

## ACHIEVING GOOD DESIGN THROUGH THE PLANNING SYSTEM

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## INTRODUCTION

- Planning advice to the SDP for over 5 ½ years
- Case study drawing on St David's Dewi Sant experience
- Focus on the planning process

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## GOOD DESIGN



### Increasingly important part of planning policy

- PPS1 (2005) – *indivisible from planning*
- TAN12 (2009) – *not inevitable*

### What is good design?

- No single definition
- More than 'just' aesthetics
- PPW (2002) – also social, environmental and economic aspects of development

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## STRUCTURE

- Local Context
- Mechanisms to Secure Good Design
- More than Just Landmark Buildings
- Flexible Approach
- Conclusions

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## LOCAL CONTEXT

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## LOCAL CONTEXT



### Understanding of local context essential from the outset

- Urban grain
- Historic environment
- Wider context

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## URBAN GRAIN



- Lattice of arcades and streets give Cardiff distinctive character
- Grid of east to west and north to south routes
- However – majority of masterplan site 1970/80s uniform blocks
- Result – course grid unrelated to urban grain of surrounding area
- Need to reinforce existing grid pattern

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## HISTORIC ENVIRONMENT



- Adjoins four Conservation Areas and numerous listed buildings
- Some listed buildings/structures within the masterplan area
- Existing built form, public realm and pedestrian/vehicular interface provides poor setting
- Scale, massing and height on The Hayes

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## WIDER CONTEXT



- Transform southern end of city centre – dominated by uninspiring architecture, car parks and blank facades
- Improve connectivity between the prime retail area, Central Station, Callaghan Square and the Bay
- European City of Culture Bid

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## MECHANISMS TO SECURE GOOD DESIGN

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## MECHANISMS

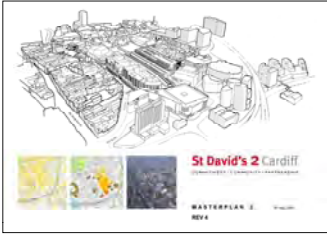


### Variety of planning mechanisms used to secure 'good' design

- Planning Policy
- Outline Planning Application
- Section 106 Agreement
- Reserved Matters Applications
- Consultation

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## OUTLINE PLANNING APPLICATION



- Accords with national and local planning policy
- Based on analysis of local context
- Masterplan led
- Set clear parameters for the SDP
- Further control through planning conditions
- Supported by full EIA
- Basis for CPO/road closures

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## MASTERPLAN PRINCIPLES



Formal part of outline application – established the 'ground rules'

1. Urban Regeneration and Mixed Uses
2. Placemaking through a Network of Attractive Streets and Squares
3. Accessibility with Reduced Traffic Impact
4. City Scale Buildings and Design
5. Sustainable Development
6. A Managed Development Process

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## SECTION 106 AGREEMENT



Used to secure:

- Highway and public transport improvements
- Cycle review
- Affordable housing
- Opening times of key pedestrian routes
- Phasing for demolition of existing library
- Public realm improvements

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## RESERVED MATTERS APPLICATIONS



Series of applications addressing detailed architectural design and layout

- Work within Masterplan Principles
- Supported by a number of documents, detailed plans and illustrative material
- Planning conditions – further control over detailed design

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## ENGAGEMENT/CONSULTATION



Pre and post application engagement crucial

- Driven by close working relationship between the SDP and Cardiff Council
- Multi-disciplinary approach from outset
- Engagement with public and key stakeholders

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MORE THAN JUST LANDMARK BUILDINGS

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TAN12 (2009)



Good design requires a process of problem solving and innovation that embraces *“sustainability, architecture, placemaking, public realm, landscape and infrastructure”*

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### PUBLIC REALM

#### Significant public realm improvements

- Central to delivering quality design
- Agreed palette of materials
- Widespread tree planting
- Citywide wayfinding strategy
- Placemaking by creating network of attractive streets and squares
- Pedestrians prioritised
- Reinforces character of existing arcades/urban grain
- Setting of existing buildings and spaces enhanced

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### ST JOHN'S CHURCHYARD



#### Public realm improvement secured through S.106 Agreement

- Listed cast iron railings, bollards, Gardener's hut
- Access severely restricted
- Security issues
- Views across from Working Street to Trinity Street limited



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### LOCAL CHARACTER



#### Subtle reflection of character through

- Public art
- Materials
- Architectural detailing



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## FLEXIBLE APPROACH

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## FLEXIBILITY



Within the principles fixed through the outline permission

- 10 year planning and build programme
- Creativity and innovation through design process
- Collaboration/engagement
- Compromise
- Use of Section 73 applications

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## GRAND ARCADE



Original dual pitched glazed roof design amended

- Move to a barrelled, curved roof
- Reflect design of European arcades of a similar scale
- Bridge Street Arcade – pitched roof retained to reflect Cardiff's historic arcades

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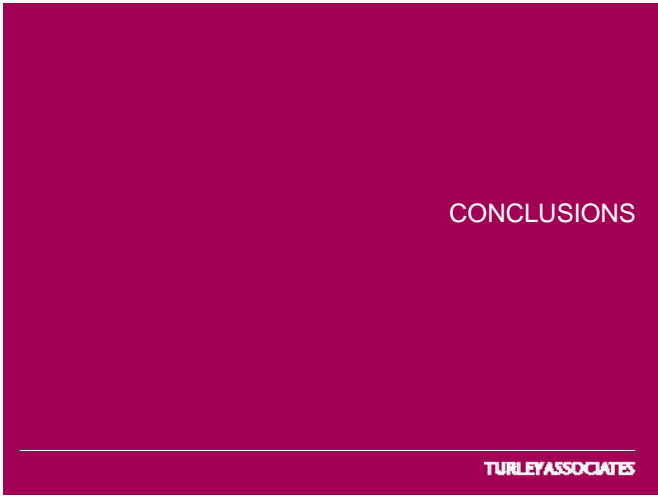
## BRIDGE STREET SQUARE



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CONCLUSIONS

- Masterplan led process – flexibility within set principles
- Mechanisms to control design development
- A collaborative design approach throughout – continuing beyond scheme opening
- Strong sense of ownership
- Comprehensive design solution
- Greatly improved setting for historic environment
- 30 million estimated visitors each year – the real test

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