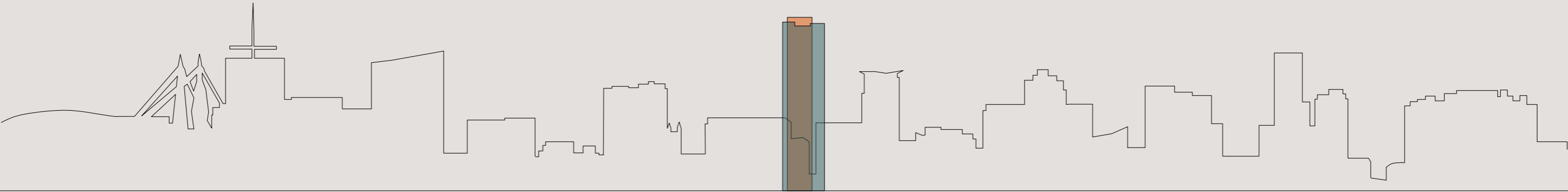


Y 400

Custom House Street

Design and Access Statement



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*Site Boundary shown indicatively

1. Introduction

Introduction

This report has been prepared by Rio Architects on behalf of Watkin Jones Group. This document accompanies a detailed planning application submission for a 33 storey co-living development located at the junction of Custom House Street, Hope Street and Bute Street in Cardiff City Centre. The building will comprise 400 co-living studio apartments supported by extensive internal and external amenity spaces alongside the required back-of-house, plant and ancillary accommodation.

The development will regenerate a brownfield site on the periphery of the city centre, located at a busy road junction and abutting the main-line railway. The site benefits from an extant approval (granted July 2016 ref: [15/02820/MJR](#)) for a 447 bed PBSA tower arranged over 42 storeys.

This report will demonstrate the thorough process-driven approach undertaken by the client and design team to ensure submission of a robust and deliverable planning application in line with national and local planning policy guidance, legislation and design good-practice.

The development of a tall, residential building in this location will help to will regenerate and uplift this neglected corner of Cardiff as well as forming a linking node from the city centre to the north of the railway line to wider regeneration projects to the south, including Central Quay, John St, The Embankment Masterplan and the development of the new Cardiff Metro and the proposed alterations to Callaghan Square.



Extant Approval



Developer



Architect & Interior Design



Planning Consultant /
Heritage / TVIA



Civil & Structural
Engineer /
Flooding and
Drainage



Landscape Architect



Mechanical & Electrical
Engineer / Energy &
Sustainability



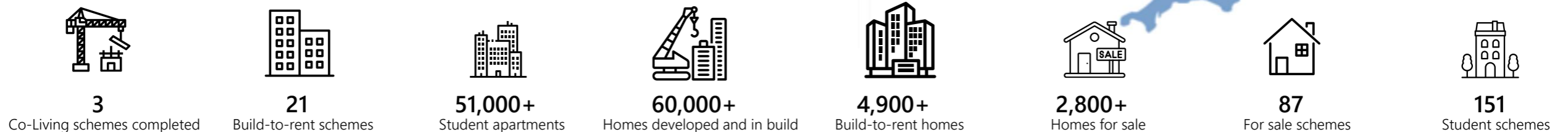
Public Relations



Fire Engineer

Watkin Jones Group Plc.

- Established in Wales in 1791 and building homes since 1927
- Specialist residential for rent developer and operator
- Unique delivery model - one-stop enabler of institutional investment in housing through acquisition, planning, development, funding, construction, and operation
- Circa 20,000 rental homes managed by our operational arm Fresh, multi-award winning and excellent resident satisfaction rating.
- Three co-living developments completed and operational
- Permission recently granted for The Row co-living in Leeds, several schemes in the pipeline.



Case Study. The Gorge, Exeter

- Completed 2023
- 133 co-living studios and high quality internal and external communal facilities.
- Delivered by Watkin Jones and operated by Fresh
- 'Highly Commended' at Planning Awards 2022, judges stated:
 - "Innovative creation of communal housing on a challenging site"
 - "Really good mix of development on a challenging urban site with very strong sustainability credentials"
 - "Innovative, original, good sustainable credentials"
- Excellent occupier ratings – from Homeviews:



Lovely accommodation and extremely helpful staff!

The building has great facilities and spaces, and all the staff has been incredibly kind and helpful. It is a great place to meet other people. Emily and Harrison, went above and beyond to assist with my room change and were extremely accommodating throughout the process.



I really loved the accommodation where I can have comfortable stay.

Building is well maintained. Everything is always clean and tidy. One thing I like the most is common kitchen where we have everything we need. Having common sitting area is really good for study and work from home professionals. Also the cinema room is so cosy and comfortable to watch movies.



A Great Social Co Living Space!

Management are lovely and put on great social events for residents. The communal kitchen is a great place to meet new people and to be able to cook outside of your room. The building also has several TV's, a pool table, gym, big courtyard and cinema.



Studio



Communal Kitchen



External View



Amenity Facilities

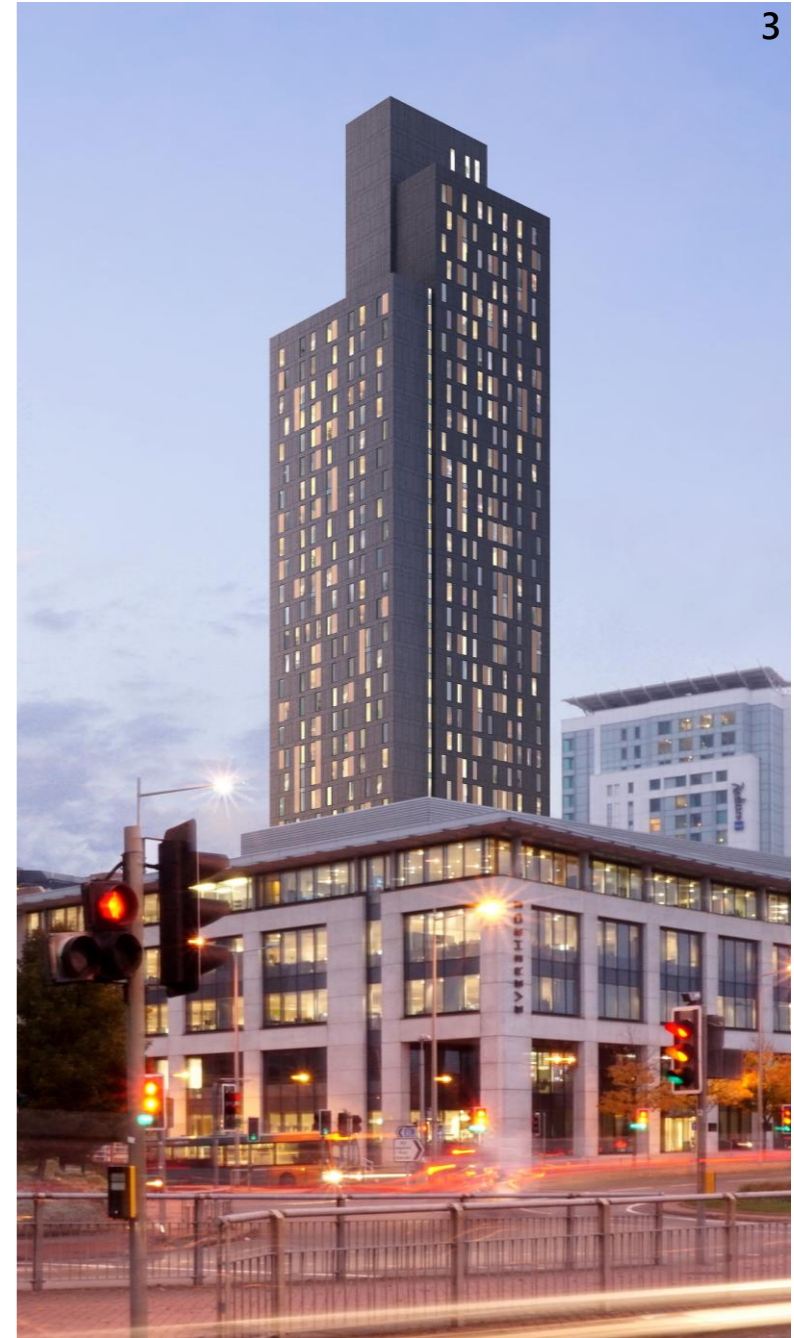
Watkin Jones in Cardiff

Watkin Jones has a long history of investment in Cardiff including:

1 - Central Quay: 715 BtR apartments on the site of the former Brains Brewery. *Currently on site.*

2 - Bridge Street Exchange: 477 PBSA rooms with ground floor commercial space and alcohol treatment centre located within Cardiff City Centre. RICS Wales Residential Category Award Winner 2019. *Completed.*

3 - Custom House Street: Extant permission for 447 PBSA rooms in what would have been Wales's tallest building at 42 storeys. *Extant planning approval.*



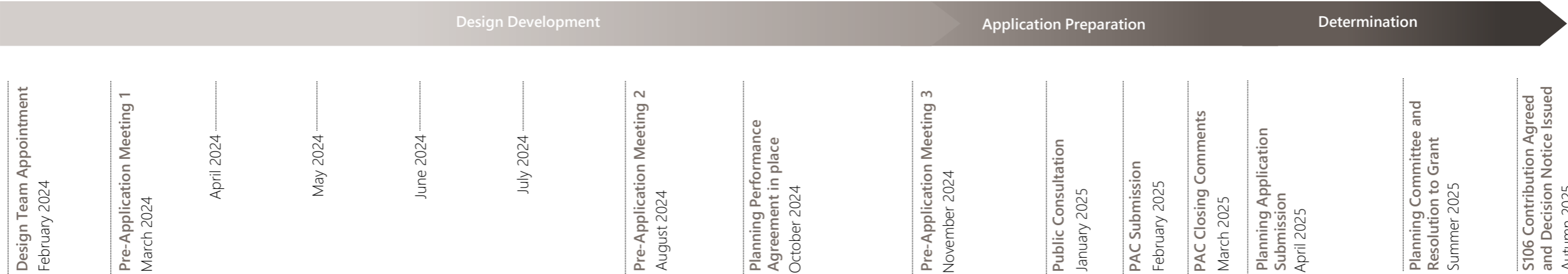
Project Timeline

Rio Architects has been working closely with the client design team since early 2024 to develop proposals from initial feasibility studies into a robust and comprehensive planning submission with the input of a large team of specialist and expert consultants.

Throughout the design process the design team have met regularly with Cardiff Planning Department to present and discuss the developing designs.

As a developer / contractor Watkin Jones Group are committed to delivering the proposals presented within this planning submission with the intention of starting the construction phase of the project in Q4 2025. In order to enable this accelerated timeframe the team have worked to develop a comprehensive, coordinated, fundable and buildable proposal.

Consultant Team:
Client / Developer / Contractor – Watkin Jones Group Plc.
Architect / Interiors – Rio Architects Ltd.
Planning Consultant / Heritage / TVIA – Lichfields
Civil & Structural Engineering / Flooding and Drainage – Jubb
Mechanical & Electrical Engineering / Energy & Sustainability Consultant – Applied Energy
Landscape Architect – Tir Collective
Fire Engineering – Orion Fire
Transport & Highways - ADL
Public Relations – Grasshopper
CDM Consultancy – Ridge
BREEAM Consultancy – Carbon Climate Certified
Acoustician – Cass Allen
Ecology – Greengage
Wind & Microclimate Consultancy – Arcaero
Daylight & Sunlight assessment – Consil
Air Quality – Redmore



Planning Policy Context

National planning policy

Future Wales: The National Plan 2040

Future Wales 'The National Plan 2040' (published February 2021) is the national development framework, setting the direction for development in Wales until 2040. Key policies relating to design and access are:

- Policy 2 Shaping Urban Growth and Regeneration – Strategic Placemaking sets out strategic placemaking principles that urban growth and regeneration should be based on.
- Policy 12 Regional Connectivity sets out measures which local authorities, operators and partners can follow to improve regional connectivity (which includes prioritising active travel for all local travel).

Planning Policy Wales, Edition 12

Planning Policy Wales (PPW) seeks to ensure the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural wellbeing of Wales. Key policies relating to design and access are:

- Figure 8 sets out the Objectives of Good Design, which are centred around access, movement, character, community safety, and environmental sustainability.
- Chapter 4 relates to Active and Social Places. It states that "development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure" and includes the Sustainable Transport Hierarchy for Planning at Figure 9.
- To reduce energy demand and increase energy efficiency, Chapter 5 includes a section setting out Sustainable Building Design Principles that should be integral to the design of new development.
- Chapter 6 relates to Distinctive and Natural Places. With regard to the Historic Environment, it states that "it is important that the planning system looks to protect, conserve and enhance the significance of historic assets."

PPW should be read alongside relevant Technical Advice Notes (TANs) issued by Welsh Government:

- TAN12 'Design': TAN12 supports sustainable design and high density development in central locations.
- TAN18 'Transport': TAN18 states the need to minimise parking in town centres through the setting of maximum standards to be determined by the local planning authority. It also sets out the role of Travel Plans in encouraging a modal switch from private to active or public transport.

Wellbeing of Future Generations (Wales) Act 2015

The Act places a duty on public bodies to carry out sustainable development. It establishes seven well-being goals to achieve this:

- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh language; and,
- A globally responsible Wales.

Local planning policy

Cardiff Local Development Plan

The Cardiff Local Development Plan covers the period from 2006 to 2026 and it was adopted on 28 January 2016. The Plan supports the principle of delivering a high-density residential development at this location. Key policies are:

- KP2(a) Cardiff Central Enterprise Zone and Regional Transport Hub describes a strategic allocation that provides major employment opportunities and is supported by other mixed use, including residential.
- KP10 Central Bay and Business Area reaffirms the suitability of residential development in this location to support the policy objective of creating sustainable urban neighbourhoods.

- KP5 Good Quality and Sustainable Design recognises the role of design in tackling climate change, protecting and enhancing Cardiff's historic and natural environment, protecting local distinctiveness, promoting social inclusion and health, and facilitating a good quality of life.
- EN9 Conservation of the Historic Environment requires where development relates to a heritage asset, it must preserve or enhance the asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- T1 Walking and Cycling requires the Council to support developments which facilitate walking and cycling.

Other access or design policies relevant to the scheme are:

- KP8 Sustainable Transport
- KP14 Healthy Living
- KP15 Climate Change
- KP16 Green Infrastructure
- EN13 Air, Noise, Light Pollution and Land Contaminants

Supplementary Planning Guidance

- Cardiff Tall Buildings Design Guide SPG
- Managing Transport Impacts (incorporating parking standards)

Emerging: Cardiff Replacement Local Development Plan

Consultation on the Deposit Plan will take place during Spring 2025 following Council approval on 30 January.

For a more detailed assessment of key planning considerations, refer to the Planning Statements prepared by Lichfields.

2. Project Vision

Project Vision

The development of this site will provide a purpose-built co-living tower in Cardiff city centre.

The building represents a new way of living within Cardiff's urban environment that will address the ever-changing dynamic of housing need within the city centre. The proposals will provide high-quality living accommodation within a sustainable location and encourage the development of community living within the building through the incorporation of significant and varied high-quality shared amenity spaces.

The design of the building will have a positive impact on the city. At street-level the provision of ground floor publicly accessible space, along with significant improvements to the hard and soft landscaping will revitalise this overlooked corner of Cardiff, providing passive supervision of the adjacent street and spaces and discouraging antisocial behaviour.

The height of the building, in the proposed location, will form a recognisable addition to the city skyline from both medium and long-range viewpoints adding to the regeneration of Cardiff as a growing European capital city. The building sits outside of the 'Area of very high sensitivity' defined in Cardiff Council's Tall Buildings Supplementary Planning Guidance (January 2017), and aligns with the guidance on the location of attractive tall buildings:

- ...along railway corridors...
- ...urban corner sites...
- ...form part of existing clusters of tall buildings

The building will be designed to high sustainability standards:

- BREEAM excellent
- Minimise energy usage and carbon impact with the incorporation of all-electric systems and renewable technologies
- Natural daylight will be maximised within private living and communal amenity spaces
- Significant cycle storage and maintenance facilities
- Zero parking facilities

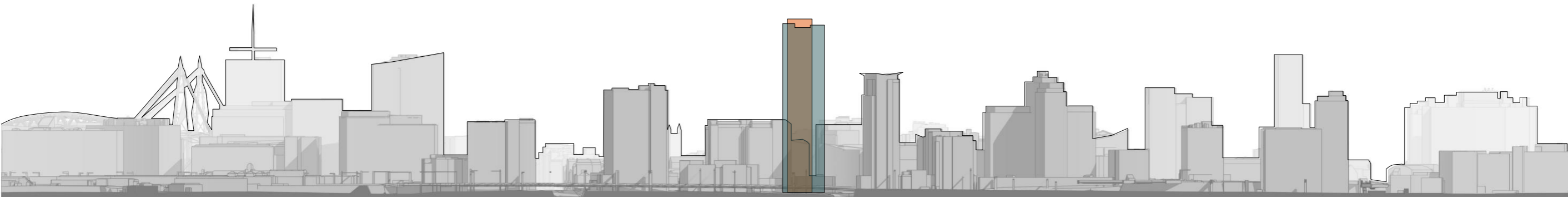
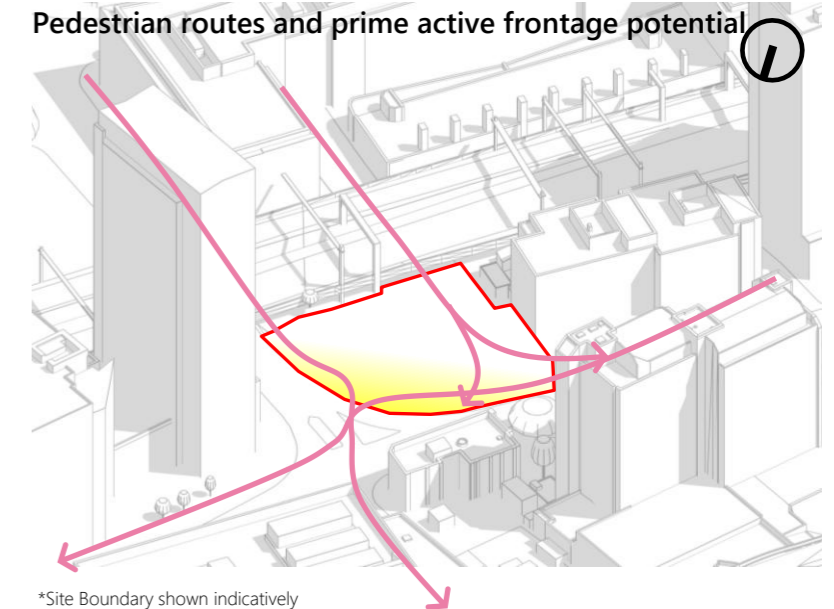


Illustration of proposals within Cardiff skyline

Co-Living Use

Co-living developments are designed to accommodate residents who share common areas, such as kitchens and living area, while having private ensuite bedrooms. The co-living concept promotes community living, fostering social interaction, collaboration, and shared resources. Co-living spaces are often targeted at younger professionals or transient workers and typically offer flexible lease terms, fully furnished rooms, shared amenities and a single monthly payment. These developments focus on creating a sense of belonging and convenience and promote community-centred living, combating growing issues of loneliness and isolation which can be present in urban living environments.

- **Convenient Rooms:** Each room features a double bed, flat-screen TV, and ensuite bathroom. A kitchenette allows for meal preparation, and a dedicated desk space supports home-working. The spacious wardrobe provides storage for personal belongings.
- **Shared Spaces:** Shared spaces enhance community living, featuring co-working areas, gym, and communal kitchens for social cooking. Lounges, arts and crafts spaces and a games room provides opportunities for relaxation and interaction, while the library offers quiet study. A laundry room meets practical needs, and terraces offer outdoor relaxation, all fostering a vibrant community atmosphere.
- **All Inclusive:** All-inclusive services offer 24/7 concierge support, enhanced security, essential utilities, and fast Wi-Fi. Council tax is included with no moving fees or deposits, plus secure storage solutions for easy belongings management.
- **Support:** The building offers 24-hour staff support and community managers who organize regular social events to foster connections. A resident app provides updates on activities, while monthly events encourage interaction. Flexible tenancy options cater to residents' diverse needs.

SHARED AMENITIES



Screening Room



Co-working



Games Room



Library



Arts & Crafts



Terraces



Lounges



Private Dining



Communal Kitchens



Gym



Laundry Room

STUDIO



Double bed



Ensuite



Kitchenette

CO-LIVING



3. Analysis

Site Location

The project site is located on Custom House Street, within the heart of Cardiff City Centre. This area is a dynamic urban environment characterised by a blend of residential, commercial, and cultural landmarks, making it a prime location for a co-living development.

The site benefits from excellent connectivity, being within walking distance of key public transport hubs, including Cardiff Central Station, Cardiff Transport Interchange and multiple bus routes that provide easy access to the wider city and beyond. The site is also well-located to access the forthcoming Cardiff Metro scheme. The site's central location offers residents immediate access to a range of amenities, including shopping centres including St. David's, as well as restaurants, cafes, and various cultural institutions such as the Principality Stadium and Cardiff Castle.

The site's urban context consists of a mix of mid- to high-rise developments, reflecting Cardiff's ongoing regeneration and growing demand for high-density, city centre living. The site is bounded by the mailing railway to the south, with 1 Callaghan Square immediately beyond. To the west the Unison and Open University in Wales offices sit across the pedestrianised Hope Street. To the east of Bute Street in the 21-storey high Radisson Blu hotel is a significant building on the Cardiff skyline, whilst to the north the Grade II listed Golden Cross public house holds both cultural and historic importance within the city.

The proposed development will be 33 storeys in height, aligning with the emerging trend for tall buildings in the area, and will contribute to the evolving skyline of Cardiff while complementing the existing mixture of historic and contemporary buildings. The design will positively contribute to the surrounding urban fabric creating a new addition to the Cardiff skyline on a key nodal site, that has been unoccupied for a considerable period of time. The development of this site aligns with Cardiff's regeneration goals and will provide much-needed high-density residential accommodation a sustainable city centre location.



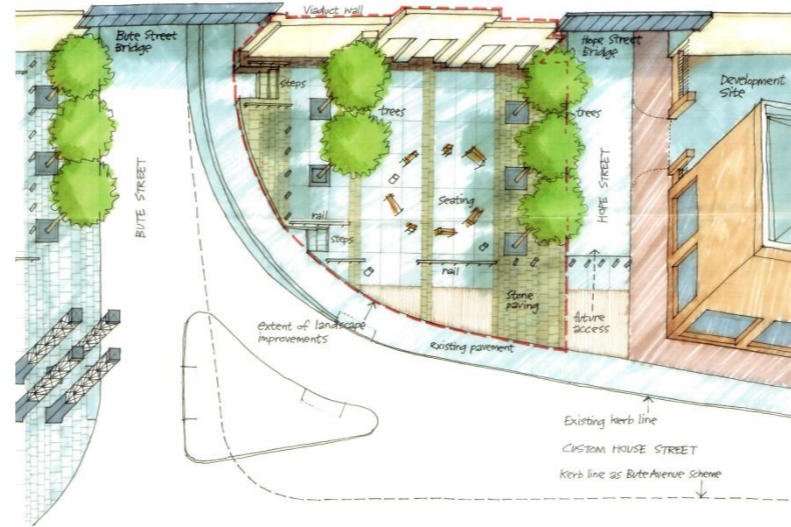
Site History

Customhouse Street and Hope Street each have distinct history tied to the city's development. Customhouse Street was once central to Cardiff's port and maritime trade, particularly during the 18th and 19th centuries when the nearby Custom House handled customs duties for goods arriving and departing. The development of the docks fueled the city's growth as a major industrial hub. Hope Street was named after philanthropist Sir Thomas Hope and emerged in the 19th century as a residential area for the growing working-class population drawn to Cardiff's expanding industries. The development site at the convergence of these streets is reflective of Cardiff's transformation from a small market town to a thriving industrial city.

The 1888 insurance map indicated adjacent indicates that the site was a social hub for the area comprising a number of restaurants, lodging houses and private clubs including an extensive Conservative Club to the western facade. The widening of the mainline railway in the mid-20th Century significantly reduced the site area to the south, whilst the more recent widening and reorientation of the road network further reduced the extent of the site by rounding off the north eastern corner.

From research it appears the following milestones have shaped the site into the development plot available today:

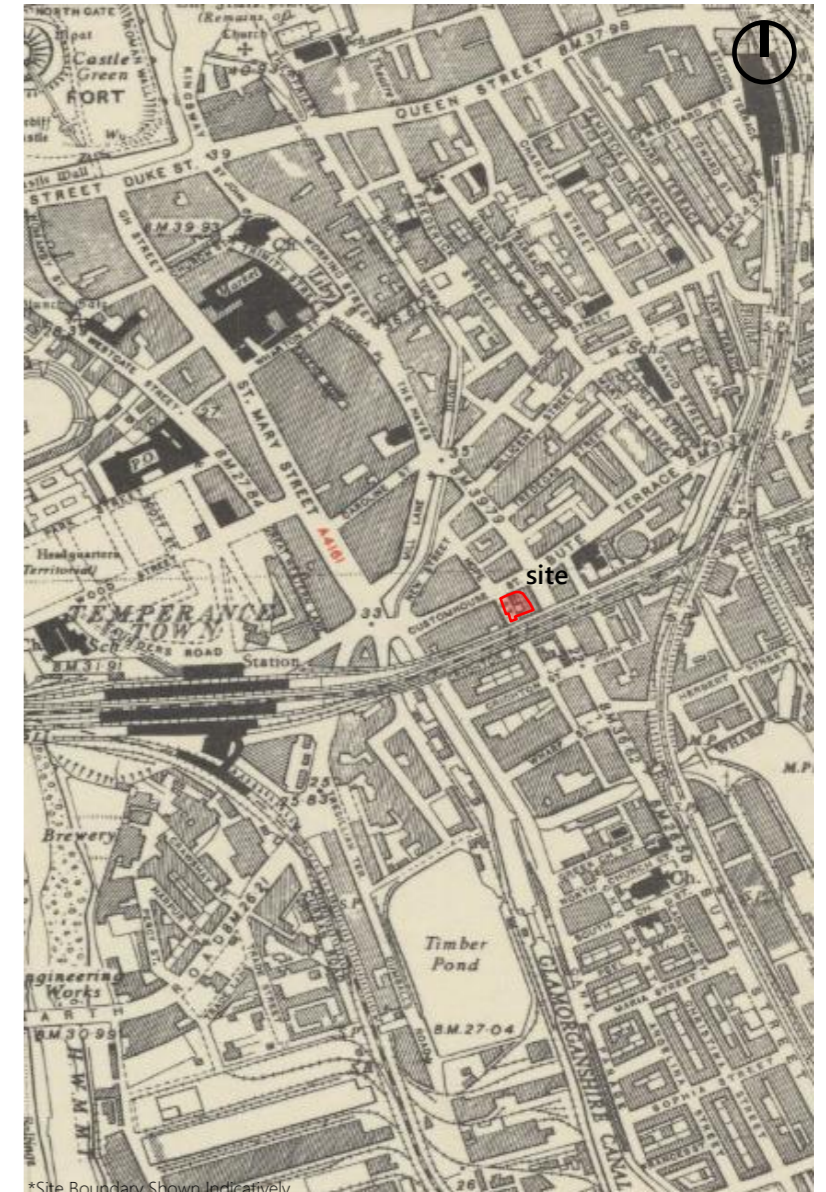
- Widening of mainline railway – 1950s & 1960s
- Development of Unison / OUIW Offices - 1997
- Alterations to road and footways – 1998
- Development of Radisson Blu Hotel - 2006



Amendments to road and footway – 1997/98

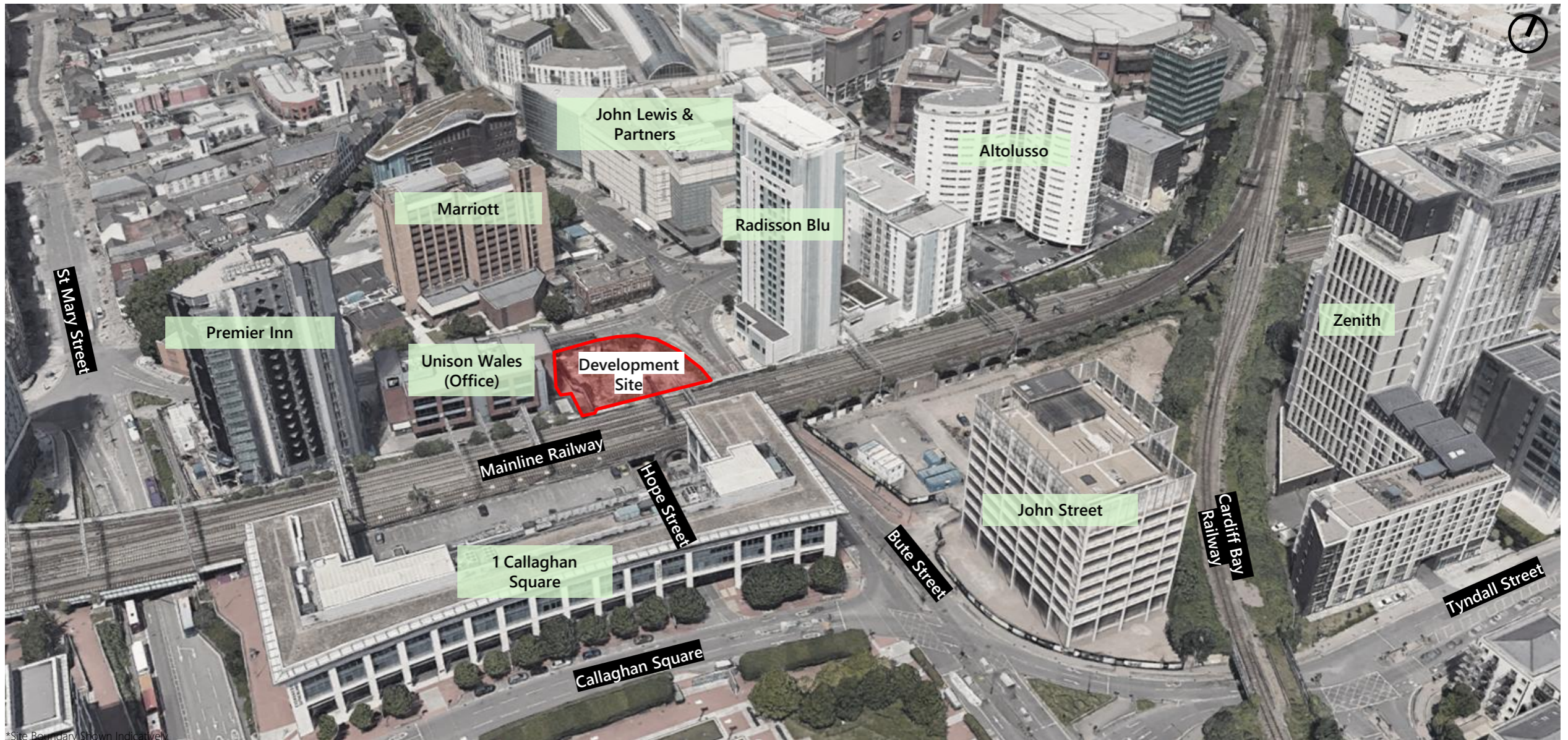


Customhouse Street Map, 1888



Butetown Map, 1950s Indicating increased railway width

Site Context



Significant Buildings

01 : **Golden Cross Public House** (Hospitality, Grade II Listed)

02 : **Cardiff Marriott Hotel** (Hospitality)

03 : **Cardiff Central Library** (Public)

04 : **John Lewis & Partners** (Commercial)

05 : **Altolusso** (Residential)

06 : **Merdian Plaza** (Residential)

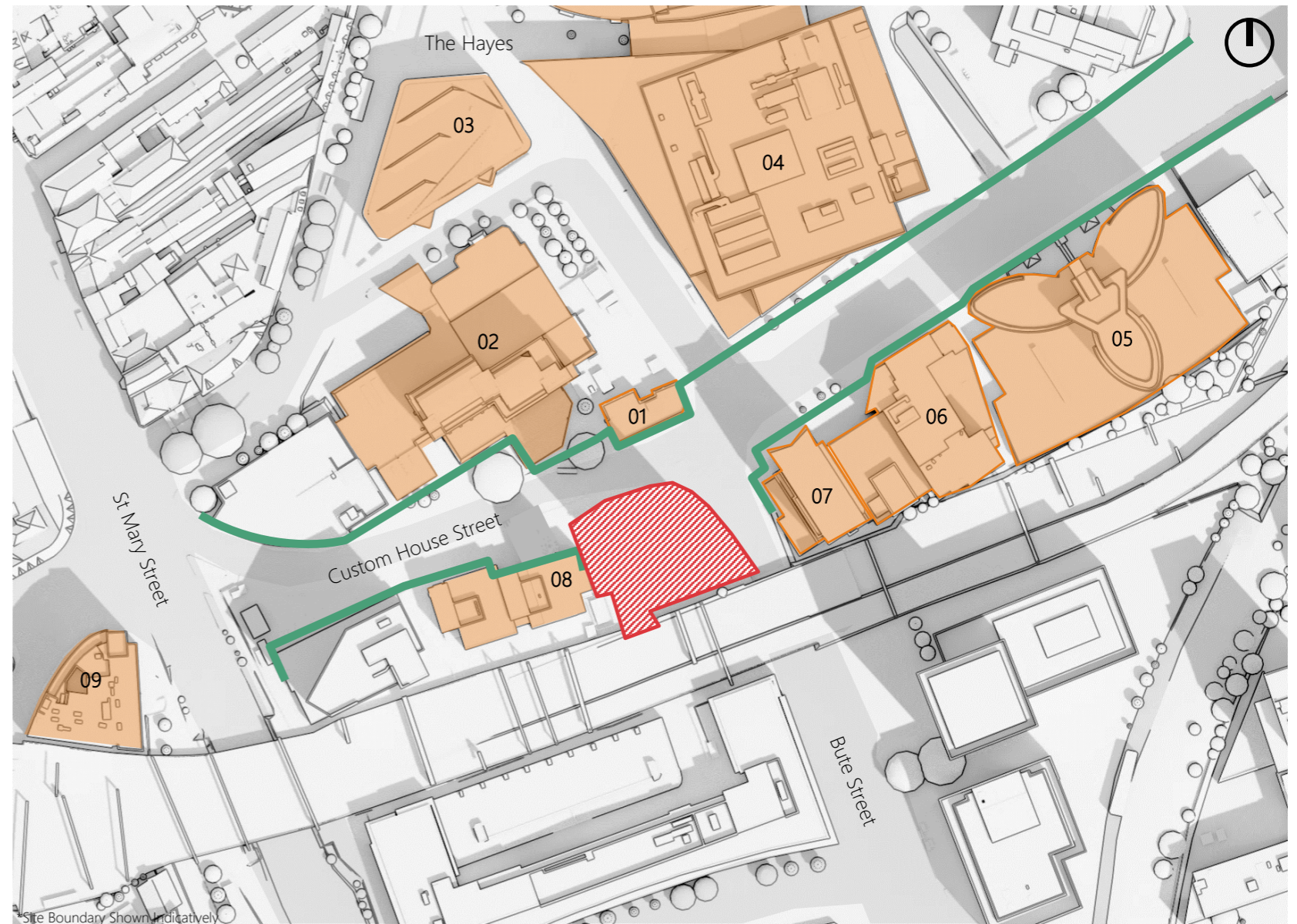
07 : **Radisson Blu Hotel** (Hospitality)

08 : **Unison Cymru/Wales** (Commercial)

09 : **Premier Inn** (Hospitality)



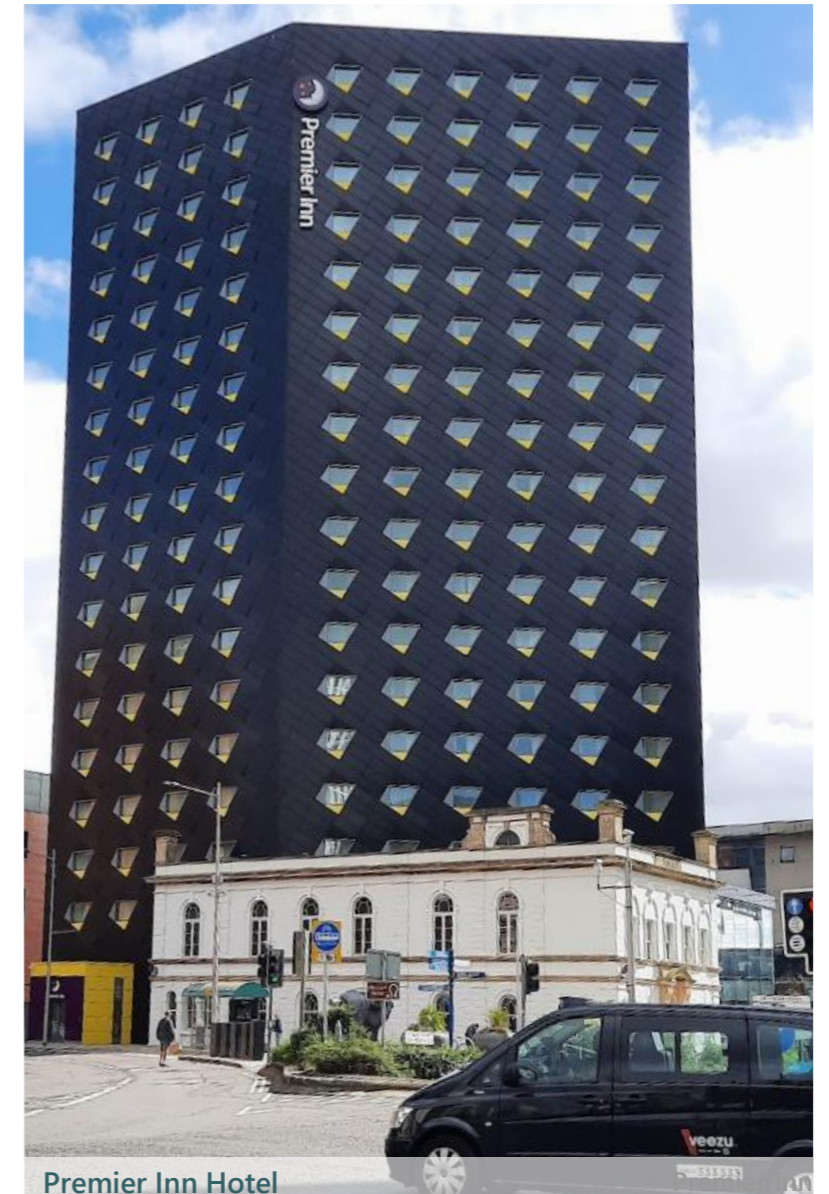
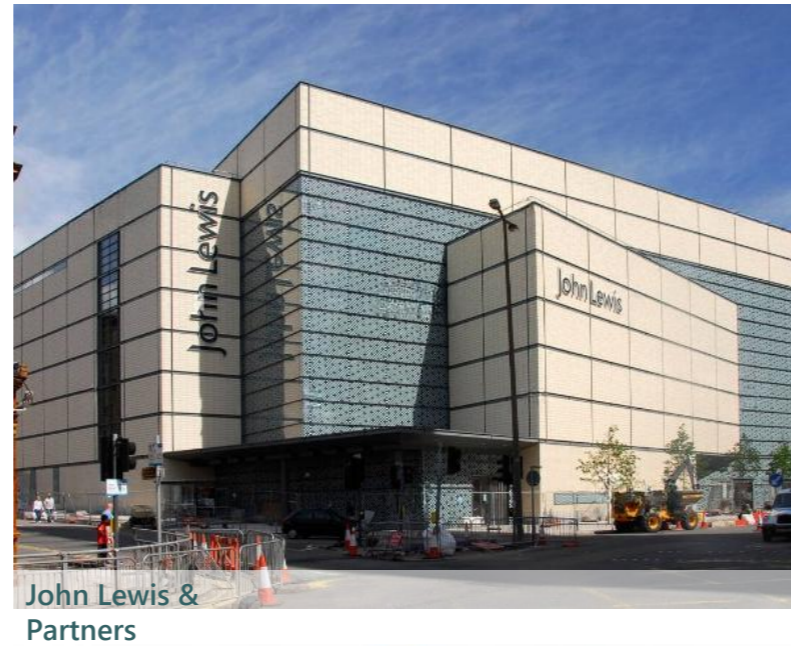
Golden Cross Public House



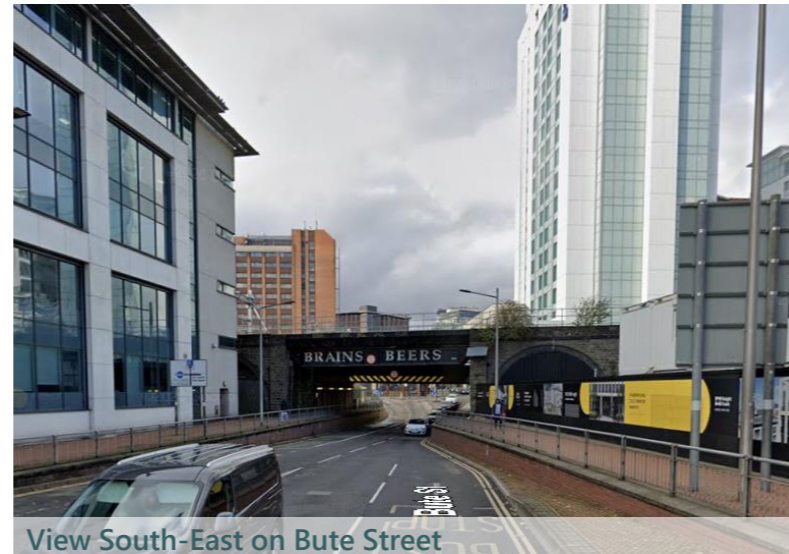
Site Boundary Shown Indicatively

Active Frontage

Site Photographs



Site Photographs



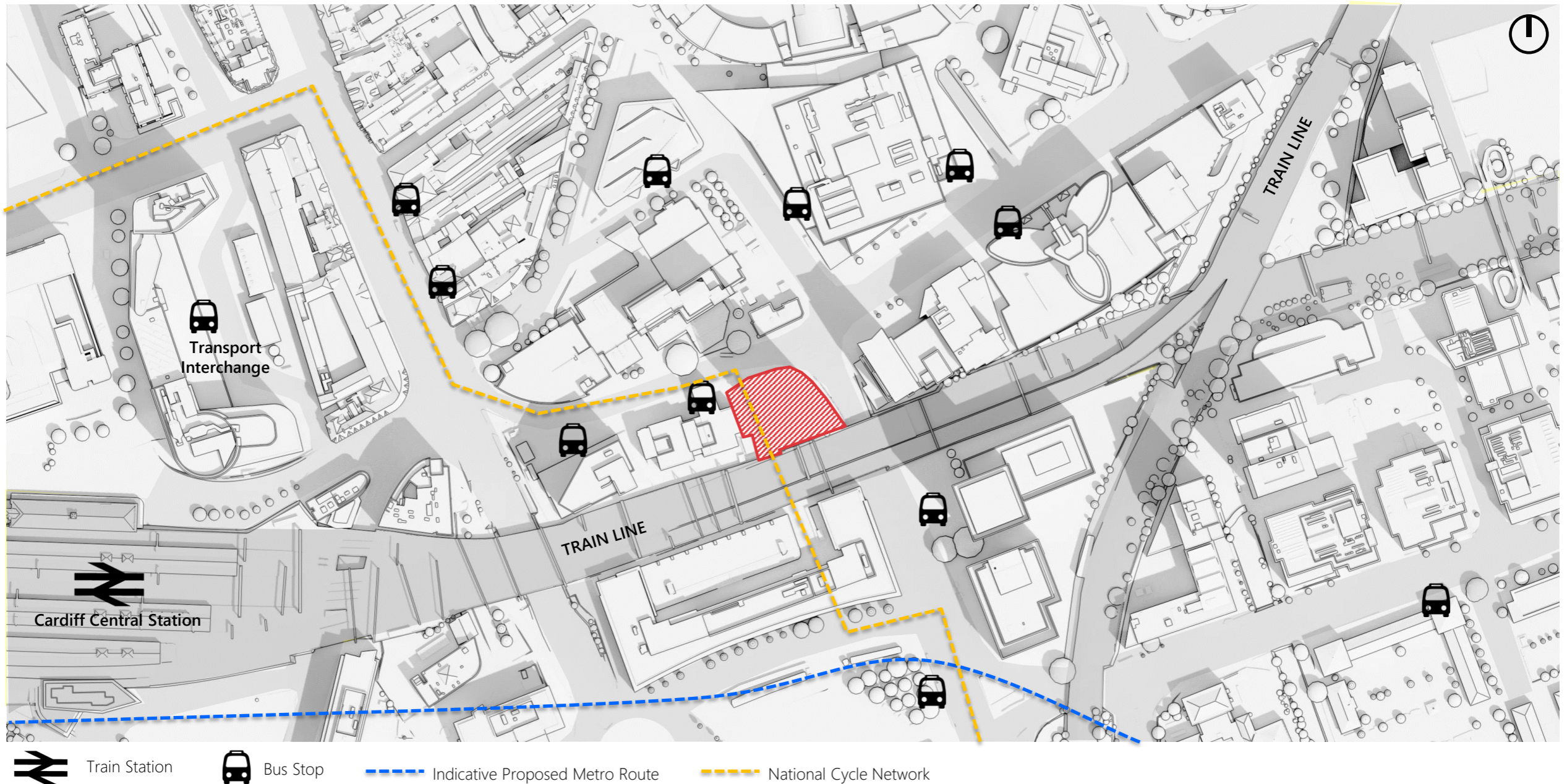
Site Photographs



Adjacent Uses

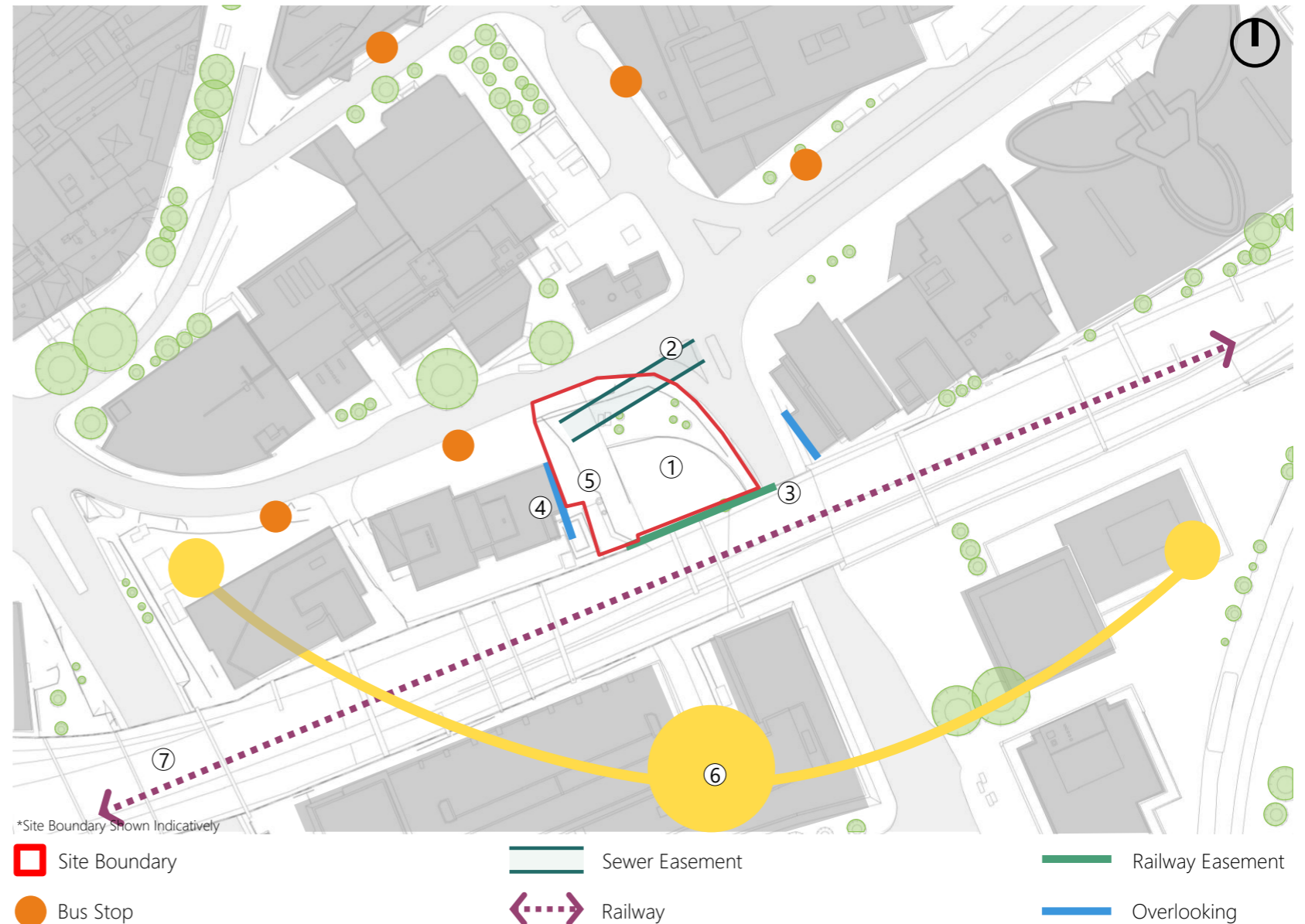


Transport Infrastructure



Constraints and Opportunities

1. **The Site:** It is located at the intersection of Bute Street and Custom House Street, benefiting from a prominent corner position along Custom House Street to the north.
2. **6 m Wide Sewer Easement:** Sewer easement prohibits any construction to the northern portion of the site.
3. **Railway Line:** 3m maintenance zone required to north of railway line along southern boundary of site.
4. **Solar Orientation:** Directly to the southern and eastern aspects of the site there is minimal tall development due to the proximity of the railway line. This allows significant natural light throughout large portions of the day.
5. **Overlooking:** Whilst there is significant separation between the proposals and the existing neighbouring buildings, the residential accommodation does not start until the fifth floor, therefore the outlook from these rooms is above roof levels.
6. **Adopted Highway:** The site is bounded by adoptable highway on three sides.
7. **Proximity to Cardiff City Centre and the Bay:** The site is located within a mixed-use area, surrounded by a diverse character, and is in close proximity to local amenities, employment hubs, and transport links. It also has enhanced connectivity and footfall opportunities with future introduction of the new metro system.



Movement.

- Site Ownership
- ↔ Pedestrian Movement
- ↔ Primary Vehicular Movement
- Bus Stops
- ↔ Railway Line
- ↔ Future Metro Line connection Cardiff Bay & Central Station
- Potential future Metro Station (Exact location TBC)
- Hope St Adopted Highway Height restriction (2.6m) under the railway.
- ↔ Existing Cycleway

The site sits at a busy road junction which also forms a key link between the northern and southern areas of the city centre.

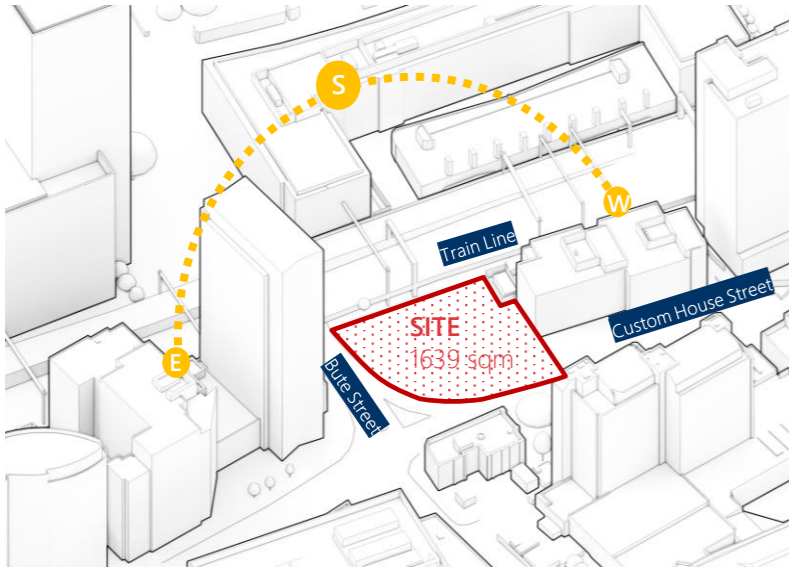
The redevelopment of the site looks to improve the public realm and connectivity within the busy junction as well as improving the existing cycle route below the railway line along Hope Street.

The potential implementation of the Cardiff Metro to the south will provide further linkages from the site across the city.



4. Design Development

Concept Development

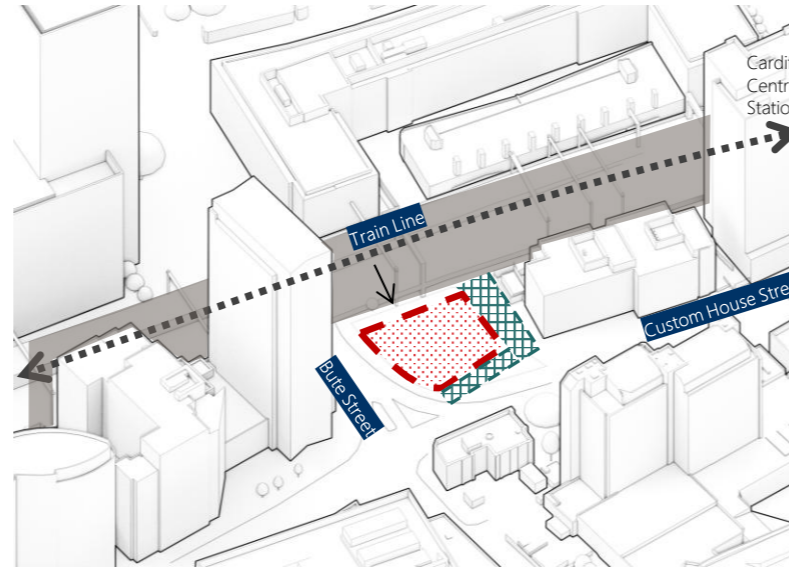


Site

The proposed development site is 1639m².

The site is bounded to the south by the mainline railway, to the north by Customhouse Street, to the east by Bute Street and to the west by Hope Street.

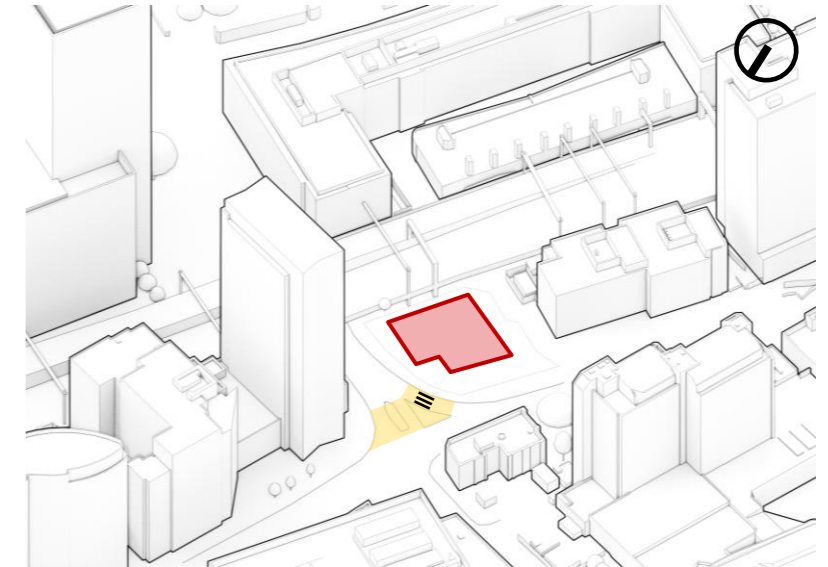
The site has been vacant and hoarded for a considerable period of time and consists of areas of scrub growth and gravel and hardstanding.



Developable Area

The developable area of the site is limited by a number of physical constraints including:

- 6.6m sewer easement across the north-east corner of the site
- 3m maintenance zone adjacent to the railway to the south of the site
- Retention of footway to the highway to the western elevation
- Avoidance of significant services within the ground

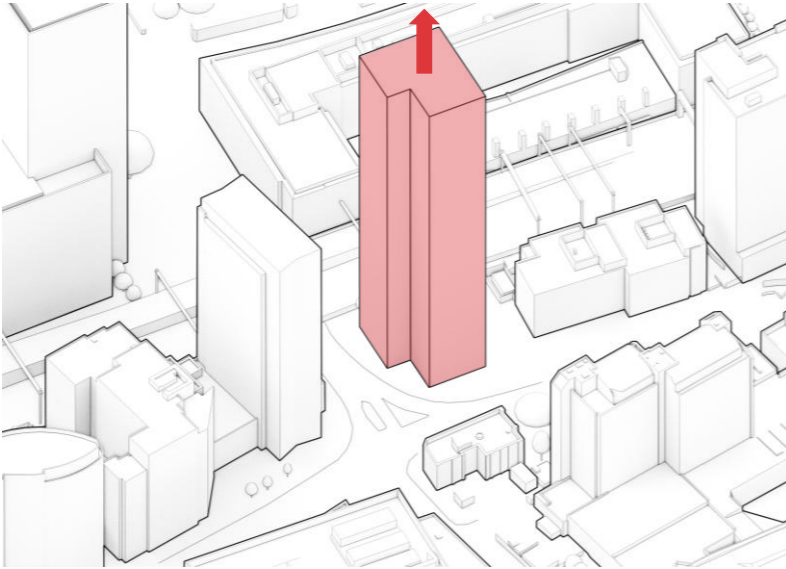


Footprint

The building footprint is simplified to create a rational form which will allow efficient and well-organised internal space-planning, as well as creating a built form which will provide interest and focus on the skyline and at street level.

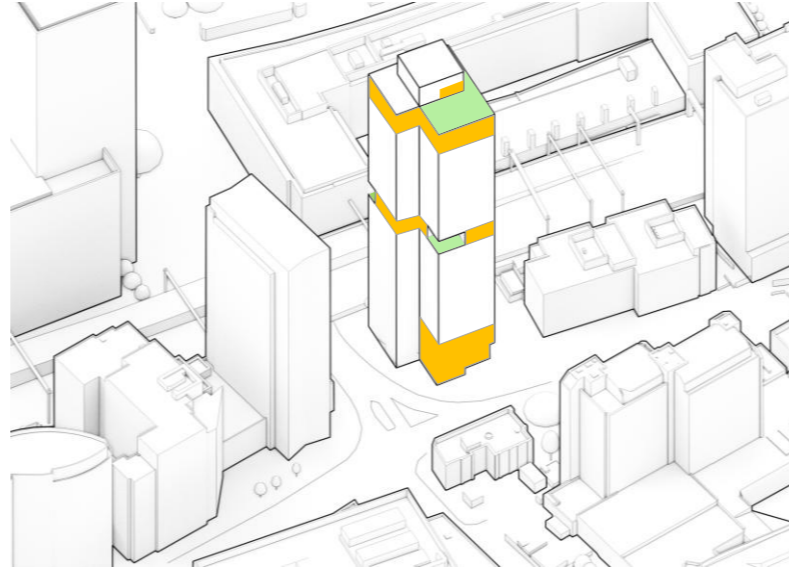
*Site Boundary Shown Indicatively

Concept Development



Extrusion

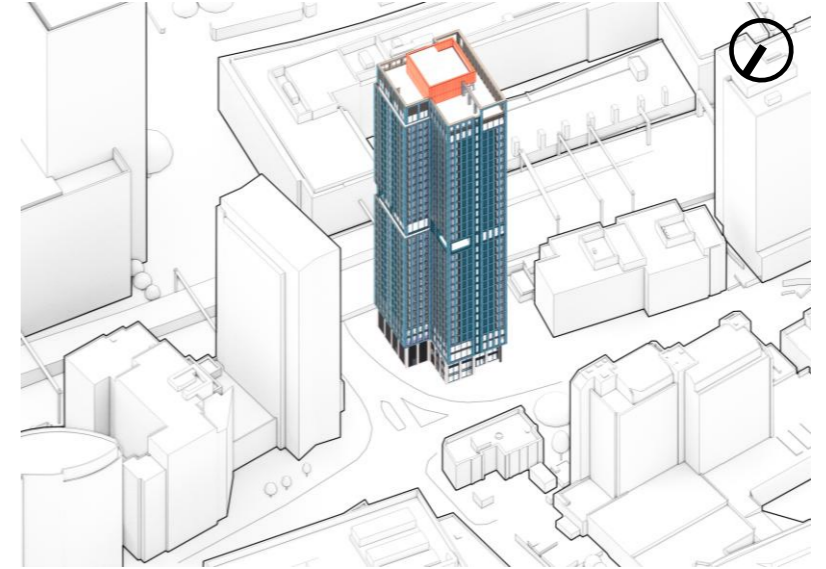
The buildable footprint is extruded to an appropriate height which will enable the required quantum of development, provide a buildable solution and create an elegant and proportional silhouette on the city skyline.



Amenities & Terraces

The ethos of co-working revolves around the provision of appropriate, well-located and well-proportioned amenity spaces within a development. To ensure ease of access to shared facilities they are located at key points throughout the tower form, top, middle and base.

Internal and external amenity provisions are linked creating cutaways of the built form which are expressed through the massing and façade strategy and define the top of the building.



Façade Treatment

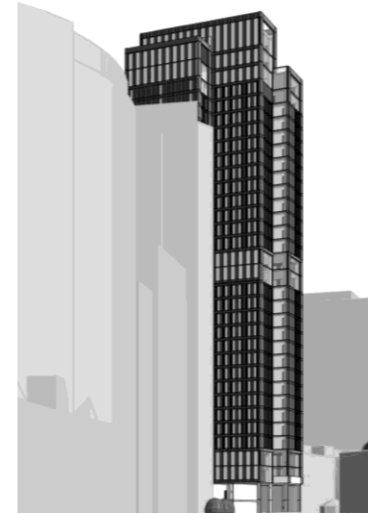
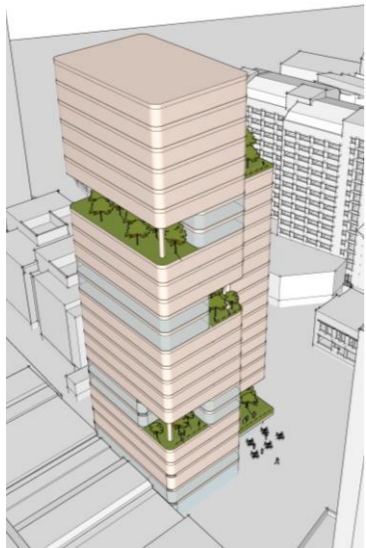
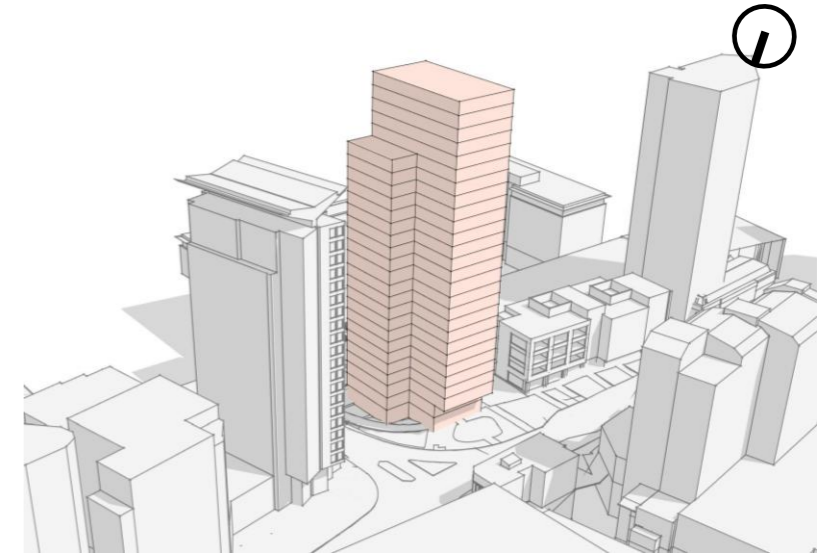
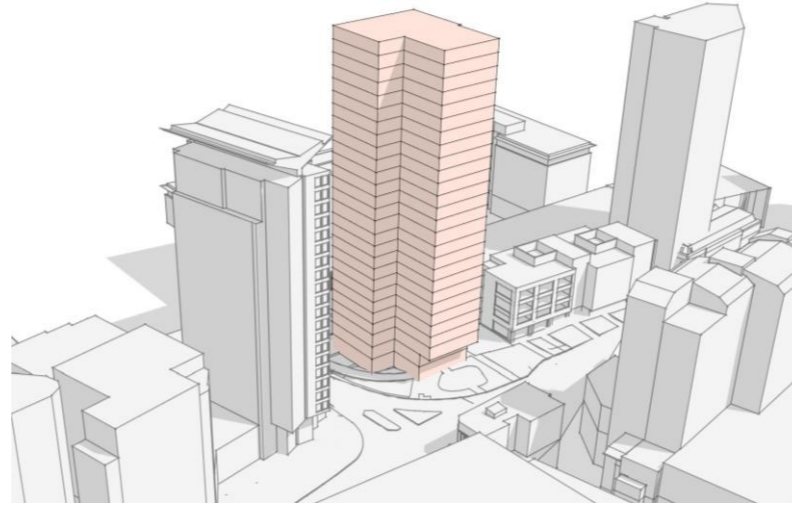
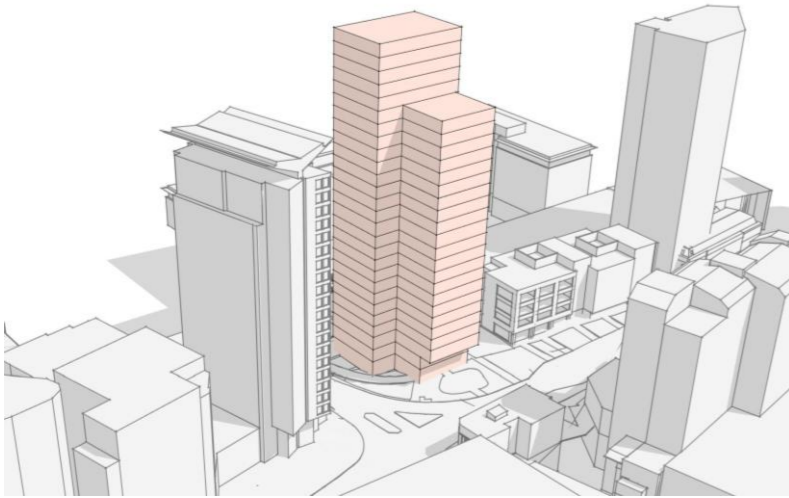
The regular plan configuration lends itself to a gridded façade. Balancing the daylight, sunlight and ventilation requirements, the façade treatment is responsive to the environment and reflects the function of the internal spaces.

Introducing amenity floors at strategic points throughout the building allows the regular grid to open and reflect internal uses and create a more animated façade in these areas.

The variety of opening widths within the grid façade create subtle but defined differences between the elements of the building, creating cohesion between the adjacent blocks.

*Site Boundary Shown Indicatively

Form Development



The transition from the establishment of the developable boundary to a resolved massing solution required the assessment and rigorous testing of a number of options. Options testing included:

- Hierarchy of masses / identification of primary and secondary elements
- Definition of stepped profile / mass differential
- Geometrical identity
- Mass separation and granularity of articulation

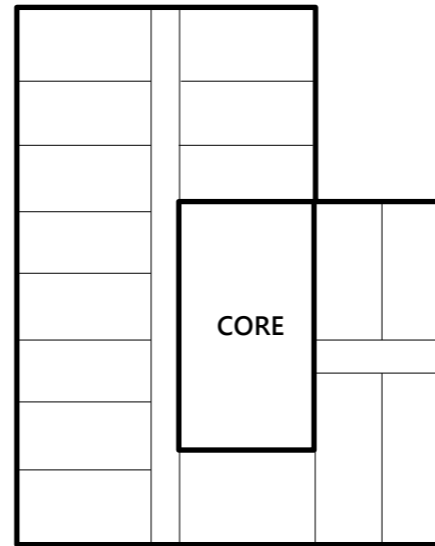
Facade Development

The stacked residential floorplans of the building lend themselves to a regular fenestration pattern with little opportunity to vary this meaningfully across the façade. This creates the opportunity to introduce a strong gridded rhythm to the residential floors of the building.

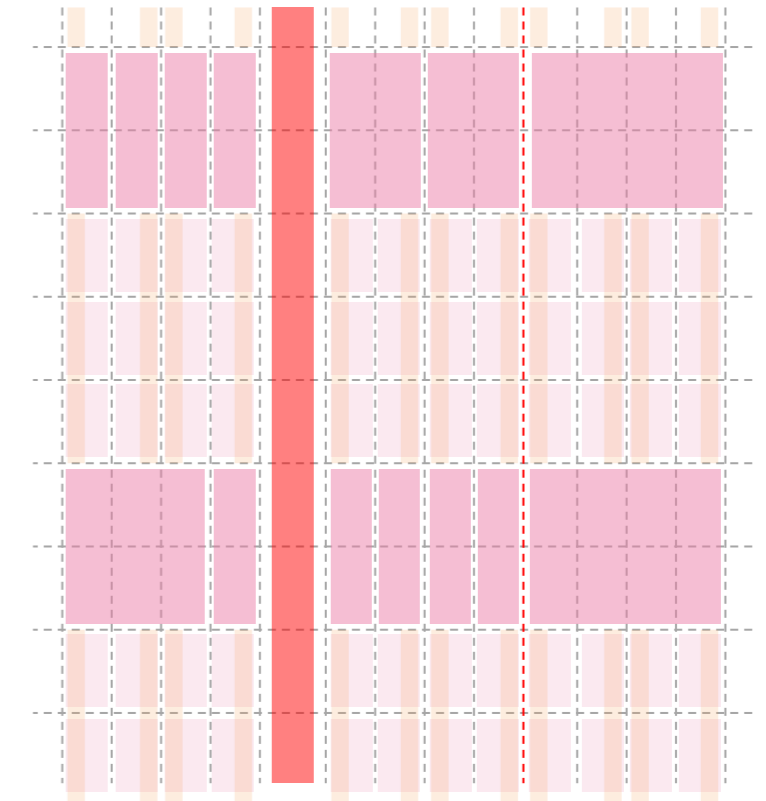
This strong grid can be disrupted and interspersed with variations to the structure by increasing either the vertical or horizontal spacing of the solid elements. This opening of the façade grid has been utilised to define the amenity spaces interspersed throughout the building, the introduction of increased storey heights at amenity levels also bring prominence and differential to these areas of the façade.

The plinth of the building pays reference to the immediate surroundings, linking the proposals to the Golden Cross Public House and the adjacent railway line.

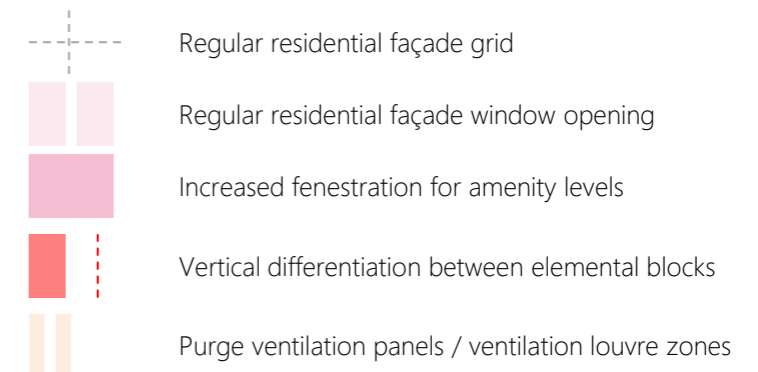
Indicative typical floor plan



Overlay of residential, amenity and functional façade requirements



Exploration of colour treatments, fenestration patterns and differentiation of the top, middle and base of the building and façade articulation.



Contextual Influence



The Golden Cross Public House is an important building both historically and culturally within Cardiff.

A pub has existed on the site in various forms since 1849 and the current building dates from the beginning of the 20th Century. The building was listed by CADW in 1975.

Ceramic tiles feature heavily both internally and externally, along with elaborate mouldings and arched windows.

The arched forms of the Golden Cross façade, along with the adjacent railway bridges have guided the design of the plinth of the building, incorporating brickwork and three-storey archways as a nod to the adjacent industrial use.

The incorporation of colour into the façade of the proposals is heavily influenced by the Golden Cross, utilising blue green as a base colour with bright orange as a feature intervention.



Developed Concept

Identifiable feature core cladding and plant overrun.
Appearing at key locations throughout building.

Increased floor-to-floor height at amenity levels

Increased floor-to-floor height at amenity levels

Three distinct vertical blocks

Increased floor-to-floor height at amenity levels

Arched brick plinth to create human-scale link to public realm

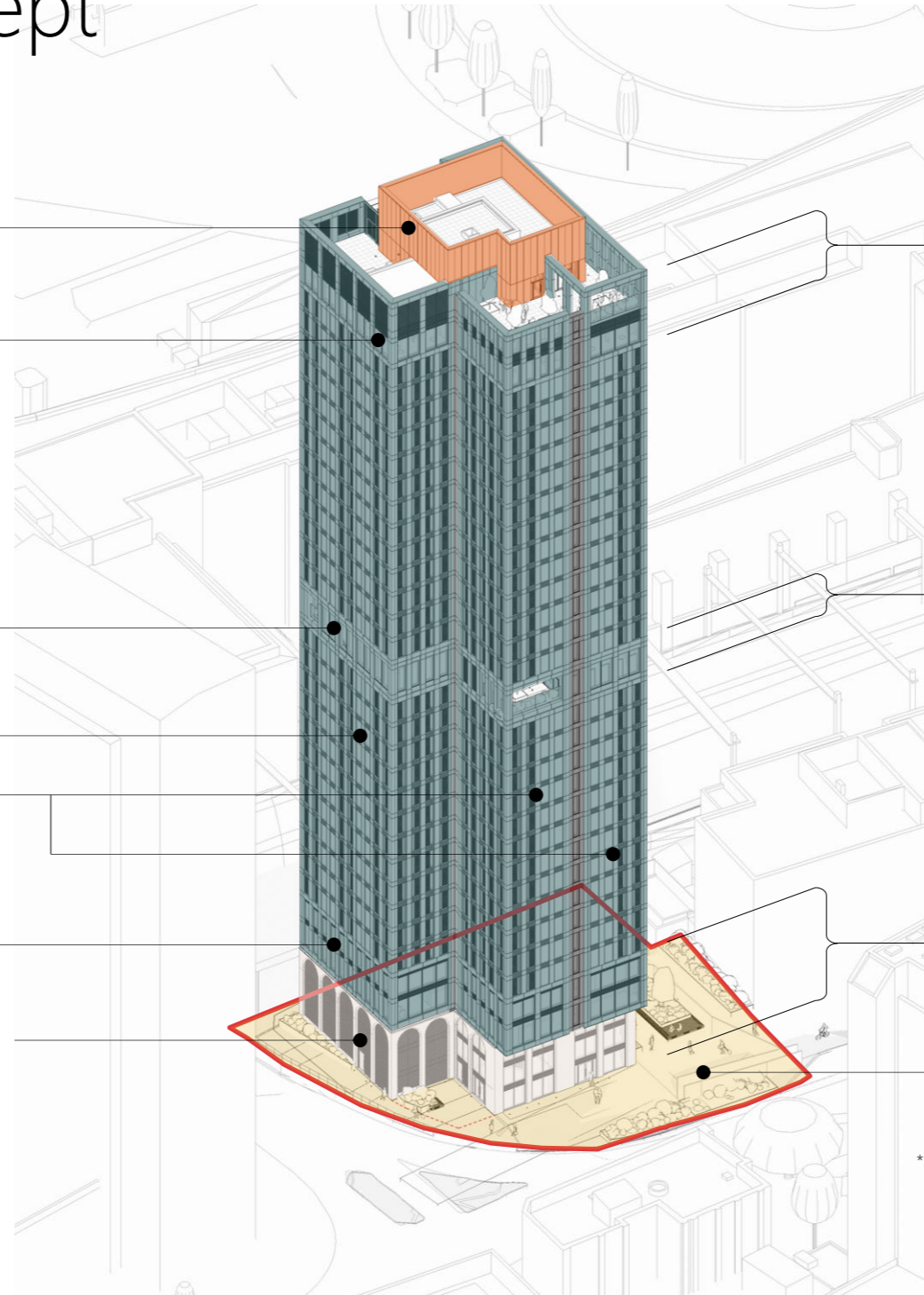
Upper-level amenity areas including lounge and games room,
shared dining facilities, roof-top lounge and extensive external
amenity space.

Mid-level amenity areas including communal kitchen-dining
facilities, private dining space and significant external amenity
areas.

Lower-level amenity areas including publicly accessible co-
working areas, gym, lounge, laundry and games areas as well as
shared kitchen-dining facilities and external amenity space.

Renewed and refined public realm including new hard and soft
landscaping proposals linked to the provision of SUDs features.

*Site Boundary Shown Indicatively



5. Architectural Proposals

Summary

The developed designs herein demonstrate a well-considered and coordinated co-living scheme which has had the input of an expert design team to ensure that the proposals are not only of the highest quality, but also buildable, fundable and will enable the creation a new urban-living community within the heart of Cardiff city centre.

The proposed development will include:

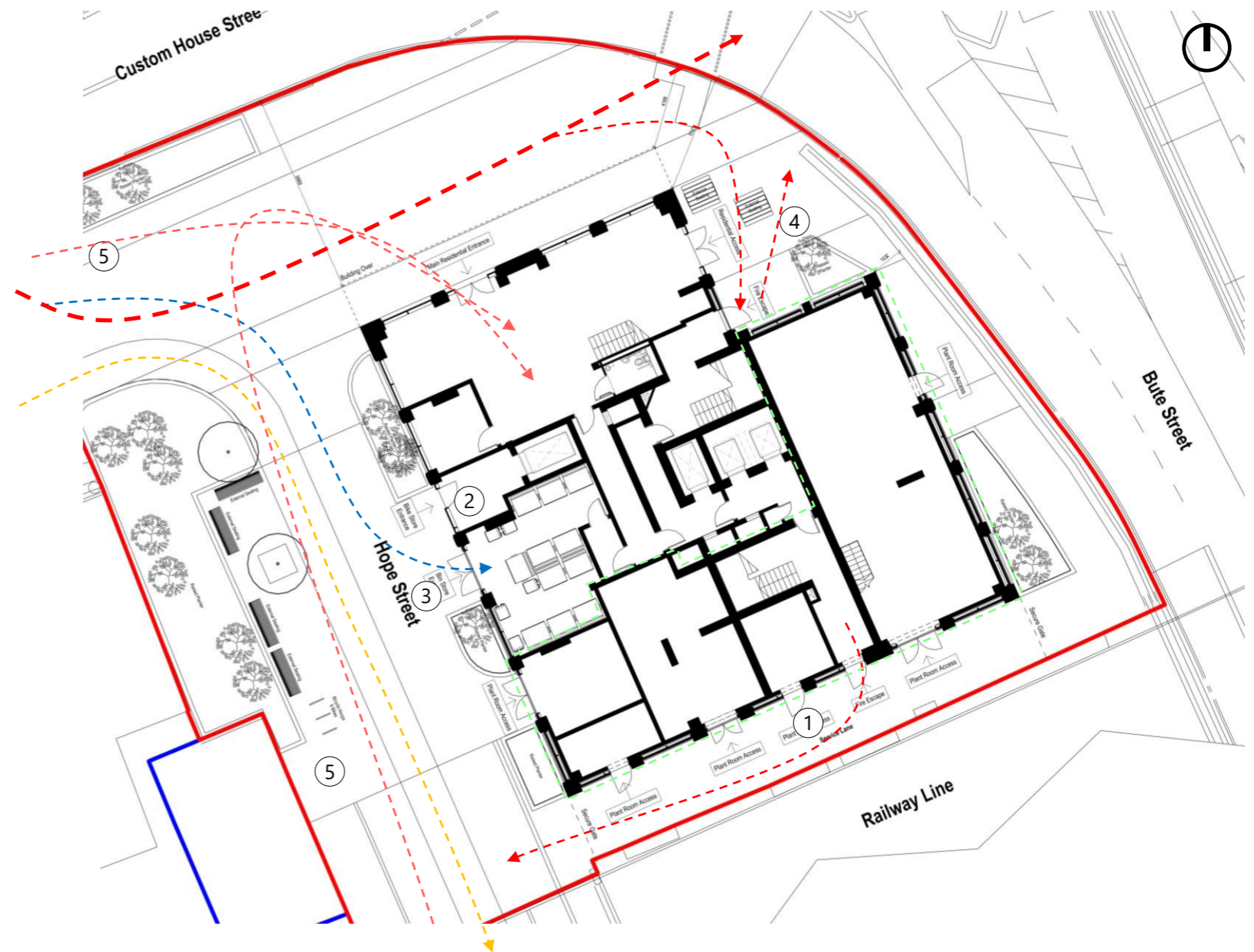
- 400 co-living studio apartments ranging from 21-30m²
- Studios contain:
 - Ensuite shower room
 - Kitchenette (2 ring hob, fridge/freezer, combi-oven)
 - Double bed
 - Storage space
 - Flat-screen TV
- 25 of which will be adaptable / accessible rooms
- 1,482m² of shared internal amenity space (levels 00, 01, 02, 03, 04, 17, 31 and 32). Including:
 - Communal kitchen and dining space
 - Shared lounges
 - Games room
 - Library
 - Screening area
 - Arts and crafts space
 - Co-working area
 - Bookable meeting space
 - Private dining rooms
 - Gym including bookable studio space
- 347m² of shared external amenity space (levels 0, 17, 32). Including:
 - Ground floor terrace fronting Bute Street and Customhouse Street linked to internal co-working space
 - North-east facing terrace at level 17 opening from shared kitchen diner spaces
 - South facing full-width terrace opening from communal and private kitchen and dining spaces



Ground Floor Servicing















At ground floor the constrained site is optimised to ensure that where possible the primary frontage is activated and connected to the adjacent streetscape.

1. Ancillary uses are located towards the railway line, making use of the service zone, and adjacent to the abrupt change in level as Bute Street passes under the railway line. The more pedestrian friendly aspects of Hope Street to the west and Customhouse Street to the north are afforded more generous public realm and greater permeability through the façade between internal and external spaces. The rounded corner of Bute Street and Custom House Street creates a small street-level terrace which opens off the internal co-working space to activate the corner of the busy junction opposite John Lewis and the shopping areas beyond.
2. In order to create better active frontage to the north of the site, some of the less public uses have been relocated higher up the building. The cycle store, whilst being located on the 3rd floor, is accessed directly from the nearby designated cycle route between the city centre to the north and Cardiff Bay to the south.
3. Waste collection is facilitated from the nearby bus stop on Custom House Street.
4. Fire tender access is to the north of the site, with the primary firefighter access point in the northeastern corner. Fire escapes are to the north east and southern maintenance zone.
5. Deliveries and drop off will be facilitated from Customhouse Street to the North, with the allowance for cycle and motor-cycle parking within the northern extent of Hope Street.



Landscape Strategy

Key

-  Raised planters with a combination of shrubs and herbaceous species. Planting to include flowering and evergreen species that will tolerate shade.
-  Tree planting within proposed planter or tree grille. Root Available Soil Volumes provided by a combination of the raised planter and soil cells.
-  Underground utilities across the whole site and an easement along the north of the building prevent opportunities for additional tree planting.
-  Specimen plants for interest and to help provide protection around the proposed seating along Hope Street. Species to tolerate shade.
-  Climbing plants such as Hydrangea anomala petiolaris
-  Bat/bird box provided to help enhance biodiversity - tbc
-  Seating / benches
-  Tables and chairs / picnic table
-  Paving bands to match existing. Block paving, dark grey colour, laid stretcher bond pattern
-  Flag paving to match existing around Radisson Blu Hotel, laid stretcher bond pattern
-  Block paving to match existing, light grey colour, laid herringbone pattern
-  Detail within the paving
-  Bike racks
-  Bollards - tbc

Specimen plants



Evergreen shrubs



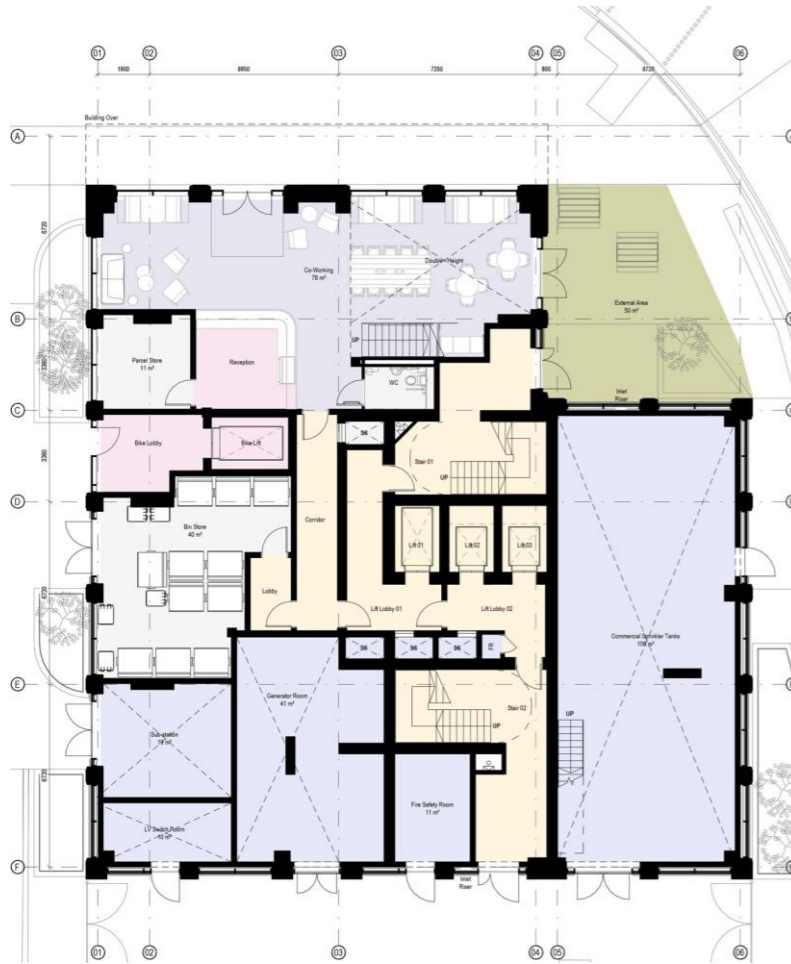
Infill plants



Tree planting

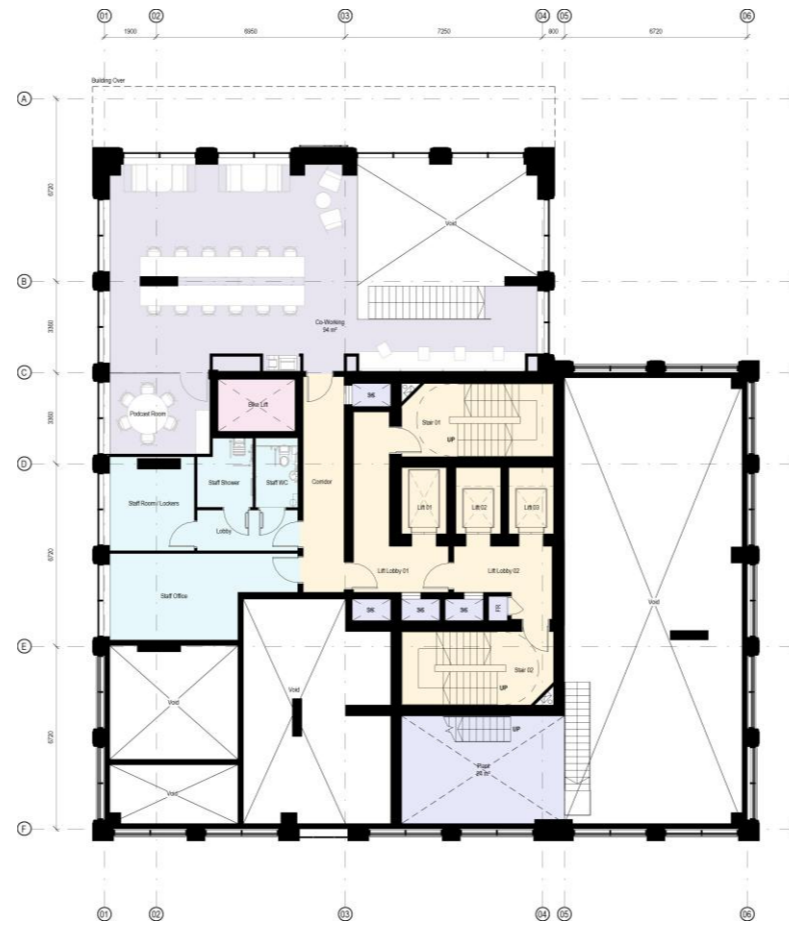


Levels 00, 01, 02



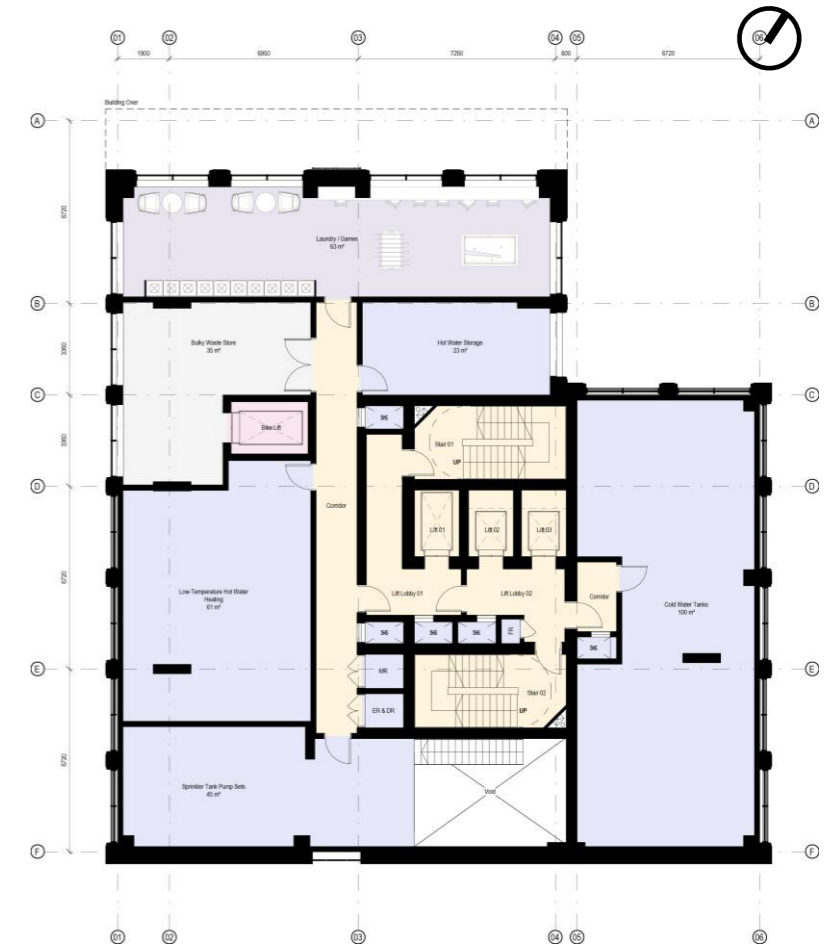
Ground Floor:

- Entrance
- Publicly accessible co-working space
- External Amenity Terrace
- Plant areas
- Bin store



First Floor:

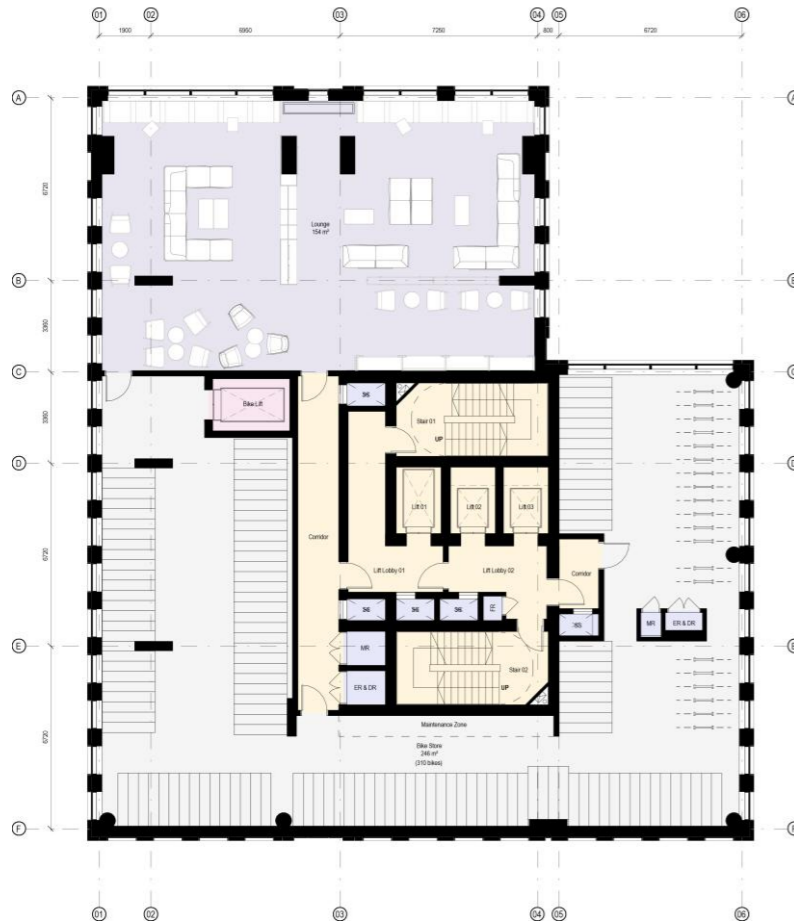
- Publicly accessible co-working space
- Management suite
- Plant areas



Second Floor:

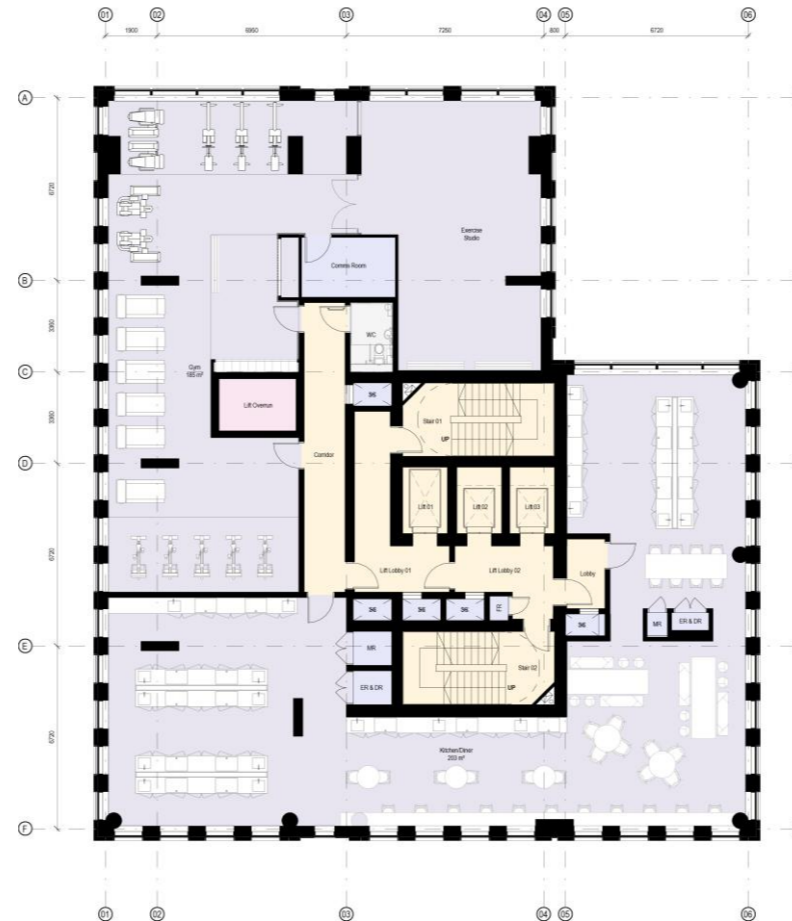
- Laundry and games room
- Bulky storage area
- Plant areas

Levels 03, 04, 05-16 & 18-30



Third Floor:

- Lounge
- Cycle storage and maintenance



Fourth Floor:

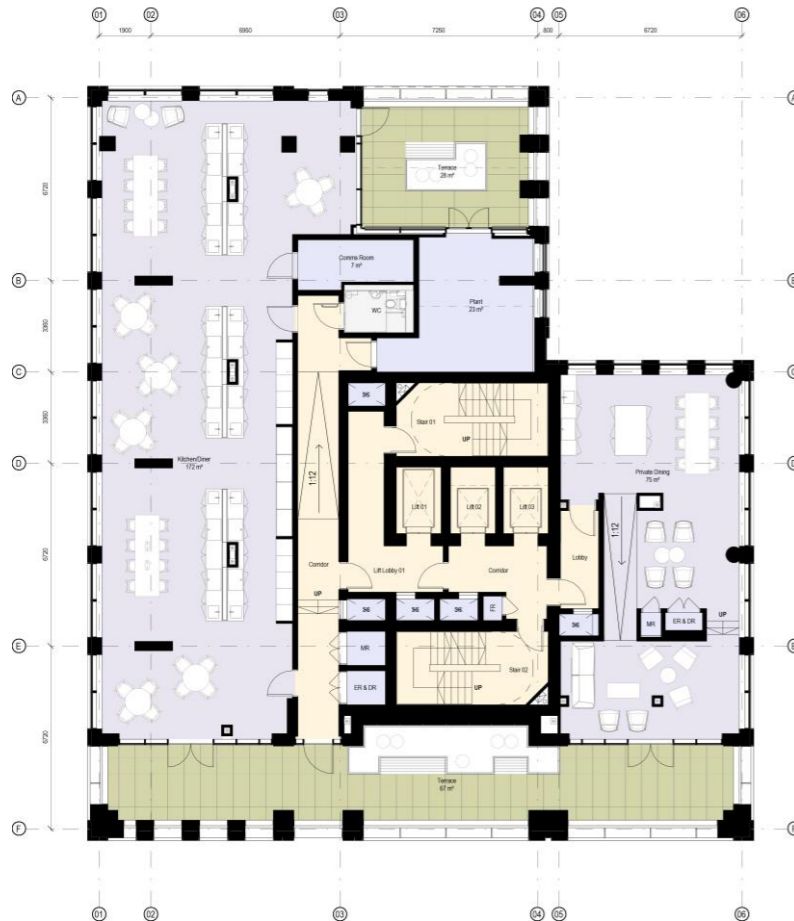
- Communal kitchen and dining facilities
- Gym
- Bookable studio space



Typical Residential Floor:

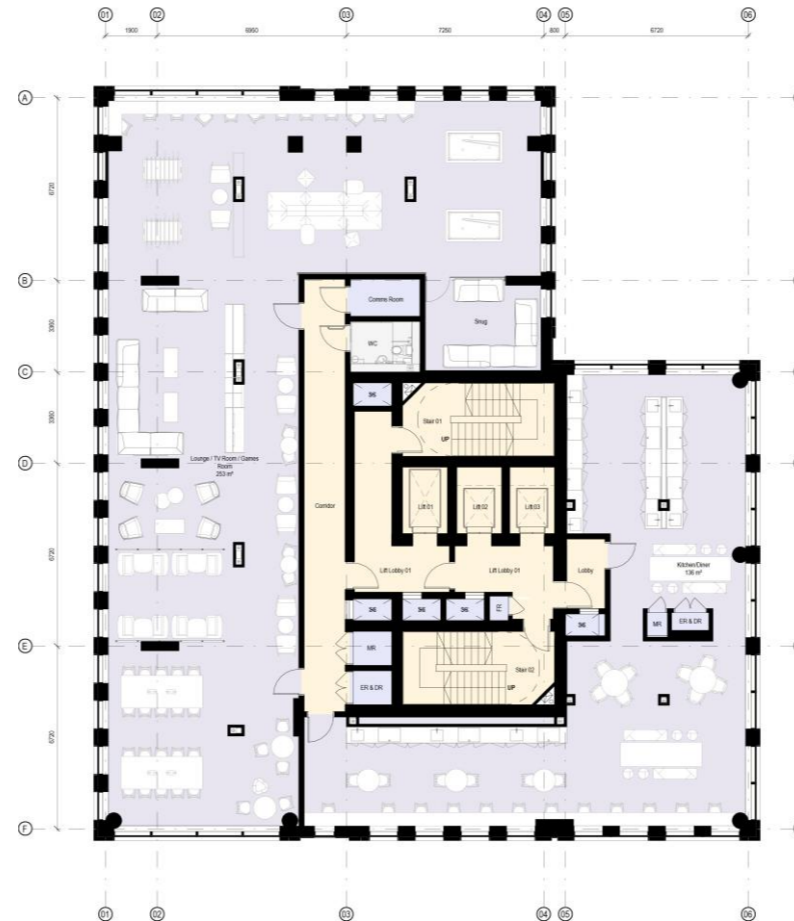
- 15 standard studios
- 1 adaptable / accessible studio

Levels 17, 31, 32



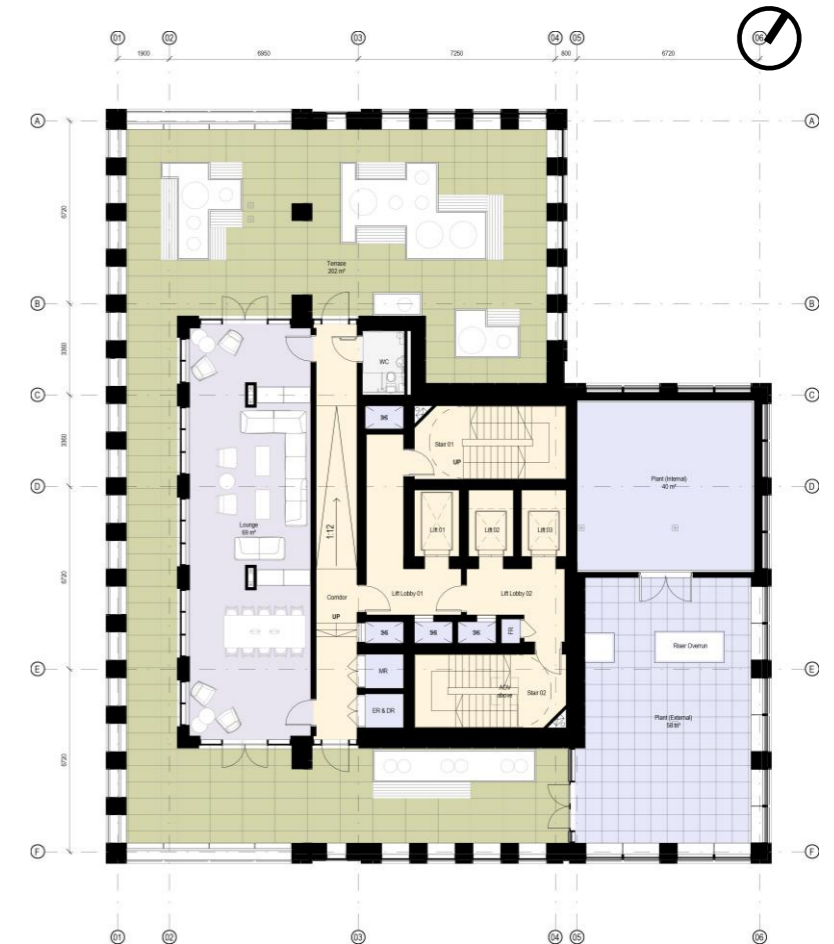
Seventeenth Floor:

- Communal kitchen and dining facilities
- Private dining space
- External amenity terrace



Thirty-First Floor:

- Lounge, games room, screening area, library
- Communal kitchen and dining facilities



Thirty-Second Floor:

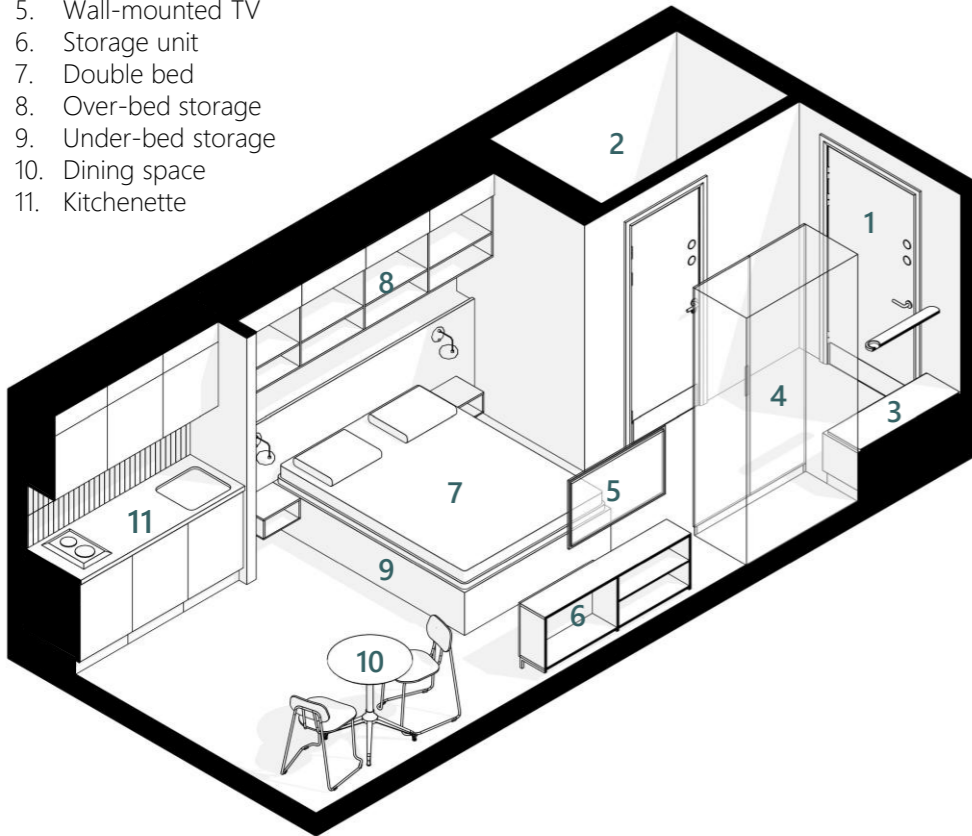
- Rooftop lounge
- Plant
- External amenity terrace

Studio Living

Each studio provides comfortable and efficient living accommodation for the residents. Compact and well-designed living spaces are complemented by the significant shared amenity areas throughout the building providing opportunities for the development of community living as well as private use of more intimate and private areas within the building.

Each studio space includes:

1. Secure entrance door
2. Fully-fitted ensuite shower room
3. Coat & shoe storage
4. 1200mm wide fitted wardrobe
5. Wall-mounted TV
6. Storage unit
7. Double bed
8. Over-bed storage
9. Under-bed storage
10. Dining space
11. Kitchenette



Studio



Amenity & Community

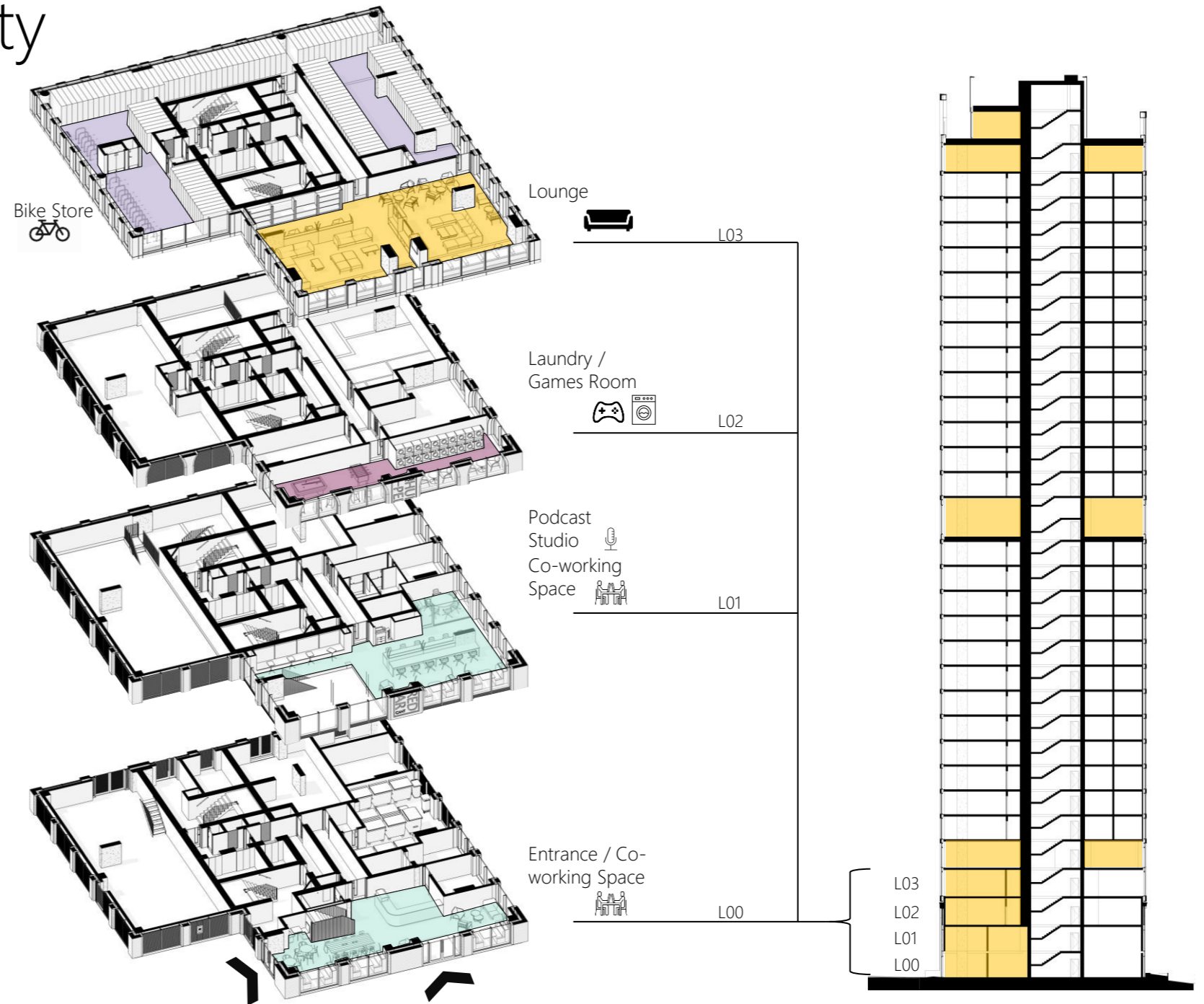
Ground floor, Level 01, 02 & 03

Publicly accessible co-working space is located at the entrance of the building and extends to first floor. This space will include coffee facilities as well as the building entrance and management facilities. A double-height space links the ground and first floors creating a sense of space, openness and connectivity.

The first-floor co-working space incorporates open-plan workstations as well as the ability for private and confidential meeting and collaboration spaces.

The laundry space at second floor is linked to a quirky games area within the top of the arched façade allowing residents to enjoy down-time and socialise whilst carrying out household chores.

At third floor is an extensive lounge-space incorporating soft seating, entertainment spaces, TVs as well as quieter spaces for more individual activities including a library and arts and crafts.



Level 00 - Co-working

The entrance to the building incorporates a publicly accessible co-working area. This space will be utilised by the residents of the building as well as the wider public to allow use of hot-desking areas, café facilities and bookable meeting pods and rooms.

The incorporation of this space will link the improved public realm areas into the entrance space of the building enhancing the streetscape and engaging the building with the wider city.

After public hours, the entrance space will be secured solely for resident access, creating a secure and safe environment for work, socialising and community activities including arts and crafts and a variety of creative events.



Level 03 - Lounge



Amenity & Community

Level 04 & 17

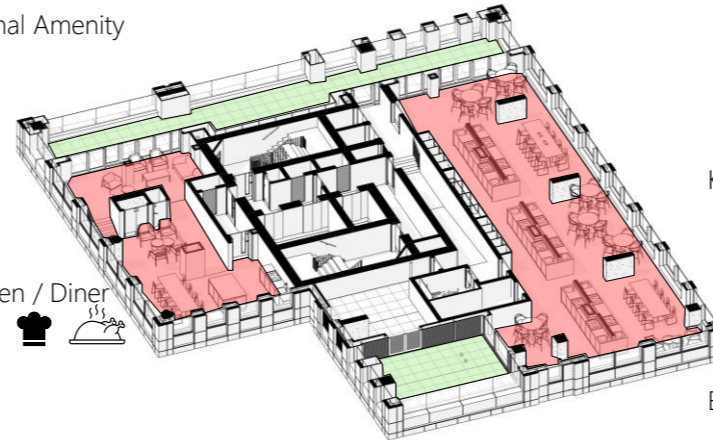
Gym facilities are provided at level four, with the potential for separate weights, aerobic and private / group activities.

There are also significant communal cooking and dining facilities at level 04.

Level 17 houses the bulk of the communal cooking and dining facilities both within a large open-plan area and within smaller, more intimate private dining areas.

Both the large and small spaces have access to external amenity terraces looking north and south across the city and towards Cardiff Bay.

External Amenity



Kitchen / Diner



Kitchen / Diner

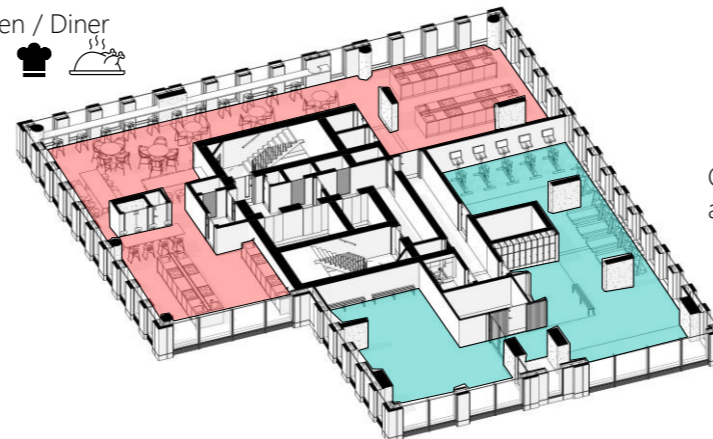


External Amenity



L17

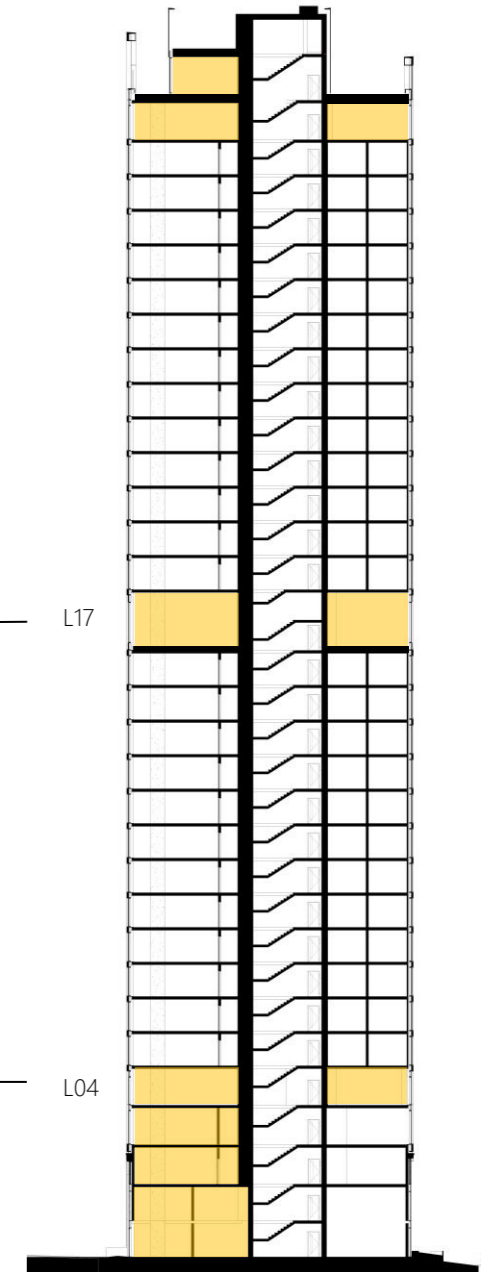
Kitchen / Diner



Gym – yoga
and fitness



L04



Level 04 - Gym



Level 17 - Communal Kitchen



Level 17 - Terraces



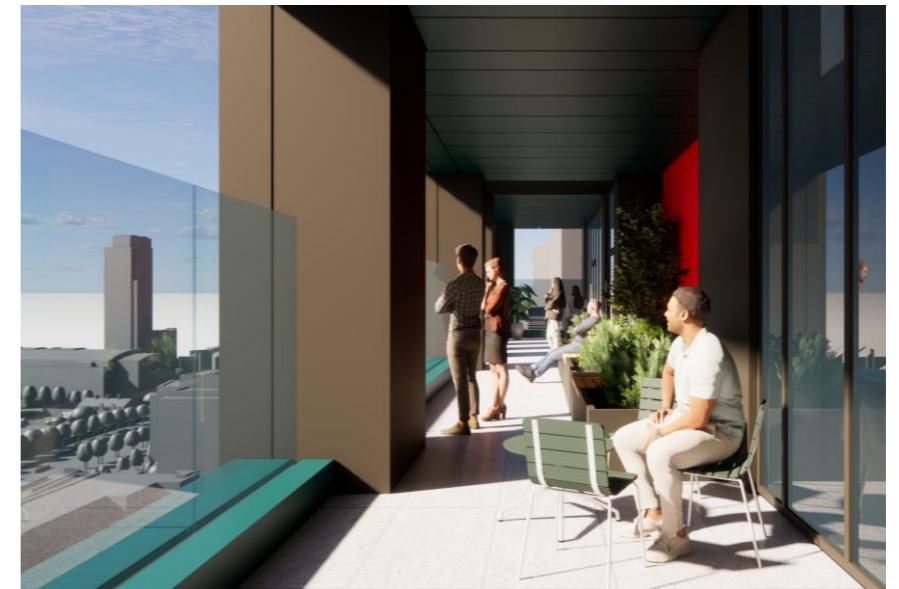
North Terrace

The north terrace provides expansive views across the city centre including Cardiff Castle and the Principality Stadium. This terrace will benefit from morning light and with its connection to the communal kitchen area is an ideal location for morning coffee or breakfast.



South Terrace

The south terrace provides extensive views over southern Cardiff and Cardiff Bay beyond. The terrace runs the full width of the building and is accessed from the large communal kitchen on the western side of the building as well as the more intimate dining and seating area to the east.



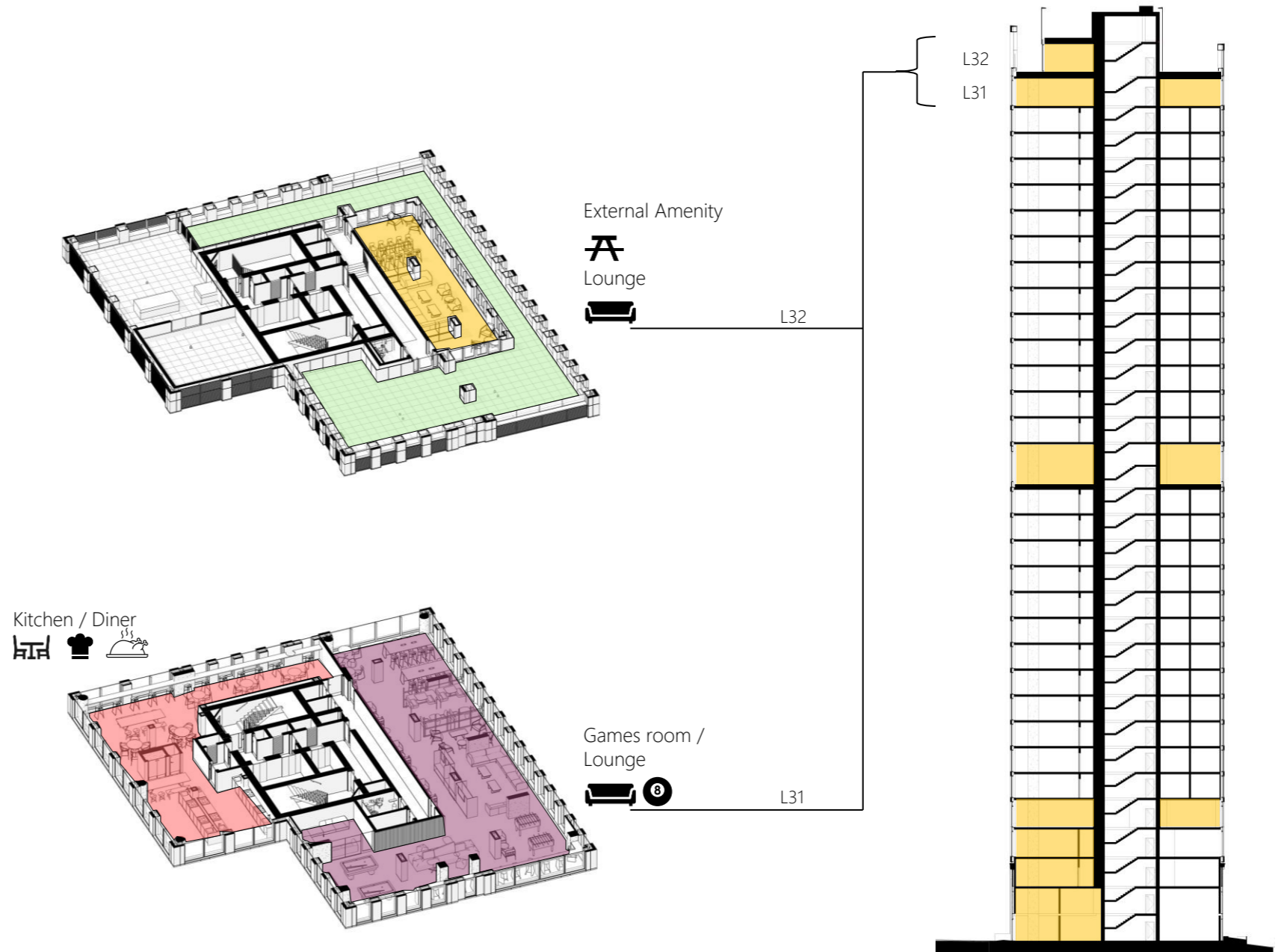
Amenity & Community

Level 31 and 32

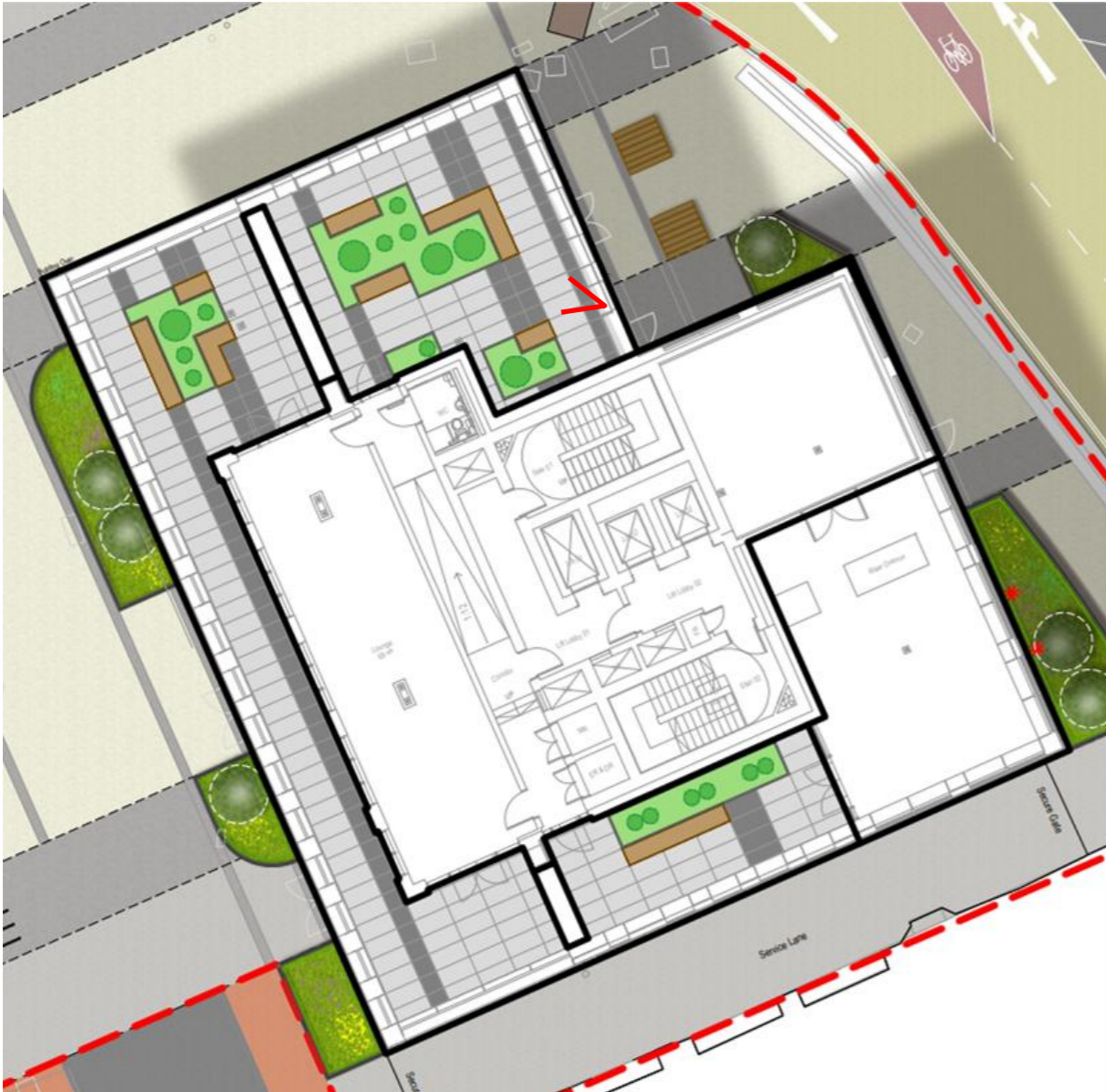
Level 32 contains an extensive communal lounge with a range of facilities including soft seating, games and quiet library areas.

Also at this level are kitchen and dining facilities to serve the upper floors of the building.

Level 33 crowns the building with the inclusion of a sky lounge opening onto an extensive external terrace with 270° views across Cardiff and the Bay. The terrace will incorporate biophilic design and planting as well as a variety of seating and gathering areas.



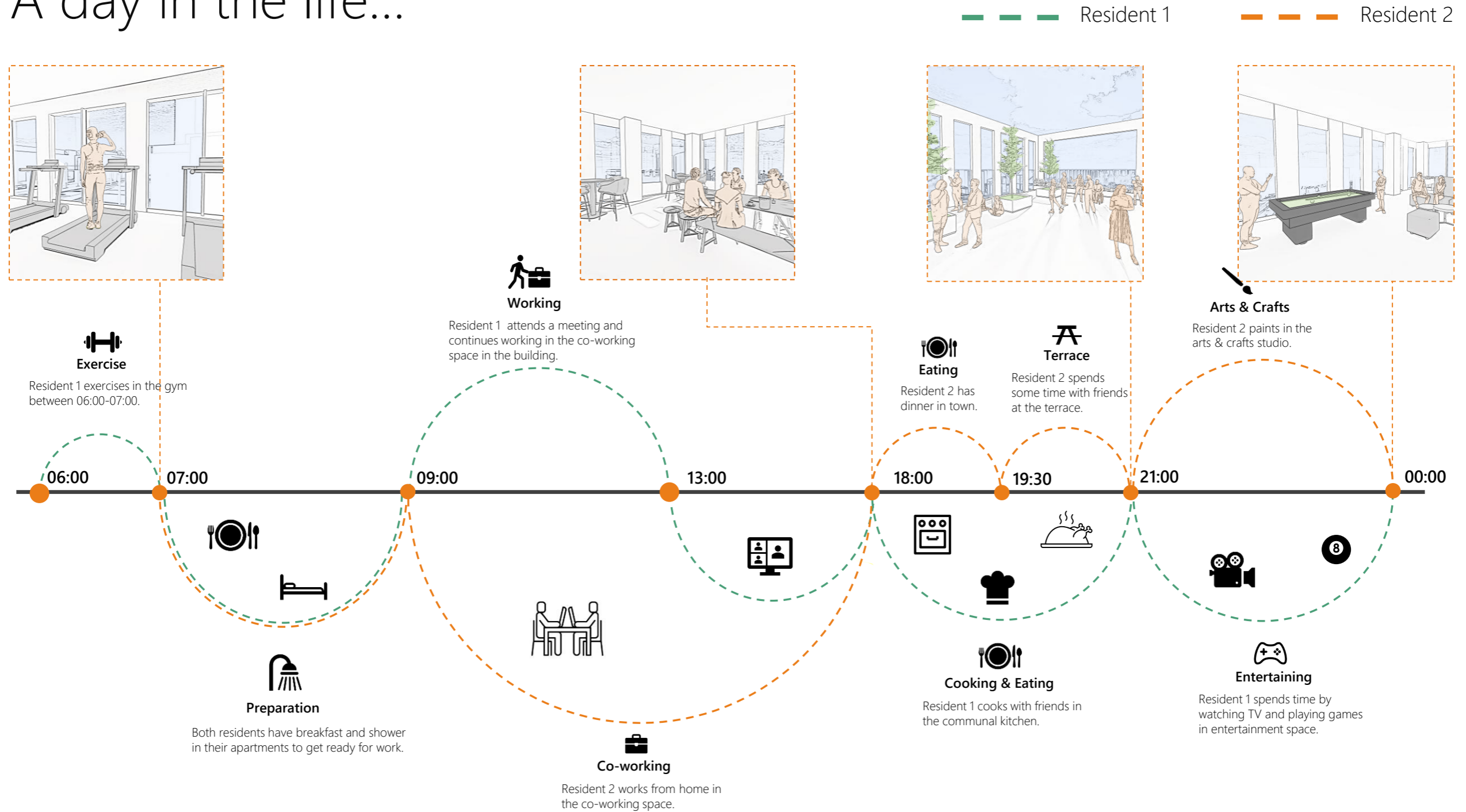
Level 32 - Terrace



Level 32 - Terrace



A day in the life...



City Context



Existing city skyline from the south



Intervention of the proposals

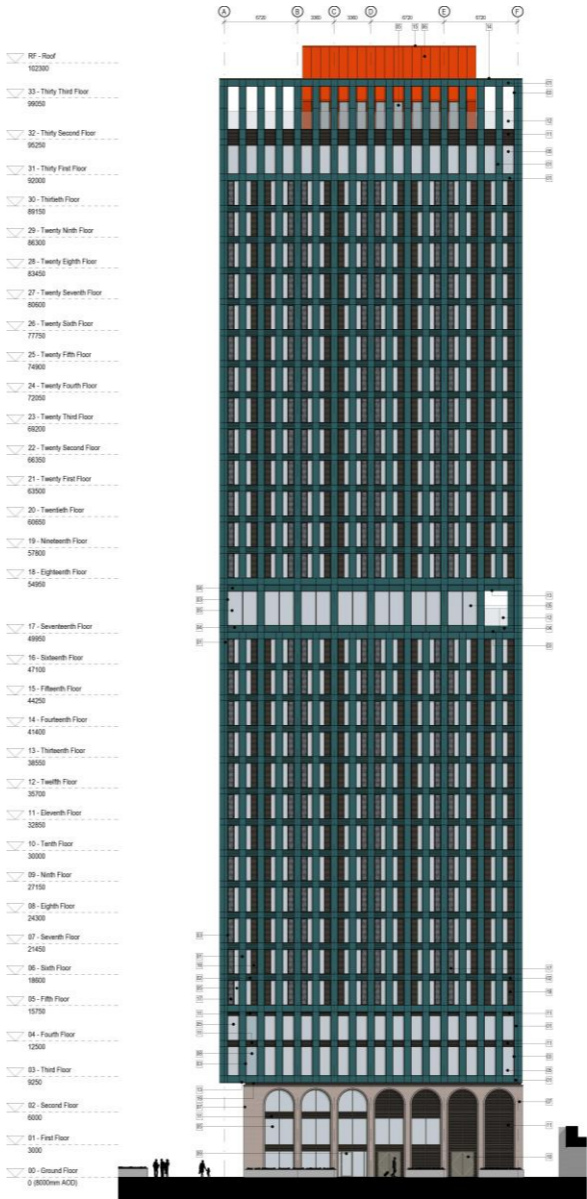
Proposed Elevations



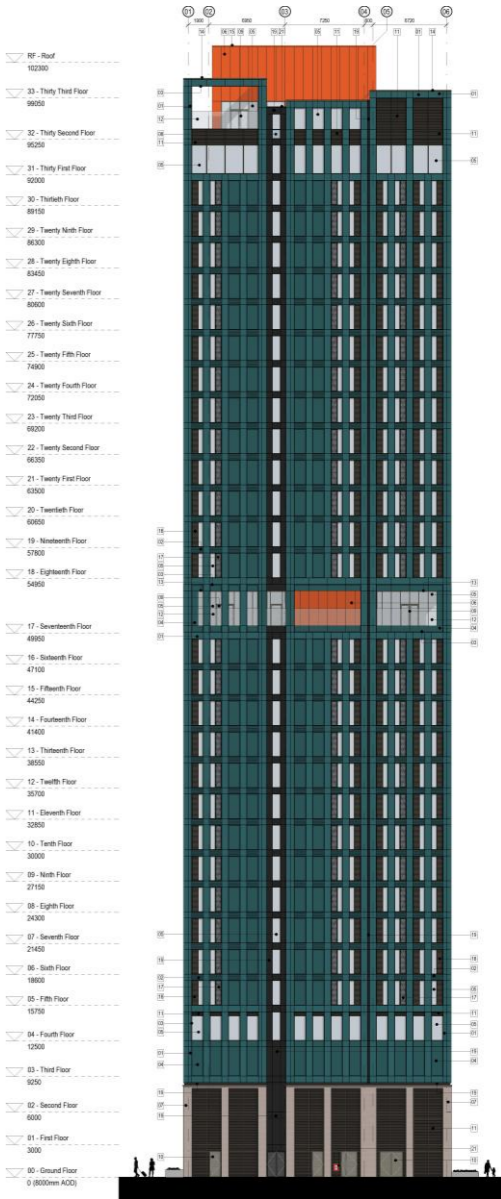
East Elevation



North Elevation



West Elevation



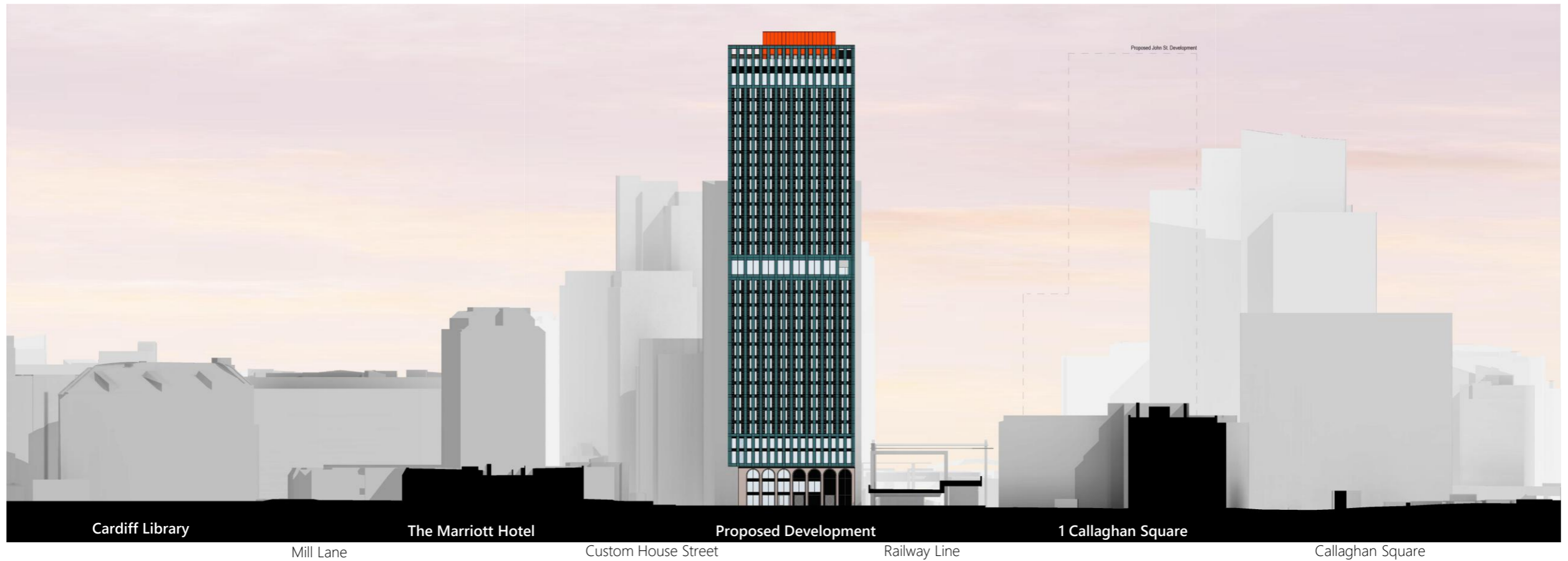
South Elevation

Development in Context



Context section looking northwest

Development in Context



Context section looking northeast



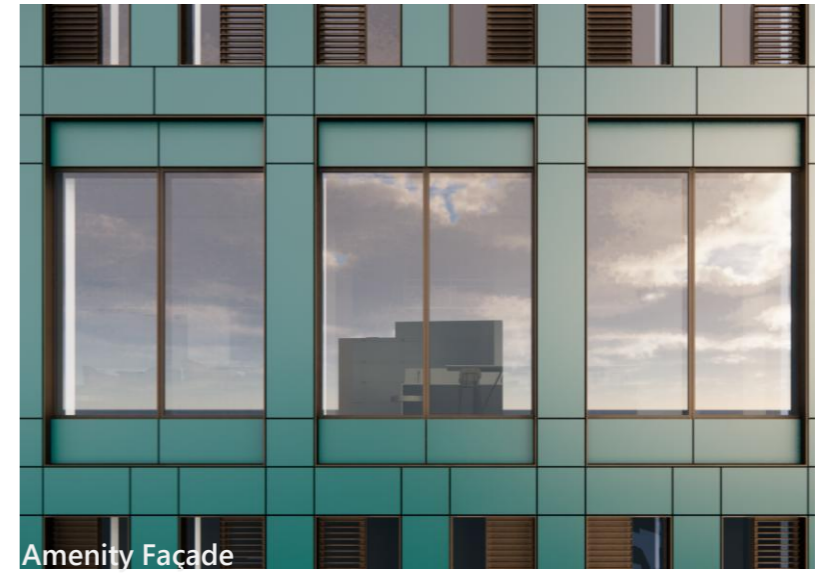
Façade

The façade to the upper storeys of the building is constructed using a unitised curtain walling system. This off-site manufacturing technique improves speed of installation as well as enabling factory-based quality control procedures, providing a well-detailed and constructed high-quality façade.

The façade consists of both flat and profiled aluminium panels, double-glazed windows and feature purge-ventilation panels consisting of a horizontal bar detail with an internally-opening full-height glazed opening casement. The windows are defined with colour-matched reveal flashings. At amenity floor levels horizontal louvre bands are incorporated into the design to allow appropriate ventilation of the internal spaces.



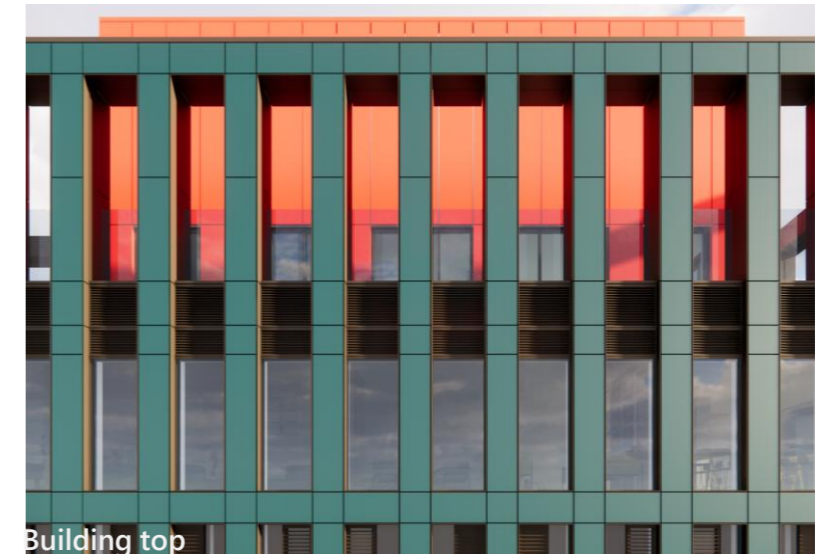
Residential Façade



Amenity Façade



Amenity Terrace



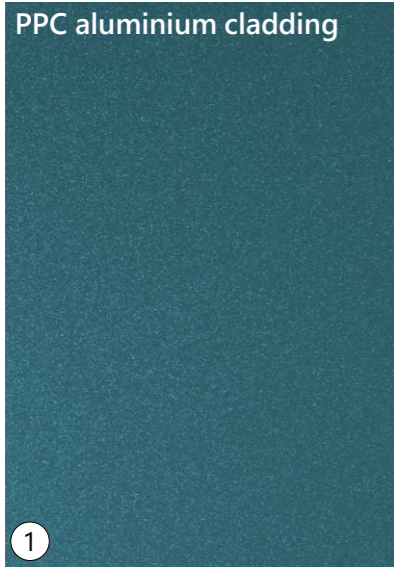
Building top

Façade Study



Material and Colour Palette

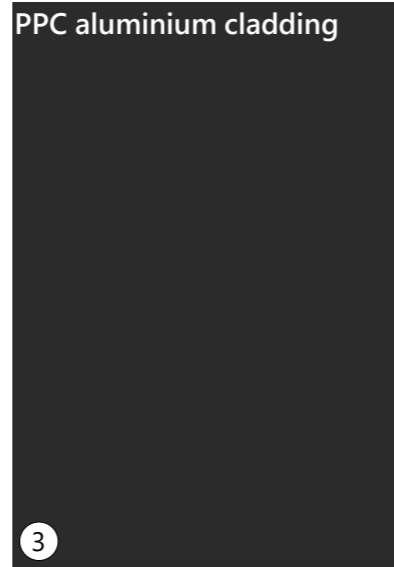
PPC aluminium cladding



PPC aluminium cladding



PPC aluminium cladding



PPC aluminium cladding



Brickwork

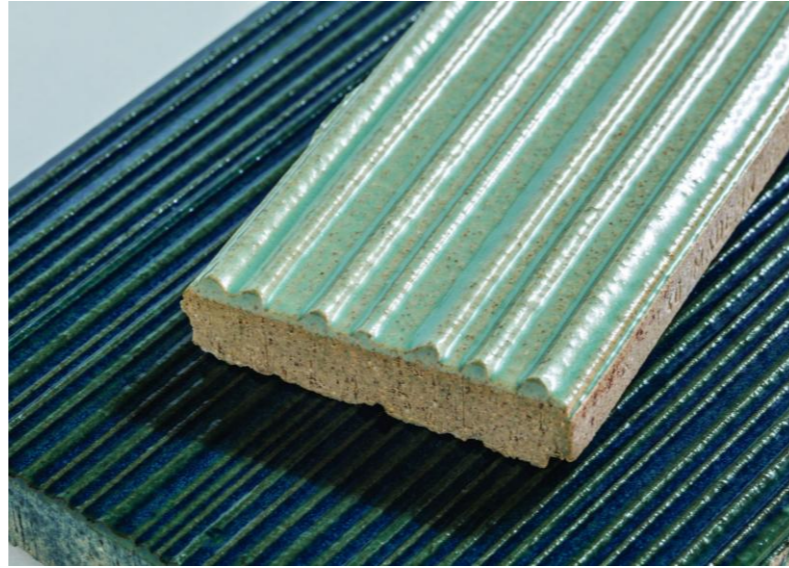
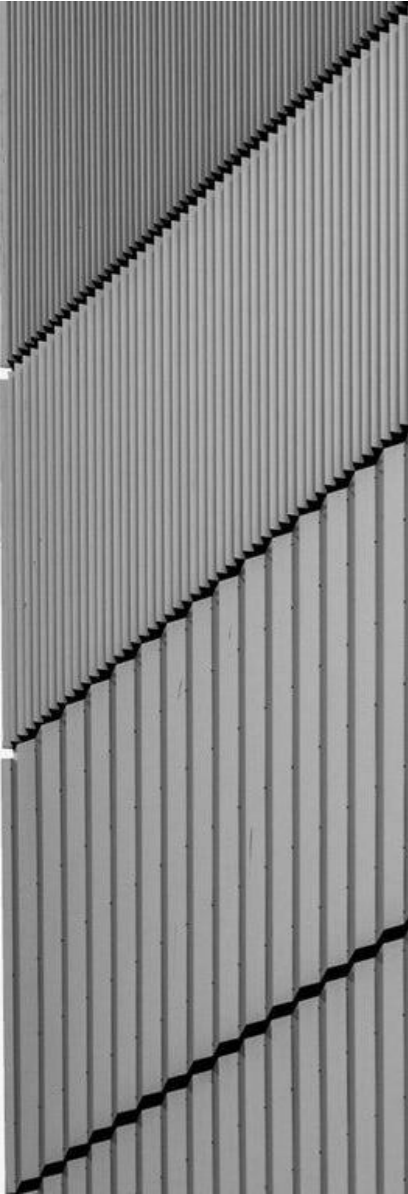


1. Primary façade panels will be blue green PPC aluminium panels in both flat and profiled finish. RAL6004 Blue Green
2. Window frames, louvres and feature purge panels to be a bronze PPC aluminium. Colour Ref: 'Steel Bronze 2'
3. Inset feature panels to be flat black PPC aluminium panels. RAL9004 Signal Black
4. Feature core cladding and plant shroud to be flat orange PPC aluminium panels. RAL2004 Pure Orange
5. Brick plinth will be multi-tone London stock brick.

*All materials and colours subject to client, design team and LPA Approval.



Textured and Profiled Materials





External Lighting Strategy

All lighting positions are shown indicative only – to be reviewed by M&E engineer. Architectural lighting design to be reviewed by lighting specialist to achieve design intent..



Level 00



Floor recessed / wall-mounted up-lights – on both side of each arch – to light piers and inner side of arches
Colour: black



Wall-mounted utilitarian lights to alley way –
Colour: black



Linear LED down-lighting to perimeter of central core (orange) to illuminate top of core.



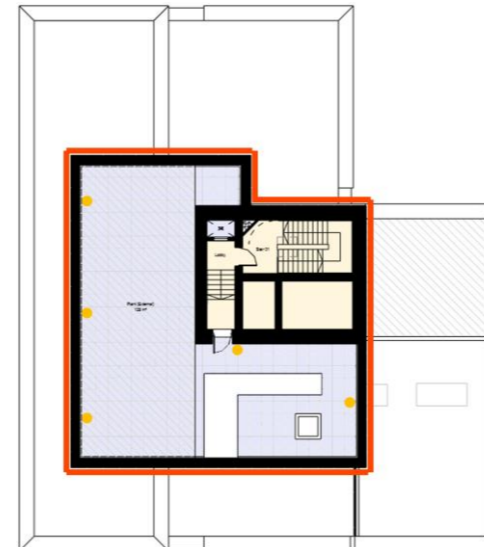
Lighting to inner side of portals of façade extension surrounding roof terrace to illuminate the building crown.



Level 17



Level 32



Roof Level



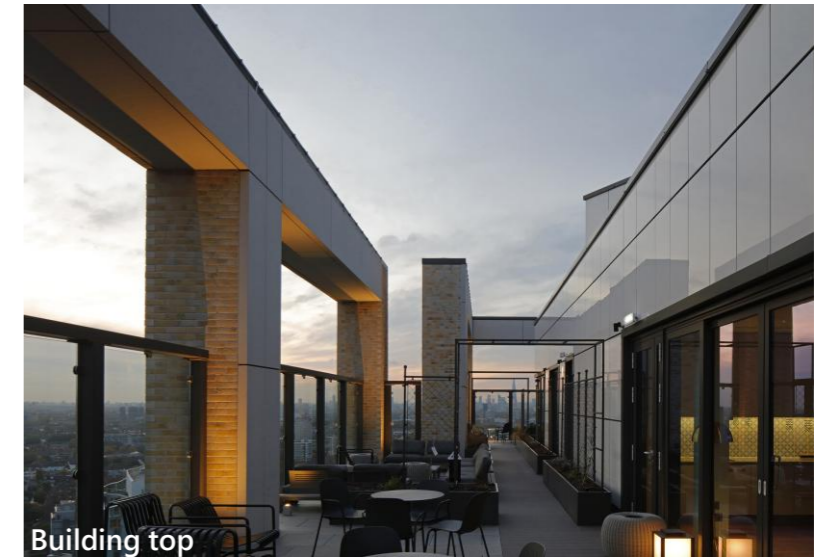
Up & down wall-mounted light to inner side of pier on communal terraces



Ceiling mounted LED strip light to orange core wall.



External Lighting Precedent





John Lewis

NO MOTEL NUS

Precedent

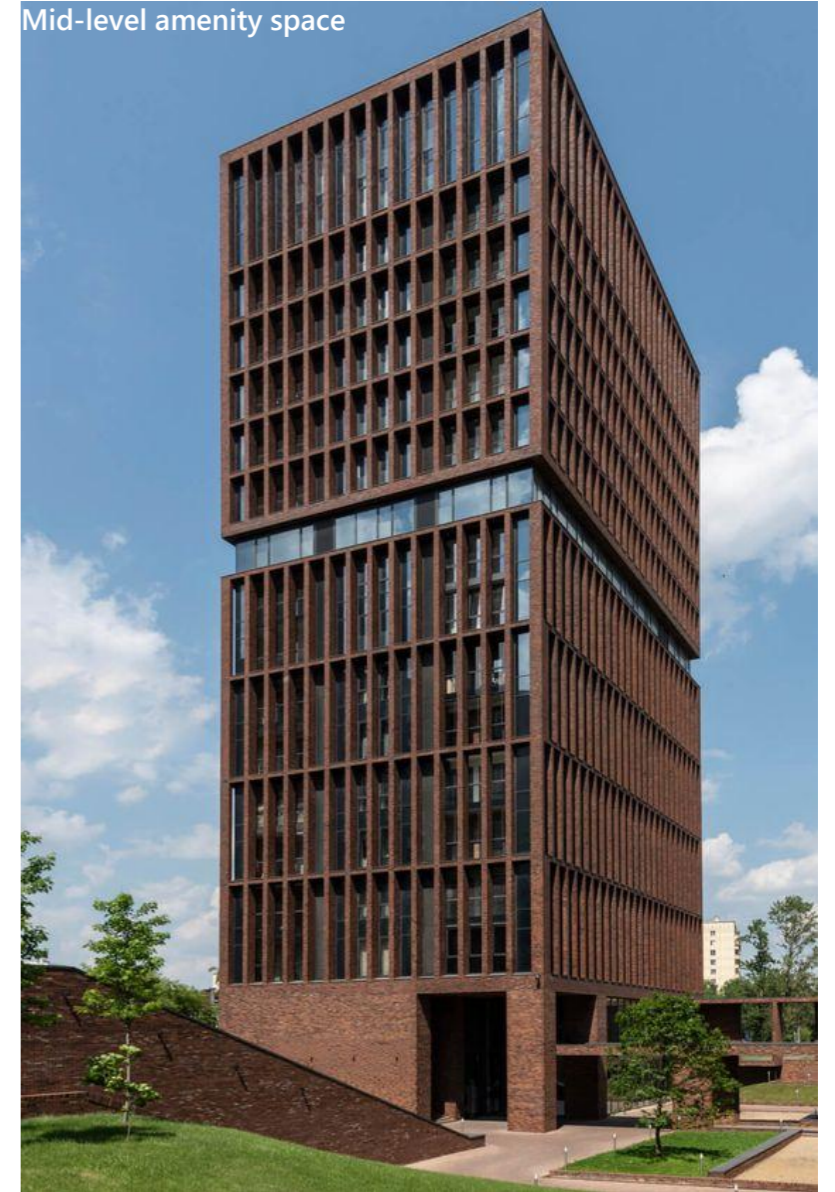
Grid Façade



Inset roof feature

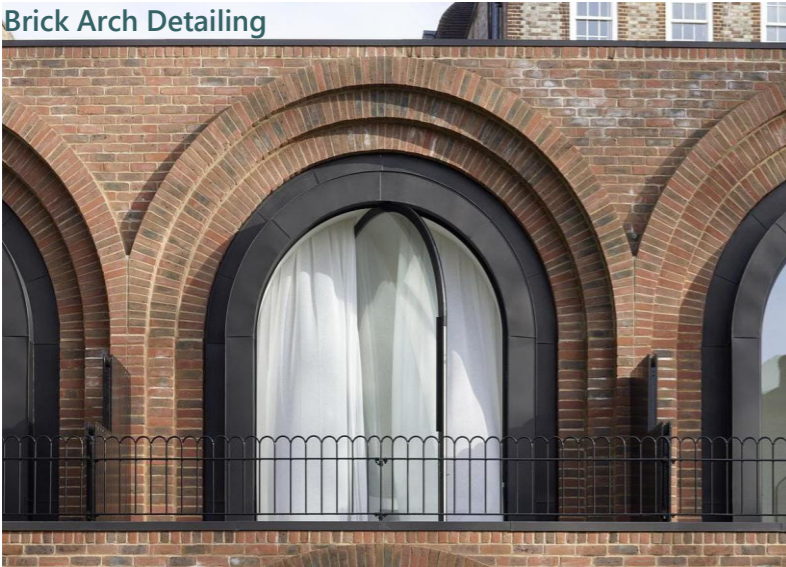


Mid-level amenity space



Precedent

Brick Arch Detailing



Interplay of Arches and Grid Façade



Ribbed aluminium panels



Arched Colonnade



Flat aluminium panels





6. Technical Summary

Cycle Storage Strategy

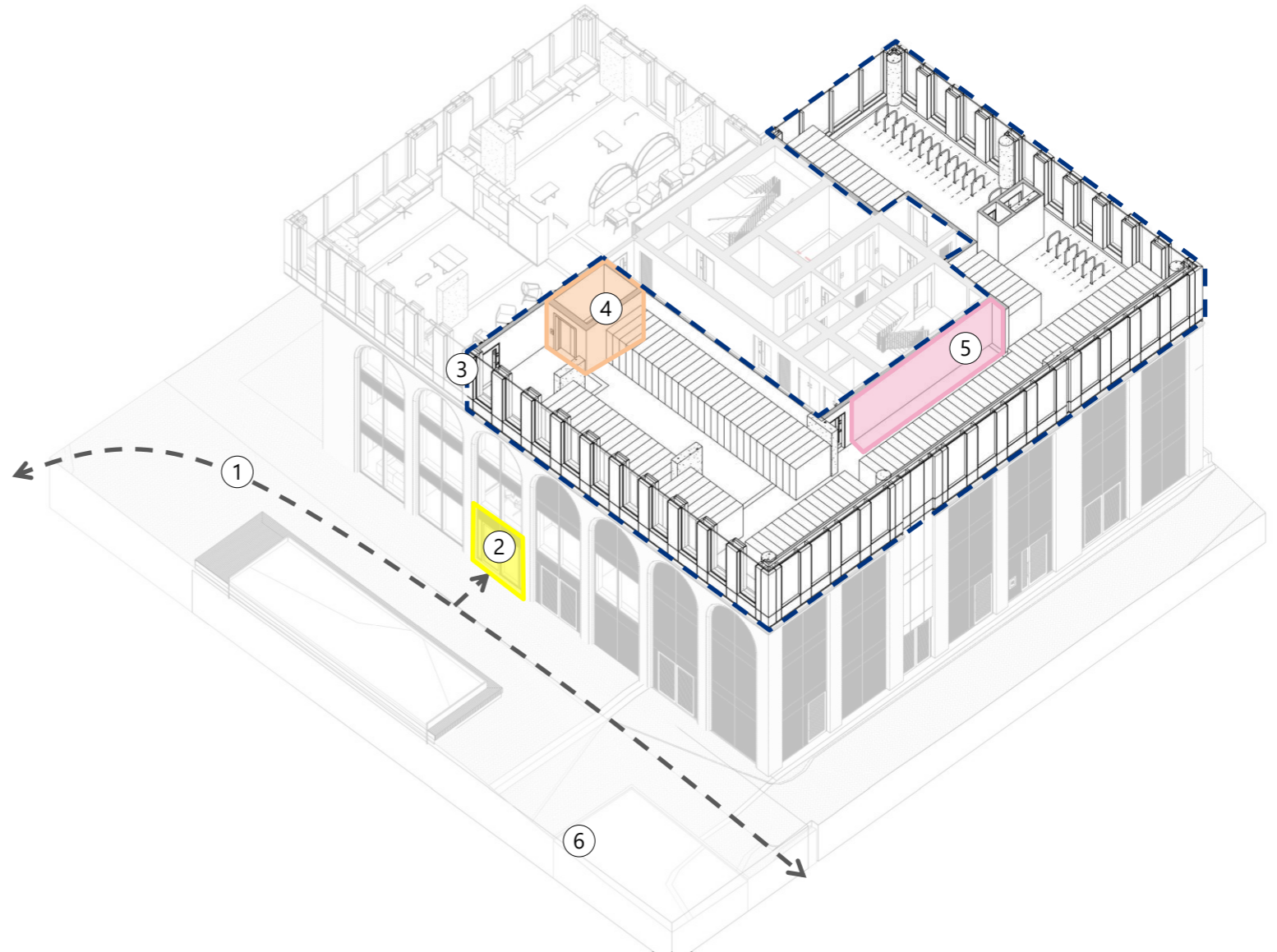
The building is located within a central and highly sustainable location in Cardiff which allows diverse transport opportunities for both residents of, and visitors to the building. The building is adjacent to the National Cycle Route which runs north/south along Hope Street between the City Centre and The Bay.

Cycle storage for residents is provided on the third floor of the building and is accessed via a dedicated secure entrance and cycle lift accessed from Hope Street.

The cycle store provides 310 spaces (0.78 spaces per resident) within both double-stacked (135 racks providing 270 bike spaces) and Sheffield stands (20 stands providing 40 bike spaces). The cycle storage facility also includes a maintenance and cleaning area for the use of the residents.

Additional visitor storage will be introduced via Sheffield Hoops within the landscape.

1. National Cycle Route
2. Secure cycle entrance lobby
3. Third floor cycle store
4. Dedicated cycle lift
5. Cleaning and maintenance area
6. Visitor stands within wider landscape



Townscape Visual Impact Assessment

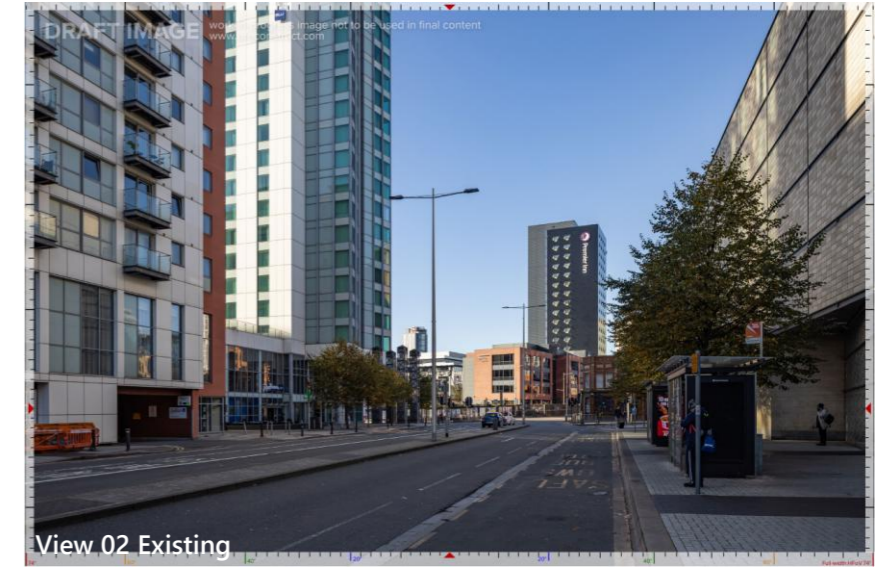
SUMMARY

The Townscape and Visual Assessment concludes that the proposed development would enhance the townscape and views of the Site through the introduction of a well-designed building and landscaping.

The proposed scheme would be visible from both local and wider viewpoints and visual effects would generally be beneficial. When considering the effect of the proposals on views from historic landmark elements within the townscape it has been concluded that some localised visual distraction would result from the proposed development. However the development would be seen in the distance, within the context of the backdrop of the wider, evolving skyline of the City Centre.

The high quality design proposal, including an attractive area of public realm, would greatly enhance the quality and character of the existing site. It would create a new landmark within Custom House Street, aiding legibility not only along this key movement corridor but also within the wider City Centre context.

Overall it is considered that the scheme complies with the planning policy context and, in light of the taller extant scheme, is acceptable in townscape and visual terms.



Townscape Visual Impact Assessment

LICHFIELDS

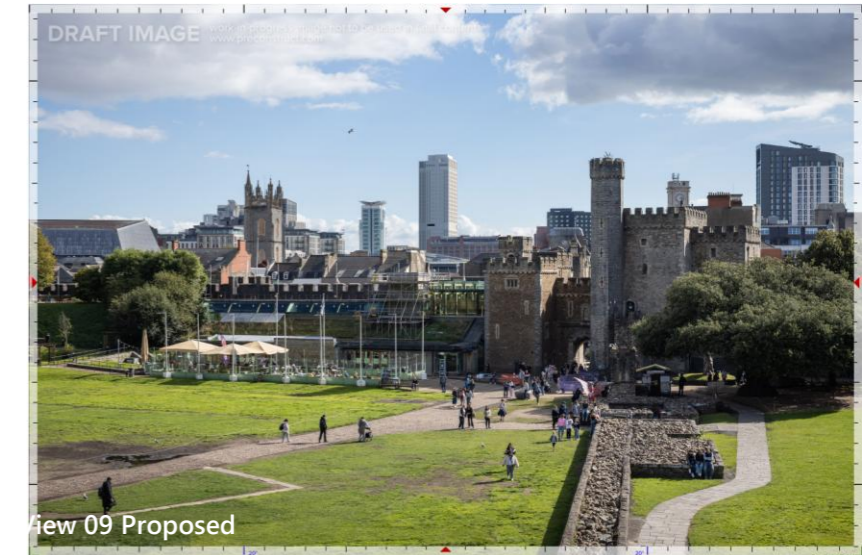
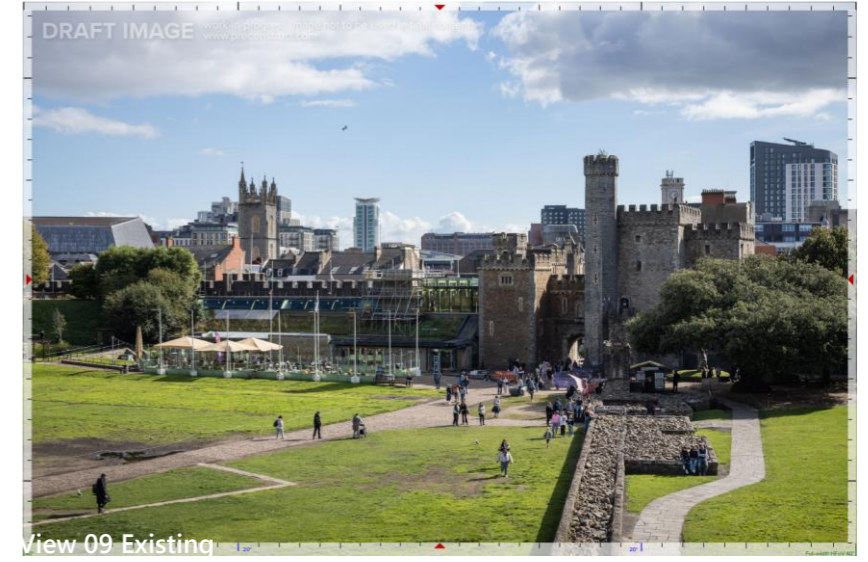
Refer to stand alone report for further detail



Townscape Visual Impact Assessment

LICHFIELDS

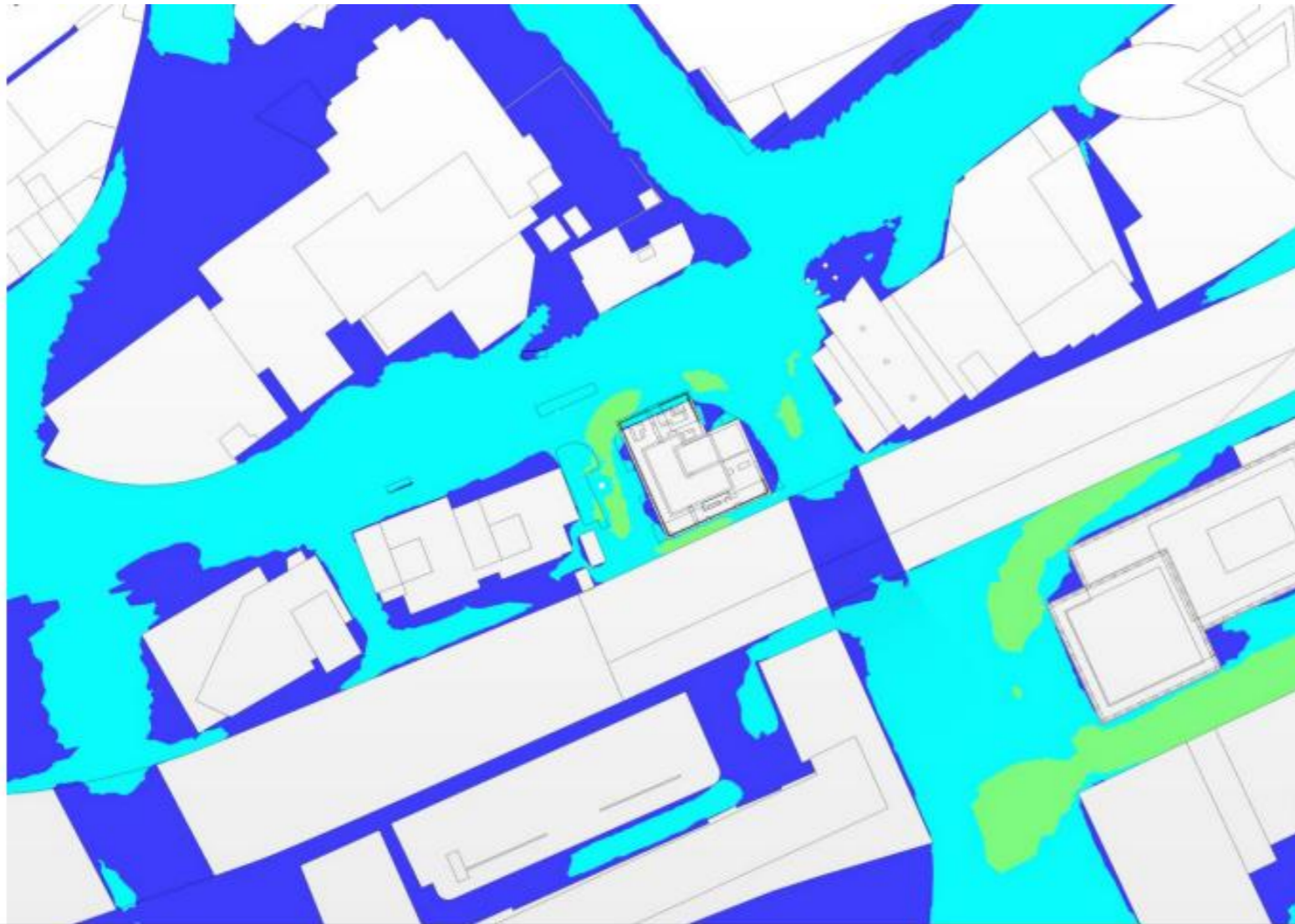
Refer to stand alone report for further detail



Wind & Microclimate

SUMMARY

With the proposed development in place, conditions in the nearby vicinity remain substantially suitable for existing uses. Around the base of the development, some increases in wind speeds naturally occur. With soft & hard landscaping, plus other design measures in place, the pedestrian environment is predicted to meet the Lawson criteria for safety. In terms of comfort, wind conditions are generally suitable for strolling on pavements past the development, and for comfortable access to / from the building; some exceedances occur but these are mild, and conditions broadly acceptable. Within the building's elevated spaces, conditions are predominantly predicted to be calm and comfortable, with landscaping tailored to address any windier areas.



Comfort | Summer | Ground

Development within Cumulative Surrounds

Daylight & Sunlight

Our analysis has considered the effect that the development would have on daylight and sunlight amenity to the apartment above the Golden Cross Public House and to the neighbouring hotels.

The vacant nature of the existing site means that any development that makes efficient use of the land is likely to result in noticeable reductions in natural light, particularly to the neighbouring building immediately adjacent to it. The majority of neighbouring properties currently receive very high levels of daylight and sunlight amenity, which are somewhat uncharacteristic in a city centre location. The analysis results demonstrate that the vast majority of windows and rooms assessed would comply with the BRE guidelines. Where deviations of the numerical guidance have been identified, all the affected rooms are understood to be bedrooms, where natural light is considered to be less important. The retained levels of daylight and sunlight are consistent with, or in excess of, the levels commonly seen in city centre locations.

Therefore, in accordance with Cardiff Council's planning policy and BRE guidance, it is considered that the development would have an acceptable effect on daylight and sunlight amenity to the neighbouring properties.

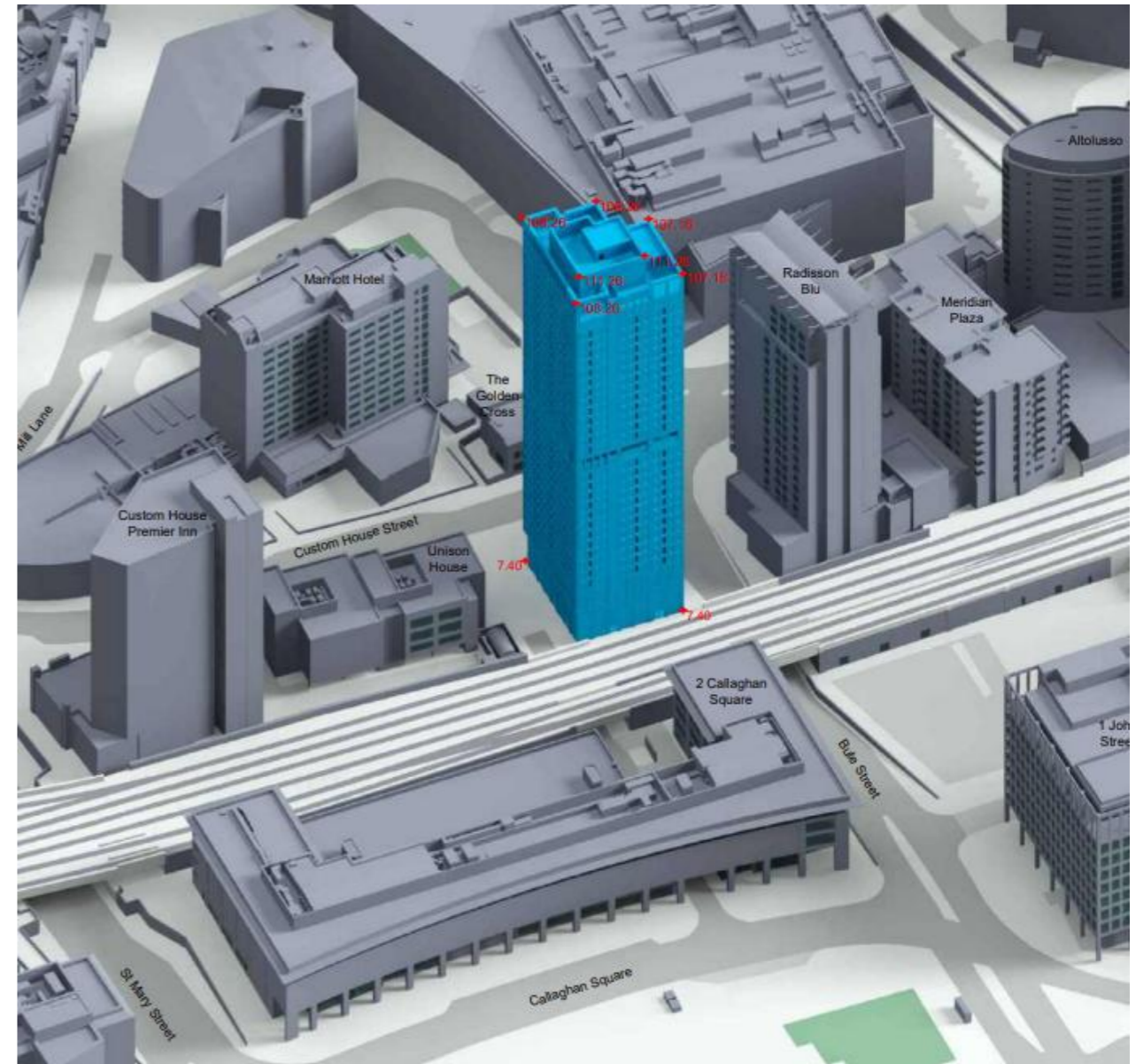
Our analysis shows that 94% of the co-living units assessed would meet or exceed the minimum guideline values given by the BRE for daylight amenity. All the communal amenity areas will meet the BRE guidance for daylight. This represents a high level of compliance in a city centre location such as this.

Where the guidance is not met, the windows to the affected rooms have been reduced in width in order to achieve ventilation requirements and avoid overheating. Ventilation and overheating requirements are mandatory and are therefore considered to take precedent over the guidance for daylight amenity. It is also important to note that the future occupiers will also have access to well day-lit communal amenity rooms throughout the development

The sunlight assessment shows that all the co-living units served by a window orientated within 90-degrees of due south would meet the guidelines given by the BRE.

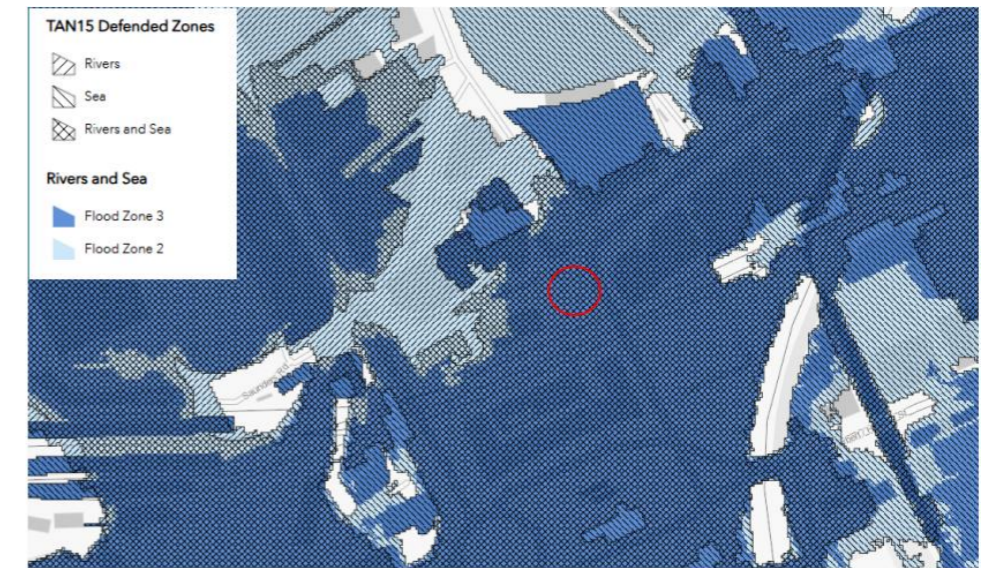
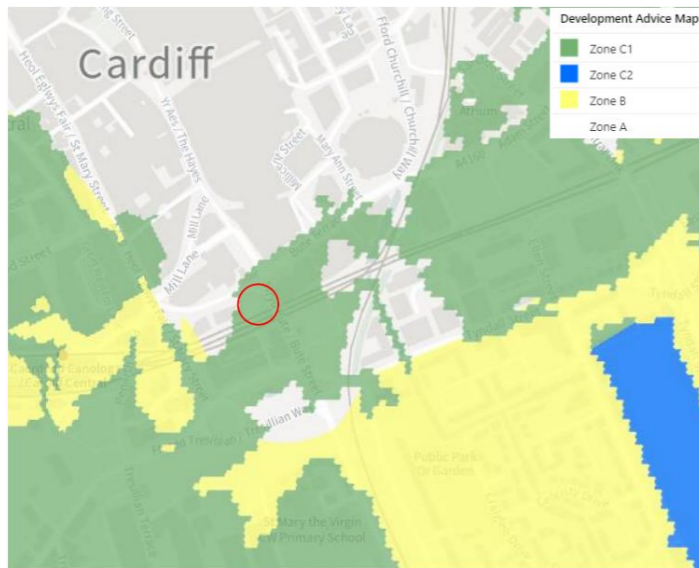
The overshadowing assessment shows that the future occupiers of the development will have access to adequately sunlit communal external amenity space throughout the year.

In summary, the daylight and sunlight assessments demonstrate that the proposed habitable rooms within the development and communal external amenity space will receive adequate levels of daylight and sunlight amenity, in compliance with Cardiff Council's planning policy and the guidance provided by the BRE.



Flood Consequences Assessment

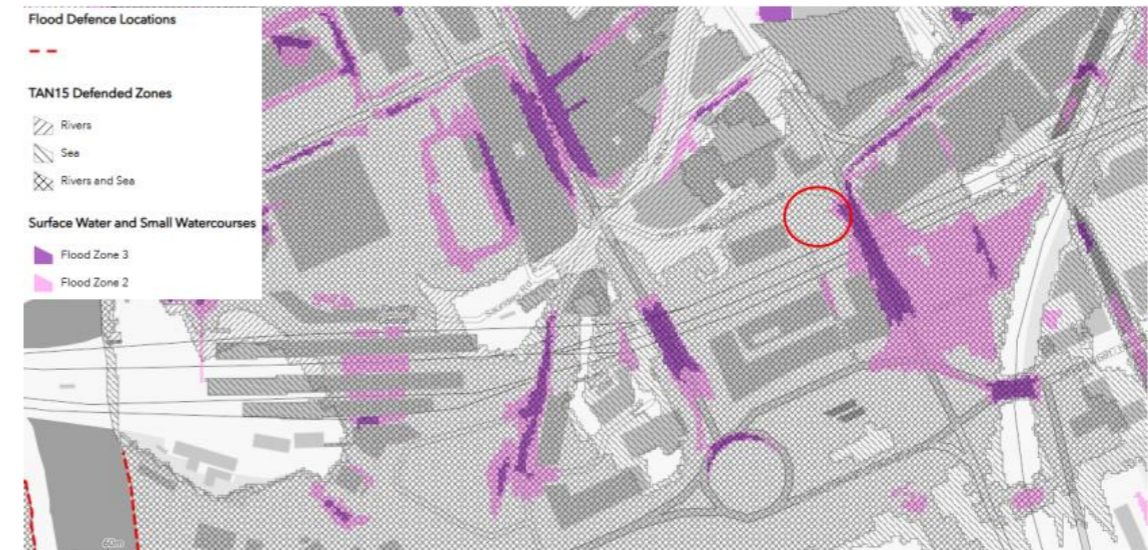
Refer to stand alone report for further detail



SUMMARY:

The proposals for the regeneration of the currently derelict and level site includes the erection of a tower block that will house a 400 unit co-living development. The site is predominantly within Zone C1 as defined in TAN15. Under TAN 15 the development is classified as a 'highly vulnerable' and is therefore required to undergo a justification test, which includes an acceptability of consequences assessment. A technical assessment of the consequences of flooding of the site has been carried out in accordance with the requirements of TAN15. In respect of the criteria outlined in this document the findings are as follows:

- The development site is allocated for mixed-use development within the Cardiff Local Development Plan and therefore satisfies the justification test outlined in Section 6 of TAN15.
- The main source of flood risk to the site is tidal, though this risk can be considered very low due to significant flood alleviation infrastructure provided downstream that includes the Cardiff Bay Barrage.
- Proposed minimum residential FFL's of 8.83mAOD to be set, which is equivalent to the future 1 in 200- year adjacent tidal level and meets TAN15 threshold tolerance for a residential scheme.
- Commercial unit FFL's to be set at equivalent existing ground levels, which is deemed acceptable due to the high level of tidal defences provided and subsequent low risk of flooding to the site for the lifetime of the development.
- Units and community space above TAN15 threshold frequency to act as 'safe havens' during flooding event, with evacuation of the site not advised.
- All residents/businesses are to be signed up to the NRW 'Floodline Warnings Direct' scheme.
- Surface water drainage to be suitably designed in line with local and national requirements. Therefore, based on the findings of the FCA, it is considered that the principal objectives of TAN15 have been satisfied and that the development proposals are acceptable in terms of flood risk.



7. Conclusion

Conclusion

The design approach to this building has been developed through detailed contextual analysis, consultation with Cardiff Council Planning Department through an extensive pre-application process and a coordinated approach with the experienced client and expert design team.

Watkin Jones Group are UK market leaders in the development, construction and operation of a variety of residential tenures and have significant in-house expertise on the specifics of co-living as an emerging sector.

The combined skills and knowledge of all involved in the design of the project have created an exciting proposal for a new development within Cardiff City Centre. The building will provide an alternative option for city-centre living as well as a new iconic building on the Cardiff skyline and reinvigorating an under-developed site into an active and positive contributor to the fabric of the city.

The architectural approach has been to design a striking and contemporary building which will exceed the expectations of the client team and the future residents of the building from both an aesthetic and functional perspective. Detailed consideration has been given to the modulation of the façade and how the fenestration strategy will provide adequate daylighting, fresh air and comfort to the building occupants. Considerable time, effort and attention has been dedicated to the provision of the amenity spaces. The location, scale, use and look of which have been developed to create opportunities for residents to enjoy a variety of places throughout the building to suit their everyday needs and lifestyle requirements.

This submission, including drawings, documentation and supporting technical reports form a robust and well-considered Planning Application for a significant development within Cardiff City Centre and demonstrates compliance with the relevant planning policy as outlined on page 9 of this document.



Document Verification

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Customhouse Street Co-Living

Document Title:

Design and Access Statement

Project Number:

0500

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