

COMMITTEE DATE: 20/04/2016

APPLICATION No. **15/03098/MJR** APPLICATION DATE: 16/12/2015

ED: **CATHAYS**

APP: TYPE: Conservation Area Consent

APPLICANT: The Watkin Jones Group, Great Western Est & S. Glam Est

LOCATION: LAND AND BUILDINGS BOUND BY BRIDGE STREET,
CHARLES STREET AND WESLEY LANE, CARDIFF

PROPOSAL: PARTIAL AND FULL DEMOLITION OF PROPERTIES ON
SITE WHILST RETAINING SOME ELEMENTS IN
CHARLES STREET

RECOMMENDATION 1: That conservation area consent be **GRANTED** subject to the following conditions:

1. C05 Statutory time limit – Con Area Consent
2. No demolition shall take place until a copy of the signed contract for the development of the application site in accordance with planning permission no. 15/03097/MJR has been submitted to the LPA.
Reason: To ensure the satisfactory development of the site following demolition.

RECOMMENDATION 2: 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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 An application for conservation area consent for the demolition and partial demolition of buildings on land bound by Bridge Street, Charles Street and Wesley Lane, Cardiff.
- 1.2 The majority of the site is located in the Charles Street Conservation Area. The existing buildings are all in the conservation area and comprise nos. 55 -

61 Charles Street, nos. 71 and 71a Bridge Street, a warehouse and outbuildings to the rear of the Charles Street properties, and the Restaurant on Wesley Lane.

- 1.3 Nos. 55 – 61 Charles Street are of historic and architectural significance and are to be partially demolished and converted to retail use. The Charles Street elevation is to be retained and renovated.
- 1.4 Numbers 71 and 71a Bridge Street, which were constructed in the mid 1980s in a partially matching style to that of the historic terrace, are to be demolished. The single storey restaurant building (a former industrial building) on Wesley Lane, and the warehouse building and other outbuildings to the rear of the Charles Street terrace are also to be demolished.
- 1.5 The greater part of the vacant eastern half of the site was formerly occupied by the Wesley Sunday School (latterly used as a warehouse and demolished in 2006) and is now used as a surface car park.
- 1.6 A linked detailed application for the partial demolition and redevelopment of the site for a mixed use development is under consideration – see below.

2. **PLANNING HISTORY**

- 15/3097/MJR A detailed application for the partial demolition and redevelopment of the site for a mixed use development comprising purpose-built managed student accommodation in a 26 storey tower (91m high), retail/ commercial units at ground floor level facing on to Charles Street and Bridge Street and an alcohol treatment centre on Wesley Lane, is under consideration.

3. **POLICY FRAMEWORK**

- Cardiff LDP Policy EN9 Conservation of the Historic Environment
- SPG Charles Street Conservation Area Appraisal

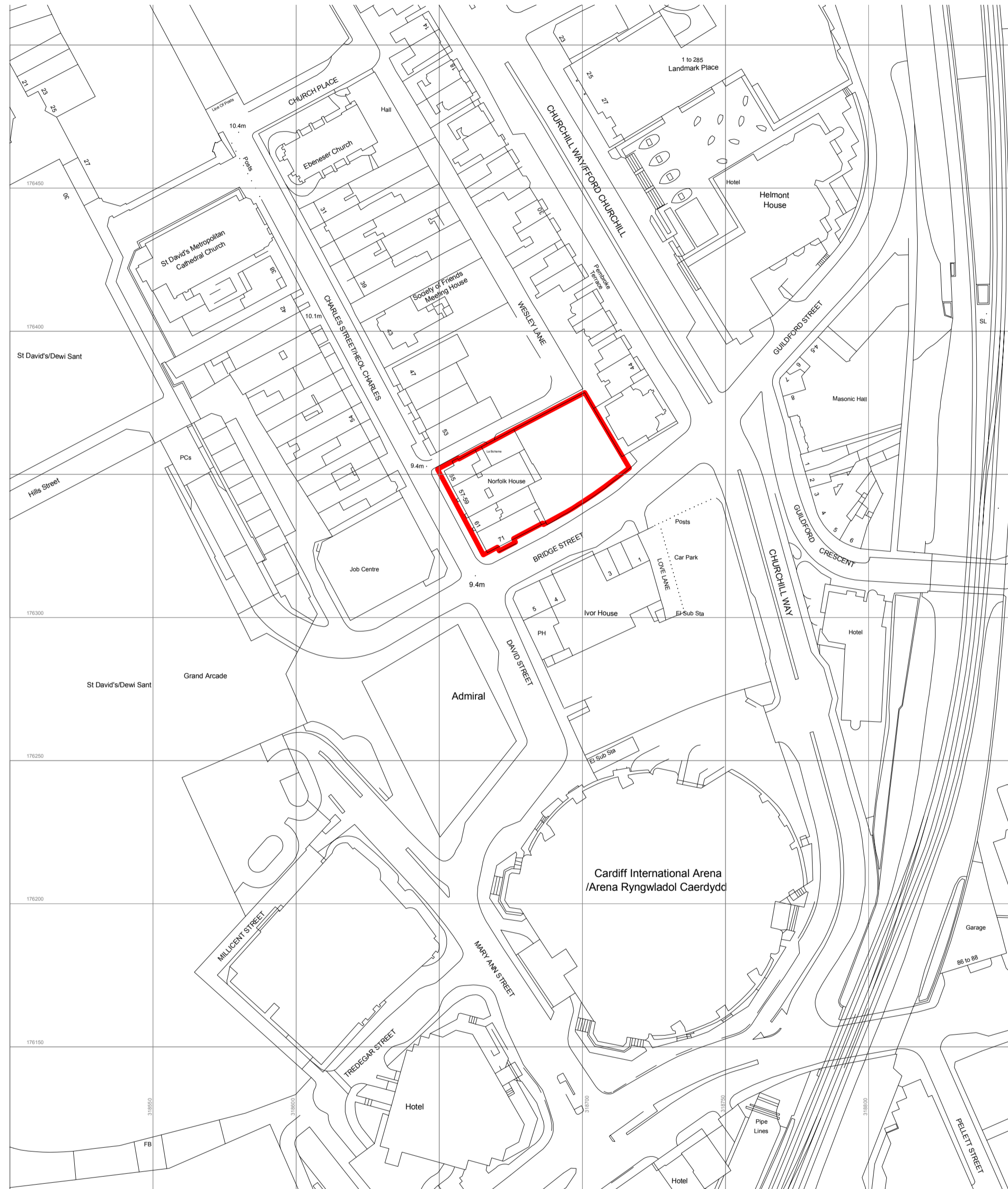
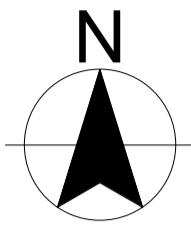
4. **CONSULTATIONS/REPRESENTATIONS**

- 4.1 Transportation make no comment

5. **ANALYSIS**

- 5.1 The buildings to be demolished are not historically significant and do not make a positive contribution to the conservation area.

- 5.2 The buildings to be partially demolished are of some historic and architectural significance. However the principal elevations are retained and the internal remodelling retains the scale of the terrace.
- 5.3 The proposals redevelop a brownfield site and enhance the streetscape and preserve the character and appearance of the conservation area.
- 5.4 The granting of conservation area consent is recommended subject to conditions.



Site Location Plan
1 : 1250 at A1



VISUAL SCALE 1:1250 @ A1



Existing Site Plan with Ground Floor Footprint
1 : 200 at A1



VISUAL SCALE 1:200 @ A1

Notes:

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No.	Description	Date
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Client:
Watkin Jones / M A Rapport

Project :
Bridge Street Development

Drawing Status :
PLANNING

Scale @ A1: As indicated	Scale @ A3:
Drawn By: FL	Checked By: HJ
Date : 07/12/2015	Date : 07/12/2015

Drawing:
Site Location Plan

Job No:	Drawing No:	Rev:
Rio 0262	AS01	

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