redundant access on Shakespeare Street. In addition the widened section of the footway adjacent to City Road - between the aforementioned short section of highway to the north of the site and the access to the site from City Road – is some 5 metres in width, with the reason for this relating to the kerb build-outs which are required to improve visibility at both junctions. I understand that the new building is to be set back sufficiently to enable the full length of the frontage footway to be widened accordingly which will provide a welcome enhancement to pedestrian amenity at this busy location. Given the damage to the existing footways adjoining the site that may be expected as a consequence of heavy construction works immediately adjacent it – including service connections, and in order to achieve a visually attractive and continuous final appearance, the works should be expanded to include the resurfacing of the full length of the footways fronting the site. Furthermore, mindful that they will provide access to the development, further improvements will be required to the road to the north of the site, which is currently in poor condition, and also to the section of footway on Shakespeare Street fronting the site.*

*I'd therefore request a further condition requiring that;*

*'Prior to the commencement of the development details shall be submitted to, and approved by the LPA, of a scheme of highway improvements to include but not be limited to; the closure and re-instatement as footway of the two redundant existing accesses to the site, the widening to 5 metres of the*



*footway adjacent to City Road along the full frontage of the site, improvements to the side road to the north of the site and the reconstruction of the section of Shakespeare Street footway fronting the site, together with any necessary accommodation/up-grading works to street lighting/drainage etc, and the processing of any associated Traffic Regulation Orders'. Reason: In the interests of highway safety and public amenity.*

*I'd also suggest a second recommendation advising the applicant the above highway improvement works will be subject to an agreement under Section 278 of the Highway Act 1980.*

*Mindful of size of the current proposed development together with lack of any on-site parking provision, in addition to the above highway improvement works a Section 106 contribution towards measures towards the enhancement of pedestrian/cycle facilities in the vicinity of the site is appropriate. In this respect I would request contributions of **£33,000** towards improvements to the existing toucan crossing located adjacent to the site - which would facilitate a controller and LED up-grade together with conversion from a far side to a near side crossing. A further contribution of **£10,000** would facilitate improvements to existing cycle facilities in the vicinity and would improve cycle access to the university avoiding City Road i.e. an overall contribution of **£43,000**.*

- 5.2 The Highways Drainage Manager has been consulted and any comments will be reported to Committee.
- 5.3 The Parks Planning Manager advises that the Council's Supplementary Planning Guidance on Open Space requires provision of a satisfactory level and standard of open space on all new housing developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. As no open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality.

Based on the information given, allowing for an increased population of up to 124, the contribution required is **£61,229**. In the event that the Council is minded to approve the application, it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

- 5.4 The Pollution Control (Contaminated Land) Manager has no objection, subject to contaminated land conditions and advice.
- 5.5 The Pollution Control (Noise & Air) Manager has no objection, subject to road noise soundproofing conditions.
- 5.6 The Waste Manager has no objection to the refuse storage facilities, subject to implementation and retention. In addition, drop kerbs to the area of the bin store is required to manoeuvre bins to the collection vehicle.

5.7 The Neighbourhood Regeneration Manager advises:

*Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. If there are no onsite communal facilities provided in proposed student accommodation, an off-site contribution of £410 per person is required.*

*In this instance, the development would house 124 students. Therefore, a contribution of **£50,840** is sought from the developer (124 x £410).*

*Several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. A forthcoming community facilities contribution would be directed towards a local community facility in the vicinity of the development.*

5.8 The Neighbourhood Renewal (Access) Officer has been consulted and no comments have been received.

## 6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water have no objection, subject to a condition requiring the submission and approval of a drainage scheme.

6.2 South Wales Police have no objection given the development is to implement the Secured by Design principle. However conditions relating to the security of the rear of the site are recommended.

## 7. **REPRESENTATIONS**

7.1 Local Members have been consulted and any comments will be reported to Committee.

7.2 Adjacent occupiers have been consulted and the occupier of a commercial premises on Shakespeare Street (directly adjacent to the site) objects to the proposals on grounds of unacceptable overlooking between upper floor windows of the proposed and future windows of any development that comes forward on the vacant site at 62 City Road, (opposite side of Shakespeare Street). In addition, they object in terms of overdevelopment of the site, disturbance that will be caused to adjacent businesses during construction and potential for smell nuisance from the refuse storage facilities.

7.3 The application has been publicised by site and press notice and no comments have been received.

7.4 Adjacent occupiers have been notified of the amended proposals. This

notification period expired on the 2<sup>nd</sup> November 2016 and no further representations have been received.

## 8. **ANALYSIS**

8.1 A full application to redevelop a mainly open site with a development for student residential use, comprising 124 student bedrooms, communal refuse & cycle parking facilities, communal kitchen and common room areas, ground floor reception area and 2no. ground floor commercial units (Class A1, A2 & A3 uses).

### 8.2 Land Use/Policy

The application site is located within the City Road District Centre as defined by the adopted LDP Proposals Map. The application should therefore be assessed against Policy R4: District Centres.

Policy R4 aims to promote and protect the shopping role of district centres and favours retail, office, leisure and community facilities within District Centres. Criterion (iv) permits proposals for uses other than Class A1 at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages. Applications for changes of use that involve new non-shopping uses in vacant premises will be considered in the light of:

- The vacancy rate in the surrounding area; and
- Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use.

The application comprises the demolition of the single storey commercial unit (Use Class A1, Plumb Centre) together with the hard standing forecourt which serves the car park for both buildings and the erection of an 11 storey building comprising 243sq m of ground floor retail space (Use Class A1/A2/A3) and 124 student beds, including communal and ancillary facilities. Part of the application site already benefits from planning permission (15/00311/MJR) for 39 student beds and as such although policy R4 resists the loss of shopping uses in district centres, the principle of the loss of retail floorspace has already been accepted.

Given the former pub has been demolished and part of the application site benefits from an existing permission, together with the retail floorspace proposed at ground floor level on the City Road frontage which in part compensates for the loss of some of the retail floorspace and is better related to the shopping frontage, the application raises no land use policy concerns. The provision of retail at ground floor level will maintain an active frontage and the provision of student accommodation in the centre would increase footfall and positively benefit the centre's vitality and viability.

Assessed against this policy framework, the proposal would positively

contribute to the aims of Policy R4 and as such the proposal raises no land use concerns.

### 8.3 Design/Placemaking

With regard to the design of the proposals, there were a number of issues regarding the scheme as originally submitted, including:

Given the scale of the building proposed, it has been considered against the guidance/criteria set out in the draft Tall Buildings SPG, (an updated version of the current SPG).

The SPG requires that, in order to justify an appropriate location for a tall building proposals need to demonstrate that,

- *There would be no negative impacts on important views or vistas.*
- *The character or setting of heritage assets is not harmed.*
- *The proposal will be a positive feature in skyline & streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark.*
- *No material harm is caused by overshadowing or overlooking.*
- *There will be walking and cycling accessibility to sustainable transport and local facilities.*

The proposed building would be located in close proximity of the City Centre, various university buildings and within a walkable distance of Queen Street railway station and would therefore represent a highly sustainable location. The building would also be located within a district centre and on a bus route. More detailed consideration of the specific requirements relating to the location of the proposal are set out below.

With regard to the design of tall buildings the SPG states that;

*The Design of Tall Buildings Tall buildings have visual prominence in, and significant impact on the wider landscape of the City, and often take on the role of major landmarks. In this context it is essential that the design and appearance of tall buildings are of exceptional quality. DCFW and CABE/English heritage guidance emphasises that tall building development carries with it an increased obligation to return positive benefits to the immediate and wider environment.*

It further adds that;

*Tall buildings have visual prominence in, and significant impact on the wider landscape of the City, and often take on the role of major landmarks. In this context it is essential that the design and appearance of tall buildings are of exceptional quality.*

*In assessing this, particular attention will be focussed on five major issues:*

- *A mixture of land uses within the tower that compliment other land uses*

*within the area to create a vibrant city that supports streets that are busy at many times during the day and night;*

- *The form and silhouette of the building - this includes consideration of visual impact, and relationships with both the local context and other tall buildings. - The quality and appearance of the proposed materials and architectural detailing.*
- *The impact and interface at street level - how the building contributes positively to high quality, safe, secure and legible public realm and urban design. And;*
- *The sustainable building design – how the building employs low carbon design.*

### A Mixture of Land Uses

The proposed building would have A1/A3 units across the majority of its ground floor thereby continuing the commercial offer along City Road and improving the vitality along this particular stretch of the street. The ground floor of the building would have an increased floor to ceiling height and this, coupled with the above, would ensure that the building would have a strong interface with the street.

### The Form and Silhouette of the Building

#### Architectural Quality

The form and finish of the tower element has been considered and adapted in order to augment its verticality thereby lessening the impact of its scale. The silhouette of the building would subsequently be appropriately slender. The proposed building would also be set back from the street further than the existing building on site. This would aid in lessening the impact of its scale while also bringing about an improvement in the pedestrian environment along City Road.

The general architecture of the building is considered to be of appropriately high quality and this, coupled with its height, would ensure that the building would form a local landmark.

#### Scale and Massing

The proposed building would be 5 storeys (ground plus 4) in height across the majority of its length rising to 11 storeys (ground plus 10 [Approximately 35m]) on the corner of City Road and Shakespeare Street. The 5 storey flat roof element of the building would be taller than that of the existing pitched roofed 3 storey public house however it is considered that the street is of a sufficient width to comfortably accommodate this additional height without the proposed building appearing disproportionately scaled or therefore incongruous.

With regard to the tower element of the proposed scheme, while this would depart from the characteristic scale of development along this part of the street, the character of City Road evolving, particularly towards its southern end. Here a number of recent student accommodation schemes have been approved which will bring about an increase in the scale of development. These schemes will also sustain a critical mass of people thereby helping to support the regeneration of City Road as important street and designated District Centre. The proposed building therefore has the potential to add to the momentum developing in the area in terms of the street's regeneration.

The tower is considered to be of height which would give it presence as a landmark without being excessive, while sitting comfortably against the wider 5 storey element

### Legibility

The proposed tower would be considered to represent a strategic landmark within the area and would form a positive feature on this prominent corner site. Its location on a bend along City Road would also mean that it would terminate views up and down the street and along St Peters Street, thereby improving legibility.

### Adaptability/ Flexibility/ Future Proofing

The proposal includes commercial premises at ground floor level which will be adaptable to future change and demand. The floor to ceiling height of the ground floor of the building has also been increased by 1 metre in order to improve the prominence of the commercial element.

### Quality and Appearance - Materials

Given the location and scale of the proposed building and the consequent prominence it would have within the locality, the finishing materials of the building must be of exceptional quality. Whilst the principles of the finishes indicated in the submission are broadly acceptable, a condition is recommended in order to ensure that the finishing materials are agreed by the Local Planning Authority prior to their use on site.

## **Impact and Interface at Street Level**

### Street Interface

The proposed building would have A1/A3 units across the majority of its ground floor thereby continuing the commercial offer along City Road and improving the vitality along this stretch of the street. The ground floor of the building would have an increased floor to ceiling height. Access to the student accommodation will be located on the corner of the building between City Road and Shakespeare Street thereby adding further interaction between the building and street and interest within it.

## Public Realm Impact

Enhancements and making good of the public realm within the immediate vicinity of the site will be undertaken as part of the proposal.

## Open Space and Parks Interface

The proposal does not include any external amenity space provision however the building would be located a short walk away from Shelley Gardens which is considered to be of a sufficient size and quality to serve the development.

## Accessibility, Inclusive and Universal Design

The site is generally flat with level access to the adjacent public footpaths. The design approach which has been adopted is to provide a 'barrier free environment for all.' The proposal includes a lift serving all floors of the building.

## Parking

The proposal does not include any car parking provision. Given the proposed student accommodation use of the building and its highly sustainable location, The Transportation Manager has advised that this would be considered acceptable in this instance. 64 cycle stands will be provided within an internal storage room within the building. A travel plan has been submitted with the proposal. This has been assessed by the Transportation Manager, who has no objection subject to an implementation condition (condition 9 above).

## Security

The inclusion of commercial premises and a reception foyer area at ground floor level of the building will ensure that the scheme provides an active frontage along City Road.

The introduction of 124 students within the building combined with inclusion of commercial premises at ground floor level will bring increase presence within the area thereby improving surveillance and activity along the street.

The location of the cycle storage is integral within the building and therefore safe.

In light of comments from South Wales Police, a condition is recommended to ensure the rear of the site is secured.

## Amenity

The siting and design of the proposed building, along with its orientation relative to the surrounding commercial, light industrial and residential uses, have been carefully considered to ensure that it would not create any unacceptable overshadowing or overlooking, particularly upon the

neighbouring residential premises.

The building would not have any detrimental impact upon any localised heritage assets

#### Sustainable Building Design

A green roof is proposed on the 5<sup>th</sup> floor.

#### 8.4 With regard to the issues raised in representations:

- Whilst it is likely that the redevelopment of the vacant site opposite is likely to come forward, there has been no pre-application discussion, or formal submission in relations to it. Therefore there is no indication as to what development might come forward. The LPA are required to determine the application before it and, in this case, the status of the vacant site cannot reasonably prevent such consideration. It is also of note that in allowing appeals for developments in District Centres, Inspectors have consistently advised that residential occupiers within such Centres cannot reasonably expect to achieve the same degree of amenity as occupiers of more residential areas;
- The proposals have been considered as described above. The proposals are not considered to be an overdevelopment of this site;
- Whilst it is acknowledged that there is likely to be some disturbance to adjacent occupiers due to construction operations (should consent be granted), this is not grounds for refusal of consent;
- The proposed refuse storage facility is contained entirely within the building and has been reviewed and approved by the Waste Manager. There are no sustainable grounds to refuse consent in respect of this issue.

#### 8.5 Section 106 matters – The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Parks – £61,229 – Towards the improvement or provision of open space in the vicinity. Details to be agreed in line with the CIL tests.

Community Facilities - £50,840 – Towards the improvement or provision of community facilities in the vicinity. Details to be agreed in line with the CIL tests.

Transportation - £43,000 - £33,000 towards improvements to an existing TOUCAN crossing to City Road and £10,000 towards improving cycle routes in the vicinity.

The agent has confirmed that the applicant is willing to enter into a legal agreement regarding the above mentioned contributions.

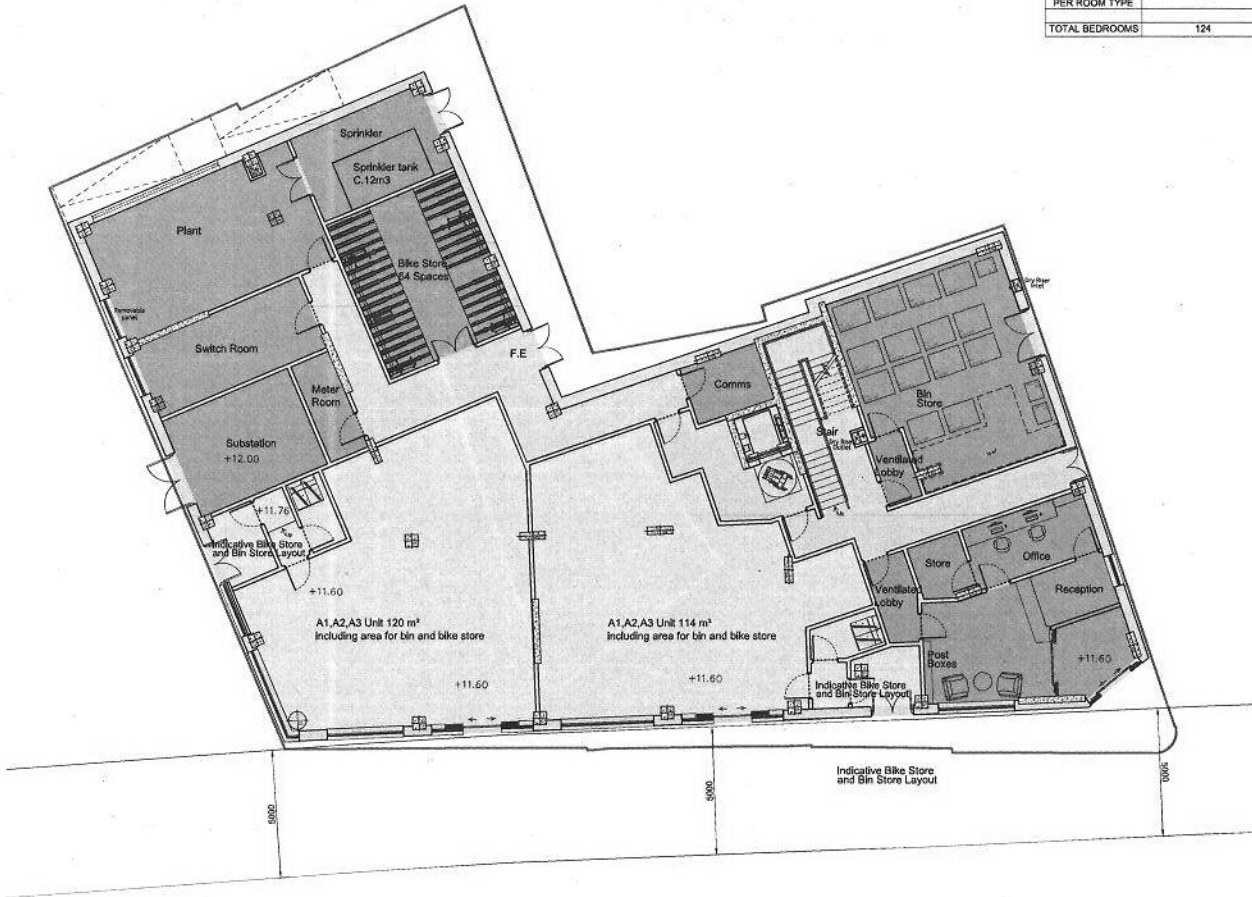
#### 8.6 In light of the above, and having regard for adopted planning policy guidance it is recommended that planning permission be granted.





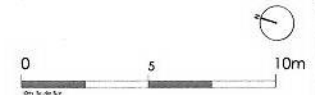
(Approximate and subject to detailed design)

FLOOR	4 BEDROOM CLUSTER	5 BEDROOM CLUSTER	6 BEDROOM CLUSTER	STUDIOS
00				
01		2	2	1
02	1	1	2	1
03	1	1	2	1
04	2		2	1
05		1		1
06			1	
07			1	
08			1	
09			1	
10			1	
TOTALS UNITS	4	5	13	5
TOTAL BEDROOMS PER ROOM TYPE	16	25	78	5
TOTAL BEDROOMS	124			

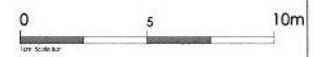
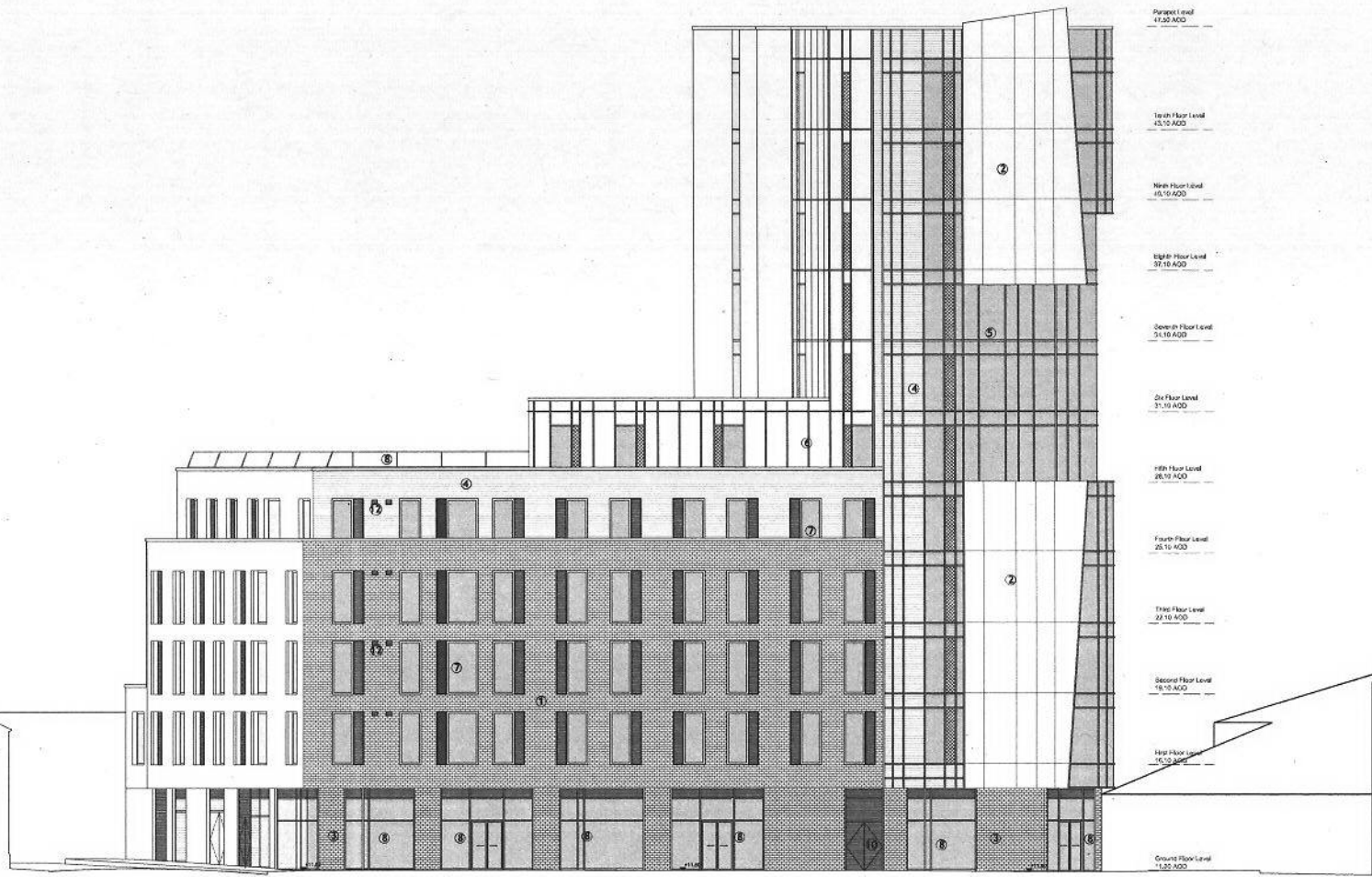
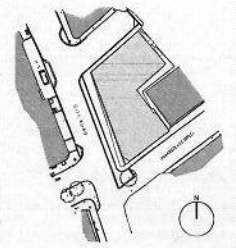


- Studio
- 4 Bedroom Cluster Flat
- 5 Bedroom Cluster Flat
- 6 Bedroom Cluster Flat
- Retail
- Student Accommodation

— Site Boundary

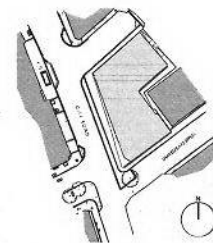


A	23/10/16	Revised design	BY
REV	DATE	DESCRIPTION	BY
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E1. DESIGN	E2. DESIGN DEVELOPMENT	E3. PLANNING	E4. PRELIMINARY
O4. PRODUCTION PREPARATION	O5. BUILDING REGULATIONS	O6. TENDER	O7. CONSTRUCTION
O8. FINAL CONSTRUCTION	O9. AS BUILT		
DRAWING STATUS:			
<b>PLANNING</b>			
E1. PRELIMINARY	O2. FOR COMMENT	O3. FOR APPROVAL	
OTHER:			
<b>FOR APPROVAL</b>			
PROJECT:			
PROPOSED STUDENT ACCOMMODATION City Road Cardiff			
DRAWING TITLE:			
Proposed Floor Layout Plan - GF			
4th Floor, Greyfriars House Greyfriars Road, Cardiff CF10 3AL Tel: 019 2055 8900 Fax: 019 2039 9592 www.boyesrees.co.uk <small>REGISTERED ARCHITECTS, PLANNERS, REG. NO. 295 1883 (England &amp; Wales)</small>			
DATE:	July 2016	SCALE:	1:100 @A1
JOB NO.:	5754	DRAWN BY:	
DWG NO.:	PL 1991 05	REV:	A
CAD REFERENCE:			



A	21/10/16	Revised design	
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01. DESIGN 02. DESIGN DEVELOPMENT 03. PLANNING	04. PRODUCTION INFORMATION 05. BUILDING REGULATIONS 06. TENDERS	07. CONSTRUCTION 08. FINAL CONSTRUCTION 09. AS-BUILT	
DRAWING STATUS:			
<b>PLANNING</b>			
01. PRELIMINARY 02. FOR COMMENT 03. FOR APPROVAL			
OTHER:			
<b>FOR APPROVAL</b>			
PROJECT:			
PROPOSED STUDENT ACCOMMODATION City Road Cardiff			
DRAWING TITLE:			
Proposed South West Elevation City Road			
		4th Floor, Greyflurs House Greyflurs Road, Cardiff, CF10 3AL Tel: 019 2055 8900 Fax: 019 2039 9592 www.boyesrees.co.uk <small>Registered in Wales. A limited liability company. No. 2914851 (England &amp; Wales)</small>	
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JOB NO.:	5754	DRAWN BY:	
CHG NO.:	PL [99] 12	REV:	A
CAD REFERENCE: <a href="#">http://www.boyesrees.co.uk/cadref</a>			

- MATERIALS**
- 1 - Red Brickwork - colour to be agreed with the Local Authority
  - 2 - HPL cladding system - Colour to be agreed with the Local Authority
  - 3 - Dark Brickwork - Colour to be agreed with the Local Authority
  - 4 - Metal profile cladding system - Colour light grey/silver
  - 5 - Polyester Powder Coated curtain walling with spandrel panels and integrated side louvred vents and acoustic trickle vents, colour to be agreed with the Local Authority
  - 6 - Polyester Powder Coated curtain walling with solid metal panels infill and integrated side louvred vents and acoustic trickle vents, colour to be agreed with the Local Authority
  - 7 - Polyester Powder Coated window units with integrated side louvred vents and acoustic trickle vents, colour to be agreed with the Local Authority
  - 8 - Polyester Powder Coated curtain walling shop front with integrated doorsets and high level louvre vents, colour to be agreed with the Local Authority
  - 9 - Perimeter guard rail
  - 10 - Steel faced external doors. Louvred to plant rooms, colour to be agreed with the Local Authority
  - 11 - White Render
  - 12 - Extract Grille - same colour of facade



- Ten Floor Level  
43.10 AOD
- Nine Floor Level  
40.10 AOD
- Eight Floor Level  
37.10 AOD
- Seventh Floor Level  
34.10 AOD
- Six Floor Level  
31.10 AOD
- Fifth Floor Level  
28.10 AOD
- Fourth Floor Level  
25.10 AOD
- Third Floor Level  
22.10 AOD
- Second Floor Level  
19.10 AOD
- First Floor Level  
16.10 AOD
- Ground Floor Level  
13.10 AOD



**MATERIALS**

- 1 - Red Brickwork - colour to be agreed with the Local Authority
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A	13/10/16	Revised plans layout	
REV	DATE	DESCRIPTION	BY
IN CASE OF DOUBT OR DISCREPANCIES PLEASE REFER TO ARCHITECT FOR INSTRUCTIONS			
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01. DESIGN	04. PRODUCTION INFORMATION	07. CONSTRUCTION	
02. BASIS/CONCLUSION	05. BUILDING REGULATIONS	08. FINAL CONSTRUCTION	
03. PLANNING	06. TENDER	09. VALUE	
DRAWING STATUS:			
FOR APPROVAL			
01. PRELIMINARY	02. FOR COMMENT	03. FOR APPROVAL	
OTHER:			

PROJECT:  
**PROPOSED STUDENT ACCOMMODATION**  
 City Road  
 Cardiff

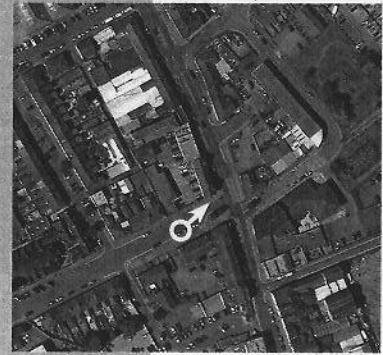
DRAWING TITLE:  
**Proposed South East Elevation**  
 Shakespeare Street

**boyesrees architects**

4th Floor, Greyfriars House  
 Greyfriars Road,  
 Cardiff CF10 3AL

Tel: 029 2055 8900 Fax: 029 2039 9592  
 www.boyesrees.co.uk  
Registration No: 29169 (England & Wales)

DATE:	July 2016	SCALE:	1:100	1/A1
JOB NO.:	5754	DRAWN BY:		
DWG NO.:	PL (99) 13	REV:	A	
CAD REFERENCE:				



Preliminary - Subject to detailed design



Poets Corner

Preliminary - Subject to detailed design