PBSA, CARDIFF
PAC DESIGN & ACCESS STATEMENT

RA-1075-PL-DEC-25

DRAFT

RUTTER ARCHITECTS
on behalf of CNM Estates

Contents

P.1 Google Earth Aerial
(Looking South at the site)

1.0 Introduction

1.1 Site Address

Rosemary Street, Cardiff

1.2 Purpose of the Document

This Design and Access Statement has been prepared on behalf of CNM Estates in support of a Pre-Application Consultation (PAC) for the redevelopment of land at Rosemary Street to provide 295 Student Accommodation units with associated amenity spaces, landscaped gardens, roof terraces, parking and cycle storage.

This PAC Design and Access Statement is to be read in conjunction with all submitted plans and documentation.

1.3 Introduction

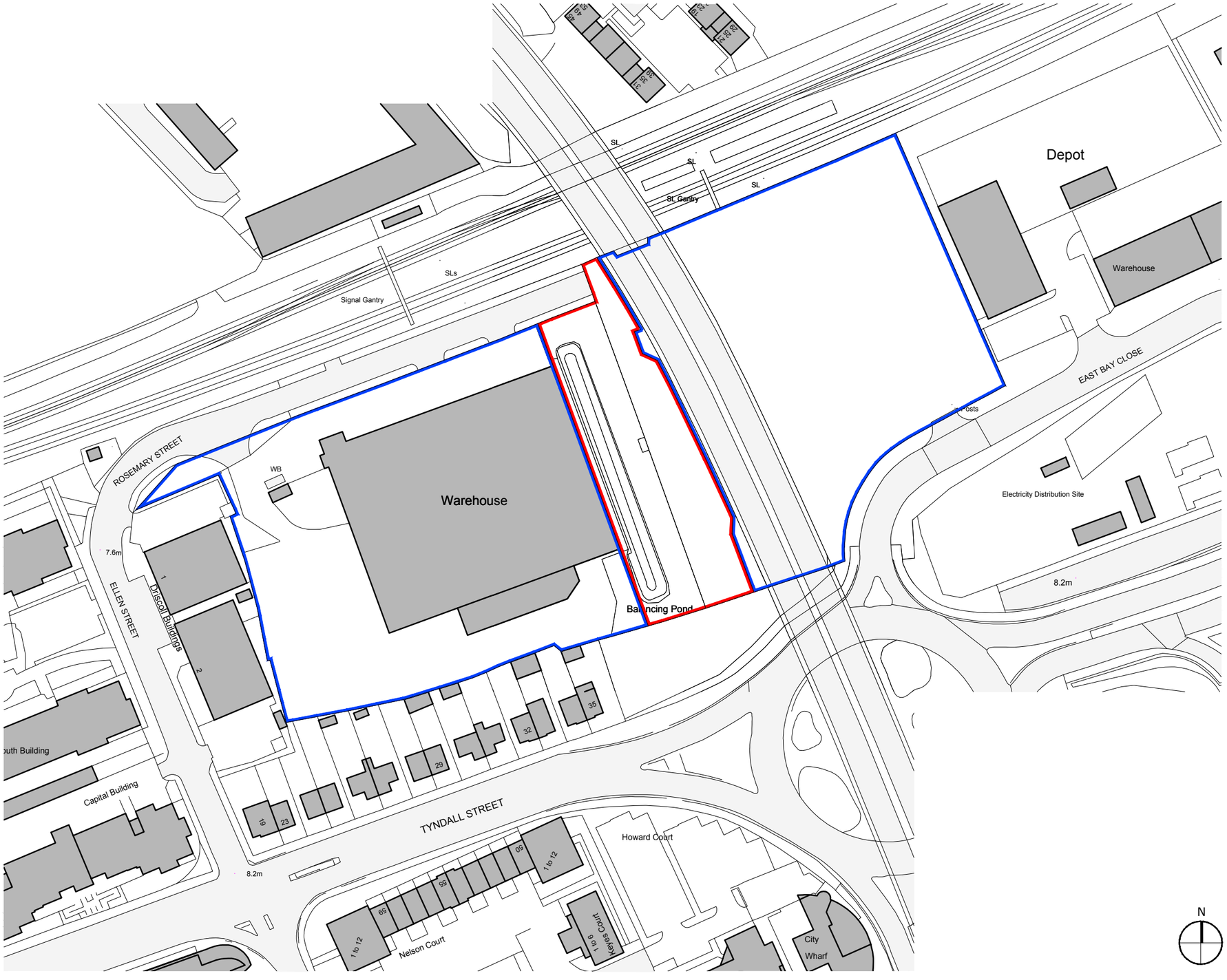
The brief was to transform a currently vacant site in a prominent location to create exciting and high quality purpose built student accommodation (PBSA). These are to be complemented by generous external and internal amenity.

The development is to comply with relevant national and local planning policy to bring about a successful scheme for future occupiers but also to provide regenerational benefits to the local area. Examples of policy reviewed include:

SPG Cardiff Residential Design Guide, 2017
SPG Student Accommodation, 2019
SPG Tall Buildings, 2017

This document is to be read in conjunction with all other provided plans and documents related to this application, which include:

- Application Forms & Certificates
- Planning Statement
- Design & Access Statement
- Architectural Application Drawings
- Daylight & Sunlight Assessment
- Air Quality Assessment
- Drainage Strategy
- Noise Assessment
- Transport Statement
- Framework Travel Plan
- Ecological Assessment
- Arboricultural Assessment
- Landscape Plan
- Green Infrastructure Statement



Site Location Plan (OS Data)

Scale - 1:1250 at A3

2.0 Site Context

2.1 Site Context

The application site, situated on Rosemary Street, is an empty plot formed from parcels of the neighbouring consented East Bay Close development to the East and the WNO Warehouse to the West.

The northern boundary fronts Rosemary Street and with the railway line opposite, whilst to the East, the boundary sits adjacent to the consented East Bay Close and the Central Link Road A4234 which crosses over at high level. To the West the boundary sits adjacent to the WNO Warehouse, whilst to the South, the boundary is sat back from Tyndall Street, separated by a vegetated plot.

Access to for vehicular, pedestrian and cycle traffic is via Rosemary Street.

The site is situated in a central and prominent location with direct and quick access to major transport links, employment, leisure, shopping and University campuses.

2.2 Wider Context - Uses and Scale

The wider context of the site includes primarily commercial offices/warehouses, student and residential uses as visible on the diagram to the right. The average scale of the wider context is 3-5 storeys, however there are a number of larger buildings, both built, under construction, or consented, in the immediate vicinity which range from 8-21 storeys.

Legend

- The Site
- Residential
- Hotel
- Student
- Commercial / Office
- Army / HMP
- Main Pedestrian & Cycle Link to City Centre

N

Scale - Not to Scale

The Site in Wider Context (Google Earth)

2.0 Site Context

2.3 Site Pressures

The site provides a number of pressures which have been considered within the design development and proposals. The include:

- Implications from the proximity to the Cardiff Central Railway Station Main Line including noise and views.
- Similar implications of noise and views from the proximity to the Central Link Road A4234 which passes directly to the east of the site.
- It is assumed that a no build zone may be required as a result of the proximity to the train line and road which reduces the available area for development.
- The existing site access location is unideal.
- There is an existing swale within the site, which is currently assumed to be unused.

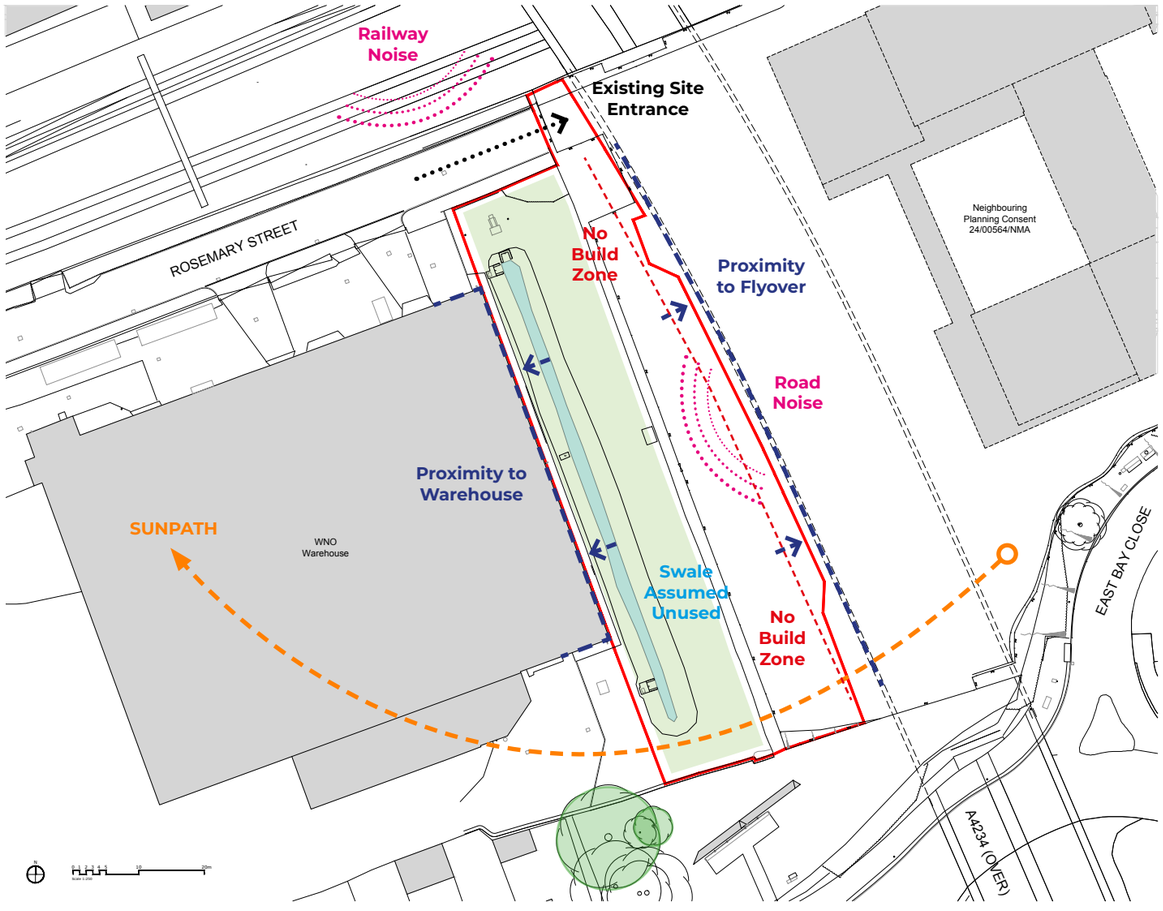
2.4 Site Opportunities

The site pressures provide opportunity to respond in form and design, including:

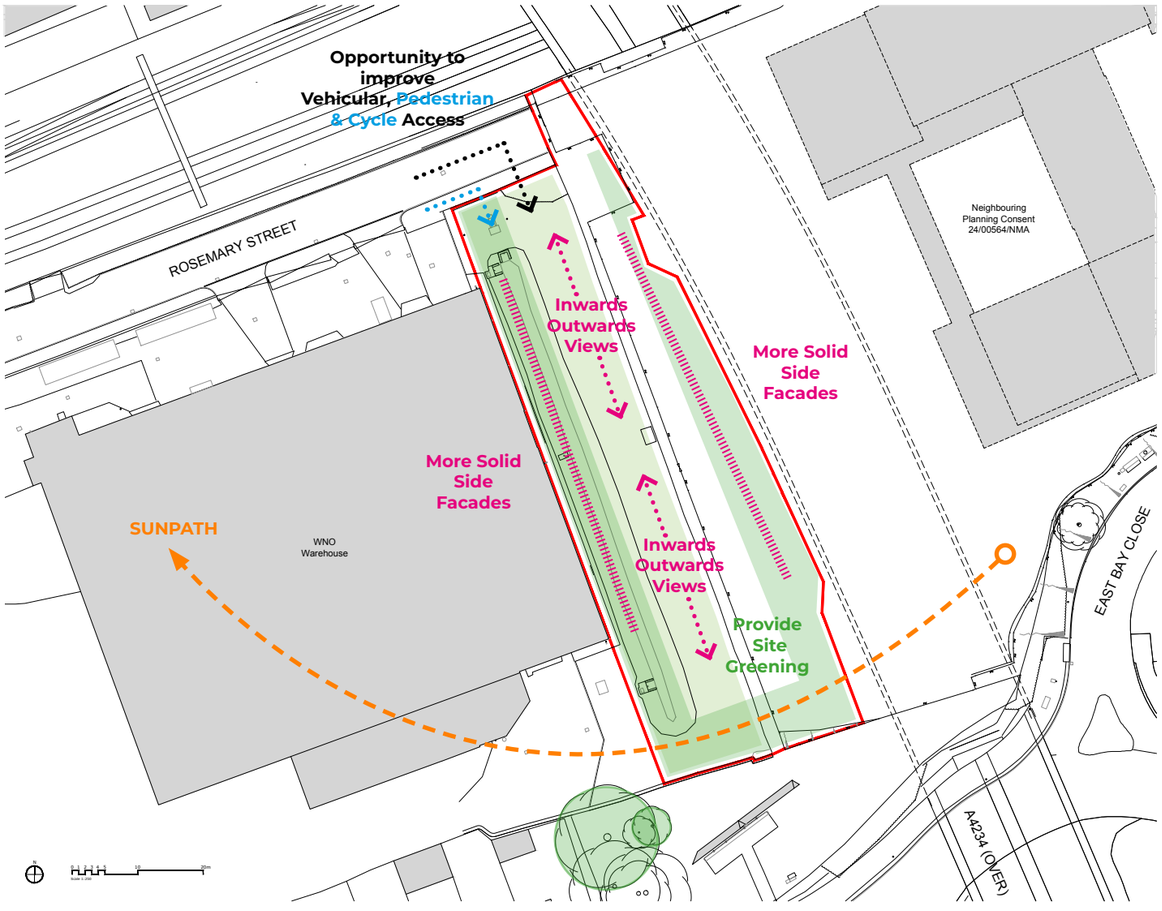
- Improving site boundaries to the train line and road by site greening and tree screening, providing both a noise and visual buffer.
- Provide site greening to improve the quality of the site vegetation and create visual interest both within the site and from longer views.
- Sensible design of the building footprint and window positions can be utilised to provide more solid elevations facing the Central Link Road to avoid issues relating to noise and views.
- Opportunity for inwards and outwards views to avoid views towards the flyover and neighbouring warehouse.
- Opportunity to improve the vehicular, pedestrian and cycle access to the site and provide adequate vehicular turning.

N

Scale - Not to Scale



Site Pressures (Survey and OS Data)

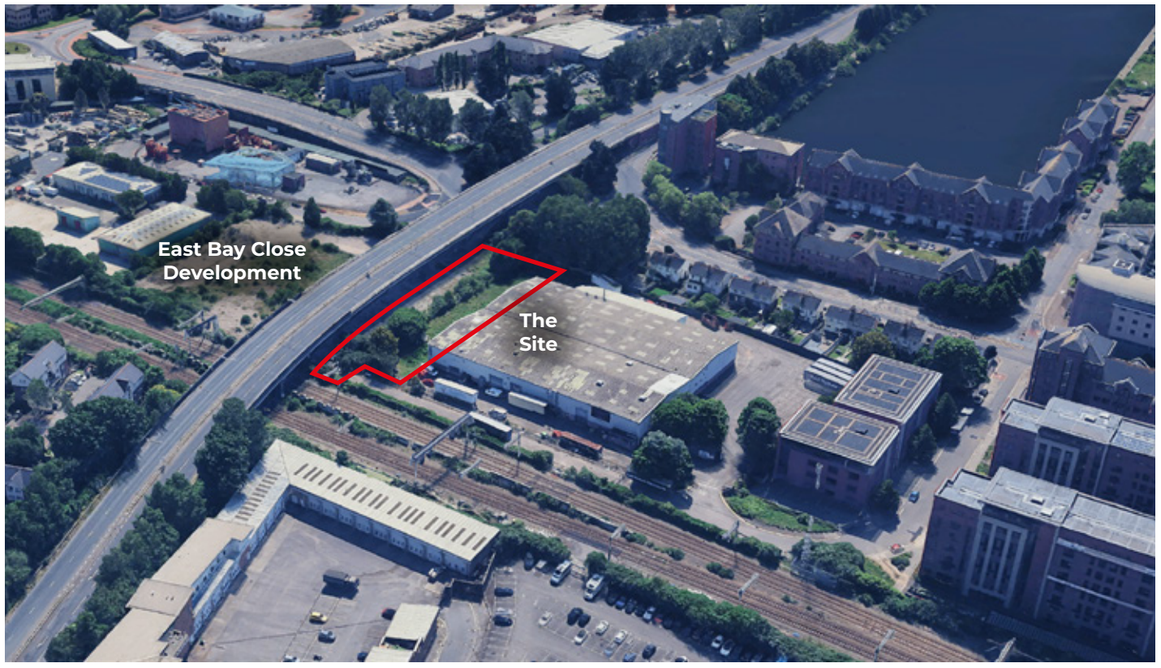


Site Opportunities (Survey and OS Data)

2.5 Site Photographs

The following site photography includes aerials taken from Google Earth and imagery taken on site. The site boundary has been roughly indicated on the aerial photographs.

P.2 Google Earth Aerial (Looking North West)



P.3 Google Earth Aerial (Looking East)

P.4 Google Earth Aerial (Looking South East)

P.5 Site Photograph (Looking towards the site from the roundabout)

P.6 Site Photograph (Looking towards the site from the roundabout)

P.7 Site Photograph (Looking towards the site from Tyndall Street)

P.8 Site Photograph (Looking towards the site from Rosemary Street)

P.9 Site Photograph (Looking towards the site from Rosemary Street)

P.10 Site Photograph (Site Boundary on Rosemary Street)

P.11 Site Photograph (Looking down Rosemary Street away from the site)

P.12 Site Photograph (Looking North within the site)

2.6 Neighbouring Development - East Bay Close

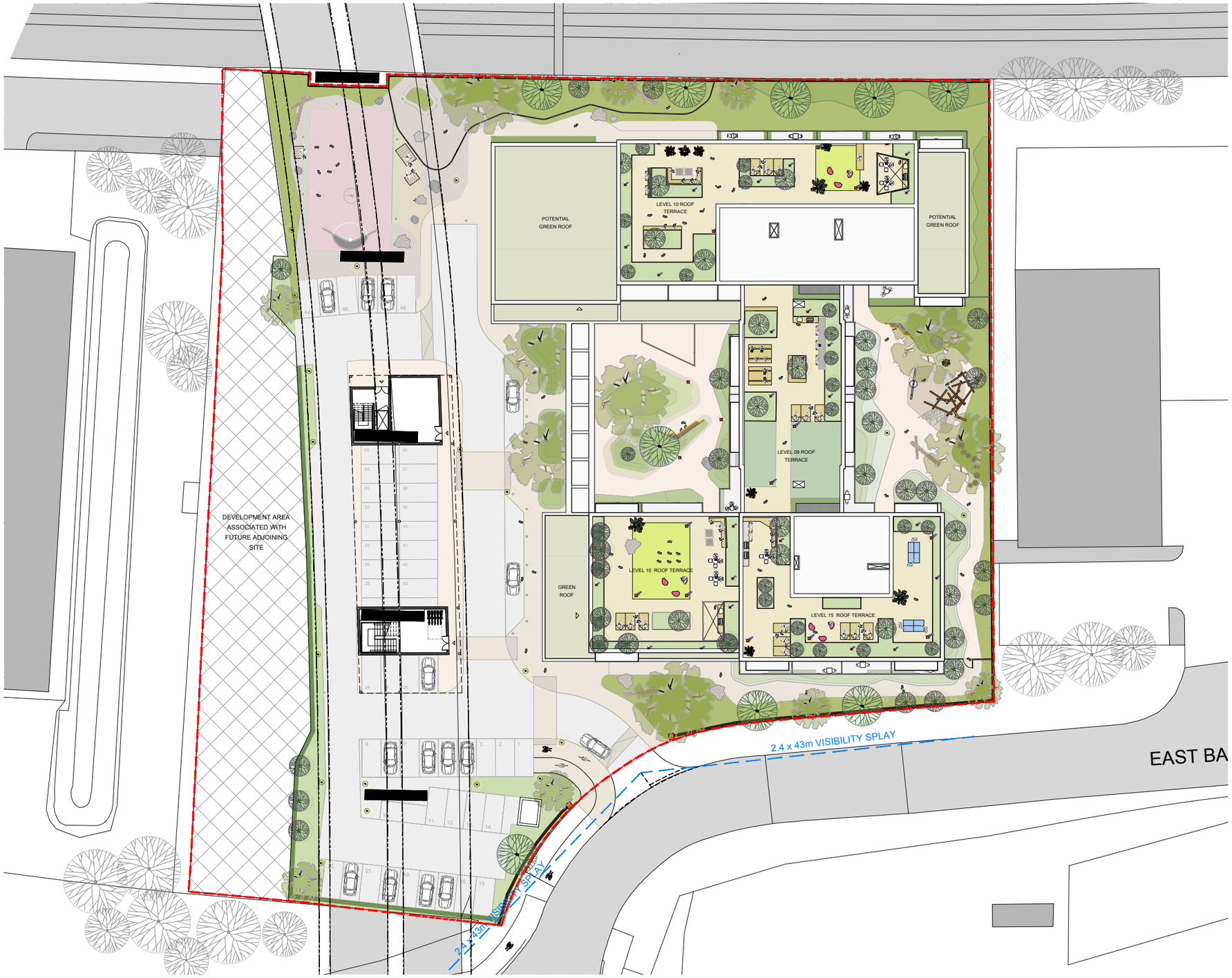
The site neighbours a recent planning consent at East Bay Close, which is currently subject to an NMA application to vary the site parking and cycle storage.

The consented East Bay Close development is set to provide 319 Residential Units and 85 Serviced Apartments with associated residents internal and external amenity, parking and landscaping.

The consented building has been sculpted into a series of volumes, to break up the massing, with height varying between 9 to 16 storeys.

The current NMA application has carved a portion of the land to the west of the site to be associated with the proposals for this application.

East Bay Close Development 3D Visual



East Bay Close Development Proposed Site Plan

3.0 Design Development

3.1 First Marks on Site

As part of the design process, the first marks on the site reviewed how massing could respond to the site and its context.

Option 1

Option 1 reviewed a simple rectangle spanning the length of the site, with double banked corridors to generate acceptable building efficiency.

Whilst the most efficient in structure, form and footprint, the narrow nature of the site combined with the neighbouring WNO warehouse and Central Link Flyover restricts the ability to place student rooms at lower levels - providing an excess of space beyond requirements for amenity and back of house.

Additionally, to the east, student rooms would be directly facing the Flyover, providing likely noise disturbance.

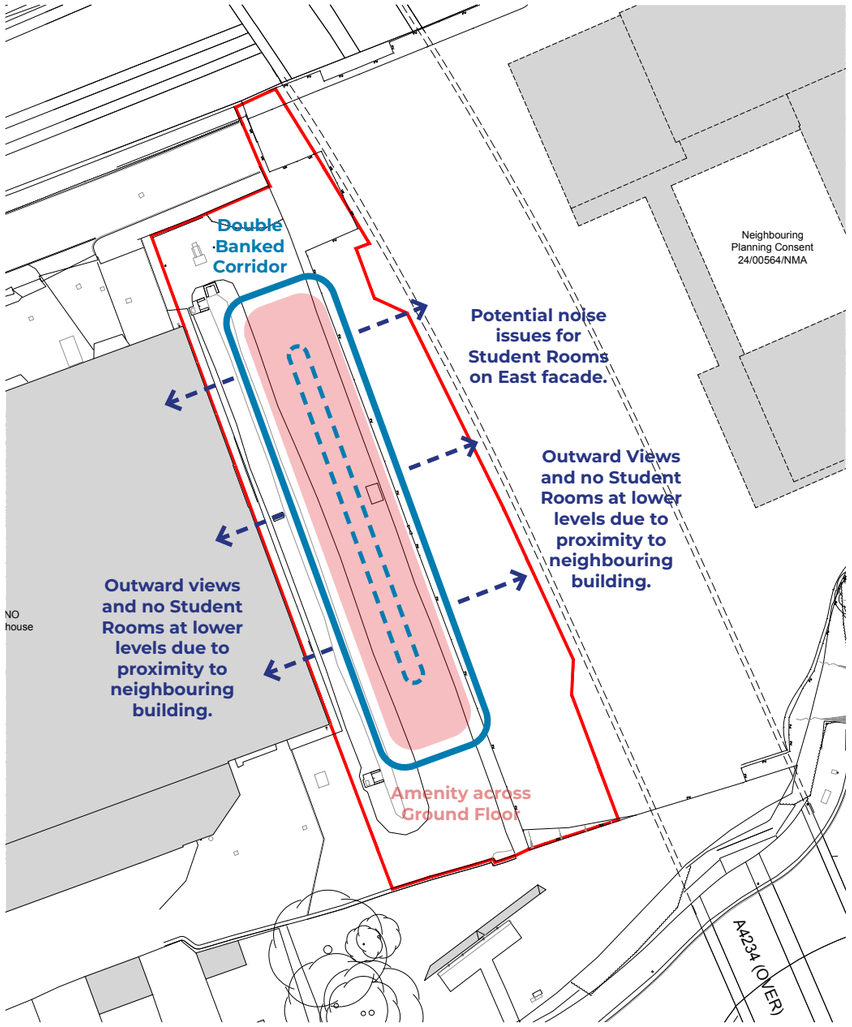
Option 2

The preferred option, which has become the basis of this application, sought to break up the above ground massing to provide three structures with double banked corridors.

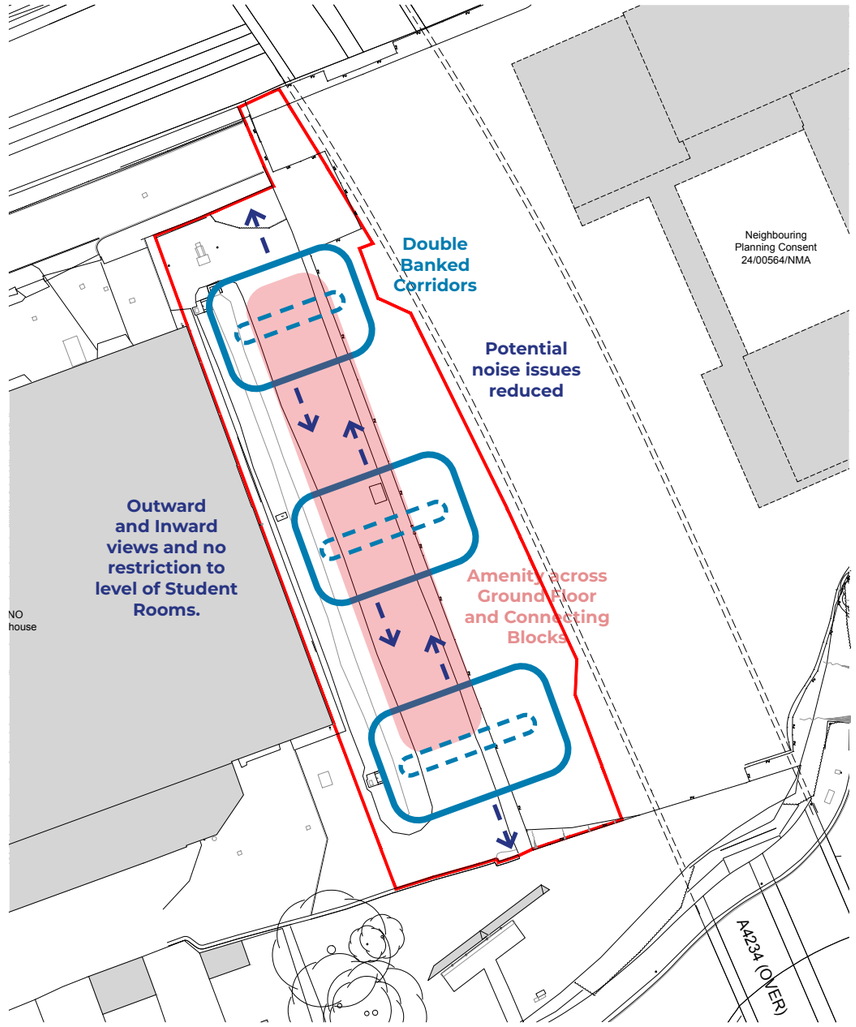
Whilst the length of the site provides adequate spacing between the blocks, the key improvement was the removal of rooms directly overlooking the Flyover. The orientation of the site also allows for good sunlight and daylight to penetrate between the blocks.

A ground floor amenity, of correct size, would then be able to link the blocks.

The punctuations in the footprint of the building at ground level also provides opportunity for differing landscape zones, including courtyards and terraces.



First Marks Option 1



First Marks Option 2

N

Scale - Not to Scale

3.0 Design Development

3.2 Pre-Application Scheme

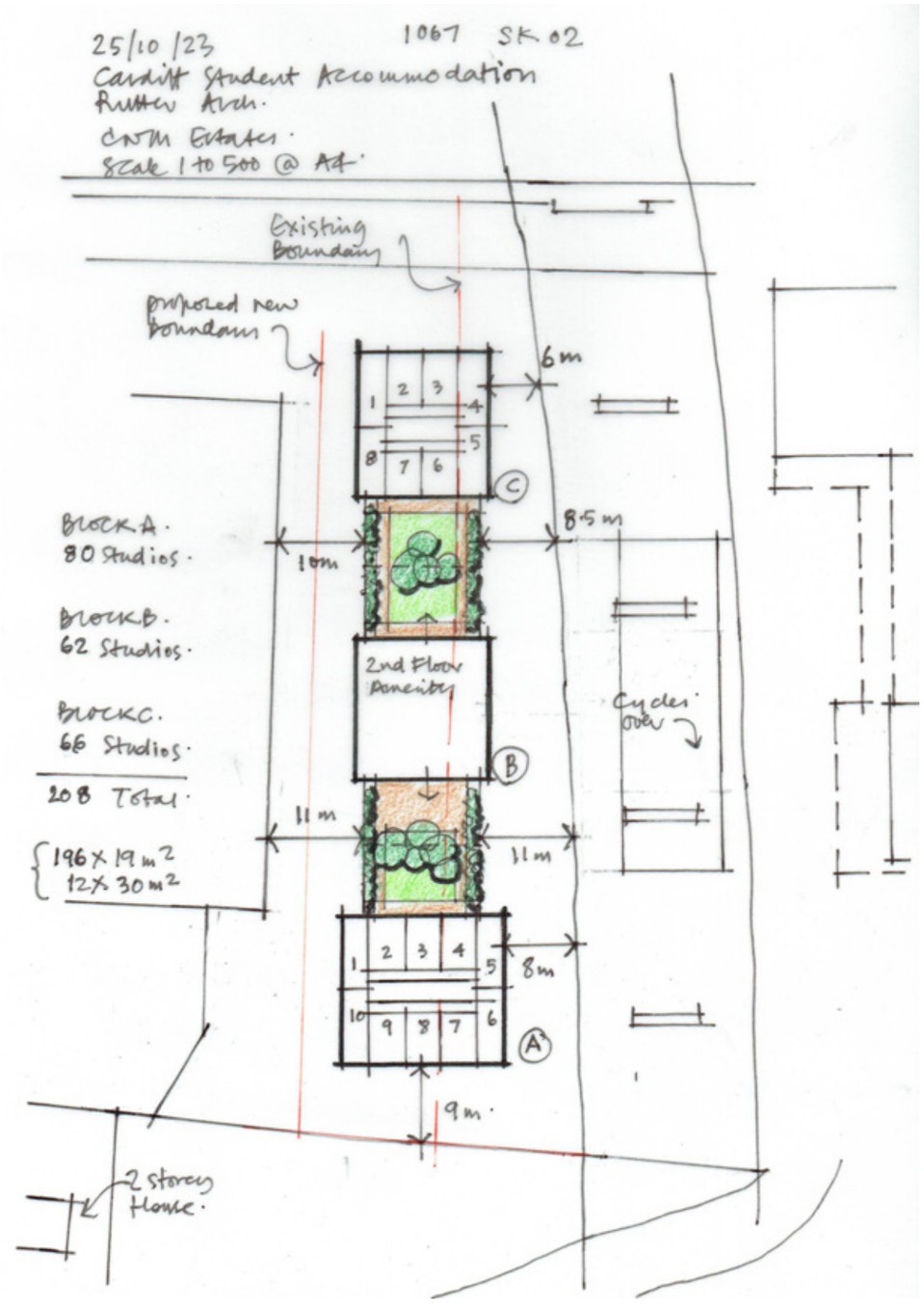
Once Option 2 was developed further, the scheme was presented to the LPA for Pre-Application advice.

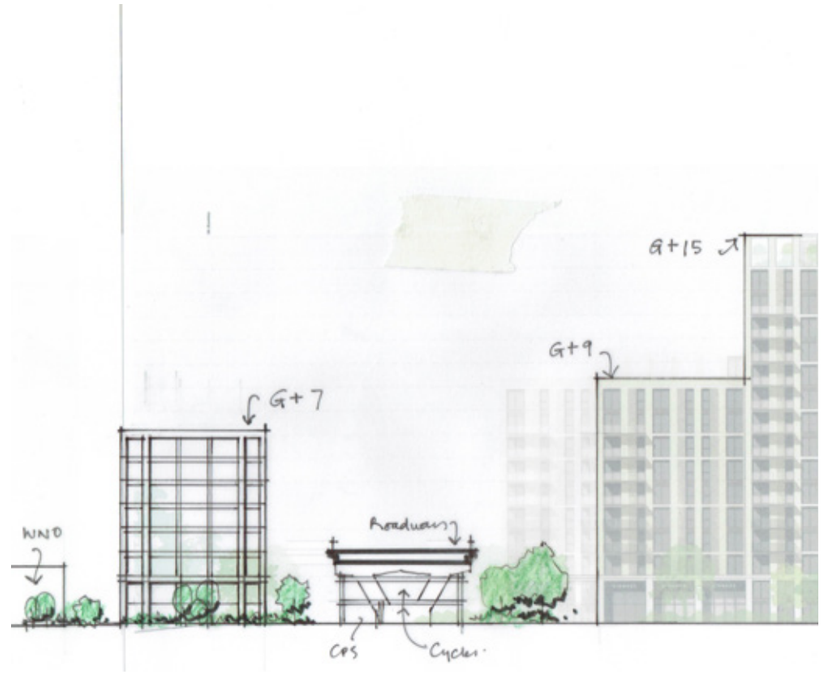
The initial presented sketches to the right present three blocks of student accommodation providing 208 rooms, connected by generous amenity at ground floor, with verdant second floor roof terraces and associated landscaping.

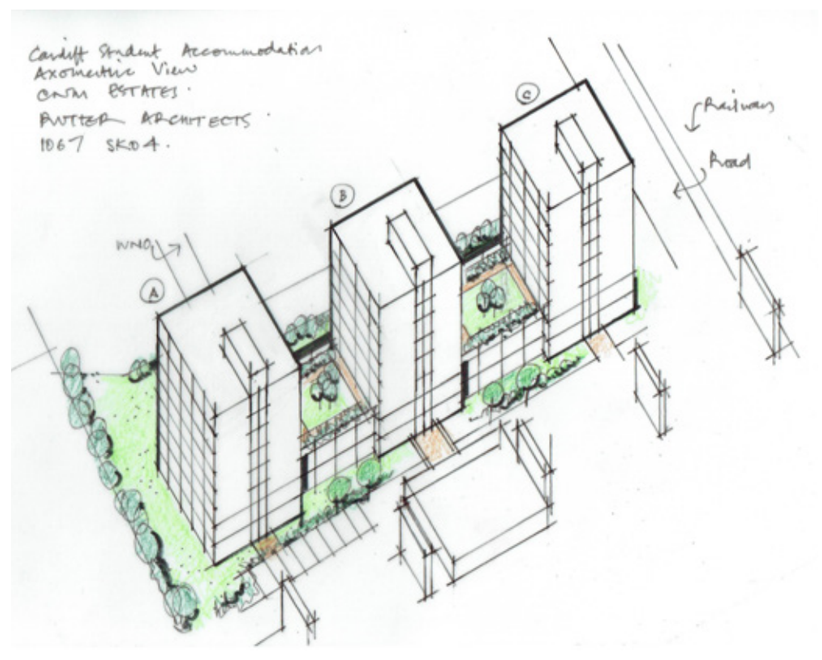
All three towers were proposed to be 8 stories in height.

The orientation of the rooms in blocks preferred internal site views, save for the northern and southern rooms which would have wider views. This is to assist with issues relating to noise from the adjacent Flyover.

The proposals would require some re-organisation of the parking provision at East Bay Close to facilitate the development.







Scale - Not to Scale

Pre-Application Scheme Initial Sketches

3.2 Pre-Application Scheme

The ground floor was then further developed to review how the amenity spaces, cycle parking and bin storage could be arranged.

The key designs points were:

- A generous lobby and reception, a single controlled entrance, was placed between two of the blocks, which opened out onto the amenity spaces - all linked to the external amenity and landscaping.
- Amenity spaces provided included a lounge, bar, gym, games room, library and study space.
- Two first floor terraces located between the towers provide additional external amenity.
- Separated lobbies and cores were created for each block to provide access security and privacy to ground floor student rooms.
- Secure and internal cycle parking numbers to meet LPA requirements.
- Back of house provided around the amenity spaces but separated from the student rooms.
- Building plant to be located at roof level.
- The green corridor between the sites has been retained.

N

Scale - Not to Scale

Pre-Application Scheme Proposed Site Plan

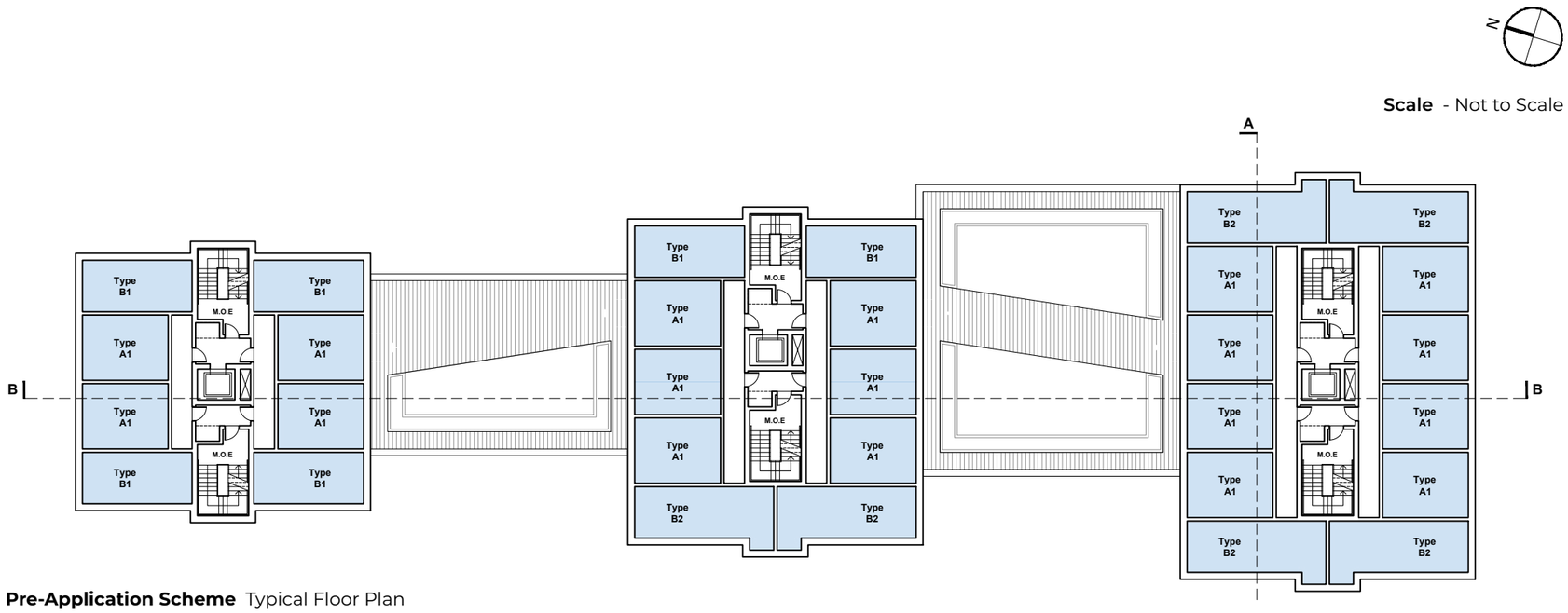
3.0 Design Development

3.2 Pre-Application Scheme

The proposed section to the right indicates how the amenity was placed to the centre of the block, connecting all three towers.

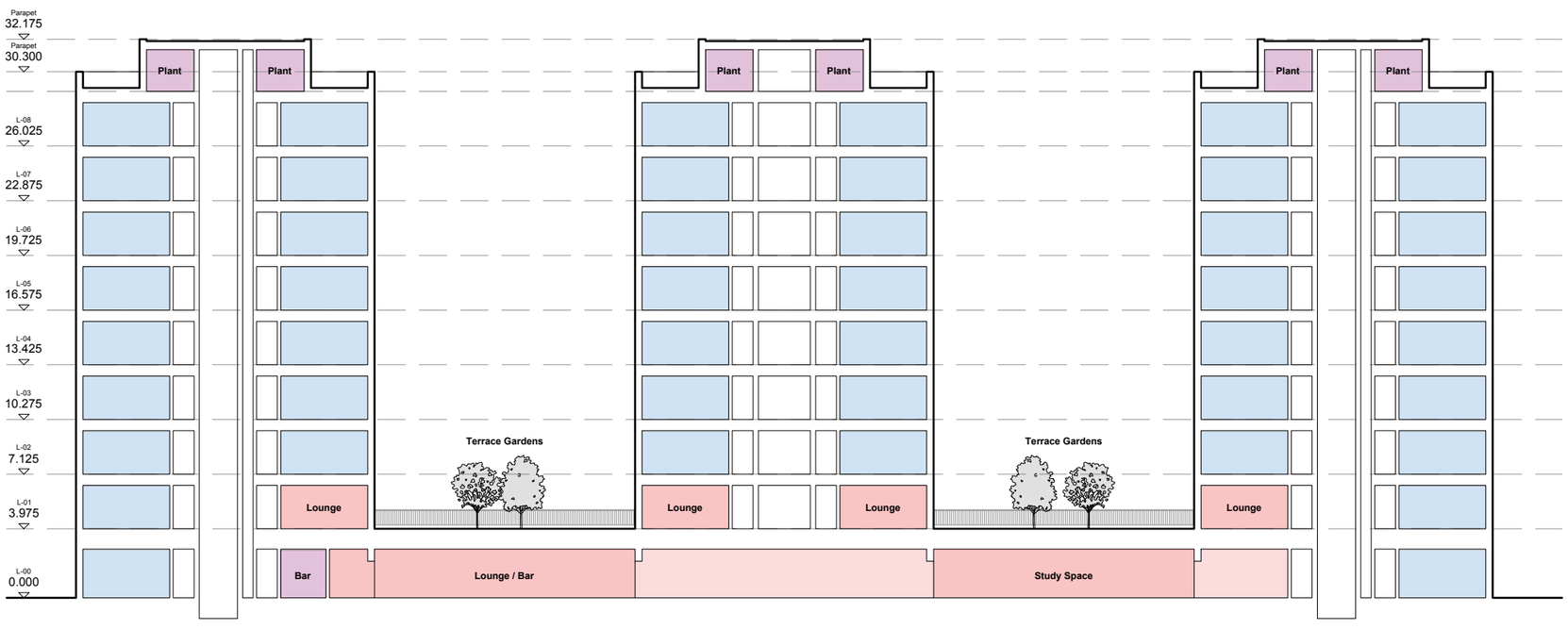
The three towers, of the same height, vary in width and number of units to mirror the increasing width of the site.

An indicative elevation was produced which sought to take influence from the neighbouring development at East Bay Close, whilst retaining its own identity. Additionally, indentations, recessed header courses and string courses were proposed to provide relief and visual interest to the facades.



Pre-Application Scheme Typical Floor Plan

Pre-Application Scheme Indicative South Elevation



Pre-Application Scheme Proposed Section B-B

3.0 Design Development

3.3 Pre-Application Response

A written response to the proposals was received from the LPA on 25.03.24.

The key points included:

1. With regard to the building's context, including the neighbouring consented development, there was unlikely to be an object to the proposals in terms of design and appearance.
2. With regard to neighbouring occupiers, it would be necessary to assess the proposals impact in relation to over shadowing, loss of light, massing and impact on garden areas.
3. Any impact on the site plan of the adjacent development with regard to parking, cycle parking and amenity would need to be carefully considered.
4. Careful thought should be given in the design and location of rooms at lower levels to ensure that light and outlook are acceptable for future occupants.
5. Average room sizes for a studio flat should be 20.8sqm. including kitchen and utilities.
6. Careful consideration should be given to the amenity provided for occupiers, including an appropriate quantum of external amenity.
7. What impact would the neighbouring buildings, with regard to overshadowing, have on any external amenity?
8. Concern was raised over the quality and condition of Rosemary Street and that upgrades would be required.
9. The proposals would require a drop off / parking area to enable the moving in and out process of occupants and their belongings.
10. Careful consideration should be given to the issue of noise, from both the neighbouring railway and the A4234 Central Link flyover.

P.13 Site Photograph, looking North within the site.

3.4 Developed Site Plan

In discussions with the LPA, the orientation of the building was also discussed and it was agreed that the building being set parallel to the adjacent WNO warehouse and neighbouring properties would be an improvement in massing and grain.

The development sketch site plan has re-orientated the footprint of the building to align with the WNO warehouse. Additionally, the western facade of the proposals maintains a consistent line with the WNO warehouse, with the variance in width of the blocks expressed along side the A4234 Central Link flyover - providing a responsive massing.

Whilst the proposals within the following pages respond to the queries and questions raised by the LPA, the developed sketch starts to respond through:

1. Designated parking for the scheme at the front of the site, along Rosemary Street.
2. A turning head, to facilitate ease of turning and drop off.
3. External secure cycle parking and bin stores, reducing the quantum of built ground floor space in favour of larger external amenity spaces.
4. Further definition in the separation between the sites, with regard to security, vehicular and pedestrian circulation.

N

Scale - Not to Scale

Pre-Application Scheme Developed Site Plan

4.0 The Proposals

4.1 The Proposals

The proposals, set out on the following pages, have been designed in Architecture, Landscape and Amenity to respond to both Pre-Application commentary and LPA guidance as set out in:

SPG Cardiff Residential Design Guide, 2017
SPG Student Accommodation, 2019
SPG Tall Buildings, 2017

Part of the Neighbourhood

- The development is close to neighbourhood facilities and the town centre, reachable safely by walking and cycling.
- The accommodation will meet the local needs and sits within close proximity to other student accommodation.
- There is good access to Public Transport with Bus stops less than a minute walk and Train Stations less than 15 minutes.

Creating Spaces

- The scheme makes extremely efficient use of the land to create a good density, suitable for the site location.
- The design is site specific and responds to site pressures.
- The site is roughly level and will provide cohesive landscaping with the neighbouring development.
- There are a number of attractive amenity areas within the scheme for student residents.
- The scheme has been designed to provide a safe and secure environment.
- The scheme has been designed with an air source heat pump technology, combined with excellent levels of insulation, to create a sustainable development.

Street and Home

- The access strategy has been designed to be safe for pedestrians and cyclists, with well designed hard and soft landscaping, and to also accommodate drop offs and service vehicles.
- The reduced parking numbers will ensure that parking will not dominate the street scene.
- The design of the studios are to SPG Student Housing standards.
- There is a significant amount of internal and external amenity and in line with end user requirements.
- The proposals will improve the streetscape and be both robust and attractive.

Proposed Site Plan (Survey and OS Data)

4.2 Pedestrian, Cycles, Vehicular & Refuse Strategy

Consideration on strategy for pedestrians, cycles and vehicles has been undertaken to provide safe, inclusive and attractive access to the building.

The scheme could also deliver improvement works in due course to the unadopted section of Rosemary Street to enhance pedestrian connectivity, the public realm, and safety.

Proposals are supported by a Transport Assessment which is included within this application.

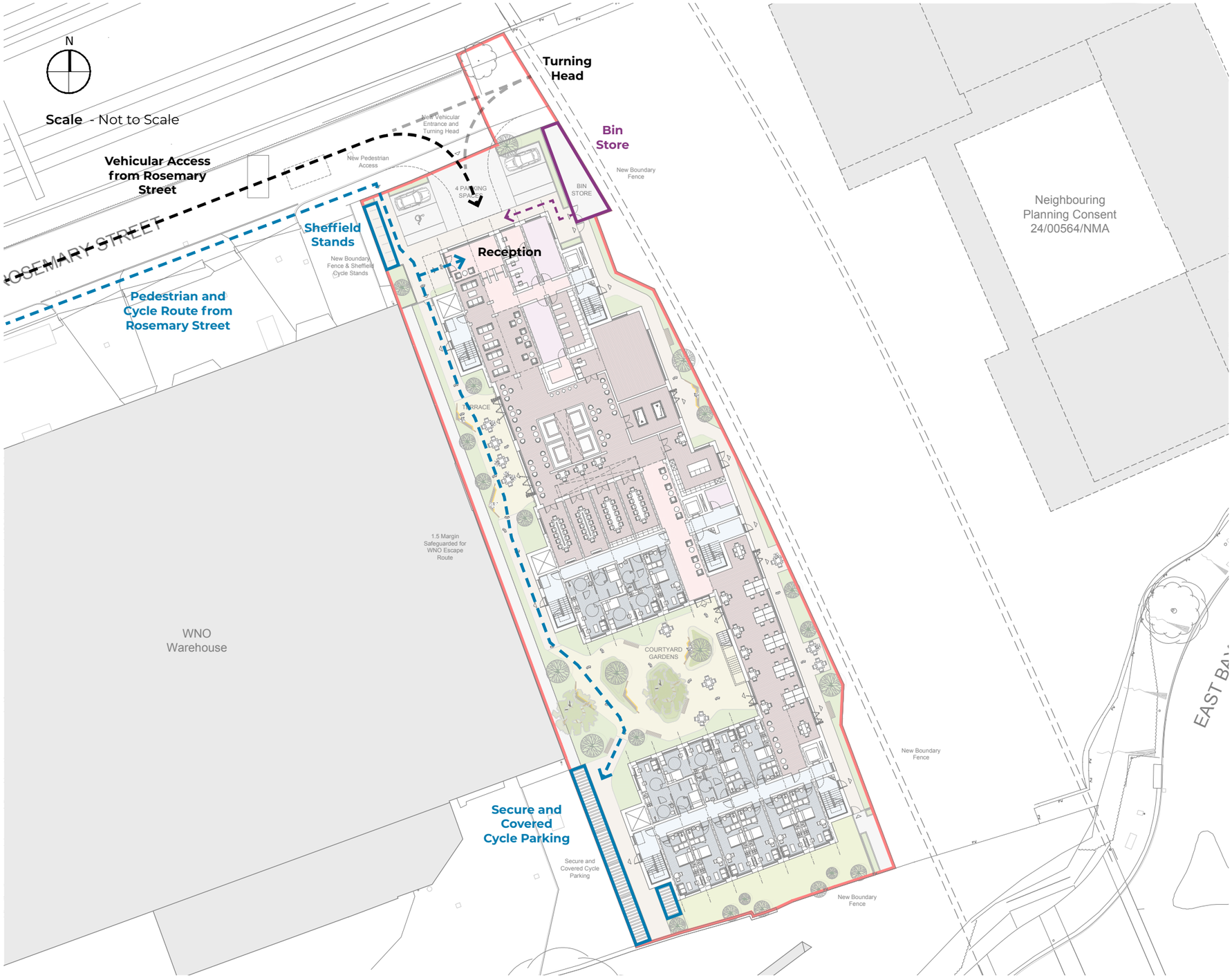
Pedestrians
Pedestrian access to the site will be from the existing pedestrian walkway along Rosemary Street, providing direct access. Conversely, the existing pedestrian walkway provides safe access to Tyndall Street. Furthermore, the combination of a reception close to the site entrance, along with a covered entrance, provides almost immediate sheltered access for those arriving, leaving and being dropped off at the site.

Cycling
Cycle access, similar to the above, will be from Rosemary Street. Sheltered, secure and lockable storage for cycles has been provided to the west of the site, behind the secure fence surrounding the building. Whilst a number of Sheffield stands have been placed by the entrance for visitors. Cycle parking numbers will meet the SPG Student Accommodation requirement for 50% of the number of rooms. Secure and covered cycle storage will be via two tier cycle racks.

Vehicles
Vehicular access is via Rosemary Street, with a turning head at the entrance to allow for drop off. 4 parking spaces have been included at the front of the site, 2 of which are allocated as disabled parking bays.

Public Transport Links
The site is well placed for public transport connections for those not travelling by car or by bicycle. Bus stops are a short walk away on Tyndall Street, whilst Cardiff Central Railway Station and Queen Street Railway Station circa 15 minutes walking distance from the site.

Refuse
Proposals are supported by a Transport Assessment and tracking which is included within this application. Refuse has been calculated to meet LPA guidance and bins are located conveniently beside the entrance which provides ease of collection.



Proposed Site Plan (Survey and OS Data)

4.3 Site External and Internal Amenity

Amenity areas have been generously included throughout the site including a landscaped courtyard, a terrace, amenity gardens, rear gardens and a first floor roof terrace. Whilst internally, further student amenity has been provided including a lounge, bar, private bookable rooms, a gym, games room, study area and laundry.

The external amenity provides differing spaces for congregation or relaxation and the spaces are linked to internal amenity internally to assist in providing an inside / outside connection.

A planted buffer around the perimeter of the site provides additional amenity and walking routes for students whilst also providing greater privacy to the students.

External Amenity Calculation

Courtyard Gardens	316m²
Terrace	85m²
Amenity Gardens	132m²
Rear Gardens	110m²
First Floor Terrace	122m²
Total External Amenity	765m²

Internal Amenity Calculation

Lobby	39.1m²
Lounge / Bar	252.4m²
Gym	65.0m²
Games Room	28.6m²
Shared Kitchen	34.1m²
Private Dining	34.2m²
Private Meeting	34.2m²
Study Area	140.6m²
Laundry	21.6m²
Total Internal Amenity	649.8m²
Total Site Amenity	**1,414.8m²**

N

Scale - Not to Scale

Proposed Site Plan (Survey and OS Data)

4.4 Proposed Floor Plans

The proposals seek to provide 295 student rooms, with associated amenity to comply to standards as set out in SPG Student Accommodation.

The mix includes:

291 x Student Room at 21.6m²
4 x Accessible Student Room at 32.8m²

For a full Schedule of Accommodation and areas please see page 22.

At ground floor, a generous reception and lobby leads through to a large lounge and bar with opportunity for varied seating areas for relaxing or congregation. Sat directly off this central lounge are the other student amenity areas which include a gym, games room, communal kitchen, private dining and meeting rooms. Walking further into the plan, there is a large study area with opportunity for private or group study through desks and tables.

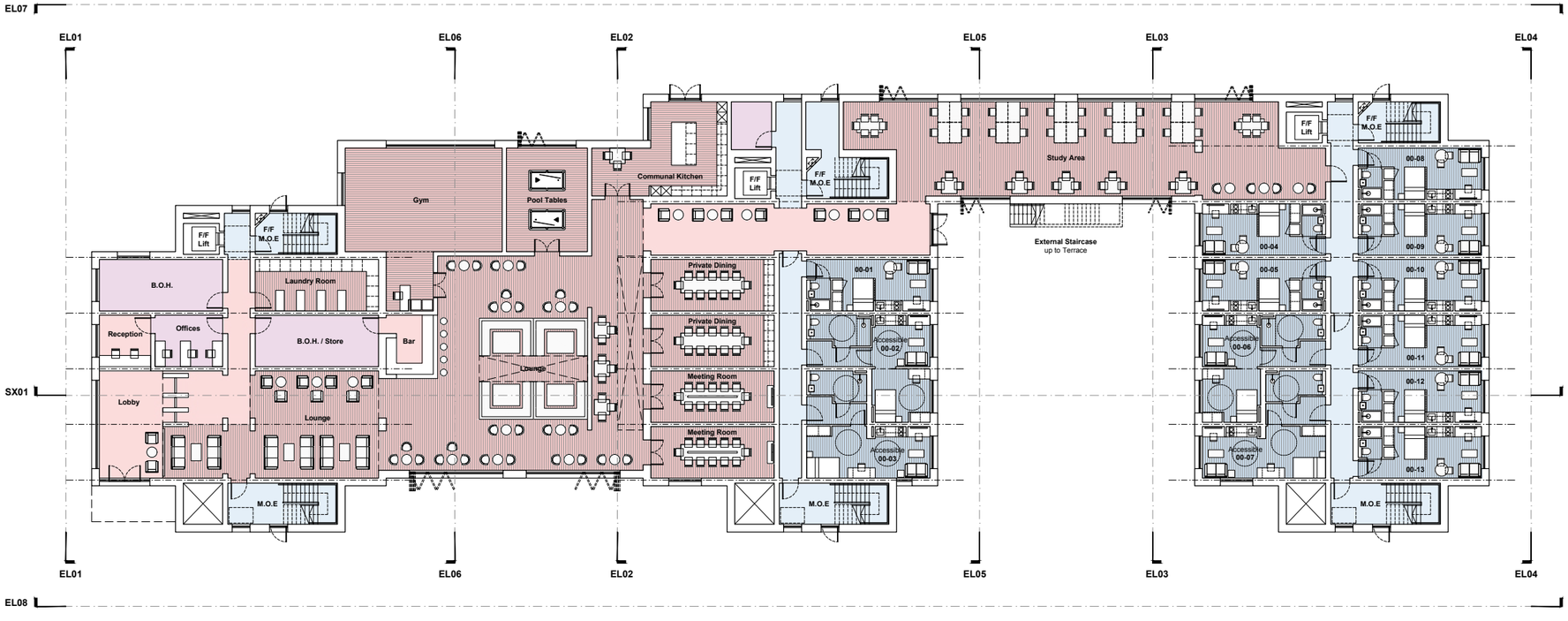
All of the building back of house is located at ground floor, primarily located beside the reception, save for building plant which is located at roof level.

Each of the three towers, which house the student rooms, has its own core, including a lift and two stairs (to comply with building regulations). These are located conveniently off the communal amenity.

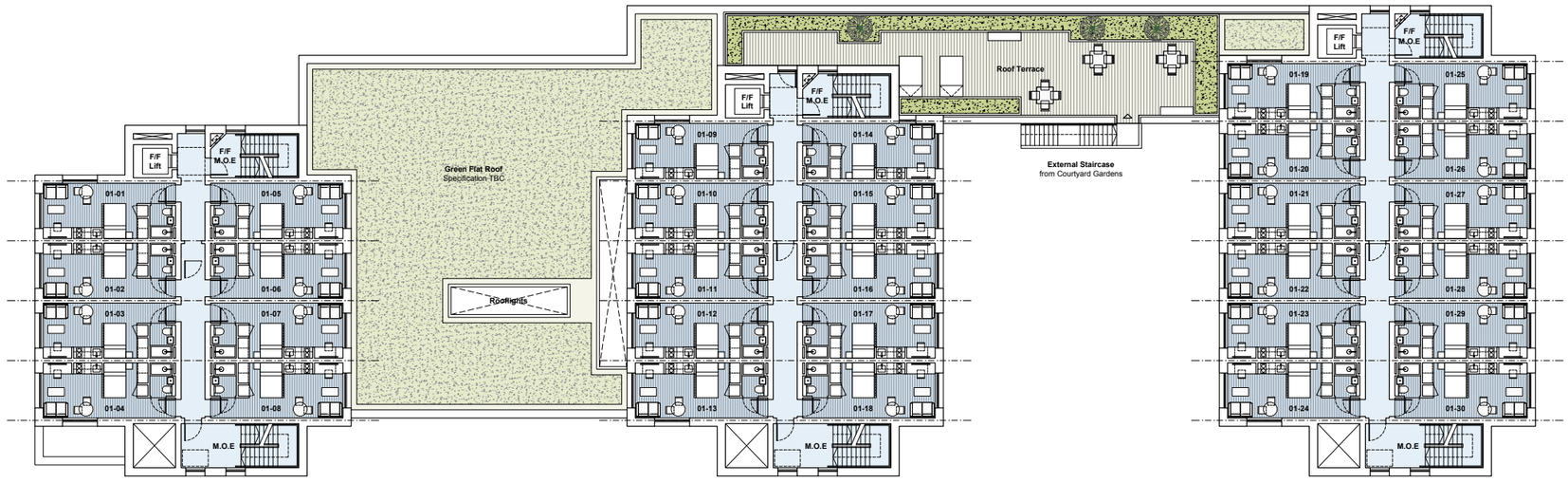
All ground floor student rooms (13no.) are separated from the communal amenity via a secure corridor. All four accessible student rooms are located at ground floor.

The first floor indicates the typical floor plan of the building, with 30 student rooms per floor. Each student room includes an en-suite, bed zone with cupboards and a living zone with desk, sofa, kitchen and dining table. The bed zone is separable from the living zone via a stub wall with curtain above.

Glazing is orientated roughly north to south, reducing noise impact from the neighbouring Central Link flyover. North facing corner units enjoy a dual aspect room.



Proposed Ground Floor Plan



Proposed Typical Floor Plan

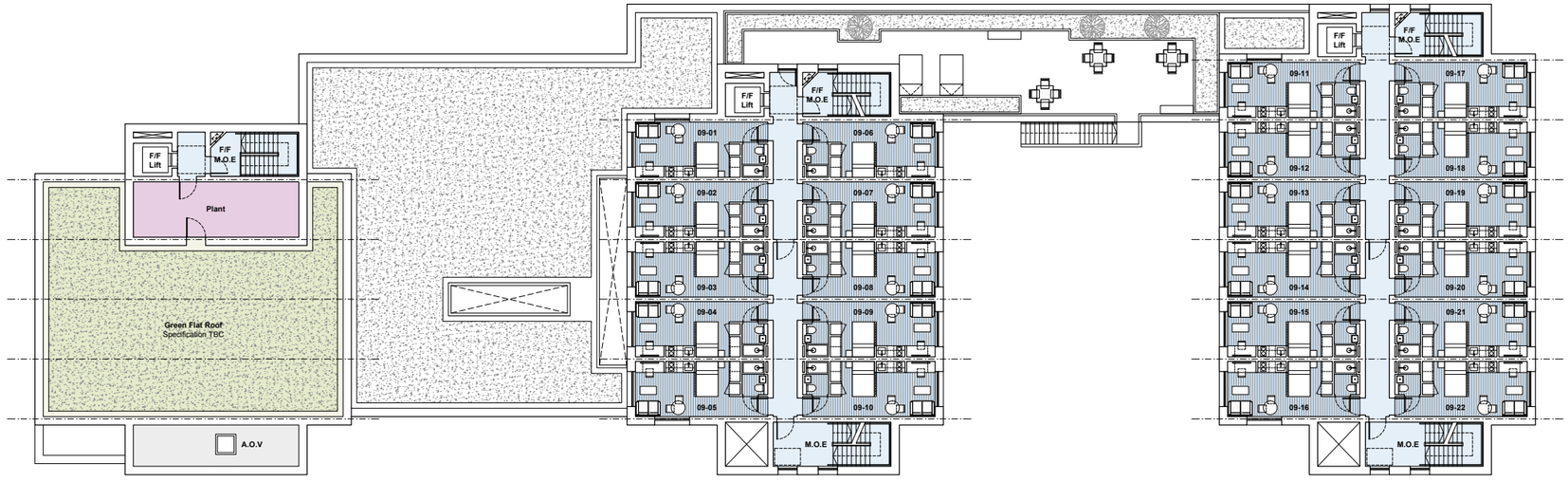
N

Scale - Not to Scale

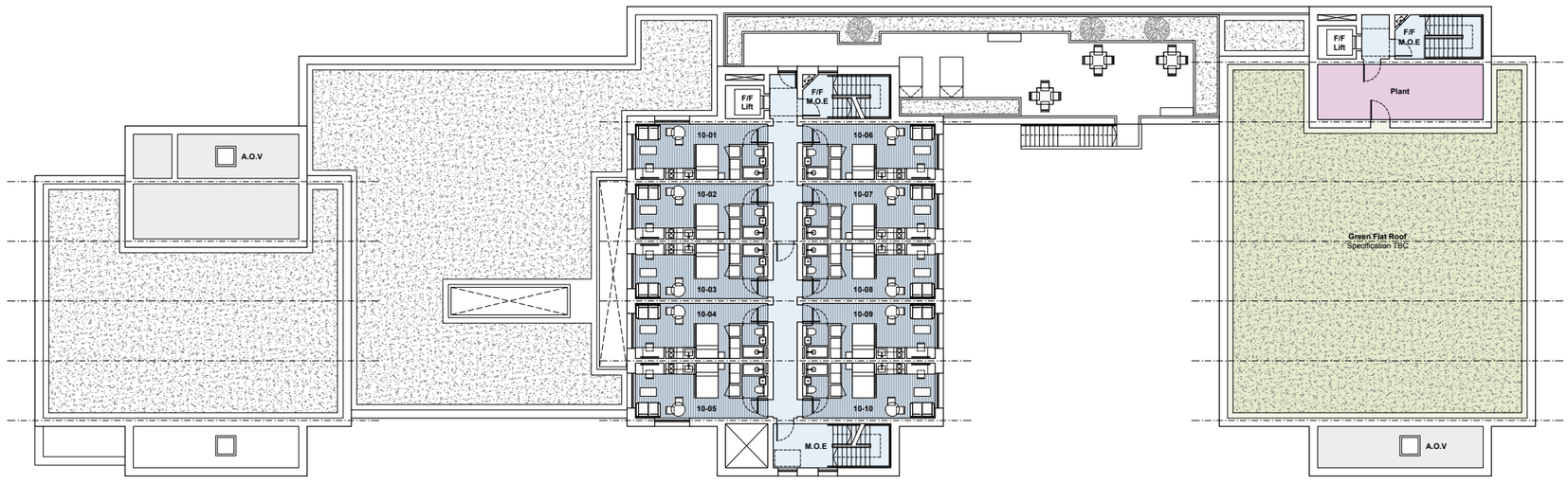
4.0 The Proposals

4.4 Proposed Floor Plans Continued.

The following plans indicate the ninth and tenth floor layouts which include plant areas at roof level and the proposed green flat roofs.



Proposed Ninth Floor Plan



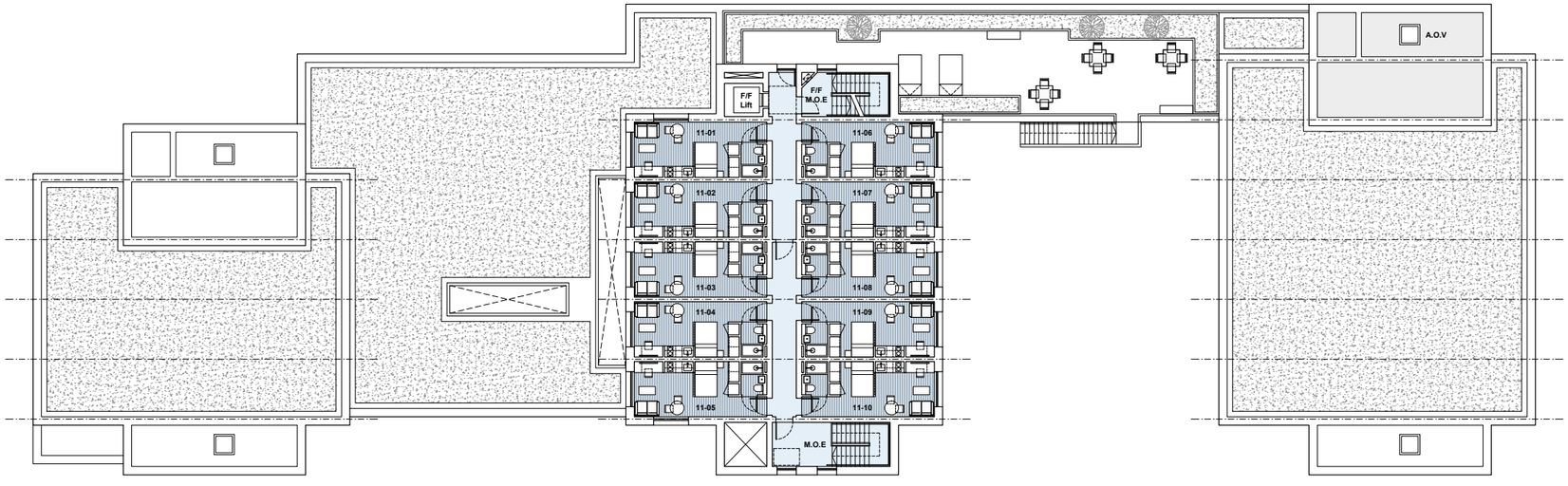
Proposed Tenth Floor Plan

N

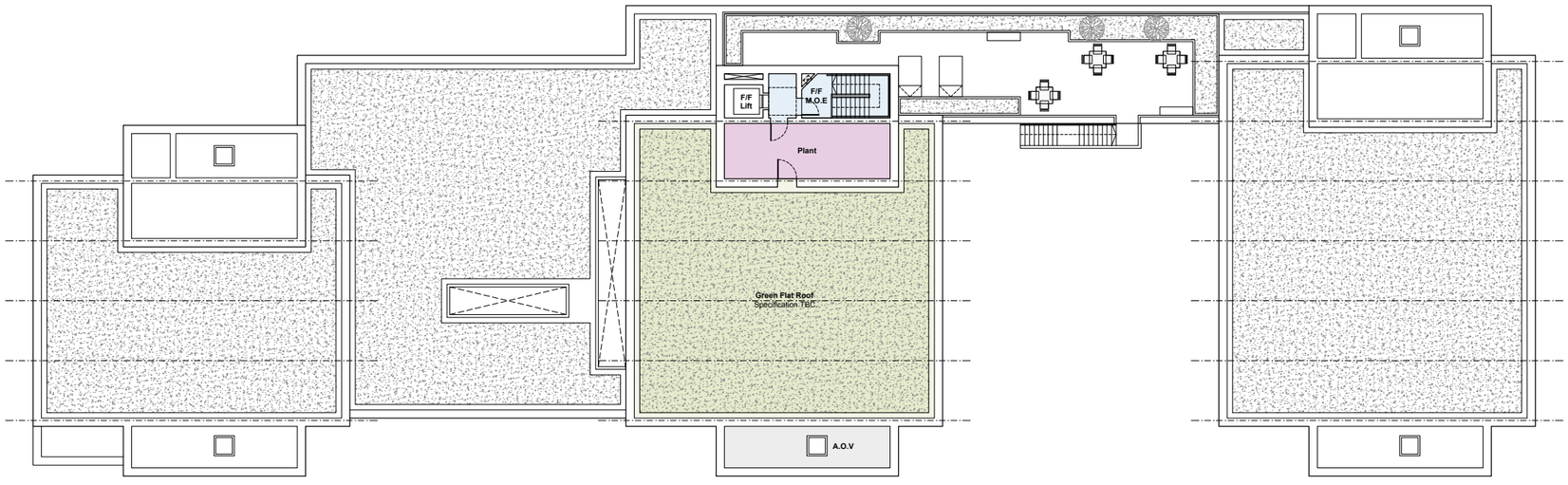
Scale - Not to Scale

4.4 Proposed Floor Plans Continued.

The following plans indicate the eleventh and twelfth floor layouts which include plant areas at roof level and the proposed green flat roofs.



Proposed Eleventh Floor Plan



Proposed Twelfth Floor Plan

N

Scale - Not to Scale

4.4 Proposed Floor Plans Continued.

The tables below provide the Schedule of Accommodation for the proposals which include a breakdown on student rooms, internal amenity, back of house, NIA and GIA.

Student Accommodation

Levels	Studio Rm 21.6m²	Acc. Rm 32.8m²	Total Rooms
L-00	9	4	13
L-01	30		30
L-02	30		30
L-03	30		30
L-04	30		30
L-05	30		30
L-06	30		30
L-07	30		30
L-08	30		30
L-09	22		22
L-10	10		10
L-11	10		10
L-12			-
Totals	291	4	295

Grand Totals / Key Figures

Total Student Rooms	**295**
Student Sales (m²)	**6,416.8**
Student Sales (ft²)	**69,070**
Student Amenity (m²)	**649.8**
Student Amenity (ft²)	**6,994**
Total B.O.H (m²)	**125.4**
Total B.O.H. (ft²)	**1,350**
Total GIA (m²)	**10,284.5**
Total GIA (ft²)	**110,702**

Student Internal Amenity

Levels	Lobby (m²)	Lounge/Bar (m²)	Gym (m²)	Pool Rm. (m²)	Kitchen (m²)	Priv. Dining (m²)	Meeting (m²)	Study Area (m²)	Laundry (m²)	Total (m²)
L-00	39.1	252.4	65.0	28.6	34.1	34.2	34.2	140.6	21.6	649.8
L-01										-
L-02										-
L-03										-
L-04										-
L-05										-
L-06										-
L-07										-
L-08										-
L-09										-
L-10										-
L-11										-
L-12										-
Totals	39.1	252.4	65.0	28.6	34.1	34.2	34.2	140.6	21.6	649.8

B.O.H.

Levels	Recep./Off. (m²)	B.O.H. (m²)	Bar Store (m²)	Store (m²)	Plant (m²)	Total (m²)
L-00	21.6	21.6	21.6	6.6		71.4
L-01						-
L-02						-
L-03						-
L-04						-
L-05						-
L-06						-
L-07						-
L-08						-
L-09					27.0	27.0
L-10					27.0	27.0
L-11						-
L-12					27.0	27.0
Totals	21.6	21.6	21.6	6.6	54.0	125.4

NIA / GIA

Levels	NIA Rooms (m²)	GIA (m²)
L-00	325.6	1,414.4
L-01	648.0	928.2
L-02	648.0	928.2
L-03	648.0	928.2
L-04	648.0	928.2
L-05	648.0	928.2
L-06	648.0	928.2
L-07	648.0	928.2
L-08	648.0	928.2
L-09	475.2	723.1
L-10	216.0	360.7
L-11	216.0	309.4
L-12		51.3
Totals	6,416.8	10,284.5

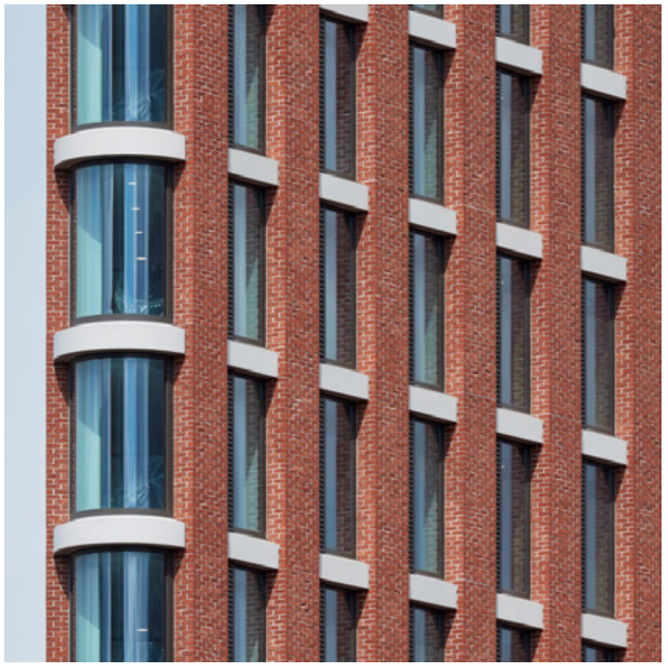
4.5 Precedent in Form and Materiality

In designing the final massing, form, materiality and aesthetic of the building, precedent was reviewed both locally in Cardiff and within the UK for similar scale PBSA schemes, along with the neighbouring development.

As a result of the proposed modular construction, the form and aesthetic of the building lends itself to a more gridded facade. The same can be said for student accommodation which is somewhat reliant on repetition for efficiency of design and management - this is evident from the PBSA examples demonstrated to the right.

These precedents on the provide interesting massing, complemented by excellent detailing and use of material.

Key drivers for the proposals include a more human scale ‘base’ to the building. For the ‘middle’ of the building, the use of brickwork and materials to create visual interest on the facades, including brickwork detailing such as corbelling and string courses. At the top floor, an increase in height and an elongation of the facade pattern can generate a legible top or ‘hat’.



4.6 Form, Materiality and Tall Buildings SPG

Throughout the development of the proposed scheme, guidance has been sought from the Cardiff Tall Buildings SPG to influence the plans.

The Form and Silhouette of the Building
In form the building has been broken up into three towers, with varying width and height and generous visual sky space between the blocks. Each tower has been manipulated in shape to break up the massing, providing visual interest and variation in depth of elevations. Variation in the heights of the towers assists in generating even further visual interest from longer distance views.

At the top floors of each block, additional recessed panels provide a visual top or 'hat' to the towers.

The Quality and Appearance
The proposed materials and detailing of the scheme have been given significant consideration to provide high-quality elevations of visual interest.

Textural and varied brickwork (horizontal and vertical) is complemented by brickwork detailing such as recessed panels and header courses to accentuate the facade and provide further depth and interest. Recon stone string courses complement this by defining floors and providing a lattice effect, knitting the two together. The material palette has been designed to complement the neighbouring development, whilst the facade design provides distinction between the two.

Impact and Interface at Street Level
Whilst the upper floors are typically read as a pairs of floors, elongating the window openings, the ground and first floors have been treated as individual floors, with additional stone string courses and head courses, providing a more solid and defined base. Additionally, inbetween the two most southern towers, the roof terrace is surrounded by a metal flat bar balustrade. This, along with the larger window openings at ground floor for the amenity spaces, helps to provide a more human scale to the base.

Furthermore, care has been taken with the entrance to the building to provide legible access for arrival at the building. A covered entrance, with the canopy a visual extension of the stone string and header course, provides sheltered access for students.

Scale - Not to Scale

Proposed Elevation 05 (South Facing)

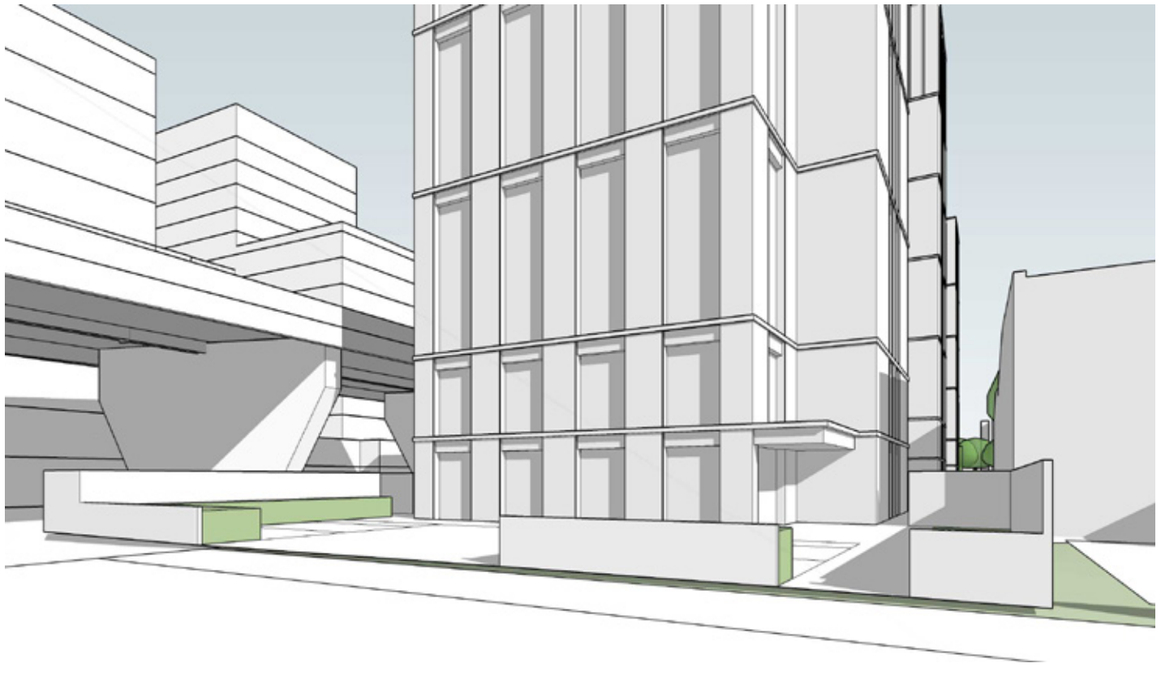
Proposed Elevation 07 (East Facing)

4.6 Form, Materiality and Tall Buildings SPG Continued

Proposed Elevational Detail and Section
Scale - 1:50 at A3

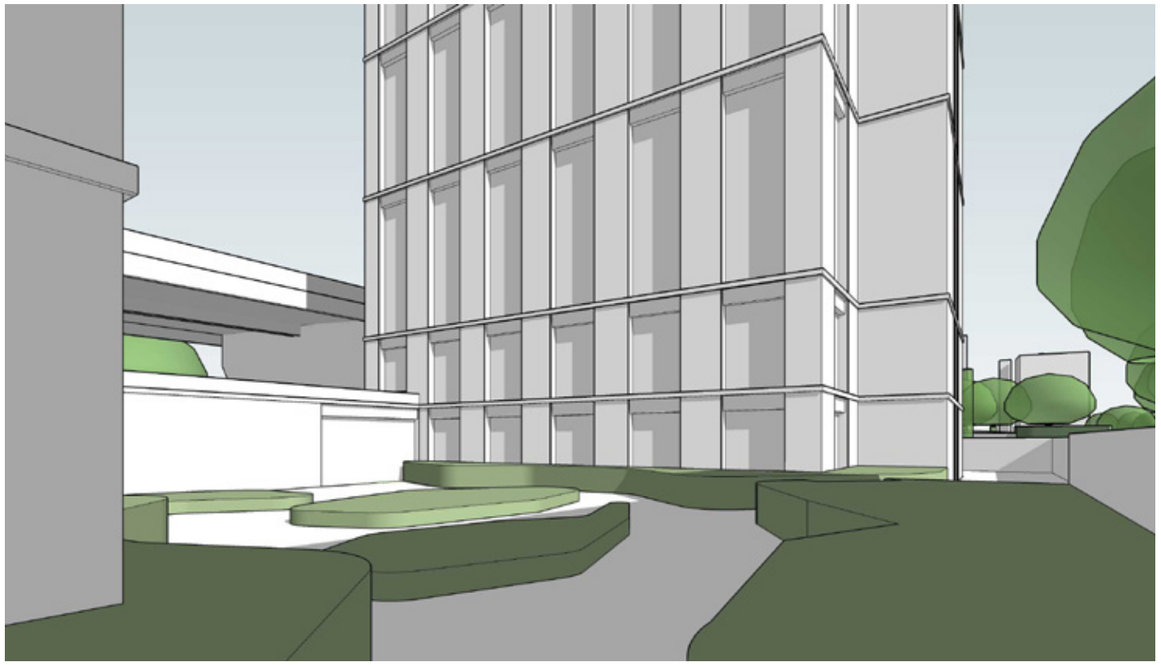
4.6 Form, Materiality and Tall Buildings SPG Continued

Elevation In the middle of the building, floors are paired to enlongate the building and provide a vertical feel. At the base, a more human scale is achieved via single floors, increased windows and use of stone. At the top, the floors have been further enlongated and further brick indentations provided to create a top or 'hat' to the towers.



3D Massing Looking towards the entrance of the site and building.

3D Aerial Both variety in heigh of the towers, along with the articulation of their forms, helps to provide additional interest from long distance views.

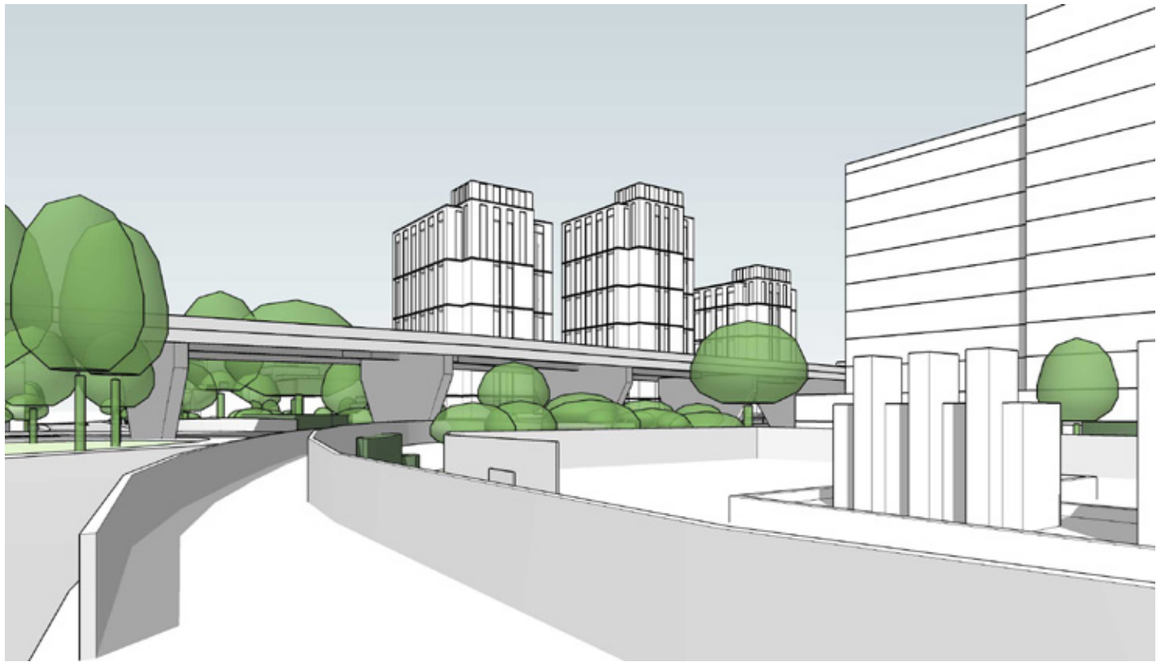


3D Massing Looking within the Courtyard Gardens.

3D Massing Long distance view looking down Tyndall Street.

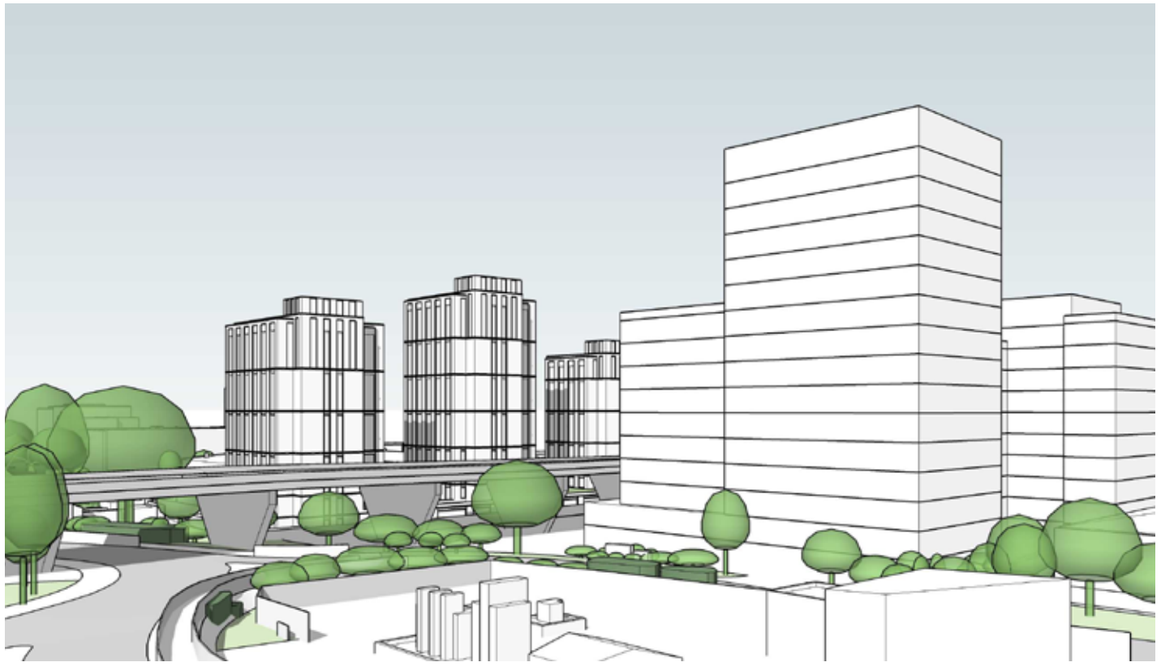
3D Massing Driving North up the A4234 Central Link Flyover.

3D Massing Long distance view looking down Rosemary Street.



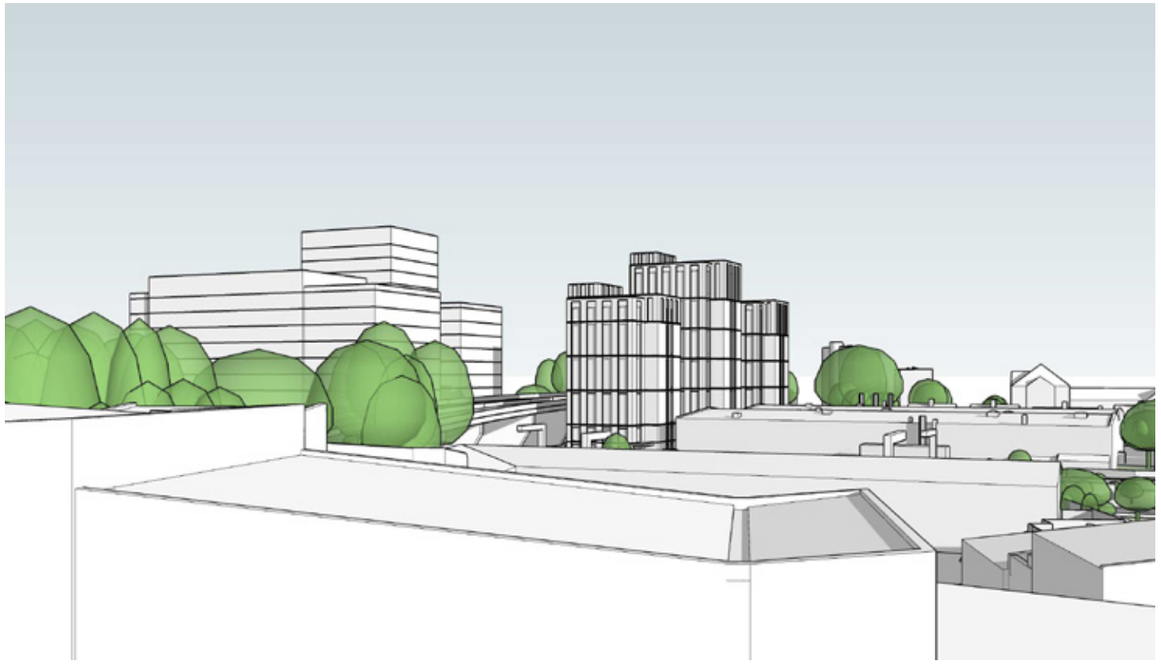
3D Massing Looking West from East Tyndall Street.

3D Massing Aerial long distance view looking from north west of the site.



3D Massing Aerial long distance view looking from east of the site.

3D Massing Aerial long distance view looking from west of the site.



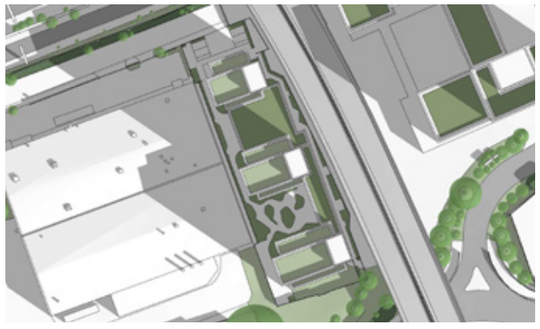
3D Massing Aerial long distance view looking from north of the site.

4.7 Shadow Study & Daylight and Sunlight

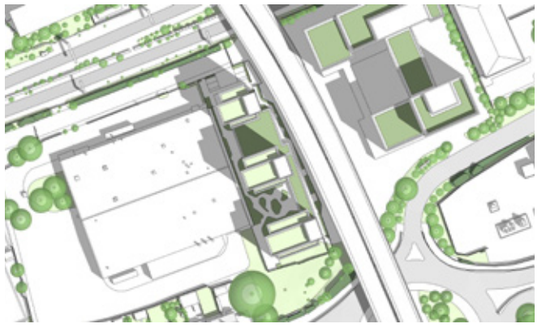
The shadow study diagrams to the right show the sun path across the site at differing times of the day throughout the year.

During summer months, the ground floor garden spaces and first floor terrace receive good sunlight throughout the day. During spring and autumn, these spaces will receive good sunlight during the afternoon with the first floor terrace receiving good sunlight through the morning and into the evening. During winter, these spaces will receive good sunlight during the afternoon.

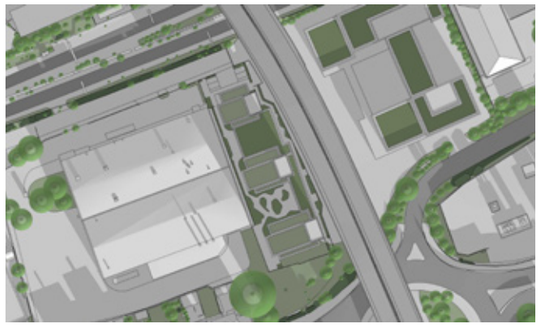
A full daylight and sunlight study has also been produced, and submitted as part of the application, which has recommended the scheme and confirmed that 85.5% of the habitable rooms meet or surpass the BRE minimal illuminance recommendations, representing a high level of compliance in the context of an urban development site.



10 am March / Sept 21st Spring / Autumn Equinox

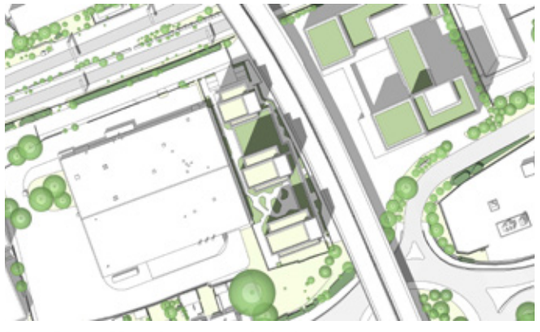


10am June 21st Summer Solstice

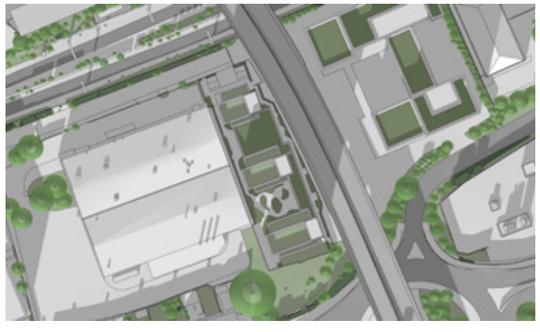


10am December 21st Winter Solstice

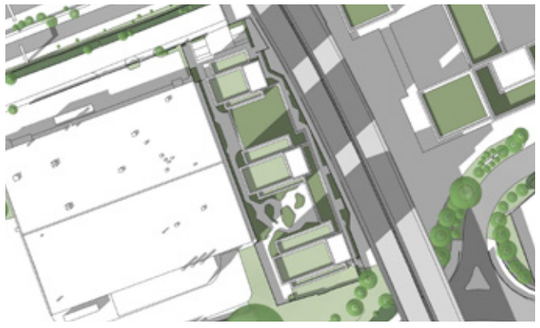
1 pm March / Sept 21st Spring / Autumn Equinox



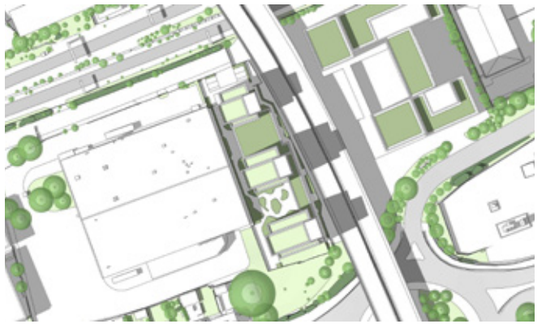
1pm June 21st Summer Solstice



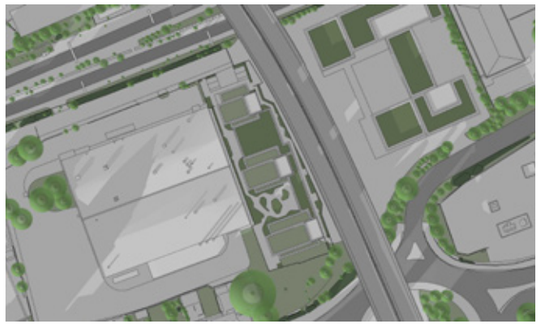
1pm December 21st Winter Solstice



3 pm March / Sept 21st Spring / Autumn Equinox



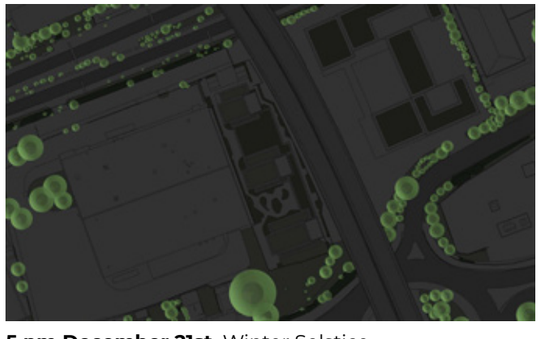
3 pm June 21st Summer Solstice



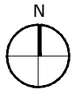
3 pm December 21st Winter Solstice

5 pm March / Sept 21st Spring / Autumn Equinox

5 pm June 21st Summer Solstice



5 pm December 21st Winter Solstice



Scale - Not to Scale

4.8 Crime Prevention and Security

Crime prevention and security has been considered in the design of the proposals and site plan. Natural surveillance in tandem with a 24h Management Team and CCTV provide protection to the site.

A manned reception, located at the front entrance of the building provides controlled access for students, along with proposed key fob access. 24h on-site security is recommended to be considered as part of the buildings Management Strategy. CCTV, monitored by the receptions/security, will be placed in optimum locations within communal areas both internally and externally with careful consideration given to ensure no overlooking into neighbouring properties or private student rooms.

A landscaped buffer and fencing will provide a further natural barrier and security to the site - the proposed location of fencing and security gates can be located on the proposed site plan.

4.9 Inclusive Access

Inclusive access, both through DDA requirements and LPA standards have been considered throughout the proposals and the building and amenity areas are to be compliant with AD Part M. Inclusive access is provided to all areas of the building through the lifts in all three blocks, providing level threshold access to all amenity areas and rooms. The landscape proposals also consider inclusive access through hard-surfaced paths throughout the site.

At ground level, four units are proposed to be fully accessible and two of the four parking spaces to the front of the site are disabled parking spaces.

4.10 Sustainability and Energy

Energy Reduction and Sustainability Measures

Consideration of the energy reduction measures will primarily be given to the planning policy context and other requirements prior to establishing a strategy based upon the energy hierarchy; with a priority given to energy reduction and efficiency. Renewable and low carbon technologies have also been considered in the context of their technical feasibility and financial viability.

As a new development, there is opportunity for the inclusion of a number of carbon emission reduction measures that affect the building envelope and mechanical and electrical services design of the proposed development.

Using the energy hierarchy of the Cardiff Local Plan to reduce energy demand the development will be seen to be incorporating a range of efficiency measures and low carbon technologies as detailed below. Monitoring of design development is proposed to ensure additional carbon emissions savings will be identified and updated over time.

The Cardiff Local Plan Policy EN 3 (Climate Change Mitigation and Adaptation) states that subject to all other material considerations, proposals for zero carbon and low emission development, as well as development that allows communities, infrastructure, businesses, and the natural environment to adapt to the impacts of climate change, will be strongly supported. New buildings are also required to incorporate design features that help deliver radical reductions in greenhouse gas emissions, particularly CO2 emissions, and thus help mitigate climate change impacts. The policy sets out various measures to achieve this including a ‘fabric first’ approach whereby new buildings are required to reduce operational CO2 emissions by at least 10% below the Target Emission Rate (TER) as set out in Building Regulations Part L (2013), and to reduce operational CO2 emissions by 15% using renewable energy generating technology to be installed on site (The 15% reduction will be calculated only after the ‘fabric first’ approach has been applied).

The following is therefore proposed:

- High performance building fabric, glazing and energy efficient lighting, services and controls to reduce energy demand for space heating, cooling, ventilation and lighting.
- Passive design measures to reduce energy demand.
- Future proofing the building to ensure potential connection to any future district energy networks.
- Use of high efficiency air source heat pumps to provide heating, hot water and comfort cooling in both apartments and amenity areas.
- Use of mechanical supply and extract ventilation systems with heat recovery (MVHR) in both residential units and amenity areas.

5.0 Landscaping Proposals

5.1 Landscaping Proposals

The landscaping proposals, undertaken by Roberts Limbrick, follow many of the design principles of the neighbouring East Bay Close development, helping to provide a sense of connection between the two.

The verdant landscaping includes communal courtyards, terraces and gardens, providing a variety of planting, wildflower meadows and new trees, alongside carefully designed furniture.

Further information on the Landscaping Proposals can be found in the landscape information submitted as part of this application.

Key

- Site Boundary
- Proposed Mature Scots Pine
- Proposed Trees
- Proposed Ornamental Planting
- Proposed Wildflower Meadow
- Proposed Resin Bound Gravel
- Proposed Block Paving
- Proposed Tarmac
- Street Furniture
  Integrated, and timber bench seats. Other street furniture is indicative to demonstrate split out opportunity
- 1.5m margin safeguarded for WNO escape route

Precedent Images

N

Scale - Not to Scale

Proposed Landscape General Arrangement

6.0 Conclusions

6.1 Conclusions on Proposals

The proposals for the redevelopment of the Rosemary Street site present a comprehensive, well-considered and policy-aligned student accommodation scheme that has been shaped by detailed contextual analysis and constructive engagement with the LPA through its response to Pre-Application advice. The design responds sensitively to the site's unique pressures, including the proximity of the railway line, the elevated A4234 Central Link Road and the adjacent WNO warehouse, while optimising opportunities to create a high-quality, sustainable and visually coherent development.

The architectural approach adopts a three-tower arrangement which successfully breaks down the massing, introduces meaningful visual gaps, and provides a distinctive yet contextually appropriate presence within the evolving townscape. The manipulation of form, variation in tower heights, and careful articulation of façades, supported by rich brick detailing, recessed panels, string courses and a legible base-middle-top hierarchy, ensure the building contributes positively to local character and complements the neighbouring East Bay Close development.

Amenity provision has been a key driver in the evolution of the scheme. The proposals offer an exceptional mix of internal and external spaces, including courtyards, terraces, communal gardens, study areas, leisure spaces, and a generous lounge and bar. This well-distributed amenity supports resident wellbeing, encourages social interaction, and creates an attractive, functional environment for student living. The landscaping strategy further enhances this by linking verdant communal spaces, introducing new tree planting, and strengthening connections to the wider local green infrastructure.

The access strategy prioritises safety, inclusivity and clarity of movement, with improved pedestrian routes, secure cycle storage, a defined vehicular turning head, and an improved site frontage. Crime prevention measures are embedded through natural surveillance, managed access points and boundary treatments, supporting a safe and secure living environment.

Sustainability measures, including a fabric-first approach, air-source heat pumps, MVHR systems and future-proofing for low-carbon technologies, demonstrate clear alignment with Cardiff's climate and energy policies.

3D Aerial The proposals in context and the neighbouring development at East Bay Close

3D Aerial Looking North from the Tyndall Street roundabout.

3D Aerial Looking North towards the front facade.

3D Aerial Looking West towards the side facade.