



New Mixed Use Development Museum Quarter, Museum Place, Cardiff

Planning Application
Design and Access Statement



March 2026
for Museum Quarter



Overview

This Design and Access Statement (DAS) has been prepared to support the planning application for the construction of a New Mixed Use development comprising studio apartments over a 6 storey building with a ground floor flexible use commercial space and top floor shared terrace on the land to the rear of 33-34 Park Place, accessed off Museum Place.

The proposed development:

- Builds on a high quality design and provides much-needed residential accommodation close to the university and the city centre
- Provides great connectivity to existing facilities nearby: the National Museum of Wales, the New Theatre, Cardiff University, the Principality Stadium, the Motorpoint Arena, St David’s Hall and the City Centre
- Following a consultation with DCWW, the entire east elevation has been set back in order to allow unhindered future access to the egg shaped sewer within Park Lane which has allowed for the introduction of a new pavement to the boundary with Park Lane and increased distance to 2 Museum Place.

The new building preserves the design of the approved scheme for New Residential Building with A3 use at ground level and Rooftop Apartment, Planning Application No:22/00990/MJR. The only notable physical changes to the design are:

- the removal of half of the windows to the east elevation with only the obscured windows to the staircase remaining and two rows of windows facing the blank elevation of 2 Museum Place
- the simplification of the west elevation with glazed balconies and regularized fenestration

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Section 1 - Summary of the Proposal



Summary



Existing Site viewed from the air.

The development is located on the corner of Museum Place and Park Lane, behind the Grade II listed 33-34 Park Place, within the Cathays Park Conservation Area. The site is currently a ground level car park and is therefore considered to be a brownfield site.

This proposal is to infill the site with a contemporary six storey mixed use development with active frontage and a rooftop terrace.

The design has developed over the past three years, and has benefited from feedback through initial informal dialogue with the Planning Department at Cardiff County Council followed by two presentations to the Design Commission for Wales.

The proposal builds upon the design of two approved schemes for the site submitted by Downs Merrifield Architects. One is the approved scheme for New Offices and Rooftop Apartment, Planning Application No:21/01399/MJR, and passed on 16 November 2021. The second is the approved scheme for Residential building with Penhouse apartment, Planning Application No: 22/00990/MJR, passed on 18 May 2022.

This proposal responds to the heightened demand for housing by reimagining the approved residential scheme, ref. 22/00990/MJR, to provide a six-storey mixed use development with studio apartment units and flexible commercial unit at ground floor.

A Heritage Impact Statement is included as part of this DAS, because of the location of the building within the Cathays Park Conservation Area and its setting adjacent to 33-34 Park Place, a Grade II Listed Building.

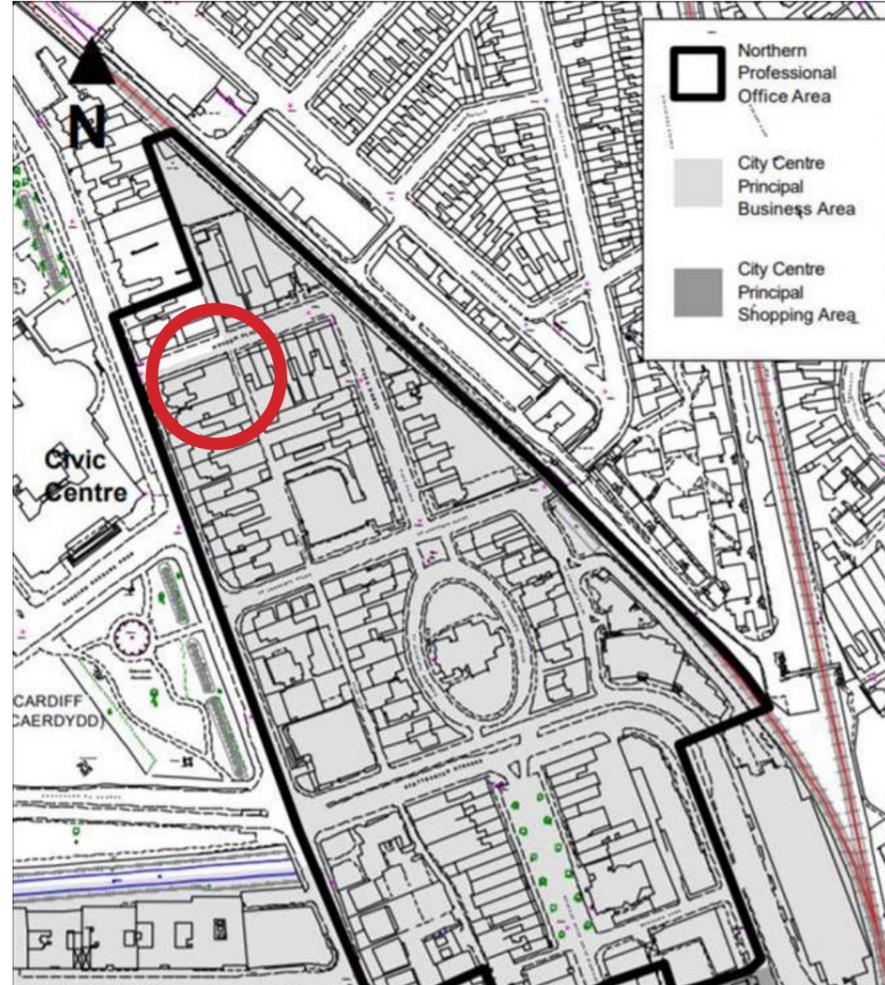
Section 2 - Site & Context Analysis



Site and Context Analysis



Cathays Park Conservation Area



Northern Professional Office Area within CBD



The site is located on the corner of Museum Place and Park Lane at CF10 3BA in Cardiff

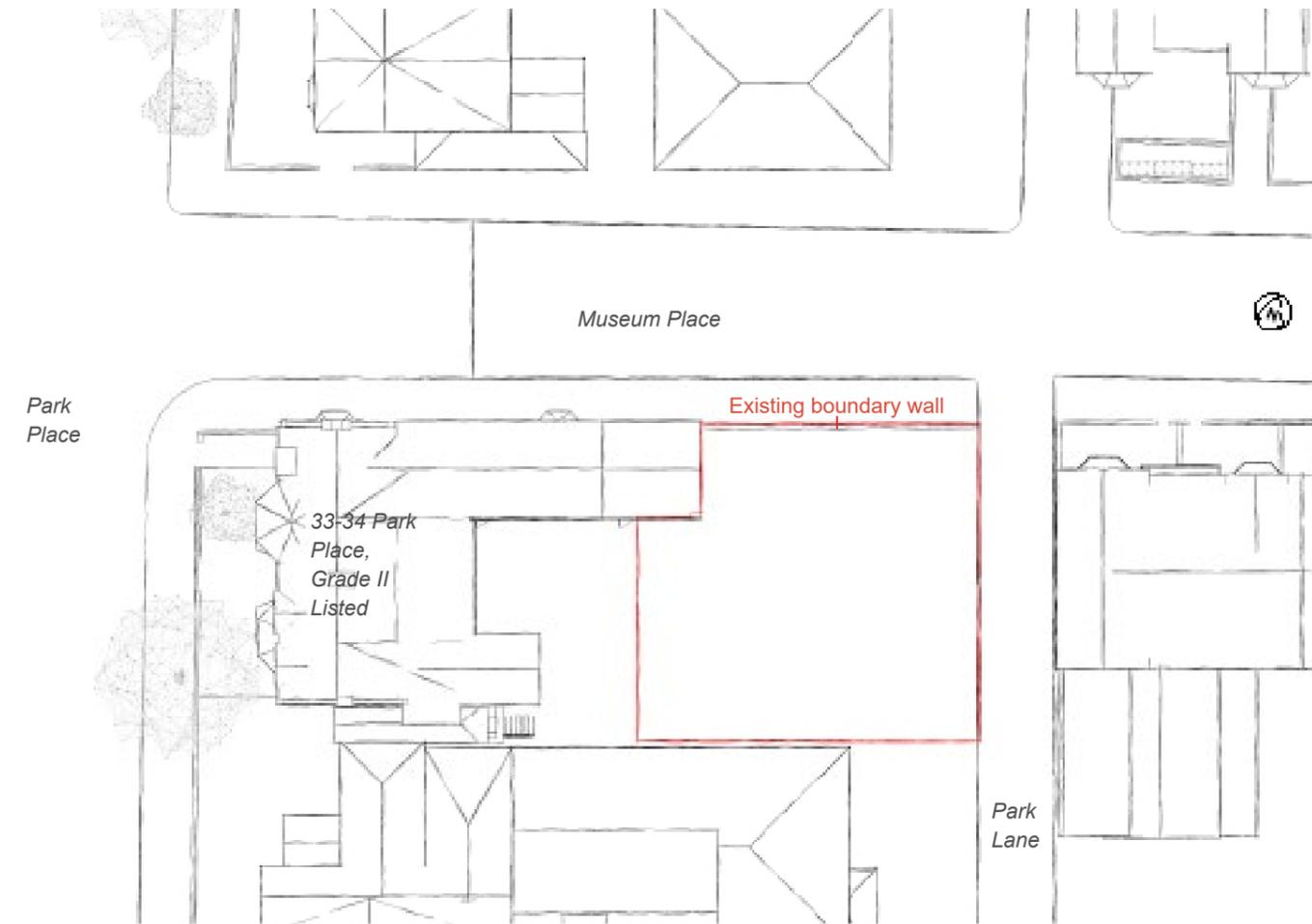
The site is:

- Within the Cathays Park Conservation Area and located in the Park Place building grouping.
- Adjacent to and within the setting of the Grade II Listed Building 33-34 Park Place
- Within the setting of the Grade I Listed National Museum of Wales, Cardiff City Hall and Law Courts and other listed buildings in the vicinity
- Within the setting of the Grade II Listed Historic Park and Garden Cathays Park containing various listed structures (a Grade II 'Hut in Gorsedd Gardens, Grade II 'Statue of John Cory', Grade II 'Statue of David Lloyd George', Grade II 'Statue of Lord Ninian Edward Crichton Stuart', Grade II 'Statue of Godfrey, First Viscount Tredegar')
- Within a distance of 0.5km (approx 420m) from any point of the perimeter of the scheduled monument 'Cardiff Castle and Roman Fort'
- Within the Northern Professional Office Area, as defined within the 'Safeguarding Business and Industrial Land and Premises' SPG (30th November 2017).



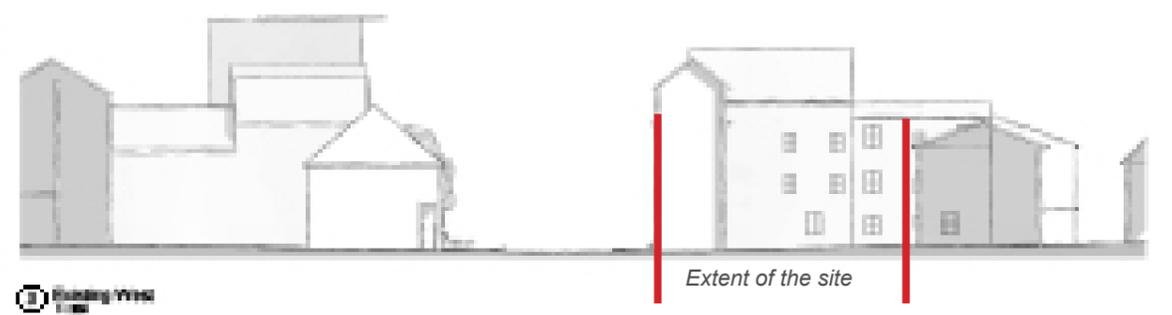
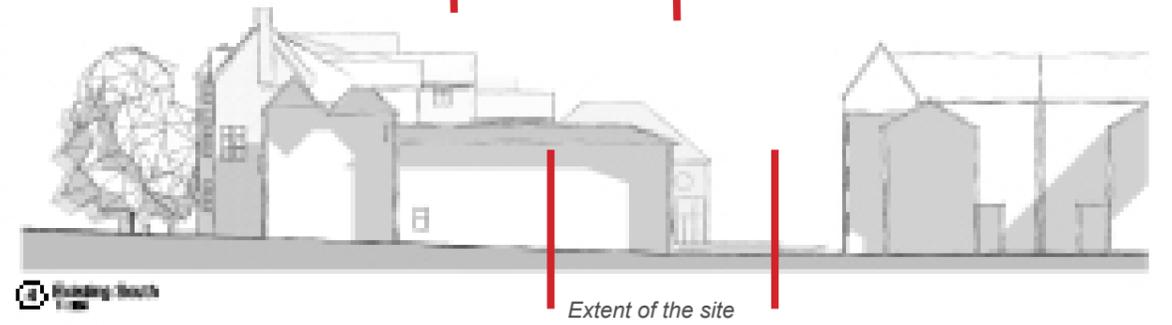
Site in Context

Existing Site



The existing site sits within the Cathays Park Conservation Area and is adjacent to a Listed building. The adjacent listed building 33-34 Park Place is a four storey Edwardian pair of terraced houses with an interesting colonnaded corner approach. The rest of Museum Place comprises three storey Edwardian dwellings, most of which are now offices or apartments. At the far end of the road is six storey modern office block, dating from the 1960's adjacent to the railway line.

The site is used as a car park, accessed from Park Lane. The site has only one established boundary, which is a dwarf brick wall facing Museum Place. The site is actually included in the Conservation Area Appraisals 2009, on page 25 as an Enhancement Opportunity for re-establishing the boundaries of properties and enclosing the parking areas to Park Lane.



New Mixed Use Development Museum Quarter

Design and Access Statement - March 2026



Key Site Features

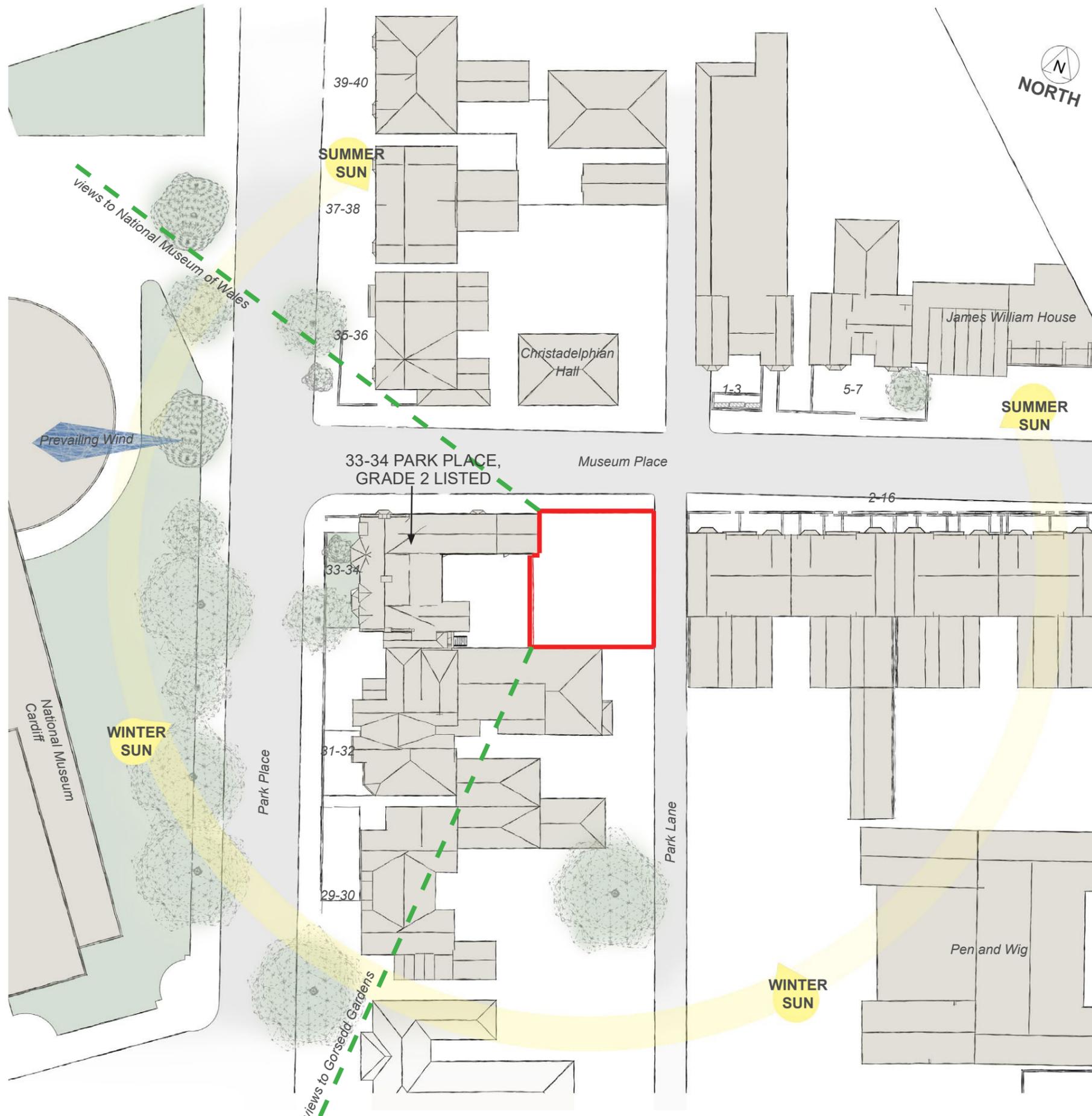
The site is flat and creates a gaping hole within the Conservation Area. It is currently the rear parking lot of 33-34 Park Place. The principle elevation is north towards Museum Place with a subsidiary elevation to Park Lane or Lon Y Parc. The other two elevations are to the west to the rear of 33-34 Park Place and to the south to the adjacent building.

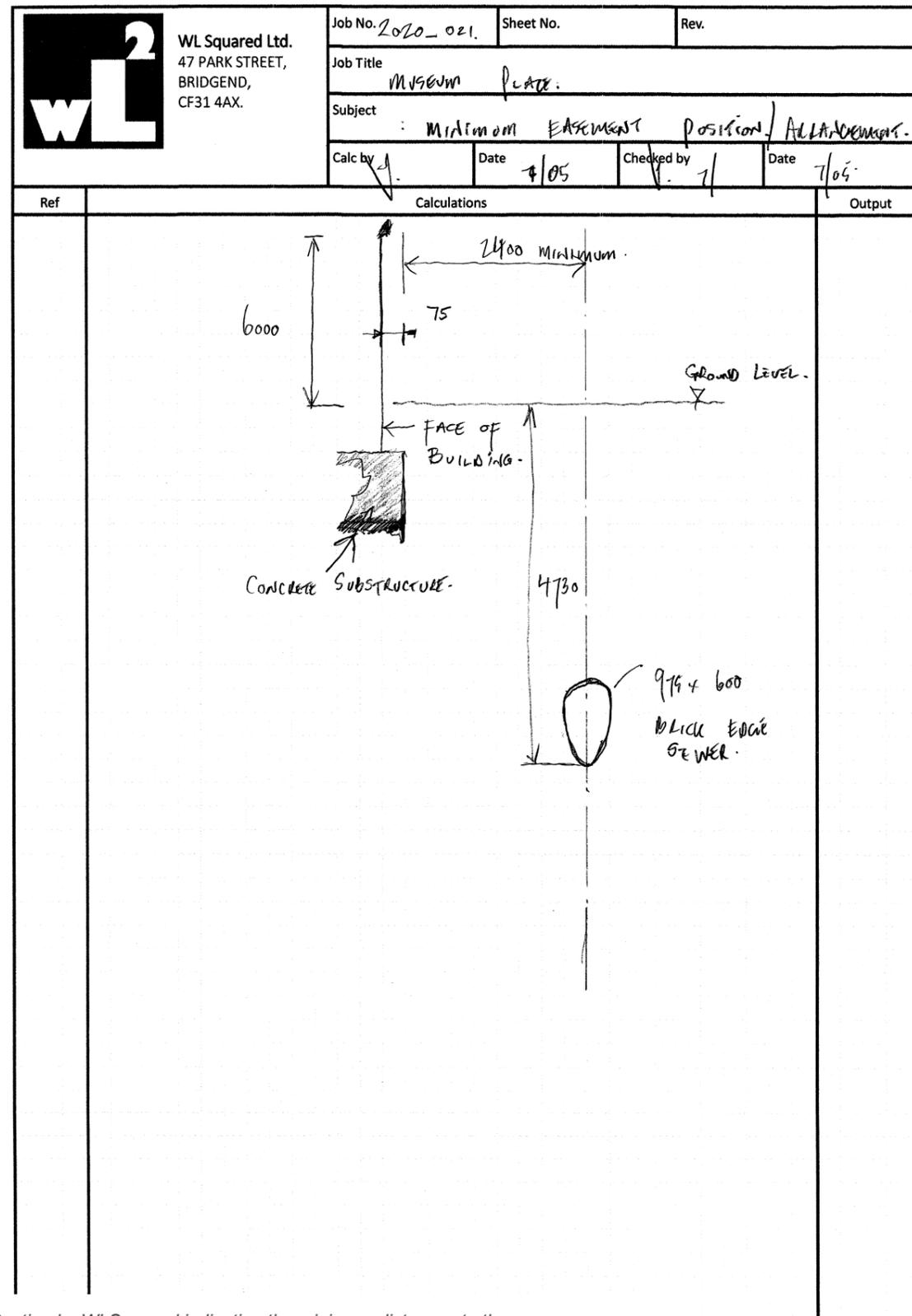
The site boundary to the front (Museum Place) is a low level concrete brick wall; to the building on the south there is no boundary, except for three concrete bollards; to Park Lane there is no boundary to permit car access across the full width; and between the site and the listed 33-34 Park Place to the west there is no boundary.

The site is built up on all sides, with the listed 33-34 Park Place to the west boundary comprising of 4 storeys, the 2 storey Christadelphian hall to the north and adjacent rear wing of the office building to the south, and a 3 storey row of Victorian terraced houses to the east. Further along the opposite side of the road is the 6 storey James William House, a circa 1960's infill development and further down Park Lane the newly refurbished 6 storey Student Accommodation known as Crown Place.

Park Lane is a narrow lane providing access to an assortment of properties with rear extensions reaching the boundary of the street. Traditionally each property would have had a boundary wall. However, these have been removed over time to maximise parking which has led to a messy spread of tarmac and open rear entrances.

The high level outlook from the site would take in long distant views to the north and east as well as views over 33-34 Park Place towards the Museum and Gorsedd Gardens, the landscaped park in front of the National Museum of Wales and City Hall,





Section by WLSquared indicating the minimum distances to the sewer

Constraints

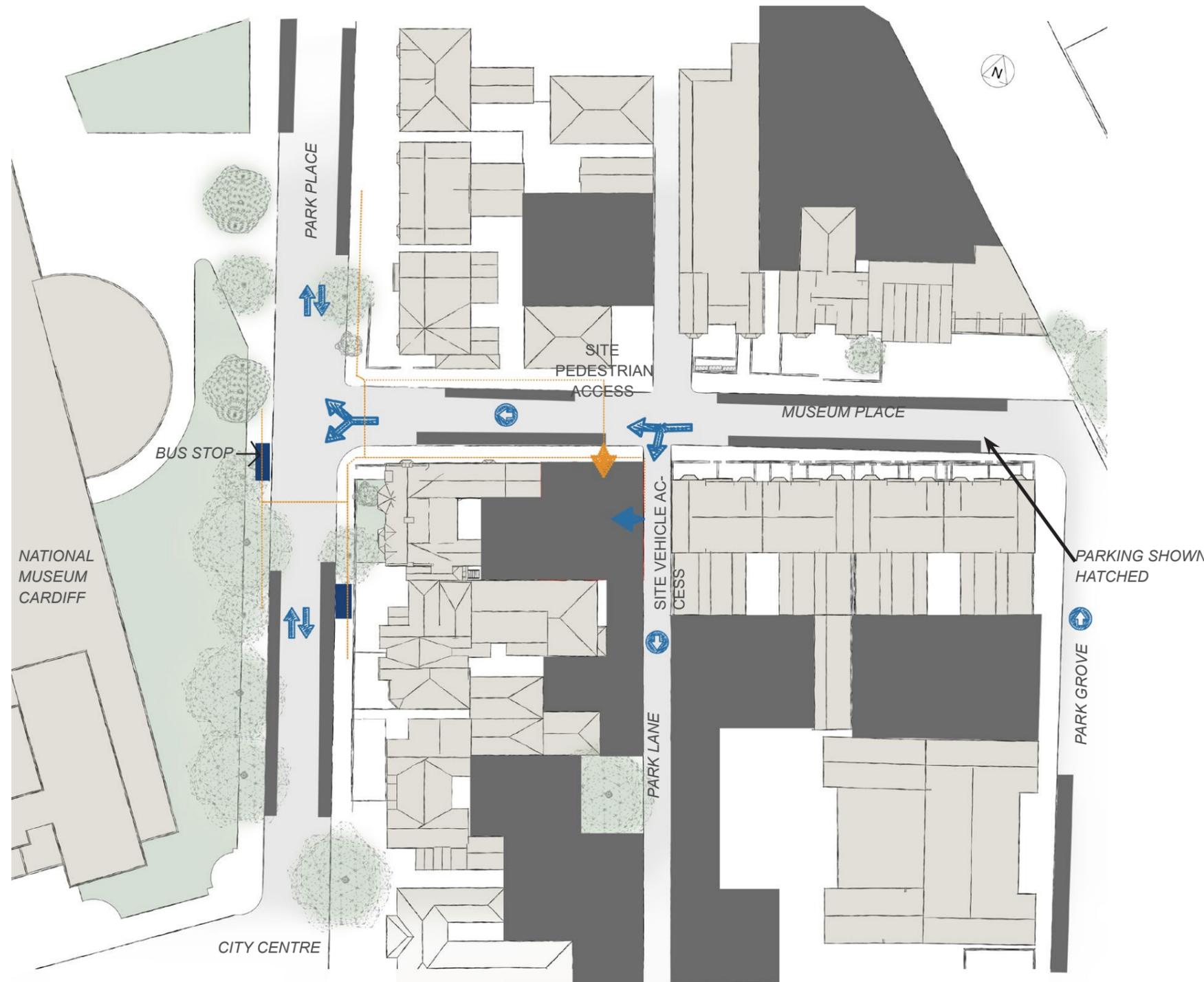
During the PAC period for application ref. 21/01399/MJR in 2021, an objection was received from Dwr Cymru Welsh Water (DCWW) on the basis that the proposed development being sited within the protection zone of a large diameter (975 x 600mm) strategic brick egg sewer located in Park Lane, adjacent to the proposed development.

As a result, an ongoing conversation with DCWW and the structural engineer for this project commenced in search for the best way forward with the development of the approved scheme. Welsh Water was asked to provide confirmation of the sewer's exact position to ensure accurate overlays on the site survey. In addition, DCWW also indicated the proximity distances required for building near the sewer.

Discussions with the design team and the structural engineer from WLSquared confirmed the need to redesign the ground and first floors of Museum Place to accommodate the required offset from the sewer. Updated survey and cross-section from WLSquared was provided, indicating minimum acceptable stand-off distances, and further design adjustments were made accordingly.

As a result, the proposed design features a set back of the entire east elevation which has allowed for the introduction of a new pavement to the boundary with Park Lane.

Agreement has now been reached between Welsh Water and WL2 and a draft Build Over Sewer agreement has been generated and is awaiting final issue pending the issue of a planning permission.



Amenities & Movement

Museum Place has been re-designated as a one way street accessed via Park Grove and providing a link to the busier Park Place.

Public transport is via Bus numbers 53, 86 and 95, with bus stops adjacent on both sides of Park Place. The nearest train stations being Cathays Station, 0.3 miles away and Queens Street station at 0.4 miles.

The nearest Primary School is Tredegarville Primary in Glossop Road, a 15 minute walk away, and Cathays High School on Crown Way, 15 minutes by bus with a 4 minute service. The nearest Private school is Kings Monkton off Richmond Road, a 10 minute walk away.

The city centre Queen Street Shopping Centre is a 5 minute walk away with restaurants and cafés and all the facilities you would expect of a capital city. The Sherman Theatre and New Theatre are both within a 5 minute walk. There is also a coffee shop called I Want to Ride my Bike and Coffee-a-Go Go on the corner of St Andrews Place. The nearest Leisure Centre is at Maindy.

This is both a university student area and a professional business area with many solicitor and barrister offices and the civic offices adjacent. There is also new student accommodation along St Andrews Place.

The Victorian houses located along Park Place, Museum Place and Park Grove were originally developed for residential use, however over the past century land uses within the area have changed and the properties are now largely used as offices.

Currently parking is mainly off Park Lane as shown hatched on the adjacent plan together with access points, bus stops and main pedestrian routes.



Grade II Listed 33-34 Park Place



James William House



New Student Centre for Life Building



View down Museum Place



Park Lane view, new student accommodation



View up Park Place towards museum (34 Park Place on the left)

Character Appraisal

There is no single character typified by the area. The Cathays Park Conservation Appraisal states that Park Place is characterised by a collection of buildings, all slightly different, and sometimes quite eclectic in style, but unified by their scale, complimentary materials and relationship with Park Place generally having more substantial three and four storey buildings.

Park Place building grouping within the Conservation area lies to the east of the Civic Centre and was developed in the 19th century as a residential area for wealthy Victorians. The properties are situated on the eastern side of the street and are largely comprised of terraced and semi-detached Victorian villas. The layout of villas along the length of Park Place has remained largely unaltered and is only interrupted by the Cardiff University Students Union Building and Cathays Park Railway Station and the 4 storey Oakleigh House. The exception to these buildings is the New Student Centre for Life building in the middle of Park Place. Park Grove and Museum Place have retained most of their original Victorian villas, although there are some notable exceptions. To the north of Museum Place is James William House, a late 1960's/early 1970's flat roofed six storey office building, and at the junction of Park Grove and St Andrew's Place is Caradog House, a six storey student accommodation building.

Victorian villas located at North Road, Park Place, Park Grove and Museum Place are comprised of red brick or hammer dressed Pennant stone, with bath stone or stucco dressings and slate roofs. Some earlier houses at the southern end of Park Place are faced in stucco.

The Victorian villas vary in style and building materials and their individuality is expressed through the use of a wide range of architectural detailing, including the use of gabled roofs with carved wooden barge boards, ornate cornices set over pennant stone or painted stucco. Simple or carved stone dressings adorn bays, arches, porches, canopies and colonnades.



The scale of the buildings along Park Lane and Museum Place is variable. To the north on the other side of Museum Place, Number 9 is 5 storeys with a smaller, set back 6th storey. Caradog House on St Andrews Place is 6 storeys. 2 Museum Place is 2 storeys and 31-32 Park Place has been altered a 2 storey back extension, while 33-34 Park Place has a 4 storey back extension.

Section 3 - Heritage Impact Assessment



Heritage Impact Assessment



Map from 1875



Map from 1898



Map from 1915



Map from 1950s

The Victorian houses located along Park Place, Park Grove, and Museum Place were originally developed for residential use, however over the past century land uses within the area have changed and the properties are now largely used as offices. As a result, to the front of the semi-detached and terraced Victorian properties, boundary walls and railings provide a physical barrier between public and private spaces. However the erosion of boundary definitions is evident throughout the area, particularly to the rear of properties where gardens and walls have been removed to make way for car parking.

The historic maps of the site indicate that it has always been an empty plot, most likely a garden for 33-34 Park Place. However, it has been converted to parking at some time during the twentieth century which has resulted in the loss of boundary walls and the scale and rhythm of the earlier plot layouts. It is also interesting to note that at some point the road name has changed from Richmond Terrace to Museum Place, one would assume at the time of the construction of the National Museum of Wales in the 1920's.

The patterns of use indicate that this area was originally built as high status housing, although from 1889 onwards there was an increasing use as professional businesses.

The Area Appraisal suggests that demand for office space and associated infrastructure has had a detrimental impact on the conservation area including substantial extensions, loss of gardens, loss of front boundary treatments and the provision of car parking. In addition the DDA act has meant the need to remove steps and replace with ramps to public buildings.

The proposed works will infill that gap on Museum Place, which will help obscure the buildings to the rear of 33-34 Park Place along with all back elevations of Park Lane that were never meant to be on display as it is now. In addition, the development will provide much needed housing units for the city centre and bring back the formal residential use of the area.

The proposal is also an economically viable way of improving the existing boundary conditions of the properties which contributes to the traditional feel of the conservation area and ensures its continued upkeep.



Heritage Impact Statement

The key views and vistas The insertion of a new building on this site will help obscure the views of a number of the rear elevations of buildings on Park Place and Park Grove and will improve the incomplete street scape on Museum Place. There are no key views that will suffer as a result of the new building, as although there will be glimpses of it from Park Place, it will merge with the existing roofscapes already visible.

Key movements North and South, East to West are not impacted by this development, the traffic movements will be reduced as there are no parking spaces proposed in the building compared with the current situation where there are 17 spaces on the parking lot. The proposed building will also promote more pedestrian and cyclist movement to the building.

Hierarchies of public and private spaces will be respected with a well defined boundary to Museum Place and by continuing the precedent of the existing listed building forming the back edge of the pavement, this will reinforce the hierarchy of public space.

Quality Local Materials are predominantly natural stone and slate so the new palette of stone and cement cladding will compliment this rich heritage.

The Existing Listed Building remains largely unchanged since its construction pre 1875 and is a fine example of Victorian pattern book architecture. The open car park at the rear contributes nothing to the local character of the immediate area and is in fact, a visual blight and an inappropriate environment for a Conservation Area.

Buildings on Museum Place are predominantly original but there are some notable exceptions, namely James William House at the far end which is a fairly brutal piece of 1970's architecture, out of scale with the remainder of the road and the Christadelphian Hall which is a pastiche of Victorian design built in the 1980's or '90s. The remaining properties are terraces on both sides of the road in a typical Victorian Cardiff vernacular, in relatively original condition, although a number have been insensitively renovated with inappropriate fenestration.



Cardiff Christadelphian Hall - white render with Bath stone details, slate roof, 2 storey



1-3 Museum Place - Pennant stone with Bath stone detailing Victorian villa with 1 storey bays, slate roof, 3 storey



5-7 Museum Place, Pennant stone with Bath Stone, detailing, slate roof with 3 storey gables to front and projecting bay windows

Museum Place Character Assessment

The material palette of the buildings on Museum Place comprises dressed rough pennant stone, bathstone detailing and timber windows. The detailing for all properties includes the use of columns and a vertical window proportion, creating a vertical emphasis on the street.

The rhythm of the windows follows a 2:1 pattern where windows on the lower floors are almost twice as big as the ones at the top. In addition, all buildings except the James William House have bathstone window surround and slate roofs.



9 Museum Place, white render and large format fenestration, 5 storeys + 1 set back at the sixth floor



2-16 Museum Place, Pennant stone with Bath Stone Detailing, slate roof with 2 storey bathstone bays to front and 1 storey bathstone porch, 3 storey in total.



Map 2 of the Conservation Area Appraisal

Impact on 33-34 Park Place

The listed building of 33-34 Park Place represents a pair of semi-detached houses (probably 1870s), showing influence of Burges’s Park House, further up Park Place. Grade II listed, the houses are well preserved and provide Group value within the adjacent listed buildings which include No 31-32, as well as the Museum of Wales on the other side of Park Place.

The houses were originally built as private residences but they are currently used as office accommodation. The buildings comprises of three storeys and a semi basement. No 34 has a full-height bathstone splayed bay window with hipped roof, to the left with castling dormer, and narrow first floor over Gothic arch to porch which has 3-bay Gothic arcade to Museum Place (similar to Park House), with pink granite columns which step up to an entrance behind a pierced bathstone balustrade.

The rear block continues down Museum Place as a 3-window block with windows on 4 levels, including 2 bath stone oriel windows, then lower 3 storey block with doorway, not used.

The focus of the proposal has been the relationship with the side of the Listed building that faces Museum Place, as well as the appearance of the proposed design when viewed from Park Place with the listed building in the foreground.

Hard Landscaping: The existing condition will be improved by new concrete pavers laid to the courtyard and maintenance access route for 33-34 Park Place.



Existing Site Condition



33-34 Park Place

The key views and vistas: *The most important views from within and beyond the Conservation Area are concentrated around the Civic Centre, the Castle and its enfolding parks. Cardiff Castle is a main focal point within the Conservation Area and dominates views and vistas from every direction.*

None of the key views will be impacted by this development. However, the provision of a new block to replace the existing car park will improve the untidy view down Park Lane.

Key movements: Museum Place is a one-way street accessed by the one-way street Park Grove, and providing access to the parking at the rear of properties through Park Lane. The proposal will improve the traffic of the street by reducing the number of parking spaces available from 17 spaces currently to only a single space for maintenance.

Hierarchies of public and private spaces: The proposal will help redefine the boundary of the site and reintroduce the physical boundary of the back of 33-34 Park Place by enclosing it and creating a courtyard.

Quality Local Materials: The proposal suggests the use of the common material for the area namely bath stone in addition to a dark grey fibre cement cladding, emphasizing the verticality of the adjacent buildings.



Proposed relationship with the Grade II Listed 33-34 Park House



Impact on Use

The Civic Centre is dominated by University and Civic Buildings. These contrasting academic and civic functions create a lively mix of uses and visitors throughout the day and night, which creates activity along the north-south pedestrian and vehicle routes, in particular along Park Place.

The Victorian houses located along Park Place and Museum Place were originally developed for residential use, however over the past century land uses within the area have changed and the properties are now largely used as offices. Residential areas do still remain within Queen Anne Square and at the student halls of residence at Aberdare Hall.

The current use of the site is an open car park which is detrimental to the Conservation Area. The site's location in the middle of a central area at close proximity to both academic and business activities makes it an ideal development opportunity for a residentially oriented project. The proposed programme for high quality studio units will have a positive impact on completing the street-scape on Museum Place, by providing an active frontage via shared lounge area at ground floor level. In addition, the development will have a positive impact on the traffic on the street by reducing the number of car parking spaces and by enclosing and limiting the parking areas to the hidden Park Lane as seen for all other properties.

A statutory Pre-Application Consultation will be carried out, the results of which will be added to this report.

Pre-Application Consultation Report



HERITAGE IMPACT STATEMENT SUMMARY

| Proposed Work | The Objective | Significance of affected fabric | Assessing Beneficial Impact | Assessing Harmful Impact | Proposed Solution |
|--|--|---|--|---|---|
| Infill of car park in a conservation area with studio units over 6 storeys, flexing commercial unit at ground and terrace at top floor | To enhance the existing site and create additional modern residential building, stepping back at fourth and fifth level to provide private balconies and shared terrace area | Empty plot, probably a formal garden to 34 Park Place, converted to a car park - no historical significance | Improvement of visual cohesion to rear, and shielding of messy developments down Park Lane to the front of Museum Place. New pavement to Park Lane | Scale of development no higher than James William House on the opposite side of the road, and as seen from Museum Place the set back of the entire east elevation and the upper two storeys diminishes the visual impact. | Set back forth and fifth floors with use of dark grey fibre cement cladding, angled roof-line to tower adjacent to Grade II listed building-limited visual impact from front. Impact from side reduced by stepping back upper floors and setting back of entire East elevation, including the lift shaft. |
| Creation of covered and secure cycle spaces on in the courtyard | To promote cycling and keep vehicles off the street and also improve vagrant & antisocial behaviour | Reinstatement of rear boundary to property on Park Lane | Forming enclosure to lane, with single opening for maintenance vehicle. New secure cycle parking. | Decrease in parking spaces, (was up to 17) now just 1 for maintenance | Double metal gates access, creating a secure defensible space. Secure cycle parking to encourage sustainable transportation. |
| Creation of private Courtyard | To allow for maintenance access to the rear of 33-34 Park Place and create a private area as a better outlook for the inhabitants and relaxation with seating and vegetation shielded from the street and traffic of the City Centre | Existing space used as car park | Forming shielded outdoor green space for the occupants of both 33-34 Park Place and the proposed development | Restricted maintenance access | Several planting beds with seating around them to allow for maintenance to windows and fire department access. |
| Installation of Lift | DDA access and lift to all levels | None | Disabled access to all levels | Scale of development higher than ridge of Grade II Listed building | Position lift and service core on the south-east end away from the edge of the building to minimise impact on Museum Place |

Section 4 - Design Development



View exposing poor quality rear elevations

Vision

Currently the site is an open car park which is detrimental to the Conservation Area and the setting of the adjacent Grade II Listed Building. As a result of there not being any building at the rear of 33 and 34 Park Place, the resultant views are towards the rear elevations of several of the buildings in this block which were never designed to be seen in this context as their architectural merit is understandably of poor quality.

Our client's vision is to provide a sensitive, contemporary intervention alongside an imposing four storey building. The design approach has been to use a traditional palette of materials in a respectful modern style with the top two storeys set well back from the front elevation on Museum Place.

The design has taken on board the following key design aspects:

- Respects the listed building by providing a clear separation of the new development in plane, material, and scale
- Uses traditional materials that respect the context and surroundings, improving the relationship to the surrounding context
- Promotes good quality design within the Museum Place and Park Place context
- Improves site boundary conditions by creating new pavement around building.
- Considers key views into and from Cathays Park and the Museum
- Considers sunlight, shading and passive design as part of a sustainable approach and its impact on surrounding properties.
- Promotes principles of the Cathays Park Conservation Area and pays respect to the Grade II Listed 33-34 Park Place.



Before and after proposal



ref. 12/00005 - Consented scheme for flats and ground floor A3 unit from 2014, by John Wotton architects



ref. 21/01399/MJR - Consented scheme for offices and penthouse from 2021, by Downs Merrifield architects



ref. 22/00990/MJR - Consented scheme for 10 flats and penthouse apartment from 2022, by Downs Merrifield architects



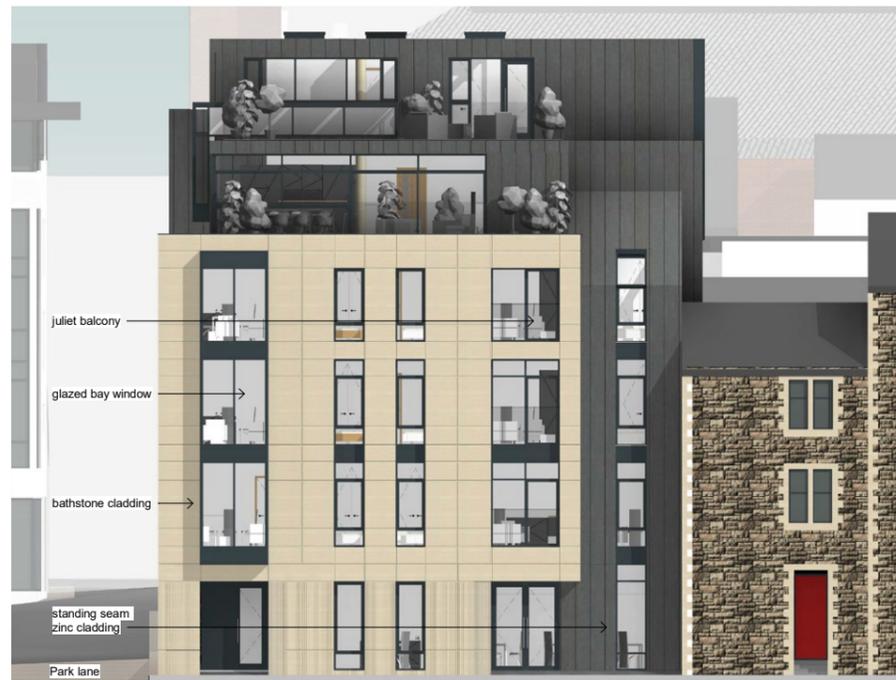
Planning History

The urban blocks within the Cathays Park Conservation Area and this quarter of Cardiff have been interspersed with fairly random infill developments that have impacted negatively on the Victorian/Edwardian character of the original typical terraced house developments. However, the site of this development is currently a gaping hole in that fabric which we are now seeking to fill in order to complete the street scape and indeed the block.

The planning history of the site is that consent was granted for 8 New Flats over four storeys with A3 at ground floor level, planning ref 12/00005 on 16 April 2014, which has now lapsed.

A few years ago, consent was granted for a new mixed use development, planning ref 21/01399/MJR on 16/11/2021. The consented scheme was for office accommodation over 4 storeys and a penthouse apartment on the top two floors.

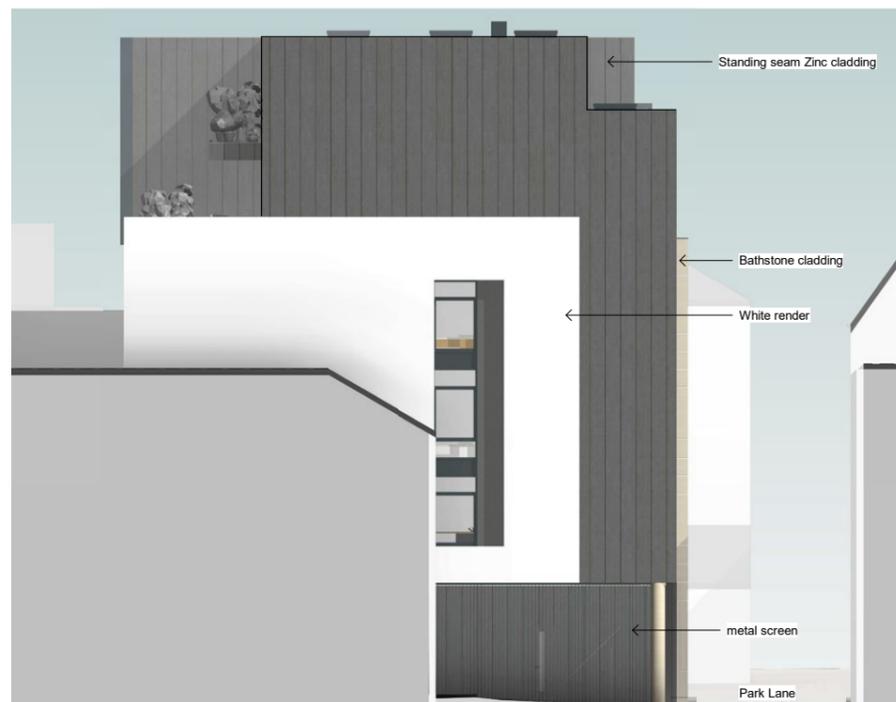
Most recently, consent was granted for 10 new flats over four storeys with A3 at ground floor level and a penthouse apartment over the top two floors, planning ref. 22/00990/MJR. The approved design preserved the design of the consented offices scheme with minor modifications comprising additional bay windows to the south.



North Elevation, Planning Permission No:22/00990/MJR



West Elevation, Planning Permission No:22/00990/MJR



South Elevation, Planning Permission No:22/00990/MJR



East Elevation, Planning Permission No:22/00990/MJR

Planning Application No:22/00990/MJR

Following the Covid pandemic, the demand for offices had diminished in contrast to a requirement for quality residential development. Therefore, a decision was taken to make a fresh application for a residential scheme, comprising three floors of one and two bedroom apartments above A3 use on the ground floor with the penthouse flat on the fourth and fifth floors remained unaltered.

The subsequent planning application ref. 22/00990/MJR proposed the demolition of the existing dwarf boundary wall and construction of a residential building with A3 use at ground level with 10 flats and a rooftop penthouse apartment. The application received planning consent on 18 May 2022.

The principles of this approved design have been used to inform the current design proposal in order to maintain minimal changes to the approved scheme.

Section 5 - Proposed Design



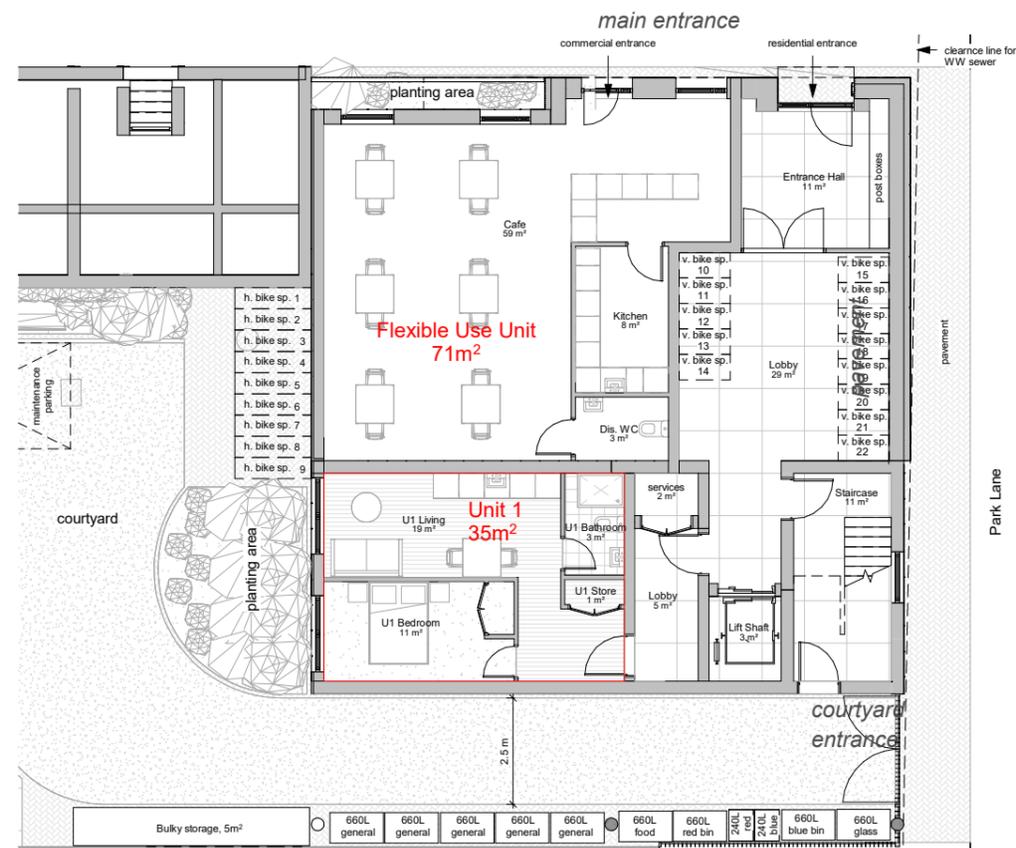
Site Layout

The proposed site is 287 m². The site has a pedestrian main entrance off Museum Place, as well as vehicular and cycle access from Park Lane. Following the consultation with DCWW, the design now incorporates a set back for the entire east elevation away from the site boundary with Park Lane. As a result, the development now also features a new pavement along Park Lane, allowing more secure pedestrian access around the building.

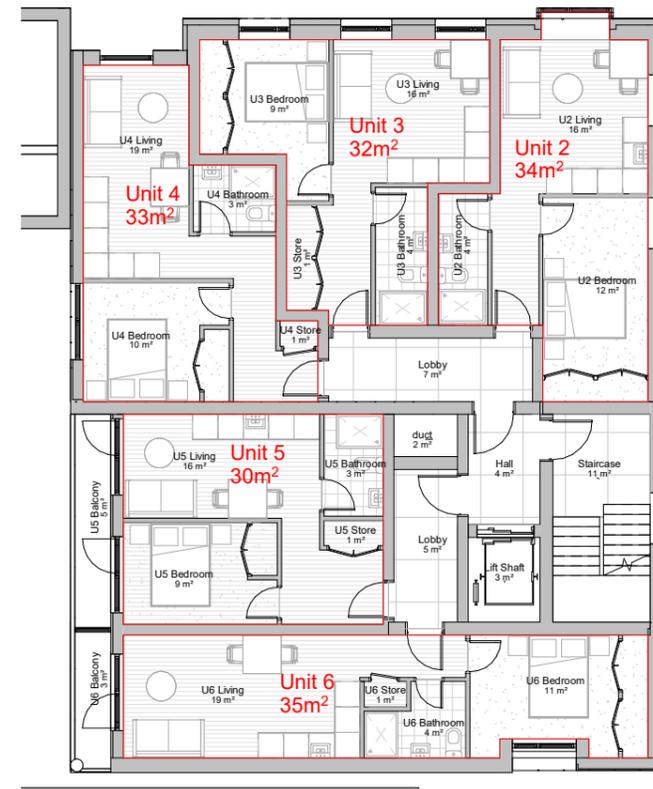
The building footprint sits approximately 12.7m away from the rear wall of 33-34 Park Place. To provide the adequate privacy and outlook required, the upper floors accommodation facing the rear extension of 33-34 Park Place have been set back by balconies to achieve a minimum of 10m distance between the two facades.

There is parking for 1 maintenance vehicle and a covered and secure cycle parking for 9 bikes within the courtyard, which is accessed off Park Lane and secured by a metal gate. There are additional 13 vertical cycle parking spaces within the ground floor lobby area.

In order to provide an enhanced experience for the units overlooking the courtyard (as well as the existing offices at the rear of 33-34 Park Place) there will be a comprehensive landscaping scheme for the courtyard, see page 40.



Ground Floor



First Floor

Ground to Third Floor Plans

The plan almost fills the site, respecting the alignment of the neighbouring listed building and providing a sufficient pavement area around the building on Museum Place and along Park Lane. The location of the stairs and lift core at the south-east corner of the site allows for maintaining an active frontage with the flexible commercial space and main entrance for the flat on Museum Place. The entrance hall on the ground floor allows for post boxes and second secure door leading into a lobby with vertical bike storage and the service core.

There is one unit located on this floor, with proposed planting area in front of its windows for maintaining privacy and improving outlook. The unit has separate access corridor off the lobby.

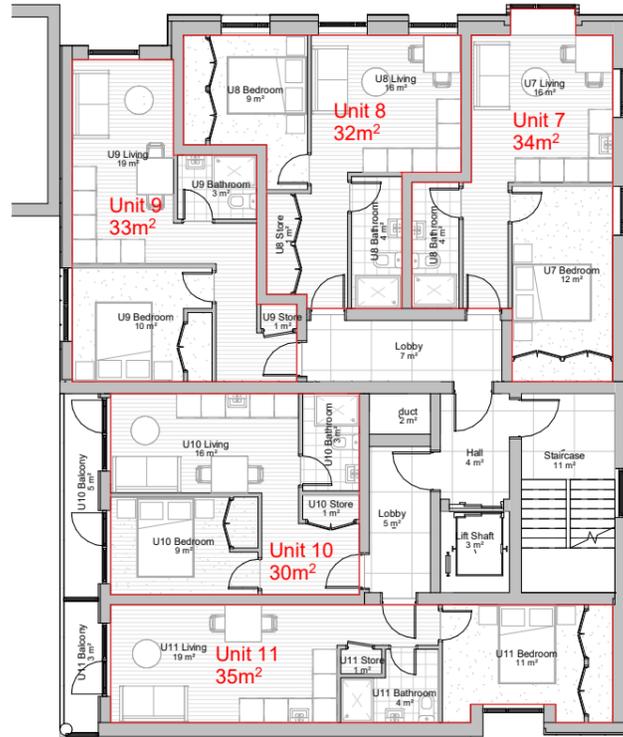
The service core comprises staircase with a fire exit door terminating into the courtyard and a lift serving all 6 floors making the building easily accessible to all levels and amenities via the lift and level entrance access.

The layout for first, second and third floors comprise 5 flats accessed off a protected lobby connected to the lift and protected staircase. Each floor features 2 units with private balconies that are separated by obscured screens for maximising privacy without compromising daylight.

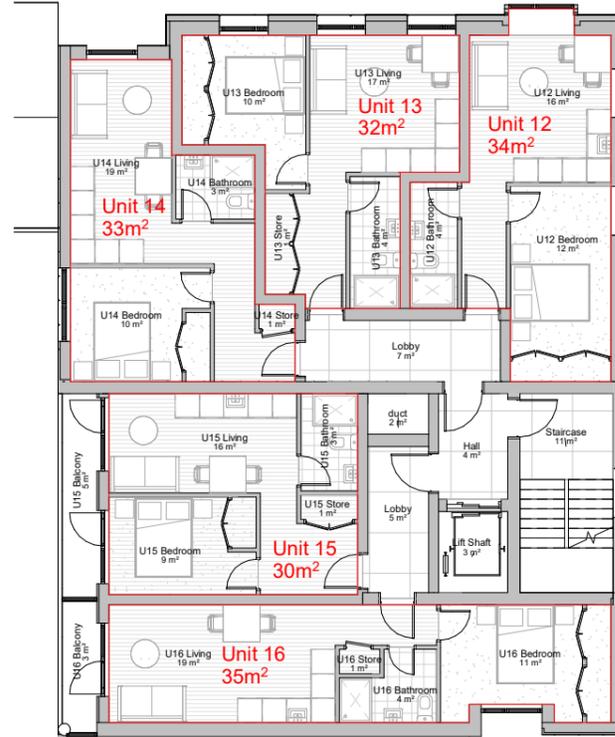
All units exceed the minimum area of 30sqm for a studio flat and provide a bedroom, bathroom, storage space and open plan kitchen, dining, living area.



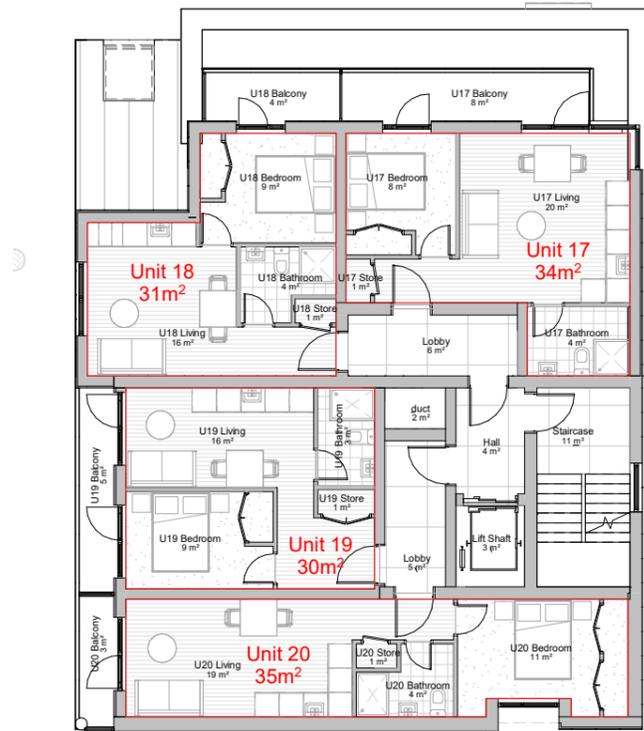
Fourth and Fifth Floor Plans (cont.)



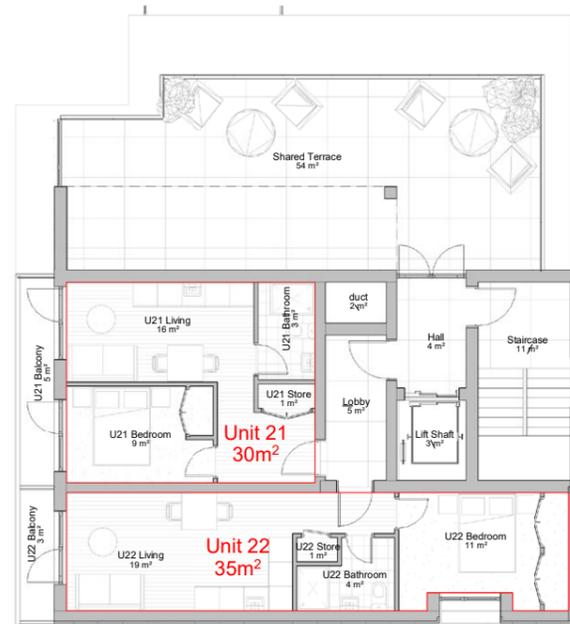
Second Floor



Third Floor



Fourth Floor



Fifth Floor

Fourth and Fifth Floor Plans

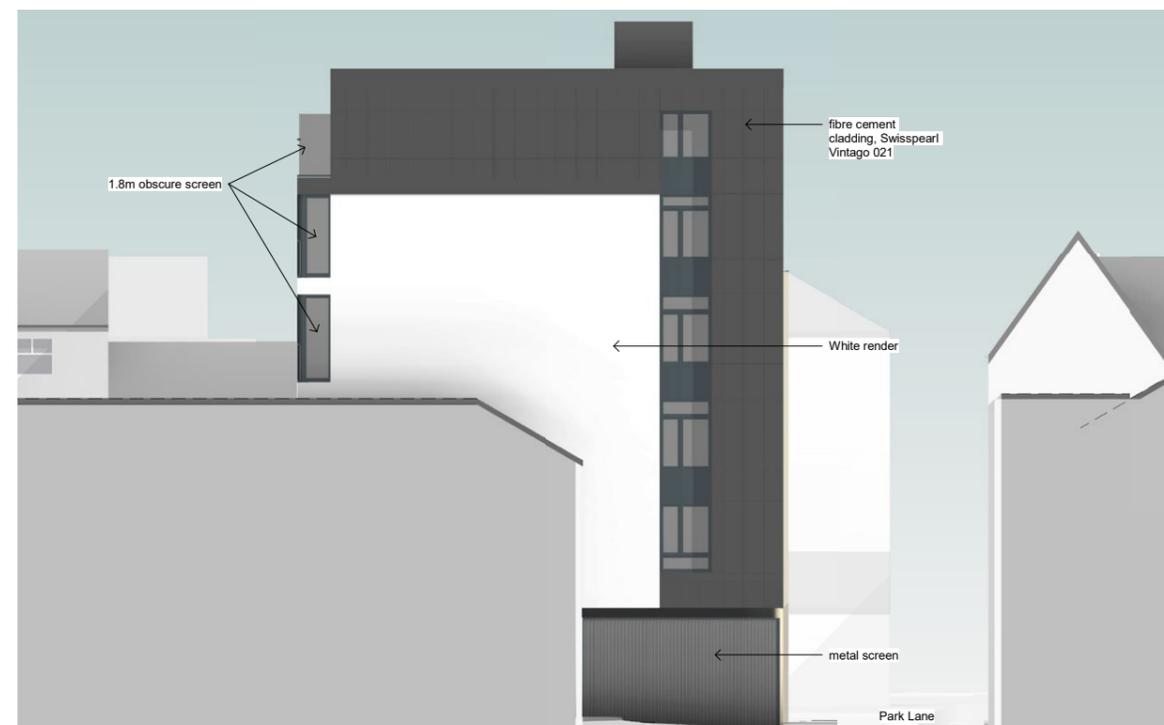
The fourth floor accommodates 4 flats, all of which feature private balconies, separated with obscured screens.

The fifth floor accommodates two flats, both with private balconies looking over the courtyard separated with obscured screens. There is also a large shared terrace looking over Museum Place with 1.8m high clear screens all around for security.

The use of the top floor as shared terrace space further steps back the building away from the primary elevation and eliminates the visual impact of the development on the Conservation area.



North Elevation



South Elevation

North Elevation (facing Museum Place)

This is the principle elevation which faces Museum Place. The commercial unit is located under the stepped back stone elevation adjacent to the recessed slot, used to differentiate the new block from the neighbouring listed building. The recess from the listed building creates a shadow detail through the use of the dark grey fibre cement cladding treatment. The recessed slot forms a natural break in the façade between the listed building and its new neighbour. To improve the frontage to Museum place, a panting area is proposed within the recess area.

The top two storeys have been set back in order to reduce the visual impact from street level. The main materials will be Bath stone with dark grey cladding to respect the listed buildings and the Conservation Area. In addition, a glazed bay window to this elevation was influenced by the feature bay windows to the surrounding context. The main entrance to the residential part of the building is formed as a recess under the glazed bay window. The proposal also acknowledges the rhythm and scale pattern of the windows to the surrounding buildings and follows a similar vertically oriented strategy with bigger windows to the lower levels and smaller to the top.

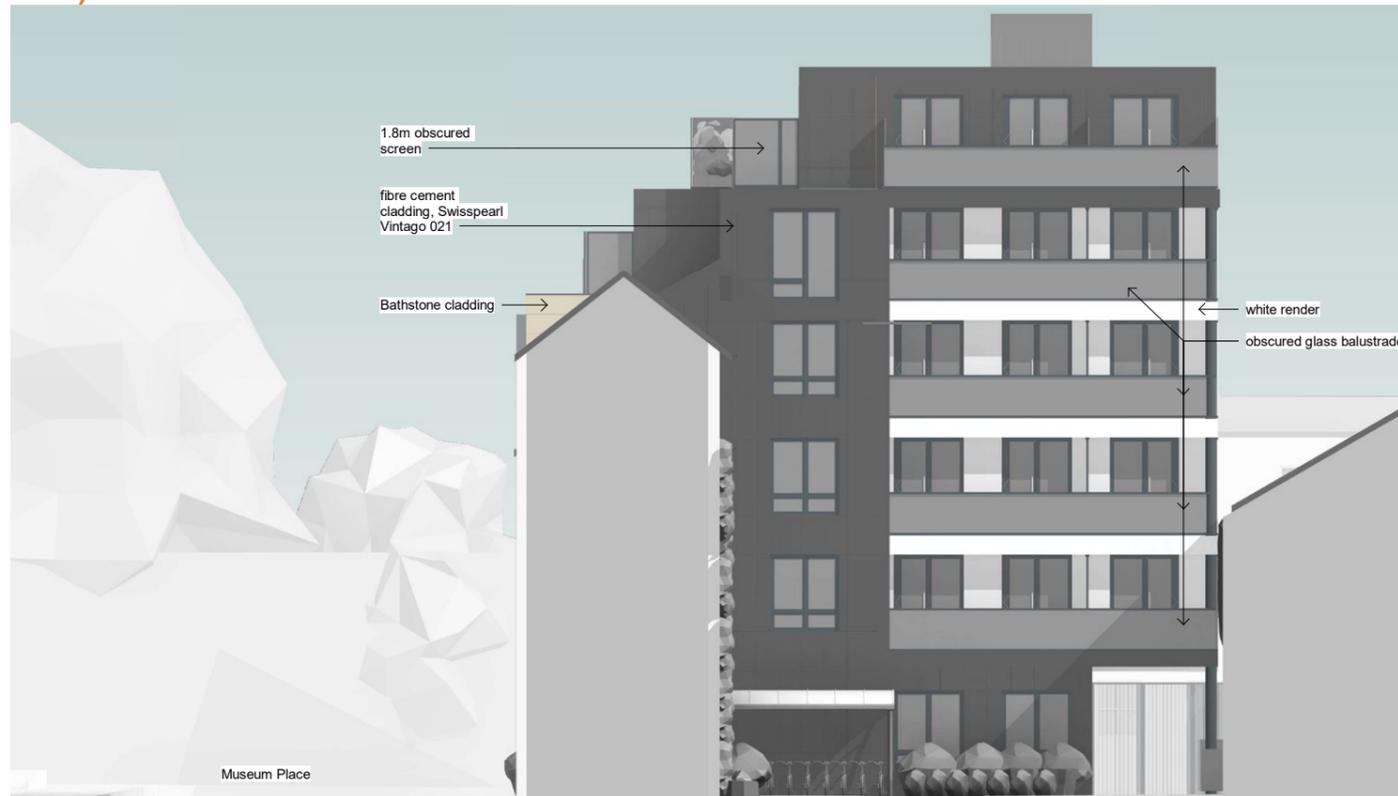
South Elevation

This elevation looks back along Park Lane which is predominantly used for parking and maintenance access. As a result the elevation is almost completely blank with only one row of windows, recessed into the building, providing an outlook and daylight to the corner bedrooms. The ground floor is wrapped with a metal screen, enclosing the access to the courtyard. First to fourth floor are in white render, responding to the existing context to Park Lane. The top floor and the service core at the south-east corner have been clad in dark grey cladding as means to reduce the visual impact from the street and also enhance the visual distinction with the lower floors.



Elevations (cont.)

West Elevation



West Elevation (Facing Courtyard and back of listed 33-34 Park Place)

This elevation faces the rear of the Listed building and the newly formed courtyard. White render frames the balconies of the middle storeys, while the standing seam zinc cladding merges together all floors from ground to the top at ground and fifth level and the junction with the listed building.

To improve the privacy of the flats facing the windows of the offices at the rear of 33 Park Place, covered balconies have been introduced with 1100mm high obscured glass balustrading. The balconies between the units have been separated with floor to ceiling high obscured glass screens.

There is also a planting area proposed in front of the ground floor windows to provide privacy to the flat from the cycle storage and improve the outlook of the living accommodation.

East Elevation



East Elevation (facing Park Lane, side of 2 Museum Place)

This elevation faces Park Lane and office windows situated in the rear extension of the terraced Victorian house fronting Museum Place. As one of the prime elevations within the conservation area it has been clad with bath stone to tie in with the North elevation.

The entire elevation has been stepped back from the site boundary to maintain the minimum clearance required from the existing Welsh Water sewer running along Park Lane. Additionally, the courtyard entrance and service core have been slightly stepped back and clad in dark grey fibre cement cladding in order to minimise their visual impact to the street. The number of windows on this elevation has been kept to a minimum with 6 obscure windows to the service staircase facing the office windows at the side of 2 Museum Place and two rows of tall clear glass windows at the corner with Museum Place facing the blank elevation of 2 Museum Place.



Materials & Character

Details

The area is typified by rich detailing to windows which have a vertical emphasis. Within the context of the conservation area, the principle of some contemporary insertions have already been established. The most major of which is the new University Student Union building by FCB studios, further along Park Place. Adjacent to this proposed developments there are also modern extensions and infill as set out in the Heritage chapter.

The design of the Museum Place façade echoes the vertical emphasis of the listed building alongside as well as the rhythm of the fenestration of the terrace to the east. The design puts forward in line vertical strips of fenestration to further emphasise when viewed obliquely. This is emphasised by the proposed bay window, also to pick up on the listed building architectural features. There is also a rhythm of solid to void that reflects the buildings either side.





Materials

The Conservation area has a variety of materials and finishes, but the more successful buildings are characterised by their simplicity of material choice. The surrounding buildings have pennant stone or white render walls with bath stone details around the windows and bays, with slate roof. The general proportion of openings is vertical.

Our modern interpretation of this is to provide the proposed building with bath stone panels to the principle elevations on Museum Place and Park Lane, otherwise use of a white rendered finish, typical of the backs of other buildings in the conservation area. The roof and set back elements is intended to be dark grey cladding, to echo the dark grey slate typically found in the area.



1. Existing Site
2. Angled Roof in standing seam
3. Bath stone wall with vertical emphasis
4. Standing seam (variable width) zinc wall
5. Rendered wall with contrasting window frame



View looking up Museum Place



View from Museum Place

Visualisations

These following three photomontages, two on this page and the third overleaf, show the proposed design superimposed on recently taken photographs showing the new building in context with it's surroundings.

This design illustrates how the new building will sit within Museum Place, replacing the existing void with a contemporary piece of architecture, built from classically simple materials, namely bath stone panels and fibre-cement cladding with deeply recessed simple fenestration.

The roofscape can be seen to have been pushed well back from the principle elevations to ensure that it's impact on Museum Place is as unobtrusive as possible and when viewed from Museum Place and Park Place, blends in with both the roof scape and the darker random stonework of the listed building at 33-34 Park Place and the terrace beyond.



View from Park Place

Section 6 - Access & Movement



Access & Movement

Access

Pedestrian Access is off Museum Place with vehicular and cycle access off Park Lane (with a pedestrian link internally).

Level access is provided to the main entrance with a lift to all levels, providing wheelchair access to all floors.

The development, located in the city centre with all its public transport links should minimise any requirement for car-parking. It is on this basis that we have only provided 1 maintenance parking space. The existing site accommodates 17 spaces.

Covered cycle storage for 9 bikes has been provided in a secure area within the courtyard. Additional vertical cycle storage for 13 bikes has been provided in the shared lounge.

Overall, there are 22 cycle spaces provided for the 22 flats within the proposed development.

Maintenance

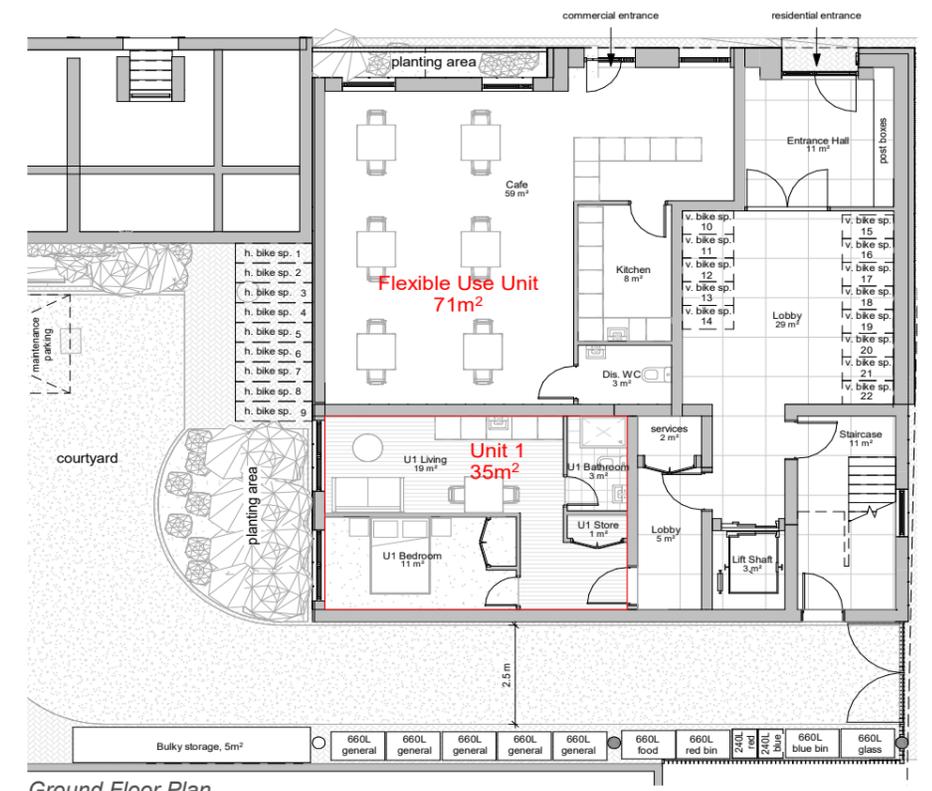
The refuse strategy has space allocated for the storage of segregated bins (in keeping with Cardiff Council's recycling policy). The bin store serves all flats and has allocated space for 5x660L bins for general waste, 4x660L bins for recycling (food, metal, glass, paper) and additional 2x240L bins for recycling (paper, metal). There are also 5sqm area allocated for bulky storage. All bins are located to the side of the covered passage to the courtyard at ground floor level.

The bins storage area is accessible internally from the ground floor staircase lobby and externally from the courtyard. This will enable the collection of bins from Park Lane with the management service to be responsible for opening and securing the external access doors on the requisite days.

Services Access and Emergencies

Park Lane is currently used for access of refuse collection vehicles. The access and exit doors to the storage room has space for the requisite number of 660L and 240L bins.

Fire trucks will have access to three of the four primary elevations with the courtyard elevations being accessed via the covered passageway to the south.



Ground Floor Plan



Transport Statement



The site is located in the city centre with excellent public transport facilities. A number of local bus stops are located on Park Place offering bus services to a number of destinations across the city.

Museum Place is linking Park Grove to Park Place, which is a busy road linking the University to the City Centre. Currently parking access is provided from Park Lane with other pedestrian access points, bus routes and main pedestrian routes off Park Place to the front.

Public transport is via Bus numbers 53, 86 and 95, with bus stops adjacent on both sides of the Park Place. The development is conveniently located for access to rail services. The nearest train stations being Cathays Station 0.3 miles away and Queens Street station at 0.4 miles. Both of these stations serve Cardiff Central which in turn offers local, regional and national rail services to destinations across the UK. Similarly, Cardiff's core cycle network is a key for movement around the city and the site is well located to enable access to the wider cycle network. The city centre is a 5 minute walk away with restaurants and cafés and all the facilities you would expect of a capital city.

The site is used for parking at present, with a total of 17 'official' parking spaces. There is no secure cycle parking currently.

The recommended number of cycle spaces for residential developments, according to the Cardiff Supplementary Planning Guidance, is 1 per bedroom. The proposed development features 22 bedrooms. Following the guidance for the allocation of cycle spaces, the design incorporates a total of 22 covered cycle spaces.

The proposal is for a high end mixed use development with single maintenance parking space accessed from Park Lane. The number of traffic movements will therefore be far less than the current levels due to the city centre location and excellent public transport links, in addition to the reduced number of spaces available parking at the location.

The courtyard will be secured with an electrically operated secure double door.



Environmental Sustainability

Located within the city centre and currently used for car-parking, a new mixed use development is sustainable for the following reasons:-

- Its location is close to the city centre and the Cardiff University buildings which will encourage residents to use public transport, pedestrian and cycle routes. The car parking provision has correspondingly been reduced.
- The likely reduction in traffic movements to and from the site will reduce pressure on the busy local roads
- The site is within easy walking distance of a good range of local facilities including shops, health, education and leisure.
- Development of the site will provide the opportunity to create a new sustainable building which is low energy
- Introduction of planting to the courtyard will encourage biodiversity

The site use is compatible with the existing neighbouring buildings as all have originally been designed as residential houses. Therefore, the development will not contribute in a detrimental way to existing sources of noise or pollution. New windows will be double or triple glazed (as appropriate) to ensure a high level of acoustic insulation from the road and all flats will be provided with MVHR to ensure that windows do not need to be opened unnecessarily.

The spaces will have a good quality thermal performance, in excess of that required by current building regulations. This will include high levels of insulation, a highly efficient construction, underfloor heating, and high performance composite aluminium/timber windows and doors.

Traditional and local materials will be used whenever possible.

The development at the rear of 33-34 Park Place will meet the requirements of the Wellbeing of Future Generations Act by:-

- Setting a high standard of construction with a reduced carbon footprint
- Develop an integrated Welsh supply chain by using local resources
- Create a stronger mixed use neighbourhood with a more cohesive and invested community
- Promote diversity through enhancing the local heritage and context



Landscaping



Multi-stem birch trees



underplanting: Stone boundary wall with evergreen Portugese laurel hedge above.



Gabion retaining walls



Portugese laurel hedge



Examples of planting character



Additional Reports

198 Museum Place - Daylighting Studio Flats
198 Museum Quarter - Biodiversity Statement
Museum Place - Bat Survey

Drawing List

- A(P)2001 Site Location Plan
- A(P)2002 Site Plan
- A(P)2003 Plans Ground / First Floor
- A(P)2004 Plans Second / Third Floors
- A(P)2005 Plans Fourth / Fifth Floors
- A(P)2006 Elevation North
- A(P)2007 Elevation South
- A(P)2008 Elevation East
- A(P)2009 Elevation West
- A(P)2010 Axonometric NE / SW
- A(P)2011 View 1 Park Place
- A(P)2012 View 2 Museum Place
- A(P)2013 View 3 Museum Place
- A(P)2014 Street Elevation - Museum Place



Downs Merrifield architects
5 Cefn Coed Road
Cardiff
CF23 6AT