

# Atlantic Wharf Development

## Planning Permission Scheme

(Condensed Information)

February 2023

For Discussion Purposes Only

0371-RIO-XX-XX-RP-A-060174



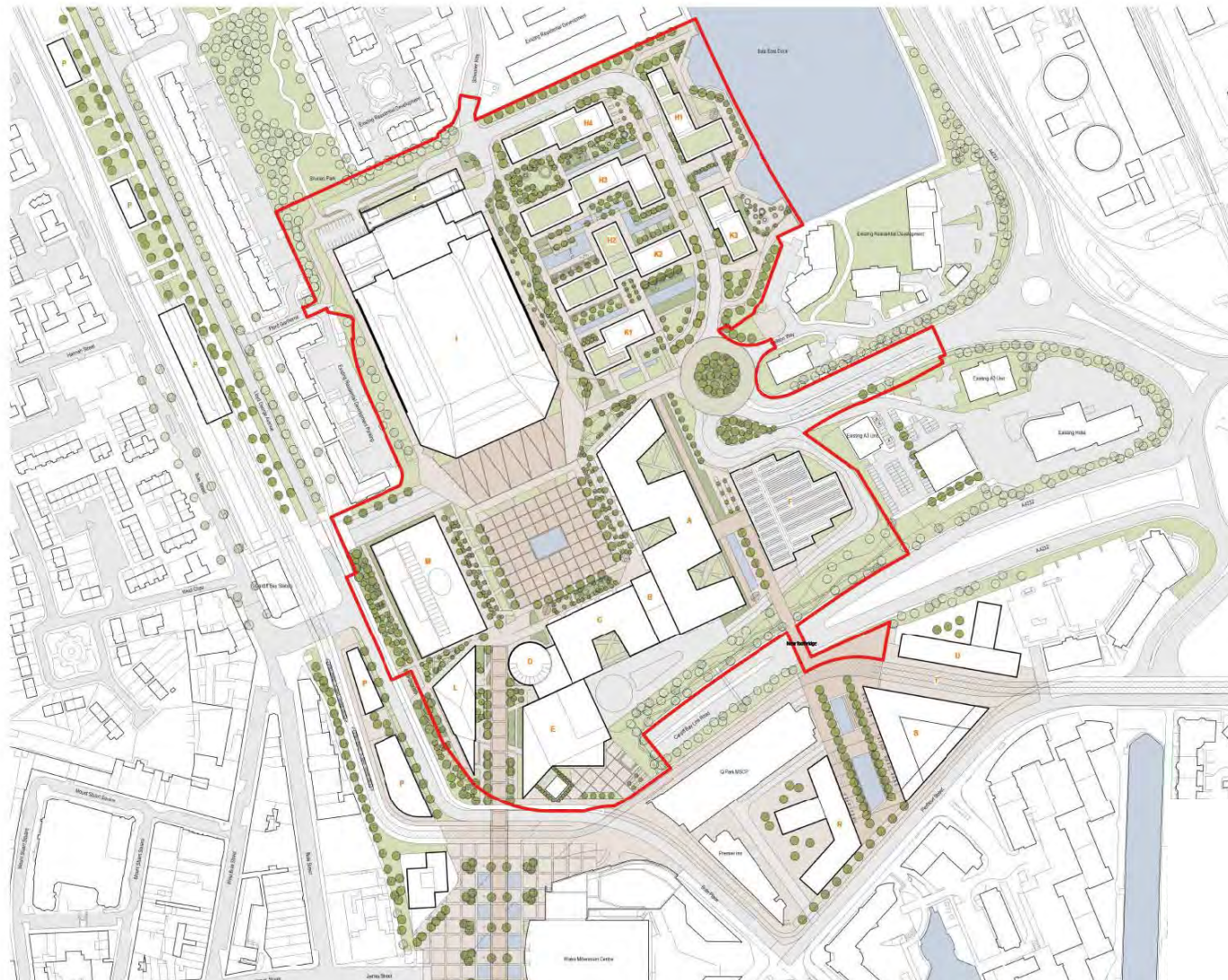
# Illustrative Masterplan



## Legend

- A New Red Dragon Centre
- B This Is Wales
- C Mixed Use
- D Cardiff Story Museum
- E WMC Academy
- F MSCP
- H1-H4 Residential Plots
- I Arena
- J 3\* Hotel
- K1 4\* Signature Hotel
- K2 Hotel
- K3 Aparthotel
- L Contemporary Art Museum
- M Commercial Office
- Outline Application Boundary

# Illustrative Context Masterplan



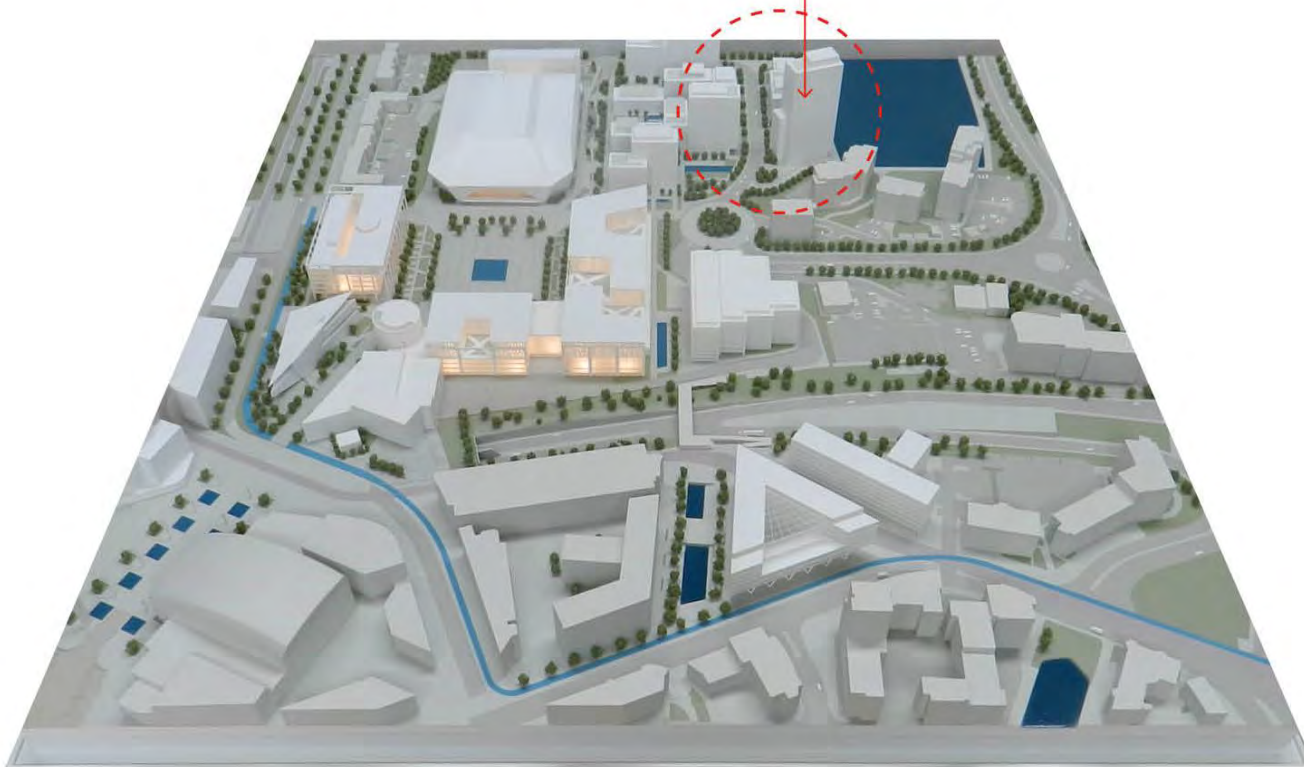
## Legend

- A** New Red Dragon Centre
- B** This Is Wales
- C** Mixed Use
- D** Cardiff Story Museum
- E** WMC Academy
- F** MSCP
- H1-H4** Residential Plots
- I** Arena
- J** 3\* Hotel
- K1** 4\* Signature Hotel
- K2** Hotel
- K3** Aparthotel
- L** Contemporary Art Museum
- M** Commercial Office
- P** New Development Opportunities
- R** Mixed Used Development
- S** Mixed Used Development
- T** Transport Interchange
- U** Mixed Use Development
- Outline Application Boundary

# Physical Model (August 2021)

The physical model doesn't incorporate the latest changes to the Waterfront Quarter.

Changes to the Waterfront Quarter include significant reduction in building height and the repositioning of buildings in response to the latest TAN15 flood mapping zone.



# Physical Model (August 2021)



# Masterplan Design Principles

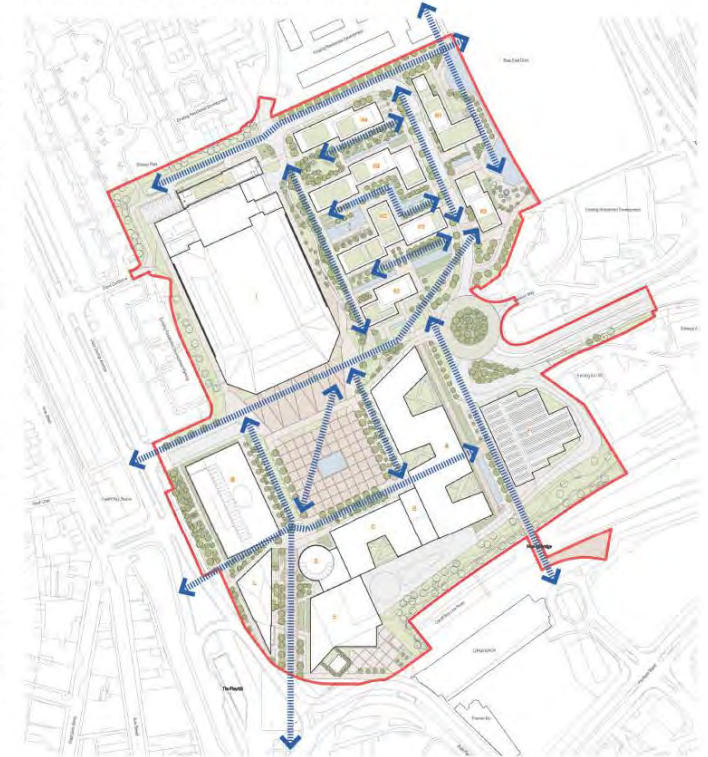
Connection to Roald Dahl Plas



Active Frontage



Pedestrian Movement & Paths



- A continuation of existing public realm which joins Event Square with Roald Dahl Plas. This strategy will promote a strong connection between both destination spaces and will help to make Atlantic Wharf Development inclusive with the wider bay area.

- Building uses have been carefully considered in terms of their positioning in the masterplan as well as their relationship to the wider context. This will assist in allowing maximum active frontages along key pedestrian routes and vistas.

- Accessibility, permeability and connectivity have been major drivers in developing a masterplan. Active frontages, destination buildings, event square and a combination of hard and soft landscaping will provide rich and exciting spaces to enjoy.

# Masterplan Design Principles

## Event Space & Nodal Points



## Character Spaces



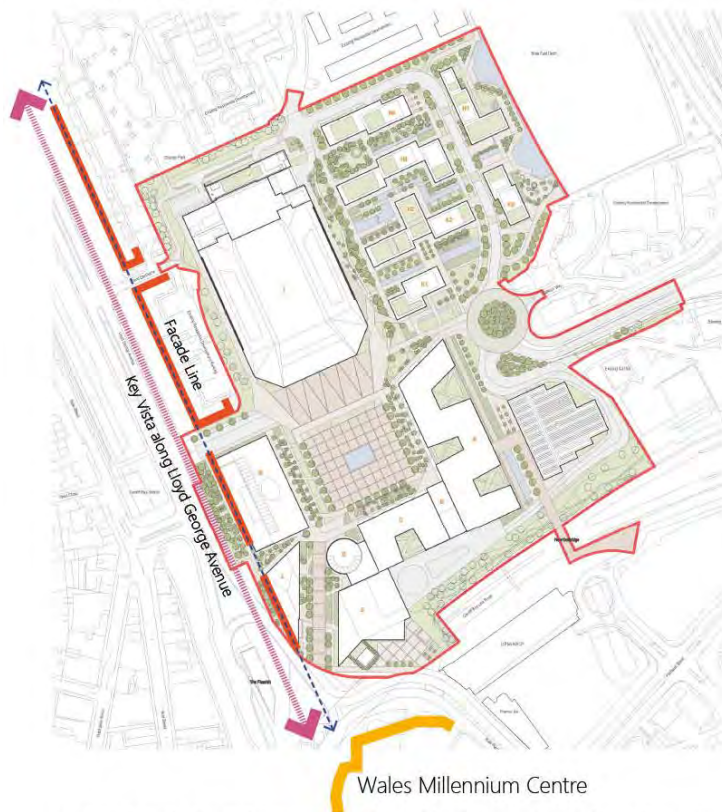
## Water Features



- The masterplan has a number of nodal points which are interconnected through various pedestrian routes, shared surface areas and vehicular roads. The main nodal point is Event Square which is capable of hosting large city events including Winter Wonderland. The nodal points and building uses have been carefully positioned to maximise daily footfall.
- There are three main character spaces which relate to Event Square, Waterfront Quarter and the route towards the pedestrian bridge. Within each of these zones will be more character spaces that relate specifically to the proposed buildings and context of the masterplan.
- Creating water features/areas of open water was incorporated from the very beginning of the design process. This is an important strategy because it references the history of the site but more importantly it plays a significant role in creating biodiversity as well as assisting in sustainable drainage.

# Masterplan Design Principles

## Maintaining Existing Street Line



- The facade line of existing residential buildings along Lloyd George Avenue has been continued through the site. This principle helps to strengthen the street line as well as maintain the key vista towards the frontage of the Wales Millennium Centre.

## Residential & Tall Buildings



- The residential developments within the Bute East Dock & Waterfront Quarters seek to 'fill in' the void between existing residential blocks directly to the north and south of the site. This will allow for an enhanced public realm at waters edge as well as improving the pedestrian route around the perimeter of the dock. The residential massing increases in height towards a new landmark building located on the corner of Bute East Dock. This building provides a back drop to the key vista from Event Square to the dock.

## Arena, Plaza & Event Square

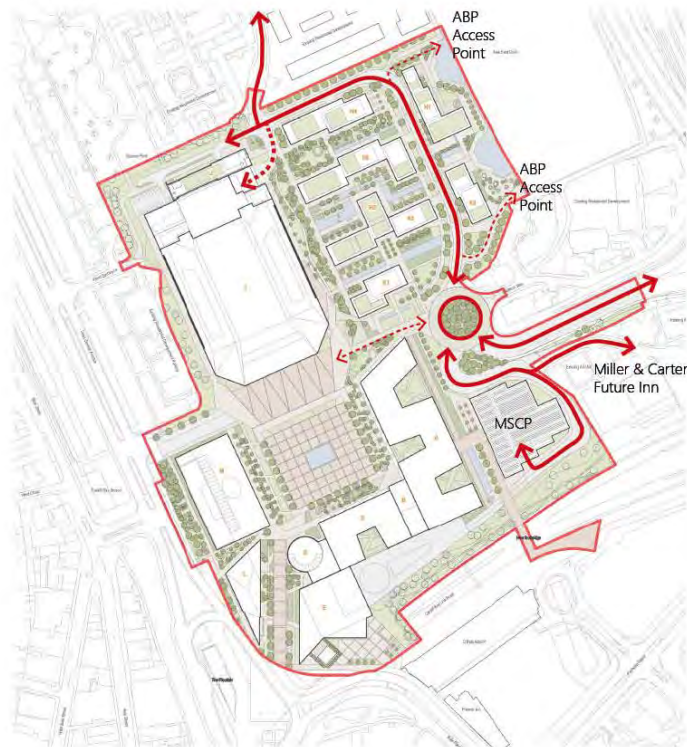


- The Arena Plaza will be the first public space within the masterplan to be constructed and will follow in line with the construction of the Arena. This is an important public space which caters for the movement of people visiting the Arena. At a later phase the construction of Event Square will begin. Whilst these two spaces are similar they will both have different functions. Soft landscaping will be carefully incorporated to add layers of visual interest, whilst also increasing biodiversity and promoting sustainable drainage.



# Masterplan Design Principles

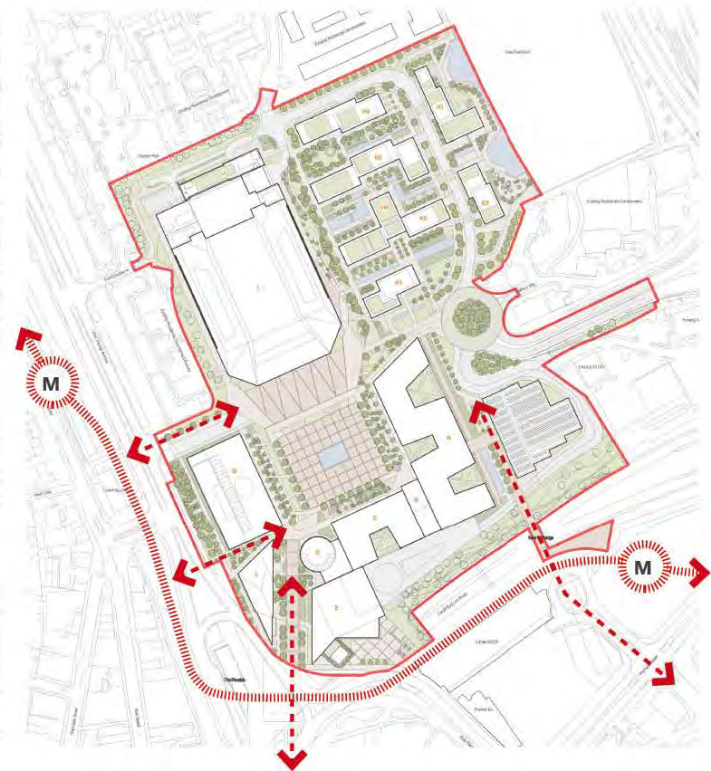
Primary Vehicle Access



Servicing Strategy



Proposed Metro Link



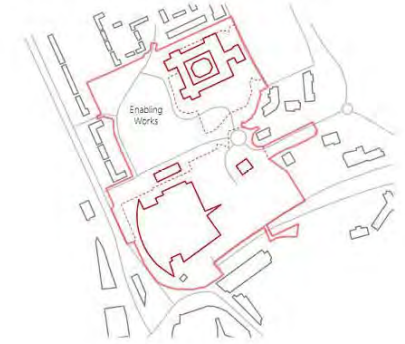
- Primary vehicle access into the development will come from the west (A4232). At the existing roundabout will be two new accessible roads; one to the north through the residential quarters and on towards the Arena and Hotel, and one to the south feeding into the MSCP. The existing Hemingway road will be closed and turned into a shared surface. The section of Schooner Way road that connects into Hemingway road will be removed to allow for the Arena and landscape buffer.

- The new roads to the north and south will allow vehicle servicing to the various residential buildings, including the Arena & Hotel. ABP access to Bute East Dock is maintained. The road to the south, beyond the MSCP, continues into a designated service yard, which caters for the new Red Dragon Centre, This Is Wales, Mixed Use building, Cardiff Story Museum and Wales Millennium Centre Academy. Shared surface areas within Event Square will allow servicing to the front but only during off-peak times/ non event days.

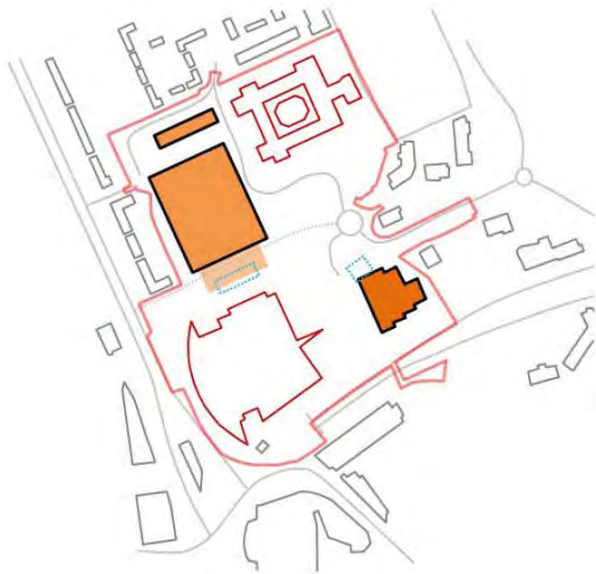
- It is understood that phase one of the South Wales Metro will stop in a similar location to the existing Cardiff Bay train station. This is a significant transport nodal point for pedestrians and during events the volume of pedestrian traffic will be significant. Wide and generous permeability through four areas of the masterplan will assist in the safe movement of people whilst providing different route options. The proposed Pedestrian Bridge location has been designed to accommodate the future Transport Interchange Hub.

# Phasing Strategy

Existing Plan for reference

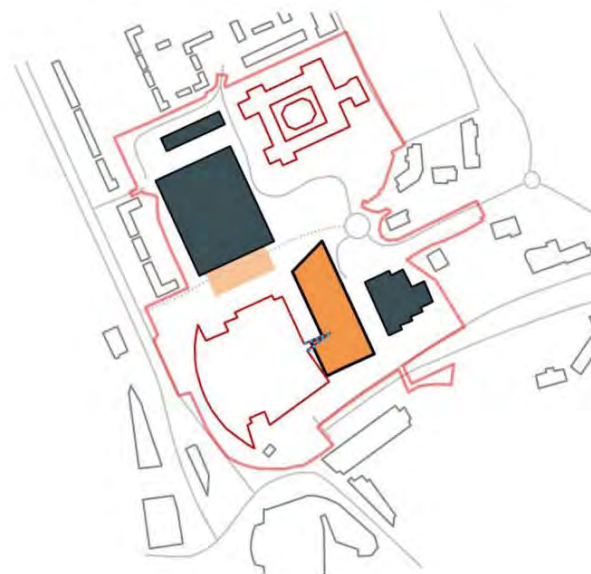


Phasing 01A & 01B: 2022 to 2025



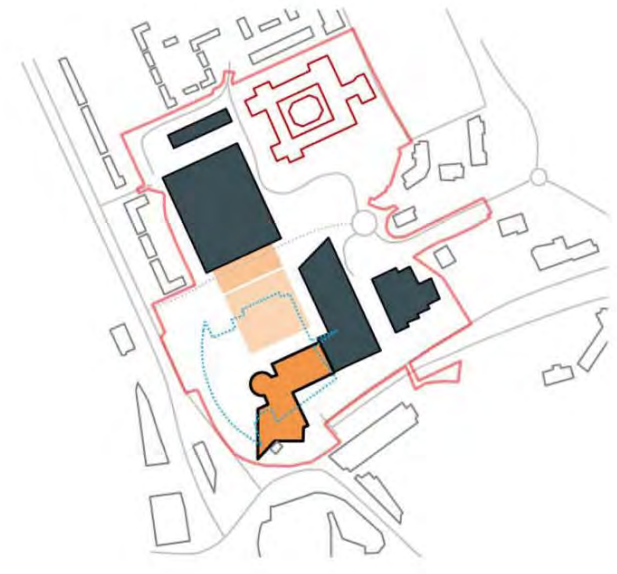
- **Phase 01A Detailed Application**
- Delivery of a 17,000 capacity Arena & Plaza
- Completion of new Travelodge Hotel
- Demolition of the existing Travelodge
- **Phase 01B Reserved Matters Application**
- Demolition of existing A3 Unit
- Construction of a 1,300 space MSCP

Phasing 02 : Autumn 2024 to Spring 2027



- Construction of a new Red Dragon Centre with residential above (150 units)
- Construction of This Is Wales (5D Flight Experience)
- Construction of a new Footbridge over A4232

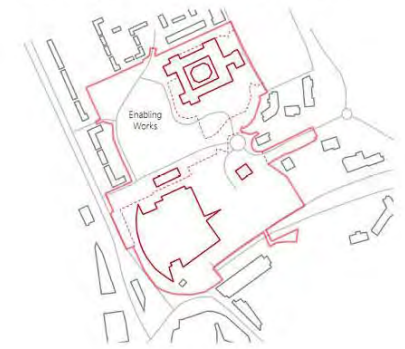
Phasing 03 : 2027 to 2029



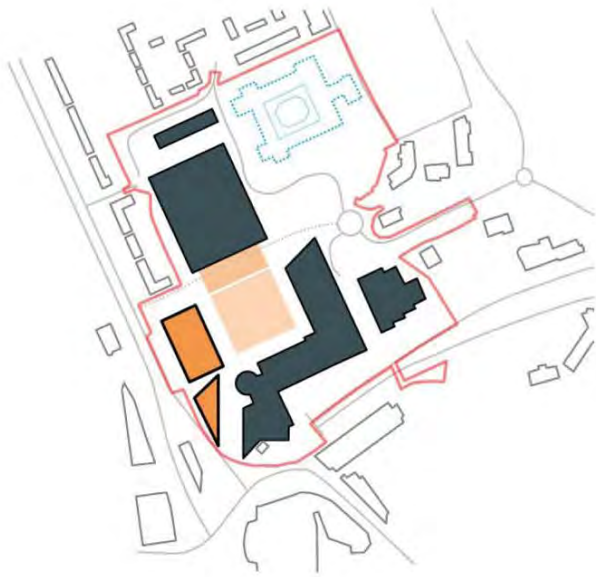
- Demolition of existing RDC
- Construction of a new WMC Academy
- Construction of Cardiff Story Museum
- Construction of Mixed Use development
- Construction of the new Event Square

# Phasing Strategy

Existing Plan for reference

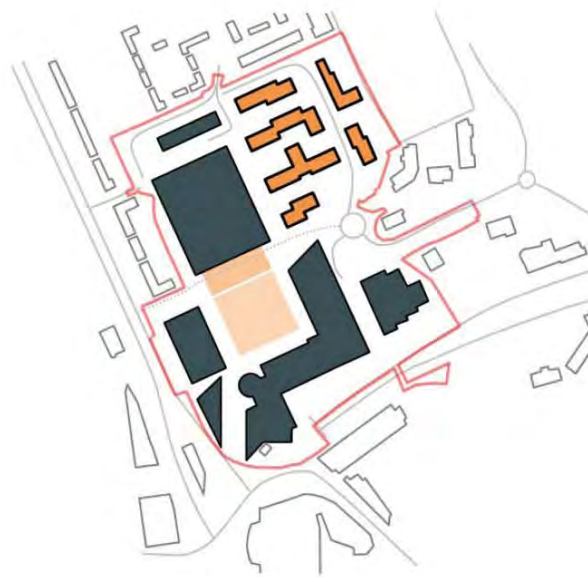


Phasing 04 : 2029 to 2031



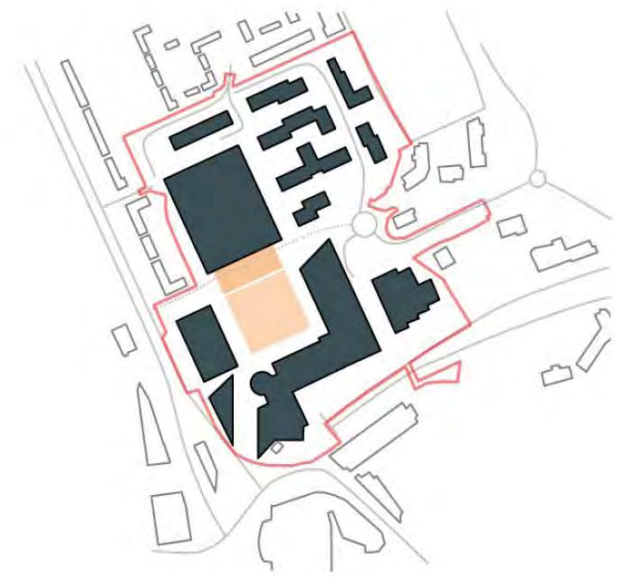
- Demolition of Cardiff County Hall
- Construction of new Commercial Office adjacent to Lloyd George Avenue
- Construction of the new Contemporary Art Museum
- Completion of Event Square

Phasing 05 : 2029 to 2032



- Construction of the new Residential development (900 units)
- Construction of 3no. Hotels

Phasing 06 : 2032 Complete



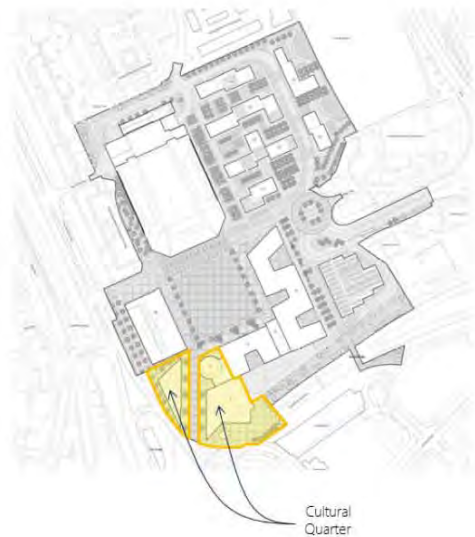
- Completion of Atlantic Wharf Development
- Next steps include developing the Wider Context Masterplan

# Zoning Plans

- The masterplan is divided into 8 different parameter zones - proposed buildings and land uses are described below.
- As well as these parameter zones, some areas within the masterplan have been highlighted as 'no building' zones. These include areas deemed as public realm, landscaping and the Event Square.
- Please refer to the Arena / Phase 01 detail application for more information.

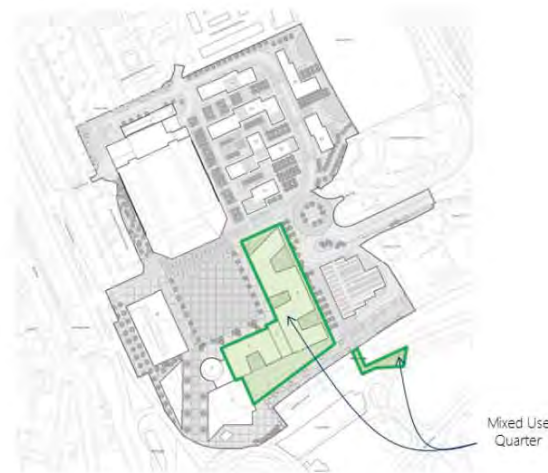


## Cultural Quarter



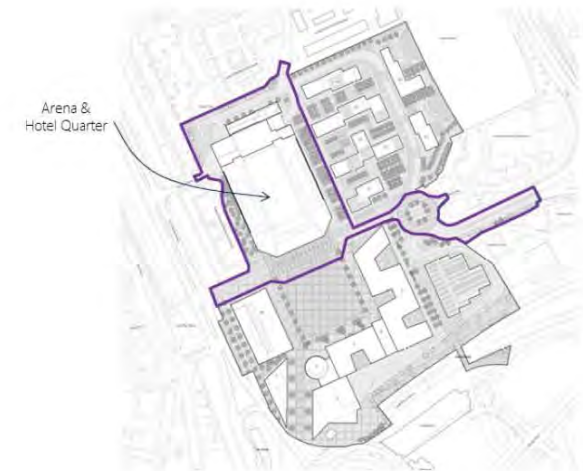
- Wales Millennium Centre Academy (A1/A3/D1)
- Contemporary Art Museum (D1)
- Cardiff Storey Museum (A1/A3/D1)

## Mixed Use Quarter



- New Red Dragon Centre (A1/A3/C3/D2)
- Commercial Office (A1/B1)
- This Is Wales (A1/A3/D1)
- Mixed Use (A3/B1/C3)
- Event Square
- Pedestrian Bridge

## Arena Quarter

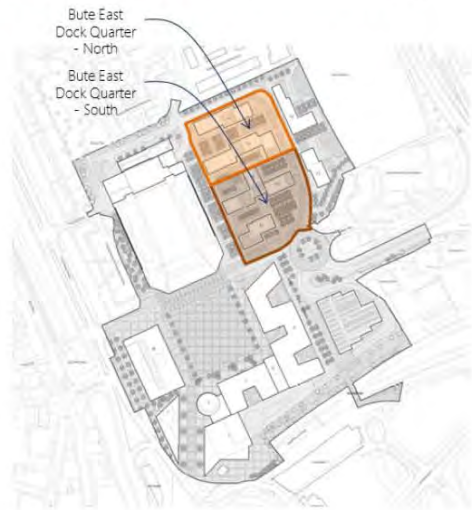


- 17,000 capacity Arena
- 182 Key Travelodge Hotel (A3/C1)
- (Refer to Arena / Phase 01 detail application)

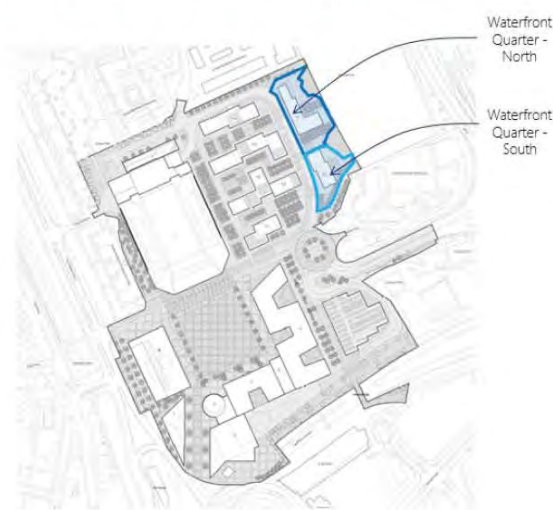
# Zoning Plans



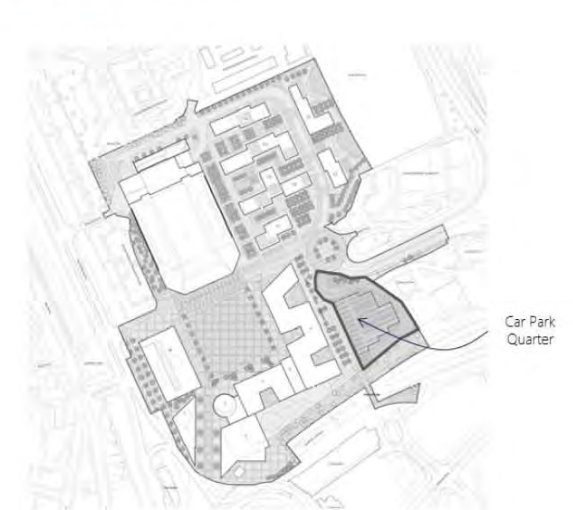
Bute East Dock Quarter (North & South)



Waterfront Quarter (North & South)



Car Parking Quarter



- Residential Plots (A1/A3/C3)
- 4\* Hotel (A3/C1)
- Hotel (A3/C1)

- Residential Plots (A1/A3)
- Apart-Hotel (A3/C1)

- 1,300 space MSCP (Sui Generis/A1)

# Parameters Table

Planning		Atlantic Wharf, Butetown Masterplan										
20211018		Parameters Table										
Quarter	Land Use / Use Class	Use Class GIA (sqm)	Min Height (m)	Max Height (m)	Max Storeys	Min Width (m)	Max Width (m)	Min Length (m)	Max Length (m)	Max Residential Units	Max Hotel Rooms	Max Car Parking
Mixed Use Quarter	RDC (A) - D2 Assembly & Leisure	13,500	3	30	7	50	50	135	155	100	-	-
	RDC (A) - A3 Food and Drink	2,500										
	RDC (A) - C3 Dwellinghouses	17,000										
	RDC (A) - A1 Shops	175	3	19	5	24	24	31	31	-	-	-
	This is Wales (B) - D1 Non-residential Institutions	2,000										
	This is Wales (B) - A1 Shops	100										
	This is Wales (B) - A3 Food and Drink	100	3	28	7	44	44	65	65	50	-	-
	Mixed Use (C) - C3 Dwellinghouses	7,500										
	Mixed Use (C) - B1 Business	5,500										
Mixed Use (C) - A3 Food and Drink	3,000	3	34	7	45	50	70	85	-	-	-	
Commercial Office (M) - B1 Business	14,000											
Commercial Office (M) - A1 Shops	2,000	3	19.5	5	45	55	35	70	-	-	-	
WMC Academy (E) - D1 Non-residential Institutions	6,000											
WMC Academy (E) - A1 Shops	100											
WMC Academy (E) - A3 Food and Drink	100											
Cardiff Story Museum (D) - D1 Non-residential Institutions	2,000											
Cardiff Story Museum (D) - A1 Shops	100											
Cardiff Story Museum (D) - A3 Food and Drink	100											
Contemporary Art Museum (L) - D1 Non-residential Institutions	4,000	3	25	4	16	40	65	88	-	-	-	
Waterfront Quarter (South)	11,675											
Waterfront Quarter (South)	860	3	30	10	11.5	33.6	65	65	190	-	-	
Waterfront Quarter (North)	9,900											
Waterfront Quarter (North)	1,200	3	30	10	17.5	22	73	93	400	-	-	
Bute East Dock Quarter (North)	22,200											
Bute East Dock Quarter (North)	150											
Bute East Dock Quarter (North)	175	3	45	15	14	27	27	50	-	740	-	
Bute East Dock Quarter (South)	8,390											
Bute East Dock Quarter (South)	8,600											
Bute East Dock Quarter (South)	1,000											
Bute East Dock Quarter (South)	9,500											
Bute East Dock Quarter (South)	550											
Car Parking Quarter	MSCP (F) - Sui Generis	40,000	3	32.5	11	17	66	28	72	-	-	1,300
	MSCP (F) - A1 Shops	100										
<b>TOTAL</b>		<b>194,075</b>								<b>890</b>	<b>1,090</b>	<b>1300</b>



# Parameter Plans

## Maximum Heights Parameter Plan

**Bute East Dock Quarter (N)**  
 Maximum Height: 10 Storeys/30m  
 AOD = 40.2m

**Bute East Dock Quarter (S)**  
 Maximum Height: 15 Storeys/45m  
 AOD = 55.2m

**Arena Quarter**  
 (Refer to Arena / Phase  
 01 detail application)

**Commercial Quarter**  
 Maximum Height: 7 Storeys/34m  
 AOD = 44.2M

**Cultural Quarter**  
 Maximum Height: 6 Storeys/26m  
 AOD = 36.2m

**Waterfront Quarter (N)**  
 Maximum Height: 10 Storeys/31m  
 AOD = 40.2m

**Waterfront Quarter (S)**  
 Maximum Height: 17 Storeys/52m  
 AOD = 62.2m

**Car Parking Quarter**  
 Maximum Height: 11 Storeys/32.5m  
 AOD = 42.7m

**Mixed Use Quarter**  
 Maximum Height: 7 Storeys/30m  
 AOD = 40.2m

**No Build Areas**  
 Areas with light green hatch indicate  
 public realm & landscape



## Land Use Parameter Plan

**Bute East Dock Quarter (N)**  
 Land Uses:  
 • A1 Shops  
 • A3 Food and Drink  
 • C3 Dwelling Houses

**Bute East Dock Quarter (S)**  
 Land Uses:  
 • A3 Food and Drink  
 • C1 Hotels  
 • C3 Dwelling Houses

**Arena Quarter**  
 Land Uses:  
 (Refer to Arena / Phase  
 01 detail application)

**Commercial Quarter**  
 Land Use :  
 • A1 Shops  
 • B1 Business

**Cultural Quarter**  
 Land Uses:  
 • A1 Shops  
 • A3 Food and Drink  
 • D1 Non-residential Institutions

**Waterfront Quarter (N)**  
 Land Uses :  
 • A3 Food and Drink  
 • C3 Dwelling Houses

**Waterfront Quarter (S)**  
 Land Uses :  
 • A3 Food and Drink  
 • C1 Hotels

**Car Parking Quarter**  
 Land Uses:  
 • Sui Generis  
 • A1 Shops

**Mixed Use Quarter**  
 Land Uses:  
 • A1 Shops  
 • A3 Food and Drink  
 • B1 Business  
 • C3 Dwelling Houses  
 • D1 Non-residential Institutions  
 • D2 Assembly and Leisure

**No Build Areas**  
 Areas with light green hatch indicate  
 public realm & landscape



# Aerial View





# Arena & Event Square



# The Gateway



# Commercial Office & Event Square



# Document Verification

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**Document Title:** Appendix: Planning Permission Scheme (Condensed Information)

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