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CLIENT BRIEFING DOCUMENT NOVEMBER
2016

HOUSING SITE CARDIFF

Brief and initial appraisal

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CARDIFF

Introduction

SeeReal Architects was appointed by R.U. Biganov in December 2015 to provide the following services:

- Determination of brief
- Site and services availability appraisal
- Condition of existing buildings and boundary wall survey
- cDevelopment options appraisal, including cost advice
- Planning Strategy

1.01 The Client's brief was to investigate the feasibility of the development of an existing brownfield site in the Riverside area of Cardiff for residential use. An investigation of suitable sustainable development strategy was also requested.

1.02 This report is prepared as a statement of Client objectives and examines the feasibility of development of the site as a basis for further discussion and investigation. The report includes an initial appraisal of planning, building, environmental and financial matters that may influence the development of the site.

2.00 Existing site

- 2.01 The site is located in a residential area of the Riverside District of Cardiff. Three of the site boundaries back onto residential properties to the South, East and West. A lean-to property abuts part of the Western boundary. The site fronts onto and is accessed from a service lane connecting Mandeville Street and Heath Street.
- 2.02 The area is well served by both public and private transport links and is within walking distance of the City centre and local shopping areas.
- 2.03 Neighbouring properties comprise traditionally built, terraced two storey dwellings. The properties are a mixture of privately owned dwellings and houses of multiple occupation.
- 2.04 The neighbouring lean-to property is visually detracting from the site.
- 2.05 The existing properties occupying the site comprise two storey, semi-detached light industrial units. The properties are of solid brick and blockwork construction with pitched and flat roofs.
- 2.06 Currently vacant, the properties were recently used as a builder's warehouse, plumber's store and car repair garage.
- 2.07 The property is currently owned by a consortium and offered for sale as freehold.
- 2.08 The existing properties are in fair condition and require various remedial works including structural and roof repairs.
- 2.09 There is no Health and Safety file or other hazard information available for the site.
- 2.10 There are no anticipated restrictions on access, delivery or site working during normal working hours.

3.00 Client Brief

- 3.01 Investigate and appraise existing site to determine feasibility for development.
- 3.02 Maximise development potential of site for residential use.
- 3.03 Investigate suitable sustainable development strategy for the development.
- 3.04 New dwellings to include 3 to 4 bedrooms, kitchen, dining and living rooms, ancillary accommodation, studio/office and either private or communal external landscaped areas.
- 3.05 New dwellings should aim to promote innovative and sustainable design criteria.
- 3.06 Create a flexible housing model to reflect modern lifestyles and working trends.
- 3.07 Development proposals should allow for possible phased development.

4.00 Planning and Building Considerations

- 4.01 Initial discussions with the Local Authority Planning Department indicate that one planning application has previously been made on the site: for change of use to a Mosque. The application was refused on the grounds of highway safety and inadequate parking facilities.
- 4.02 Residential development on the site will require a Full Planning application under the Town and Country Planning Act 1990. Listed Building and Conservation Area consent will not be required.
- 4.03 We are unaware of any Compulsory Purchase Orders that will affect the site.
- 4.04 In principle, the L A Planning Department suggest that they would have no objections to a planning application for a change of use to residential use for the site, providing that certain conditions are satisfied. Main concerns for development include the means of access to the site from the lane, highway and pedestrian safety, provision of off street parking, the provision of leisure and amenity space and privacy for neighbouring properties. New development should reflect the scale of neighbouring properties.
- 4.05 Current planning guidelines require the provision of the following parking facilities:
- Residential units 75 to 120 sq.m. – 2 spaces/unit plus 3 to 5 visitor spaces
 - Residential units over 120 sq.m. – 3 spaces/unit plus 3 to 5 visitor spaces
- 4.06 We are unaware of any other community or interest groups which require consultation in association with development of the site however, there may be a local resident's association.
- 4.07 Other recent planning applications in the area include:
- Conversion of an existing residential property into a Female Bail Hostel.
 - Demolition and rebuilding of a residential property with subsequent amendment.
- 4.08 The Local Authority has suggested that proposals may be subject to Planning Gain or a Section 106 Agreement. These may include contributions towards street lighting in the lane, signage for conversion to a one-way street and resurfacing of the access lane. These would be requested in the interest of pedestrian and highway safety.
- 4.09 Demolition of the existing buildings on the site or subsequent development will fall under the provisions of the Party Walls etc Act 1996.

- 4.10 The Construction (Design and Management) Regulations 2015 will apply to all construction work unless undertaken by a Client on their own dwelling as a private residence, and solely for their own occupation. The Regulations always apply to construction work involving demolition or dismantling operations.
- 4.11 The Client must appoint a Principal Designer in accordance with the requirements of the CDM Regulations.

5.00 Environmental Considerations

- 5.01 **Electrical Services:** An underground electricity supply enters the larger property in the North East corner and runs along the access lane towards Mandeville Place before crossing the road to the corner of No 13, Mandeville Street.
- 5.02 **Gas Services:** There are no gas services recorded in Mandeville Place or Mandeville Street. There is an underground gas supply running down Heath Street.
- 5.03 **Water Services:** A water supply runs down Lewis Street before turning into Mandeville Street, branching into Mandeville Place. There is no water supply in the access lane. Another water supply runs down Heath Street.
- 5.04 **Drainage:** A Section 24 sewer starts in the rear garden of No. 11 Heath Street and runs through the rear gardens of the neighbouring properties before turning to run down the centre of Heath Street after No. 1 Heath Street. Another sewer starts in the rear garden of No. 23 Lewis Street and runs through the rear gardens of the neighbouring properties before turning to run down the centre of Lewis Street after No. 31 Lewis Street.
- 5.05 **Telecommunications:** An overhead supply enters the North West corner of the site from a pole located at the end of Mandeville Place and Mandeville Street.
- 5.06 The site is located in an area susceptible to Low Radon Exposure and will require protective measures.
- 5.07 As a result of the sites past use as a car repair garage, a contaminated land investigation may be required for contaminants including mineral oils, organic compounds and asbestos materials.
- 5.08 Any imported topsoil may also require testing for contaminants.

6.00 Initial response to brief

- 6.01 In view of the nature and condition of the existing properties, we recommend the demolition of the existing properties, allowing the construction of new units to improved standards.
- 6.02 Initial studies suggest that if the neighbouring lean-to property is purchased, it would be possible to build 3 no. 2/3 bedroom residential units on the site with off street parking. Without this additional land it will only be possible to build 2 no. units on the site with off-site parking facilities.
- 6.03 Discuss initial design ideas with L A Planning Officer with a view to submitting an Outline Planning Application for the site.
- 6.04 Confirmation of site boundaries and details of any covenants, easements or other legal matters that relate to the site will be required before detailed design commences.
- 6.05 Due to the lack of information about the existing site and buildings, a measured survey of the existing buildings should be undertaken before detailed design commences.
- 6.06 Investigate suitable procurement methods taking into account development budget, timescale, method of construction and specialist knowledge and skills of manufacturers.