



JULY 2026 • REV P02- 05/08/26 CLIENT TEAM UPDATES

Design & Access Statement

TY CAMBRIA, 29 NEWPORT RD,
CARDIFF

CREATED ON BEHALF OF
Elite Cask Ltd X MYS

**Fletcher
Joseph**

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01 Introduction

1.1 Purpose of the Design & Access Statement

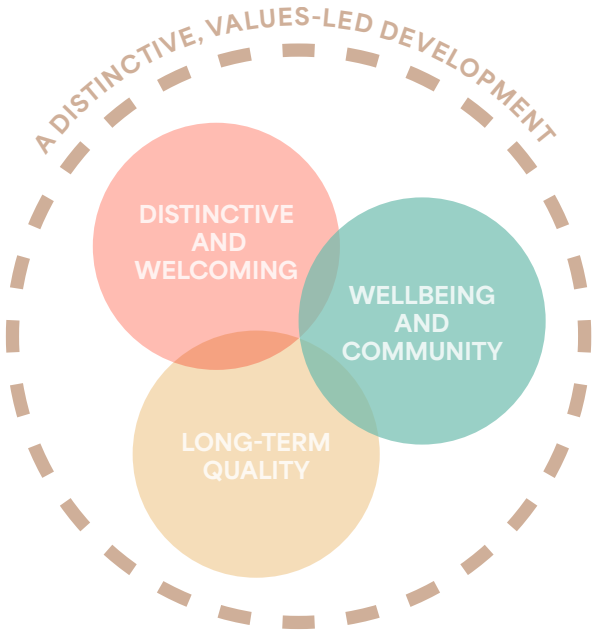
This Design and Access Statement has been prepared by Fletcher Joseph on behalf of **Elite Cask Limited** in support of a full planning application for the comprehensive redevelopment of Ty Cambria, Newport Road, Cardiff.

The statement explains the design principles that have informed the proposed development and demonstrates how the scheme has evolved through a detailed understanding of the site's context, planning policy, technical assessment and stakeholder engagement. It sets out the design process undertaken by the project team and illustrates how the proposals respond positively to their surroundings whilst delivering a high-quality, sustainable and well-managed purpose-built student accommodation development.

The document should be read alongside the accompanying planning application drawings and technical reports, which collectively demonstrate the suitability of the proposals and their compliance with national and local planning policy. The proposals seek to transform a prominent but underutilised brownfield site into a distinctive mixed-use development that will contribute positively to the continued regeneration of Newport Road, enhance the public realm and reinforce this important gateway into Cardiff City Centre.

1.2 Design Team

Elite Cask Limited - Client / Land Owner
MYS - Development Management
Fletcher Joseph - Architects
Pearce Planning - Planning Consultants
Montague Evans - Heritage and Townscape Consultants
Rhomco - Project Managers
Gardiner and Theobald - Cost Consultants
Shear Design - Structural and Civil Engineers
RB Landscape - Landscape Architects
Amber Management - Building Services Engineers
Helios Consultancy - Fire Engineers
GIA - Wind and Daylight Analysis
Calibro Consultants - Transport Consultants
Grasshopper - Communications Agency



1.3 The Vision

A DISTINCTIVE, VALUES-LED DEVELOPMENT FOR TY CAMBRIA

The redevelopment of Ty Cambria offers an opportunity to create a high-quality student residence that supports wellbeing, encourages connection, and enhances the city.

DISTINCTIVE AND WELCOMING

The new building will be a confident and positive addition to Newport Road - clearly of its time, yet responsive to its context. The development aims to create a strong civic presence, contributing positively to Newport Road and supporting a more vibrant and walkable urban environment.

WELLBEING AND COMMUNITY

Ty Cambria will be designed to support healthy, balanced living - with light-filled communal spaces, outdoor amenity areas, and a layout that fosters both privacy and interaction. It will promote a strong sense of belonging for residents and be a good neighbour to the local community.

LONG-TERM QUALITY

Built to last, the development will prioritise sustainability, durability, and efficient use of space, reflecting a long-term commitment to Cardiff and its student population.

1.4 Design Team

Elite Cask Limited

The building is owned by Elite Cask Limited, a subsidiary of Elite UK REIT. Elite UK REIT is a UK REIT listed on the Singapore Exchange and managed by Singapore-headquartered Elite UK REIT Management Pte. Ltd. Elite UK REIT. Elite UK REIT’s mission-critical portfolio comprises 148 properties across the United Kingdom, with a total asset value of £488.8 million as at August 2026. With this portfolio, Elite UK REIT provides Unitholders with a secure income stream from the Department for Work and Pensions and various UK Government departments.

MYS Living

Acting as Development Manager, MYS Living brings deep expertise in the PBSA and co-living sectors. MYS is a values-led business focused on creating living environments that positively impact both people and the planet, while delivering strong returns for investors. The company’s model is founded on long-term stewardship, sustainable outcomes, and the creation of meaningful places. MYS deliver projects the length and breadth of the UK.

Fletcher Joseph

Fletcher Joseph is an award-winning architectural practice with a proven track record in the design and delivery of complex urban developments across the UK. The practice specialises in purpose-built student accommodation, high-density housing, and tall buildings – offering a practical yet creative approach grounded in technical excellence and contextual sensitivity.

Fletcher Joseph is currently delivering PBSA and residential schemes in Birmingham and Glasgow, including high-rise developments with construction values exceeding £90 million. These projects demonstrate the practice’s capability in managing constrained urban sites and balancing commercial objectives with placemaking and design quality.

Fletcher Joseph’s approach is rooted in collaboration with clients, consultants, and delivery teams – producing well-resolved, buildable solutions that perform, endure, and positively contribute to their surroundings.

IMAGES KEY

- 1. King’s Stables Road, Edinburgh - Mixed use
- 2. Nelson Place, Belfast - PBSA and SPorts & Recreation
- 3. Anderston Quay, Glasgow - PBSA and Co-Living
- 4. Boyce House, Glasgow - PBSA
- 5. Market House, Newcastle - PBSA



1.5 Design Process & Engagement

The proposals for Ty Cambria have evolved through a comprehensive programme of design review, technical assessment and stakeholder engagement. From the outset, the design process sought to understand the opportunities and constraints presented by the site and its surrounding context. Initial studies examined a range of development scenarios, considering building height, massing, land use, public realm, heritage, townscape and operational requirements before establishing the preferred design principles.

As the proposals developed, the design team engaged proactively with Cardiff Council through a series of pre-application discussions, allowing key planning issues to be identified and addressed as the design evolved.

In accordance with statutory requirements, the proposals have been presented through the Pre-Application Consultation (PAC) process, providing local residents, stakeholders and consultees with the opportunity to review and comment on the emerging scheme ahead of the submission of the planning application.

The design presented within this statement is therefore the result of an iterative and collaborative process, reflecting ongoing dialogue between the applicant, design team, planning authority and wider stakeholders.

1.6 Documents Read in Conjunction with this Statement

This Design and Access Statement forms part of a comprehensive suite of documents submitted in support of the planning application. Together, these documents provide a detailed assessment of the proposals and should be read alongside the accompanying drawings.

The supporting information includes, where applicable:

- Planning Statement
- Townscape and Visual Impact Assessment
- Heritage Statement
- Sustainability and Energy Statement
- Transport Statement
- Landscape Strategy
- Daylight and Sunlight Assessment
- Wind Microclimate Assessment
- Fire Statement
- Flood Consequences Assessment
- Drainage Strategy and SAB Information
- Noise and Air Quality Assessment
- Preliminary Ecological Assessment
- Arboricultural Information
- Utilities Statement
- Site Investigation Reports
- Management Plan
- Demolition Environmental Management Plan

Collectively, these documents demonstrate that the proposals have been developed through a robust, evidence-led design process and provide the technical information necessary to support the determination of the planning application.

02 Context

2.1 Site Location

Ty Cambria occupies a prominent gateway site at the junction of Newport Road and East Grove, on one of Cardiff's principal approaches to the city centre. The site sits within a highly accessible urban location that forms an important transition between the commercial core of the city and the established residential neighbourhoods to the east and north.

Its location provides excellent access to Cardiff University, the University of South Wales and the wider city centre, with a comprehensive network of pedestrian routes, cycle infrastructure and public transport connections within easy walking distance. The surrounding area accommodates a diverse mix of commercial, residential, educational and leisure uses, making it an appropriate and sustainable location for purpose-built student accommodation.

As a previously developed brownfield site, Ty Cambria presents a significant opportunity to regenerate an underutilised parcel of land while reinforcing Newport Road as a key civic corridor and eastern gateway into Cardiff City Centre.

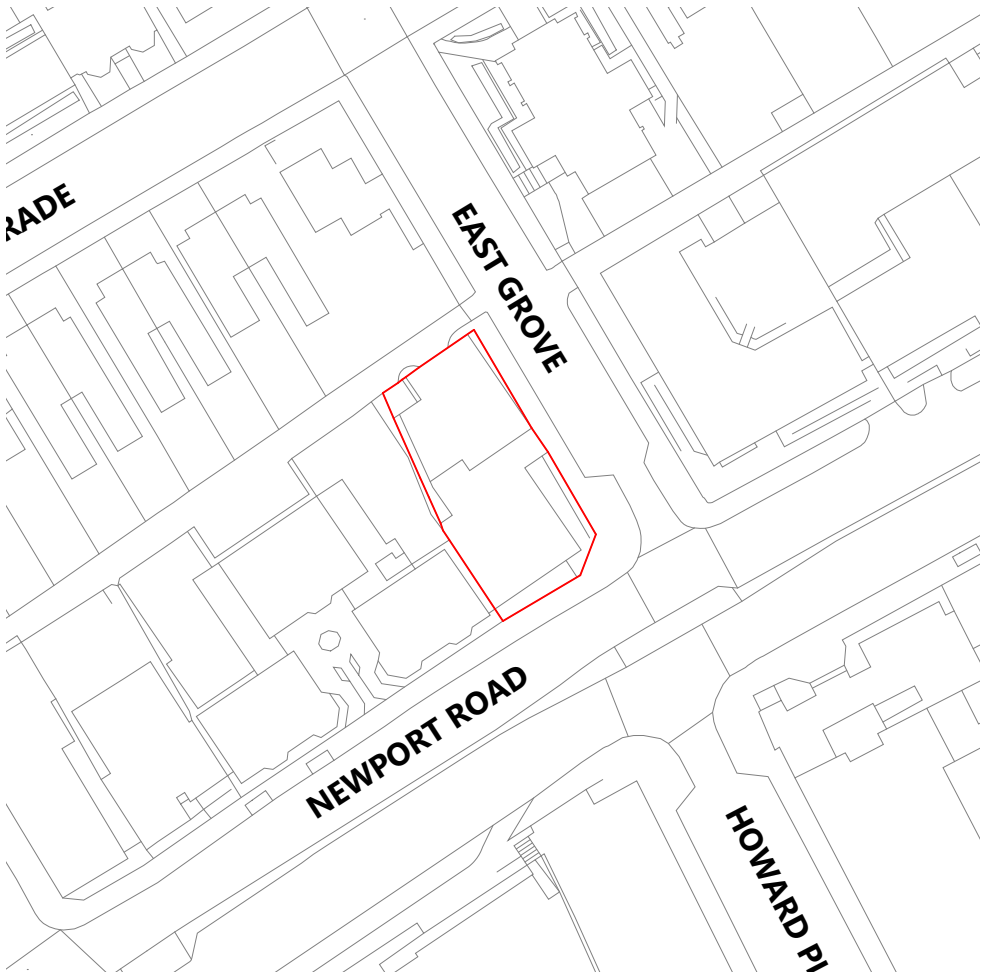
2.3 Cardiff Tall Buildings Strategy

2.2 Planning Policy Context

The proposals have been developed within the context of national planning policy, the Cardiff Local Development Plan and relevant Supplementary Planning Guidance. Together, these documents promote the efficient redevelopment of brownfield land, sustainable patterns of development and the delivery of high-quality places that contribute positively to Cardiff's continued growth.

Particular regard has been given to policies relating to city centre regeneration, sustainable transport, placemaking, high-quality design and purpose-built student accommodation. The design has also been informed by Cardiff Council's aspirations for creating attractive, active and well-connected streets, with development that responds positively to local character whilst supporting continued investment in the city centre.

The accompanying Planning Statement provides a comprehensive assessment of the proposals against the relevant development plan policies and material planning considerations.

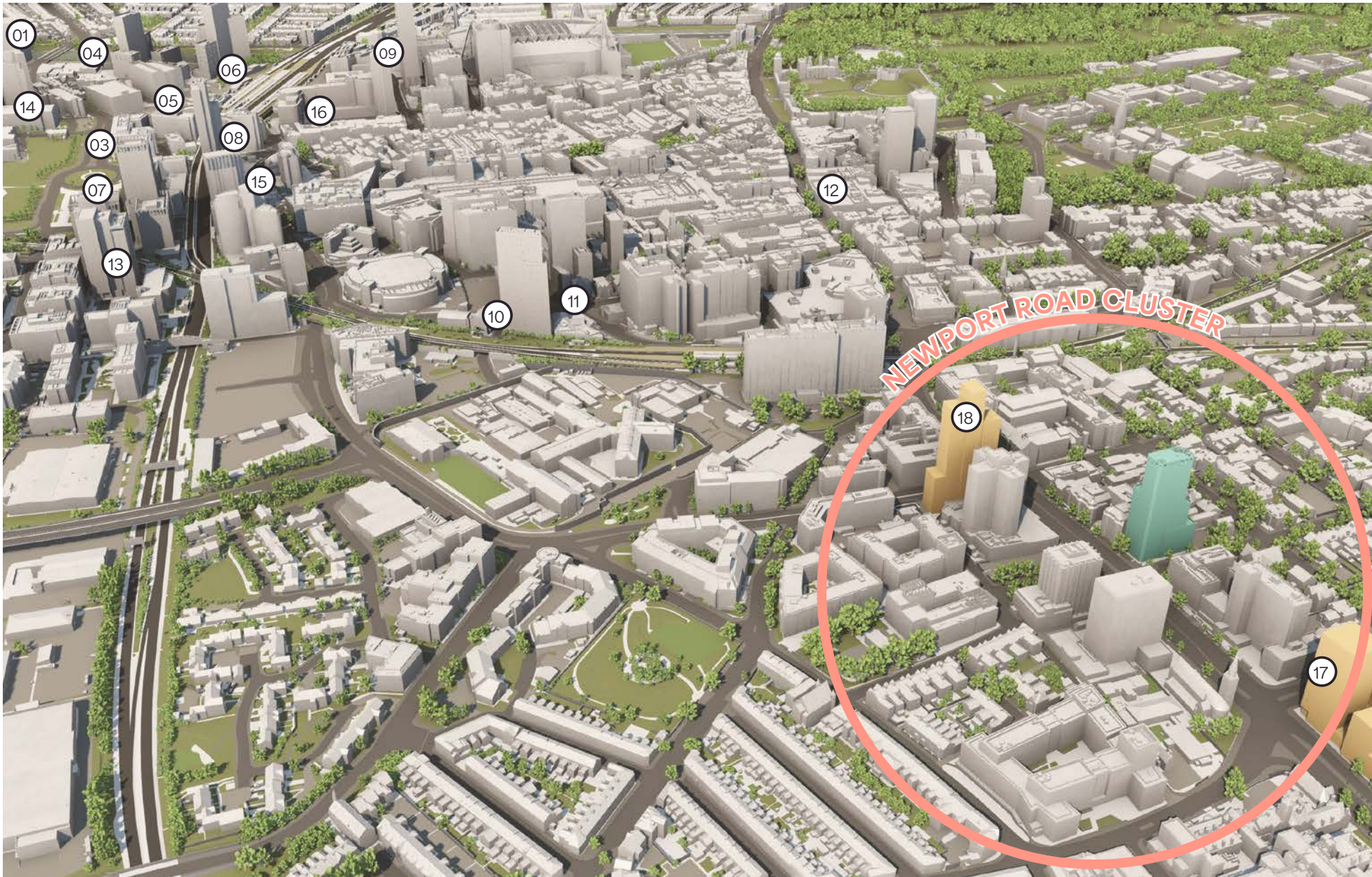


The site occupies a location identified within the wider Newport Road corridor where taller buildings have become an established and evolving characteristic of the urban environment. Recent developments, together with extant planning permissions, have reinforced the emergence of a cluster of taller buildings marking the eastern approach to the city centre.

The design has therefore been informed by the principles contained within Cardiff Council’s Tall Buildings Supplementary Planning Guidance. Rather than viewing height as an objective in itself, the proposals seek to demonstrate how increased height can be accommodated through careful consideration of townscape, skyline, architectural composition and public realm.

The resulting building has been developed through extensive testing of height, scale and massing to ensure it contributes positively to Cardiff’s skyline while responding appropriately to neighbouring buildings and the adjacent conservation area.

Further assessment of the visual effects of the development is provided within the accompanying Townscape and Visual Impact Assessment.



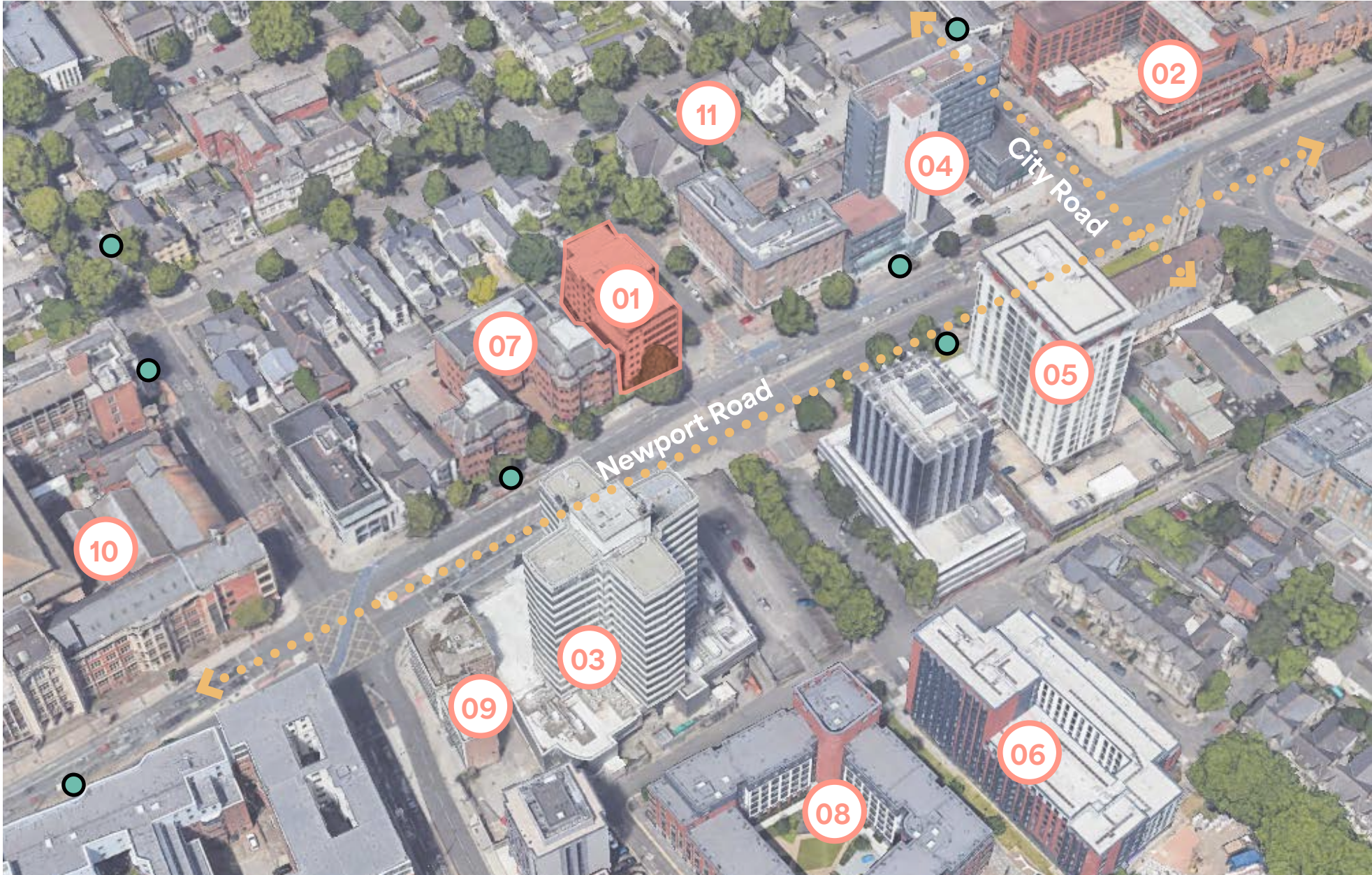
- | | |
|--|--|
| 1. The Embankment, 3D Reid. 21/00783/MJR | 11. Landore Court, Rio Architects. 19/02465/MJR |
| 2. Dumballs Road, Ayre Chamberlain Gaunt. 18/02383/MJR | 12. Friary House, ECE Westworks, Rio Architects. 23/01174/FUL |
| 3. Cardiff Central, Rio Architects. 18/00735/MJR | 13. Plot J Capital Quarter, Associated Architects. 18/02634/MRJ |
| 4. Central Quay Phase 2 Plot 2, Rio Architects. 21/02884/MJR | 14. Crawshay Court, CW Architects. 19/01930/MJR |
| 5. Central Quay Phase 2 Plot 1, Rio Architects. 21/02883/MJR | 15. Premier Inn Hotel, Holder Mathias Architects, Lawray Partnership. 17/01906/MJR |
| 6. John Street, Morgan 2 Morgan. 17/02615/MJR | 16. Cardiff Interchange, Holder Mathias Architects, Nathaniel Lichfield & Partners. 18/01705/MJR |
| 7. Custom House, Rio Architects. 15/02820/MRJ | 17. Longcross Court, Corstorphine & Wright, 24/01238/FUL |
| 8. Central Square Plot 4&5, Austin Smith Lord, Scott Brownrigg. 21/02984/MJR | 18. Hallinans House, Denton Corker Marshall Architects, 17/01063/MJR |
| 9. Guildford Crescent, AHR. 21/01682/MJR | |

2.4 Urban Context

Ty Cambria occupies a visually prominent corner site where several distinct areas of Cardiff converge. Newport Road forms a broad civic avenue characterised by larger commercial buildings and emerging higher-density development, while City Road provides a more varied urban environment with retail, residential and community uses. To the north, the finer urban grain associated with the Tredegarville Conservation Area introduces a more domestic scale and architectural character.

The surrounding townscape is therefore one of transition, where differing scales, building typologies and land uses combine to create a varied urban character. This context has informed the architectural response, with the proposed building adopting a clear hierarchy of massing that reinforces the civic scale of Newport Road whilst responding sensitively to neighbouring streets and heritage assets.

The site's prominent corner position also provides an opportunity to strengthen the existing streetscape, improve enclosure and establish a more distinctive architectural marker on this important approach into Cardiff City Centre.



1. 29 Newport Road (Ty Cambria)
2. Longcross Court
3. Mecure Hotel
4. Eastgate House
5. Admiral House
6. Howard Gardens
7. Trinity Court
8. Eclipse Cardiff by Collegiate
9. Hallinans House
10. Cardiff University Queen's Building
11. Tredegarville Baptist Church

-  Bus stops
-  Main Travel Routes

2.5 Existing Building

The existing Ty Cambria building is a vacant seven-storey office building that no longer provides an effective contribution to either the surrounding townscape or the functional requirements of modern commercial accommodation. The building has remained unoccupied for an extended period and is in a poor state of repair, requiring significant structural and fabric remediation. Extensive scaffolding has been erected to address health and safety concerns associated with deteriorating masonry.

In addition to its physical condition, the building’s deep floorplates, structural grid and internal configuration significantly limit its adaptability. Detailed assessment has concluded that conversion to residential or purpose-built student accommodation would require substantial intervention while continuing to deliver compromised layouts that fall short of contemporary expectations.

Redevelopment therefore represents the most appropriate long-term solution, enabling the efficient reuse of this strategically located brownfield site while delivering a building that better reflects its prominent location and supports the continued regeneration of Newport Road.



2.6 Land-use

The site sits within a diverse mixed-use area that accommodates commercial offices, hotels, educational buildings, residential accommodation, healthcare facilities and community uses. The proximity of Cardiff University’s Queen’s Buildings, the University of South Wales and other educational facilities reinforces the suitability of the location for student accommodation.

The existing mix of uses creates activity throughout the day and evening, contributing to a vibrant urban environment that is well suited to high-density residential development. Introducing purpose-built student accommodation at Ty Cambria will complement this established land use pattern while supporting local businesses and services within the surrounding area.

The proposals also introduce active commercial accommodation at ground floor level, helping animate Newport Road and reinforcing the site’s role within the wider mixed-use character of the city centre fringe.



2.7 Heritage

The site lies adjacent to the Tredegarville Conservation Area and within the setting of several designated heritage assets, including the Grade II* listed Tredegarville Baptist Church. These assets make an important contribution to the historic character of the surrounding area and have been a key consideration throughout the design process.

The architectural response has been informed by a detailed understanding of the surrounding historic townscape, seeking to balance the site’s capacity for redevelopment with the need to preserve the significance and setting of nearby heritage assets. Building height, massing, façade articulation and materiality have all evolved through iterative design testing to establish an appropriate relationship with the surrounding context.

A detailed assessment of heritage considerations is provided within the accompanying Heritage Statement and Townscape and Visual Impact Assessment.



Tredegarville Baptist Church



2.8 Townscape Character

The Tredegarville Conservation Area to the north of Newport Road provides a rich reference point for understanding local character. Its architecture is defined by a strong civic quality, with robust brick and stone buildings arranged in a formal urban grain. Vertical articulation is a recurring theme, often expressed through evenly spaced brick piers, tall window openings, and clearly ordered façades. In many instances, this order is subtly varied—alternating pier spacings or window proportions are used to introduce rhythm and break down long elevations.

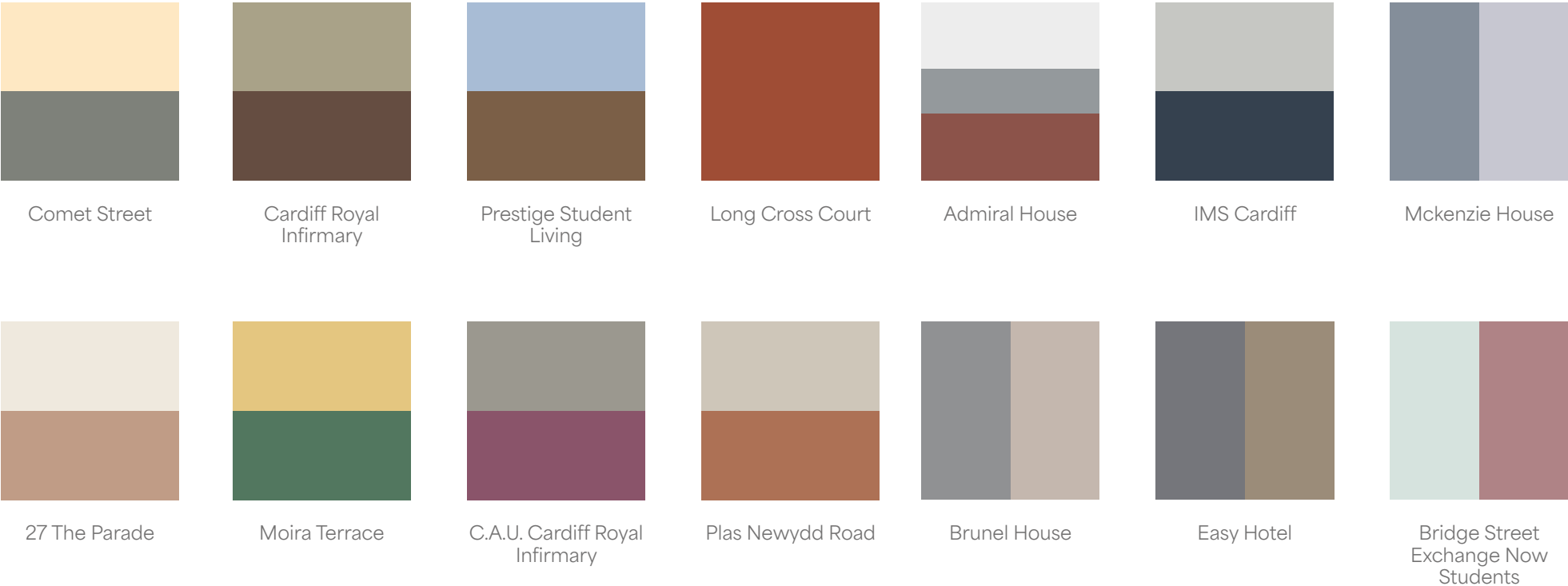
These characteristics offer a valuable framework for informing future development along Newport Road, where more recent interventions often lack the richness and hierarchy of the historic townscape. There is an opportunity to reflect local character through careful attention to proportion, materiality, and facade rhythm. Drawing on the use of brickwork, deep reveals, and a layered approach to massing could establish continuity with the conservation area, while allowing for a contemporary architectural expression.

In particular, the consistent use of vertical elements—whether expressed through brick piers, recessed bays, or articulated cladding systems—can help tie new development to the established streetscape language. Equally, varying the façade grid through alternating bay widths or window groupings offers a strategy for introducing visual interest while maintaining a sense of order.

NEWPORT ROAD

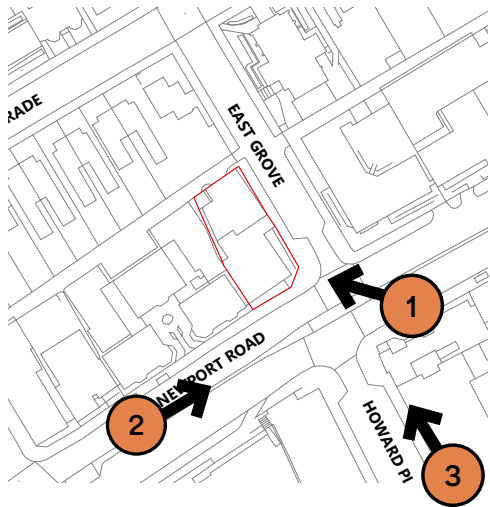


TREDEGARVILLE



2.8 Townscape Character

Site Photographs



1. South East view of existing building



2. Newport Road



3. South view of existing building from Howard Place

2.9 Connectivity

Ty Cambria benefits from exceptional accessibility, making it an ideal location for purpose-built student accommodation. Cardiff City Centre, Cardiff Queen Street Station and the principal university campuses are all accessible on foot, while Newport Road provides excellent public transport connections to destinations across the city.

The site is well served by existing cycle infrastructure and will encourage sustainable travel through the provision of secure cycle parking and high-quality pedestrian access. This highly connected location reduces reliance on private vehicles and supports the wider sustainability objectives of both Cardiff Council and Welsh planning policy.

The proposals have therefore been developed on the principle of prioritising walking, cycling and public transport, creating a development that is fully integrated with Cardiff’s sustainable transport network.



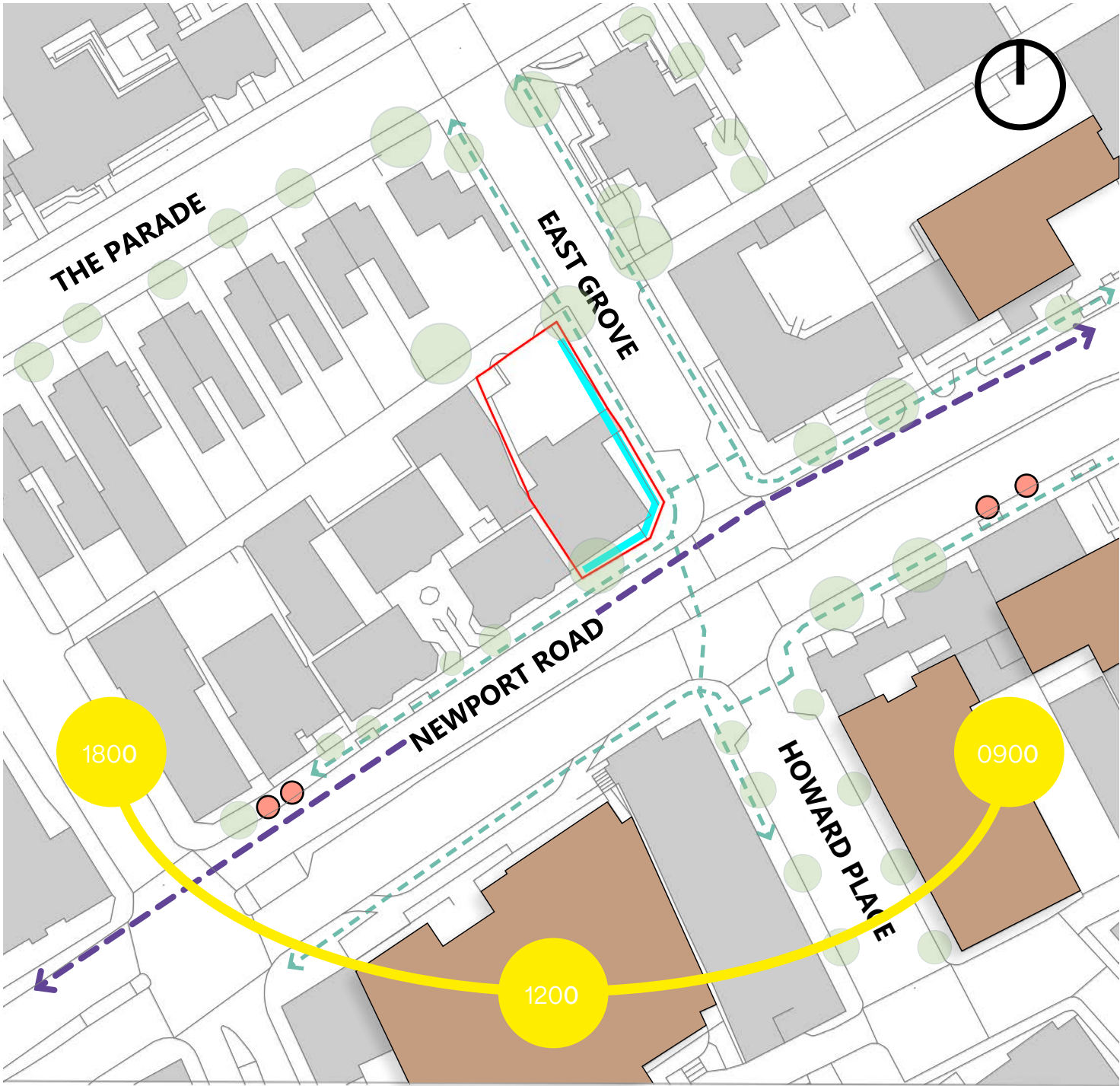
03 Opportunities

3.1 Site Opportunities

Ty Cambria presents a rare opportunity to comprehensively redevelop a prominent brownfield site at one of Cardiff’s principal gateways. Occupying a highly visible corner location at the junction of Newport Road, City Road, East Grove and Oxford Lane, the site has the potential to make a significantly greater contribution to the surrounding townscape than the existing vacant office building.

Its sustainable location, proximity to the city centre and universities, and position within an established mixed-use area make it particularly well suited to high-density development. The redevelopment presents an opportunity to create a landmark building that reinforces the urban character of Newport Road while improving the quality of the public realm and creating active frontages on all principal elevations.

Beyond the delivery of new accommodation, the proposals provide an opportunity to enhance the pedestrian experience, improve natural surveillance, introduce new commercial activity at street level and strengthen the sense of arrival along this important approach into Cardiff City Centre. These wider placemaking benefits have been fundamental to the evolution of the design.



- Bus stops
- Bicycle lane
- Pedestrian Routes
- Potential for Active Frontage
- Existing Tall Buildings

3.2 Site Constraints

As with many city centre regeneration sites, Ty Cambria presents a number of physical, environmental and operational constraints that have informed the design process from the outset.

The site's prominent corner position requires the building to respond successfully in long-distance views while maintaining an appropriate relationship with neighbouring development at street level. The adjacent Tredegarville Conservation Area and nearby listed buildings require careful consideration of scale, massing and architectural expression, whilst the constrained urban site necessitates a carefully coordinated approach to servicing, access and operational management.

The site itself is characterised by a long, narrow footprint, with relatively limited width available for development at ground floor level. This presents particular challenges in accommodating the principal entrance, active commercial frontage, servicing, cycle parking, refuse storage and resident amenity within a constrained building envelope. As a result, the ground floor has been carefully planned to maximise activation of the street, maintain clear and legible circulation, and ensure operational functions are efficiently integrated without compromising the quality of the arrival experience.

The narrow site geometry has also influenced the overall building form and organisation, requiring the efficient stacking of accommodation and the distribution of resident amenity throughout the building rather than relying solely on extensive ground floor provision. This approach has enabled the proposals to maximise the site's development potential whilst maintaining high standards of residential amenity and operational functionality.

In addition, the surrounding road network, varied building heights and transitional urban character have influenced the disposition of built form across the site. These constraints have not been viewed as limitations but as opportunities to shape a design that responds positively to its context while making the most effective use of this strategically important city centre site.



3.3 Regeneration Opportunity

The redevelopment of Ty Cambria represents an opportunity to replace a redundant and underperforming building with a contemporary development that contributes positively to Cardiff's continued regeneration.

The existing building is vacant, in poor condition and no longer capable of meeting the requirements of modern commercial occupation or alternative residential conversion. Detailed investigations have demonstrated that refurbishment would require substantial intervention while continuing to deliver compromised accommodation and operational inefficiencies.

Redevelopment enables the site to be used far more effectively, delivering high-quality purpose-built student accommodation together with active commercial uses, improved public realm and significant environmental enhancements. The proposals will reinforce Newport Road as an attractive, active and well-defined urban corridor, creating a development that reflects both the strategic importance of the site and Cardiff's aspirations for sustainable city centre growth.

The scheme also represents an investment in the long-term future of this part of the city, replacing an obsolete building with a development designed to support changing patterns of student living while contributing positively to the wider economy and local community.



3.4 PBSA in Context

Cardiff continues to support a substantial and growing student population, with Cardiff University, Cardiff Metropolitan University and the University of South Wales collectively attracting students from across the UK and internationally. The site occupies a highly sustainable location within easy walking distance of Cardiff University's Queen's Buildings and Cathays Park campuses, while the University of South Wales campus is also readily accessible on foot.

The site's proximity to higher education institutions, public transport and city centre amenities makes it an appropriate location for purpose-built student accommodation. Concentrating student housing in accessible locations reduces the need for private vehicle use, supports active travel and relieves pressure on traditional family housing elsewhere in the city.

The proposed development has been designed to provide a high-quality living environment, incorporating a range of communal amenity spaces, external terraces and active ground floor uses that support resident wellbeing and foster a strong sense of community. This approach aligns with Cardiff Council's aspirations for well-managed, high-quality student accommodation that contributes positively to the surrounding urban environment.



- 1. Cardiff Metropolitan University
- 2. University of Cardiff
- 3. University of South Wales

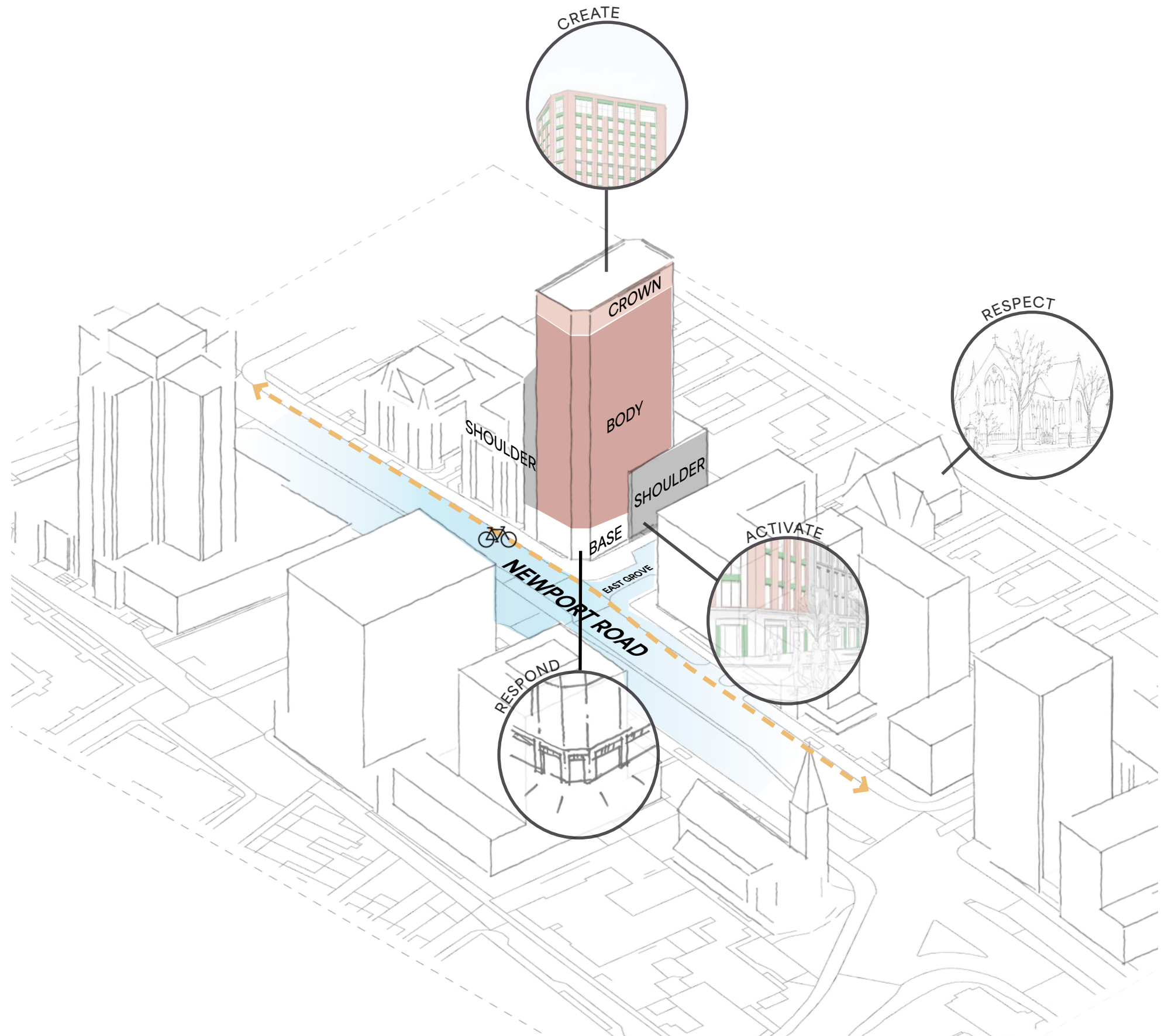
3.5 Design Drivers

The design of Ty Cambria has been informed by a series of clear principles established through the site appraisal, technical assessments and pre-application engagement process. These principles have guided the evolution of the proposals and provide the framework for the design response presented in the following chapters.

The principal design drivers are:

- **Regenerate** a prominent brownfield gateway site with a high-quality and enduring development.
- **Respond** positively to the emerging cluster of taller buildings along Newport Road through a carefully considered approach to height, scale and massing.
- **Respect** the setting of nearby heritage assets through sensitive composition, proportion and architectural expression.
- **Activate** Newport Road and East Grove with welcoming entrances, commercial uses and enhanced public realm.
- **Promote** wellbeing through generous communal facilities, external amenity and high-quality student accommodation.
- **Prioritise** sustainable travel by taking advantage of the site's exceptional accessibility and reducing reliance on private vehicles.
- **Deliver** design quality through a coherent architectural language, durable materials and a clear hierarchy of base, shoulder, tower and crown.
- **Create** lasting value by delivering a sustainable and adaptable building capable of making a positive long-term contribution to Cardiff.

These principles have remained consistent throughout the design process and underpin the final proposals described within this Design and Access Statement.



04 Design Evolution

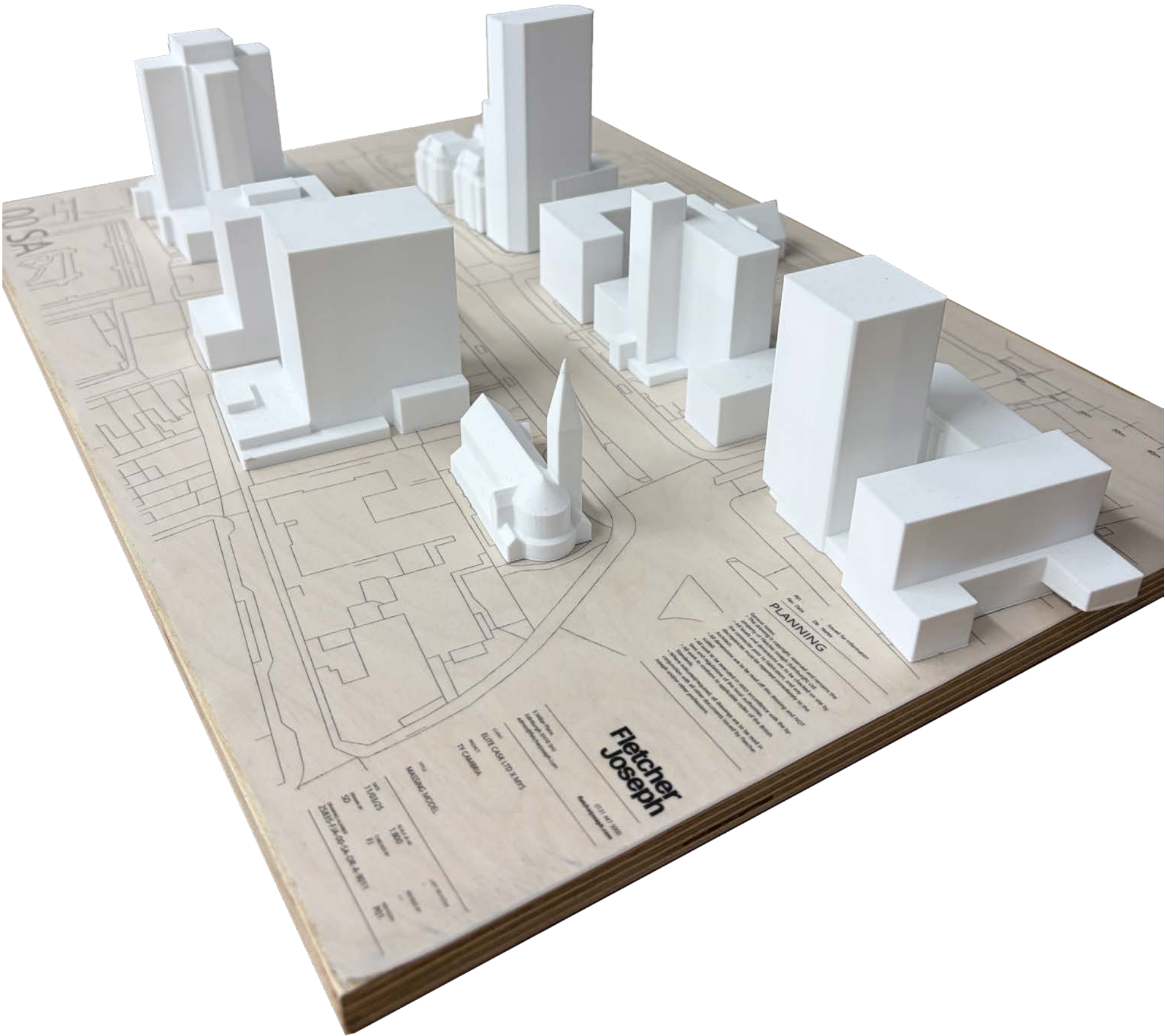
4.1 Design Brief

The emerging proposals for 29 Newport Road introduces a bold and slender 24-storey PBSA tower that responds to Cardiff's evolving skyline and the established presence of taller buildings along the Newport Road corridor. The scale of development is considered appropriate in this location, where there is clear urban justification for height, allowing the scheme to make the best use of urban land, contribute positively to the wider city silhouette and reinforce this key arterial route as a location for landmark buildings.

The design is shaped by the relationship between the civic scale and movement of Newport Road and the finer-grain, domestic character of the Tredegarville Conservation Area to the north. This duality is resolved through a carefully modulated massing strategy, with a stepped northern façade that reduces height and scale in response to the more sensitive context, ensuring a respectful transition to adjacent heritage assets.

Architecturally, the building adopts a clear vertical emphasis, expressed through a disciplined structural grid and a three-bay stacked arrangement that reinforces slender proportions in long-distance views. Subtle chamfering to key corners softens the building's profile at street level, improving its relationship with the public realm while maintaining a strong and legible form.

Together, these principles establish a coherent architectural response that balances contextual sensitivity with urban ambition. The scheme mediates between contrasting conditions while contributing a confident and well-proportioned addition to Cardiff's skyline.



4.2 Initial Concepts

The initial concept sought to establish Ty Cambria as a distinctive gateway building that reinforces the civic character of Newport Road whilst responding sensitively to the finer urban grain of the Tredegarville Conservation Area.

From the outset, the design avoided the creation of a singular monolithic tower. Instead, the concept explored how a slender building form could be carefully manipulated to reduce perceived mass, improve townscape integration and establish a memorable architectural identity.

A defining principle of the early design was the introduction of chamfered corner forms. These emerged from an analysis of key approaches to the site and were developed to strengthen views east and west along Newport Road, create a more dynamic corner condition and soften the visual transition between the building's principal elevations.

The chamfered geometry also improves the building's appearance within longer views from the conservation area, reducing the perception of bulk whilst creating opportunities for enhanced internal amenity and improved outlook.

4.3 Options Appraisal

Option A:
Too bulky.
Poor relationship with conservation area.
Weak gateway.

Option B:
Fragmented skyline.
Complicated roof profile.
Inefficient floorplates.

Option C:
Corner tower with articulated shoulder.
Creates gateway.
Reduces apparent mass.
Improves townscape.
Efficient planning.



4.4 Massing Evolution

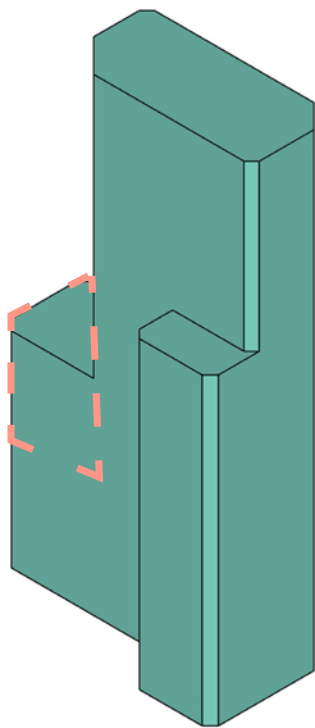
The massing strategy has evolved through a series of iterative design studies informed by townscape analysis, heritage considerations, pre-application discussions and environmental assessment.

Early proposals explored a more heavily stepped northern elevation comprising three distinct massing elements. Whilst this approach successfully reduced overall building height adjacent to the conservation area, detailed townscape testing demonstrated that the additional step created unnecessary visual complexity and weakened the architectural clarity of the overall composition.

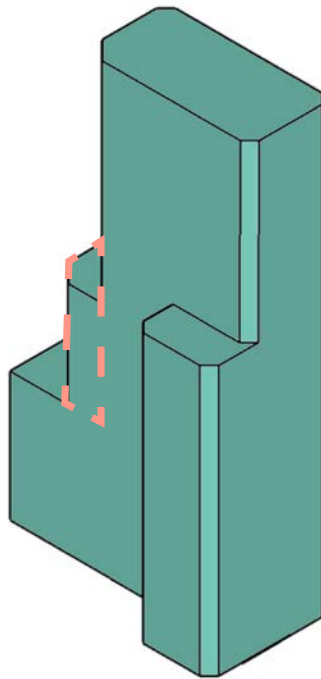
The preferred solution simplifies the building into two principal components: a northern shoulder and a slender tower element. The shoulder establishes an appropriate transition in scale towards the neighbouring conservation area, whilst the tower reinforces the civic scale of Newport Road and marks this important gateway location.

Removing the intermediate third step resulted in a clearer architectural hierarchy and a more coherent silhouette within the Cardiff skyline. The simplified composition strengthens the relationship between base, shoulder, body and crown, allowing the building to read as a unified architectural composition rather than a series of unrelated elements.

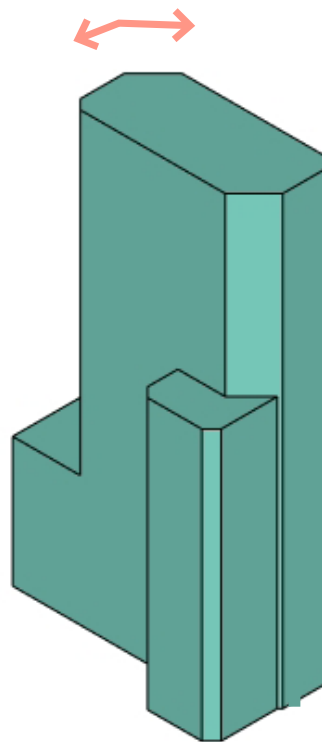
The chamfered corner remains central to the massing strategy. It reinforces key views along Newport Road, improves the articulation of the corner condition and reduces perceived bulk when viewed obliquely from the north and west. This subtle intervention allows the building to maintain a confident presence whilst responding positively to its more sensitive surroundings.



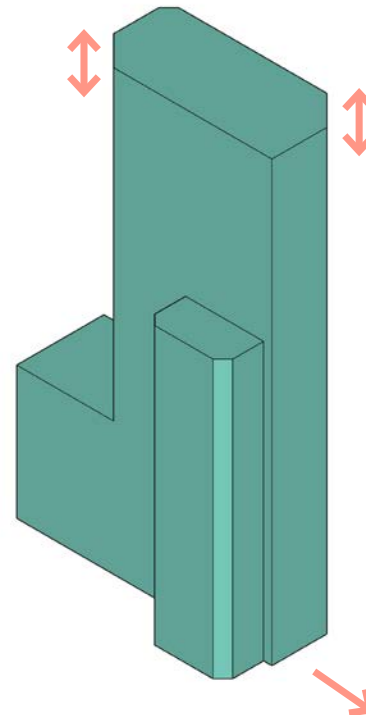
Option 1



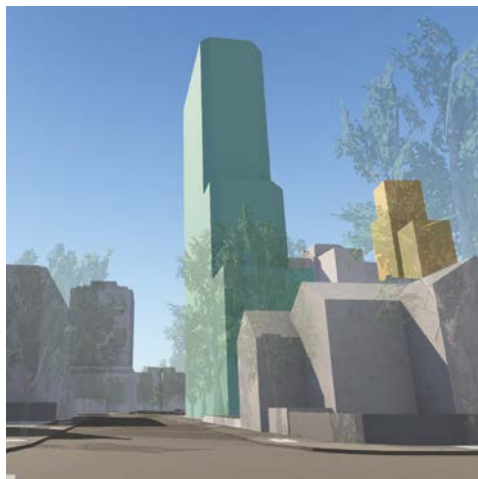
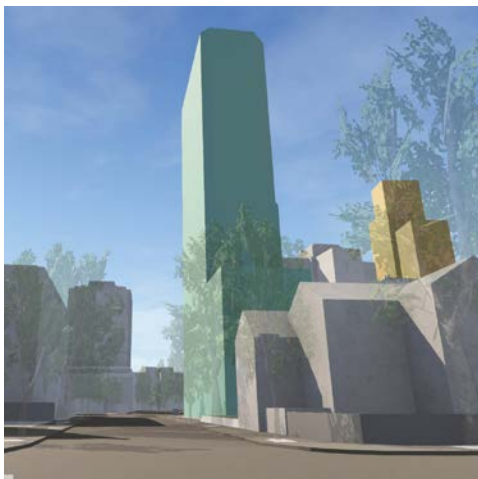
Option 2
(26 Storeys)



Option 3

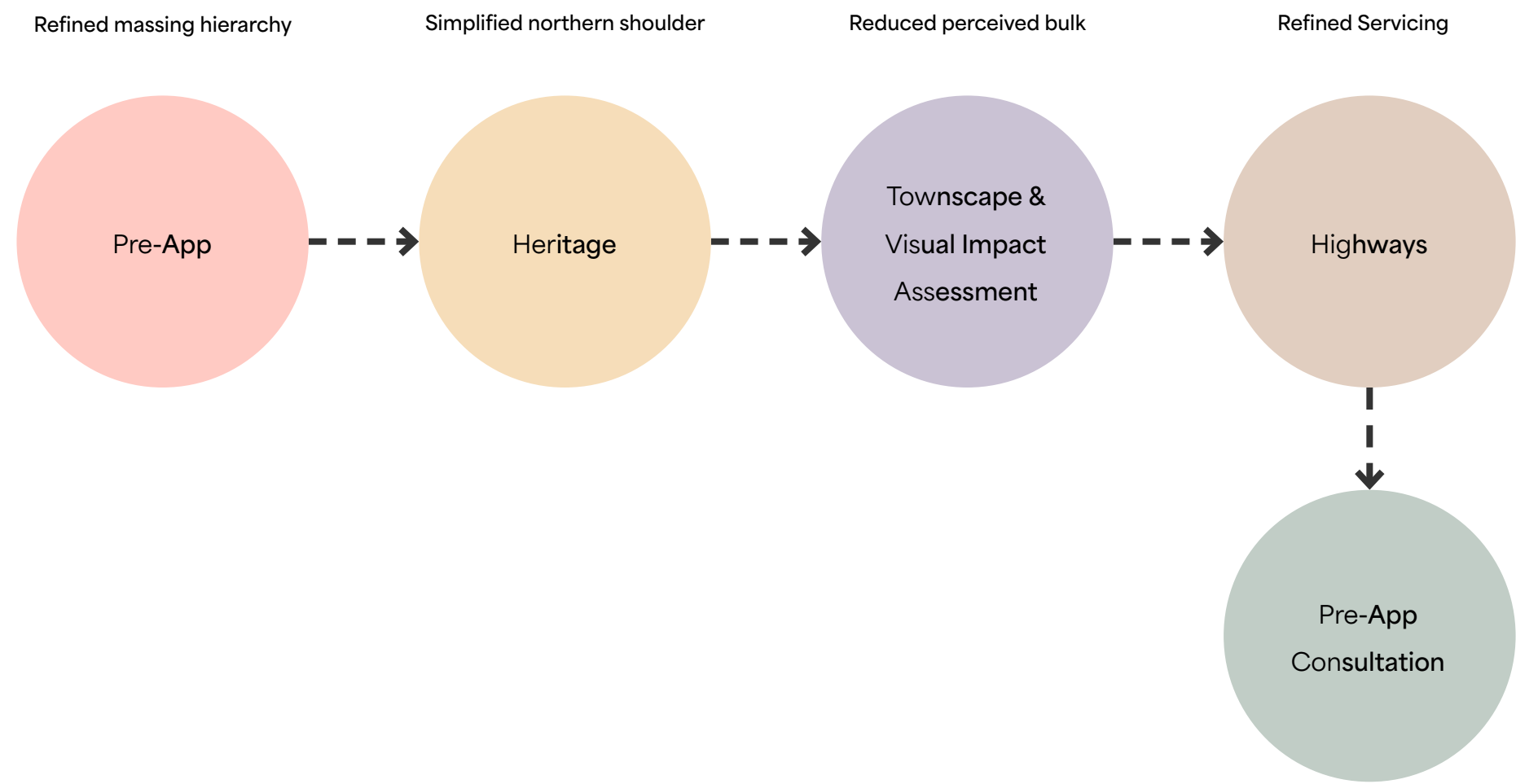


Option 4
(24 Storeys)



4.5 Consultation & Design Development

Feedback Design Response



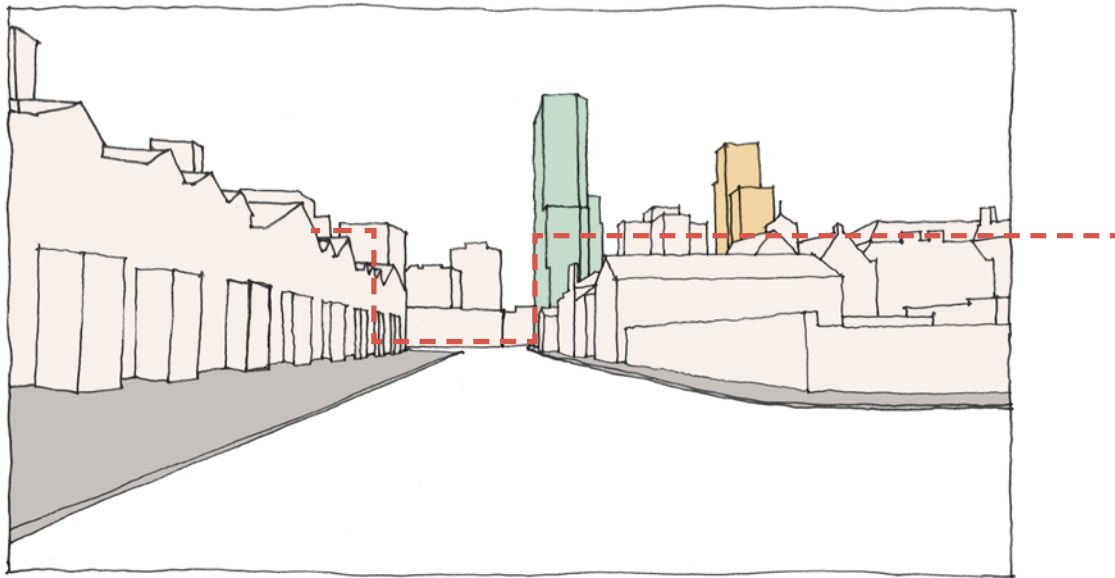
4.6 Final Design Principles

The design evolution process has established a clear set of architectural principles that respond directly to the site's opportunities, surrounding context and the aspirations for the continued regeneration of the Newport Road Corridor. Together, these principles have informed the building's massing, façade composition, ground floor activation and public realm, creating a coherent architectural response that balances the prominence of Newport Road with the more sensitive setting of the Tredegarville Conservation Area.

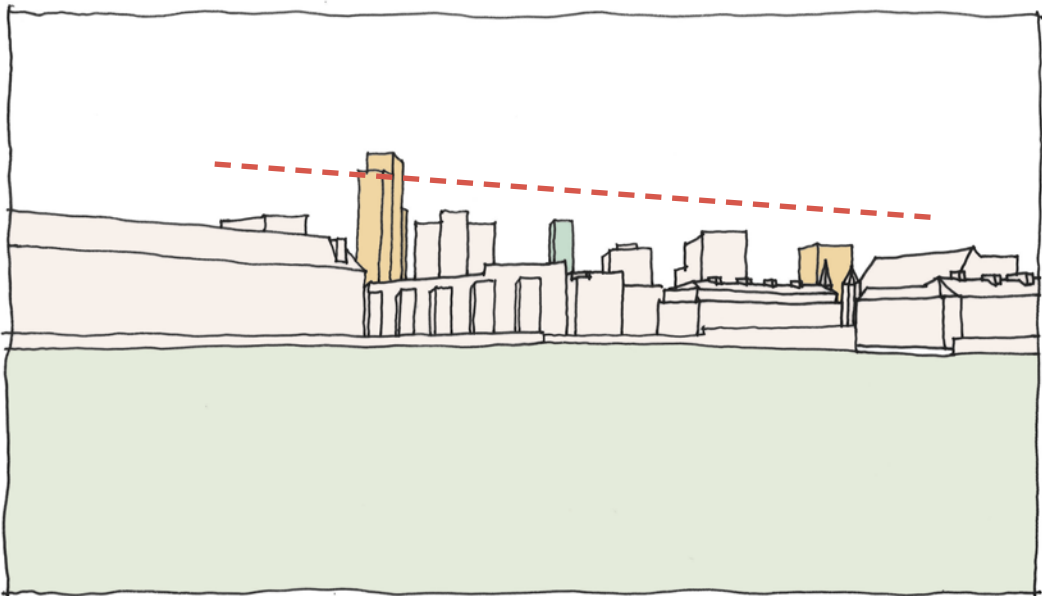
Design Principles

- **Hierarchy of Massing**
A simple and legible composition that responds to the site's gateway location, with a clearly defined base, shoulder and crown.
- **Vertical Architectural Order**
A strong vertical rhythm that reinforces the scale of the building whilst breaking down its perceived mass.
- **Depth & Shadow**
Recessed openings, expressed frames and articulated detailing create depth, texture and visual interest across the façade.
- **Chamfered Corner**
The chamfer strengthens the building's presence at the Newport Road junction, activating key views whilst softening the perceived scale from the conservation area.
- **Base, Shoulder & Crown**
The façade is expressed as a series of distinct architectural elements, creating a well-proportioned composition that responds to both the street and skyline.
- **Contextual Material Palette**
A robust palette of high-quality materials references the character of the surrounding townscape whilst establishing a contemporary architectural identity.
- **Active Ground Floor**
Commercial frontage, resident entrance and communal spaces animate the street and provide natural surveillance throughout the day.
- **Public Realm**
A coordinated landscape and movement strategy strengthens pedestrian connections, enhances Newport Road's boulevard character and creates a welcoming setting for the development.

Collectively, these principles have shaped a contemporary, high-quality building that responds positively to its urban context whilst respecting the setting of the Tredegarville Conservation Area. The proposals transform an underutilised brownfield site into a distinctive mixed-use destination that reinforces the Newport Road Corridor, delivers a vibrant student community and provides a lasting contribution to Cardiff's evolving cityscape.



Proposed massing strategy in local context
(East Grove view south)



Proposed massing strategy in city context
(Cemetery Park view north)

05 Design Response

5.1 Uses and Summary of Accommodation

The proposals comprise the comprehensive redevelopment of the Ty Cambria site to deliver a high-quality Purpose Built Student Accommodation (PBSA) development with active ground floor commercial accommodation. The scheme has been carefully designed to create a vibrant student community that responds to identified market demand whilst supporting the continued regeneration of the Newport Road Corridor. In total, the development provides 11,405m² Gross Internal Area (GIA), balancing high-quality accommodation, generous resident amenity and active ground floor uses within an efficient and coherent building form.

Development Overview

- 350 purpose-built student bedrooms, including:
- Approximately 60% cluster accommodation
- Approximately 40% self-contained studios
- 18 accessible and readily adaptable studios
- 1,384m² of resident amenity, comprising:
- Approximately 264m² of shared internal amenity at Ground Floor
- Internal study, social, fitness and wellbeing spaces distributed throughout the building
- External roof terraces and landscaped amenity spaces
- 125m² of flexible commercial accommodation fronting Newport Road
- 11,405m² Gross Internal Area (GIA)

The accommodation strategy has been developed in accordance with the principles of **Cardiff Council’s Student Accommodation SPG**, providing a balanced range of accommodation types supported by generous communal amenity and a high-quality residential environment.

Approximately 60% of the accommodation is provided as cluster bedrooms, encouraging community living through shared kitchens and living spaces, with the remaining 40% comprising self-contained studios offering greater independence and flexibility. The development also includes 18 accessible and readily adaptable studios, integrated throughout the building to promote inclusivity and future adaptability.

Resident wellbeing has been a fundamental driver of the design. In addition to generous shared kitchen and living spaces, providing approximately 5m² of communal space per resident within cluster accommodation, the scheme delivers 1,384m² of internal and external amenity distributed throughout the building. This layered approach provides opportunities for study, collaboration, recreation and relaxation, creating a vibrant residential community that extends well beyond the individual bedroom.

The commercial unit activates the Newport Road frontage, contributing to the vitality of the street and strengthening the mixed-use character of the development. Together, these elements create a well-balanced and sustainable scheme that combines high-quality accommodation with generous amenity and active ground floor uses within an efficient and coherent building form.



View north from Howard Place

5.2 Layout

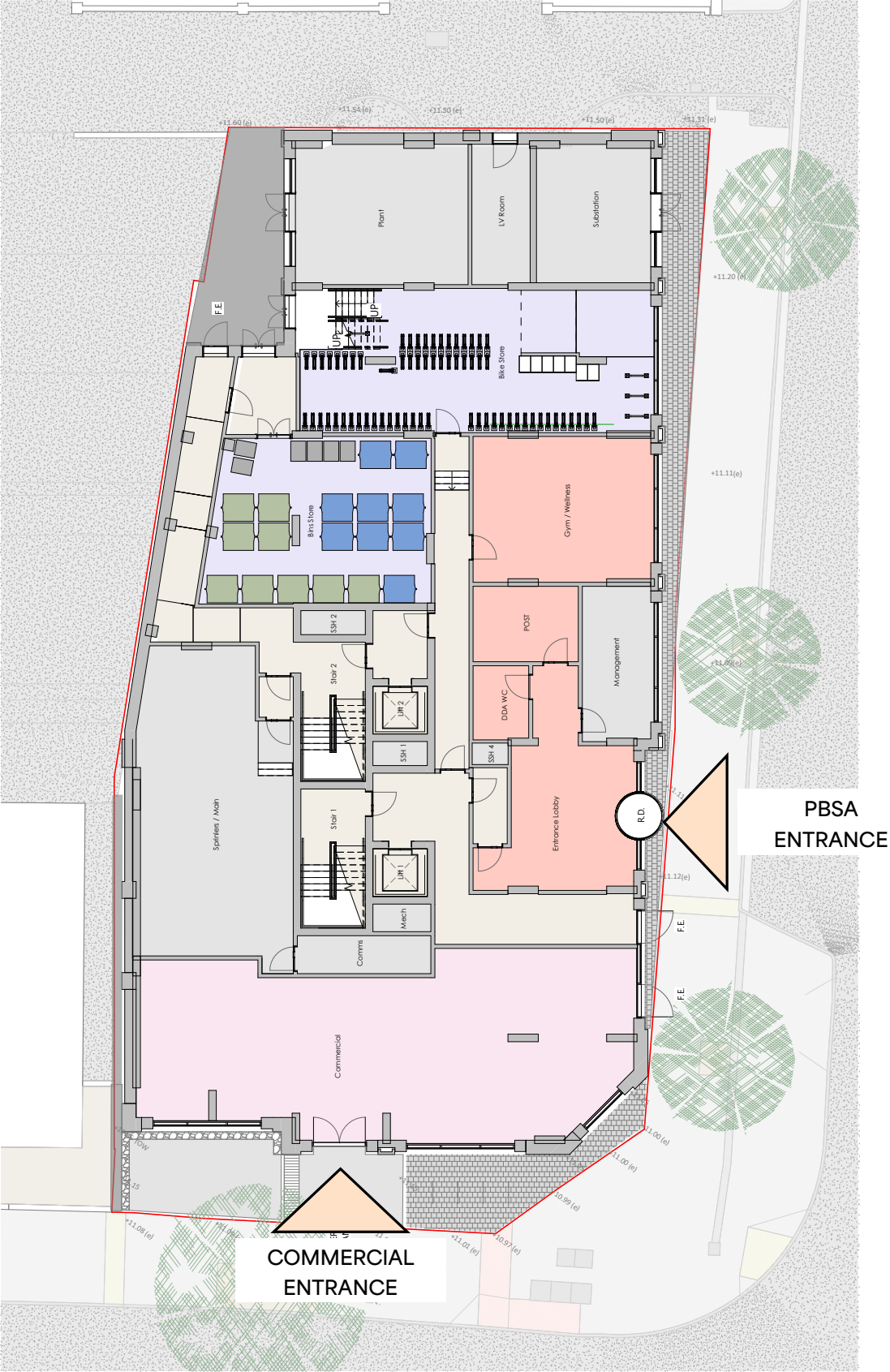
The layout has been developed to maximise the site's potential whilst responding to its constrained footprint, prominent gateway location and surrounding streets.

The building is positioned to reinforce the established building line along Newport Road and East Grove, strengthening the urban enclosure whilst creating active frontages on each principal elevation.

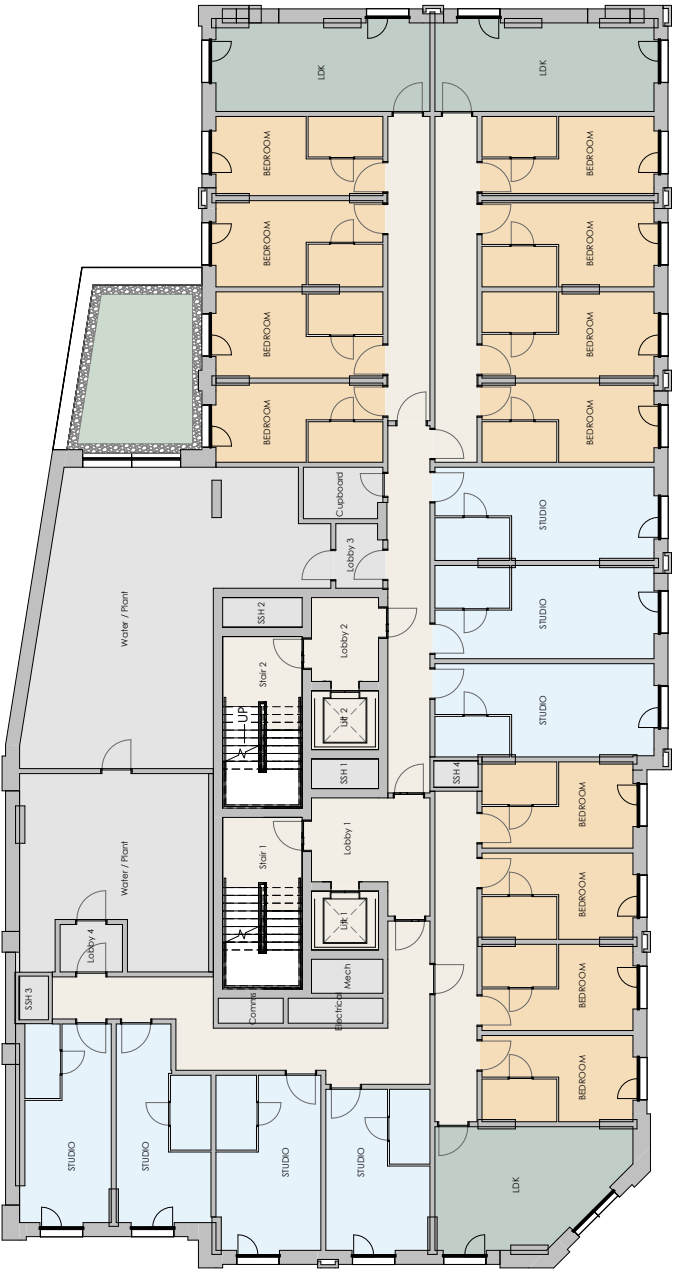
The principal entrance has been located on Newport Road to establish a clear arrival sequence and maximise visibility. Active commercial uses and communal amenity are concentrated at ground floor level to animate the public realm and increase passive surveillance throughout the day.

The constrained nature of the site has required an efficient internal organisation. Servicing, cycle parking and back-of-house functions have therefore been integrated carefully within the ground floor without compromising the quality of the public realm or resident arrival experience.

Upper floors adopt an efficient residential layout centred around generous circulation and shared amenity, ensuring excellent outlook whilst maintaining an efficient building form.

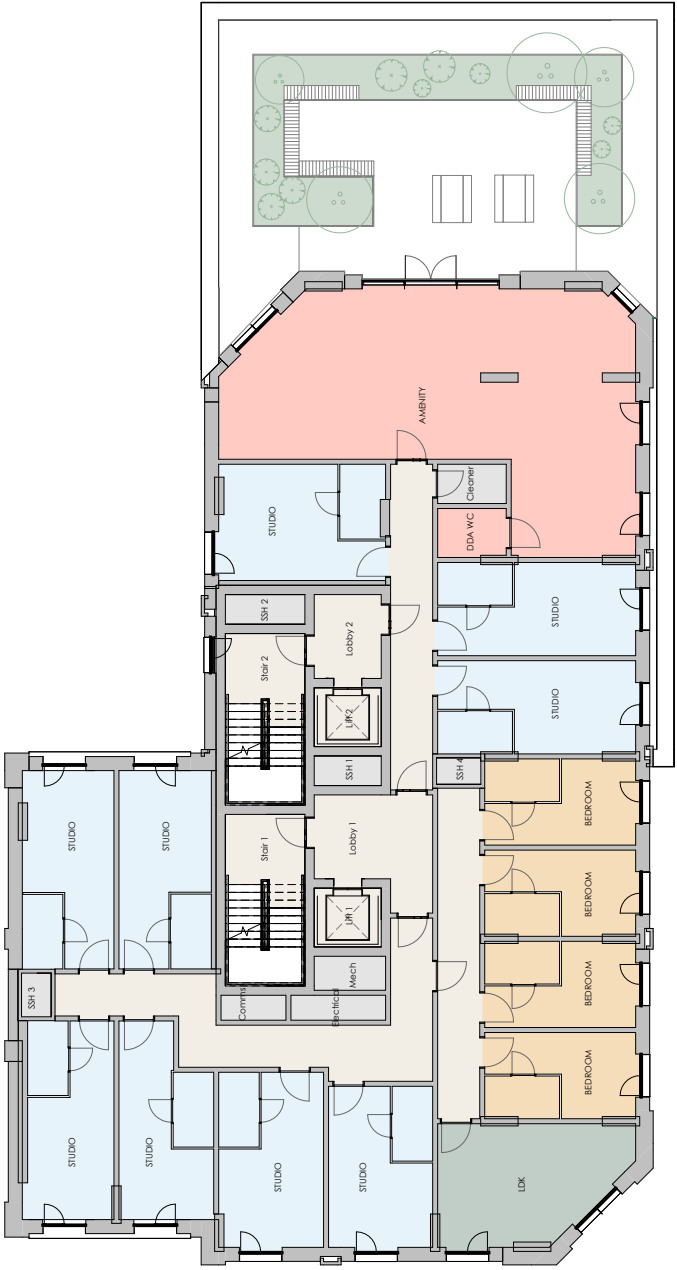


Ground Floor

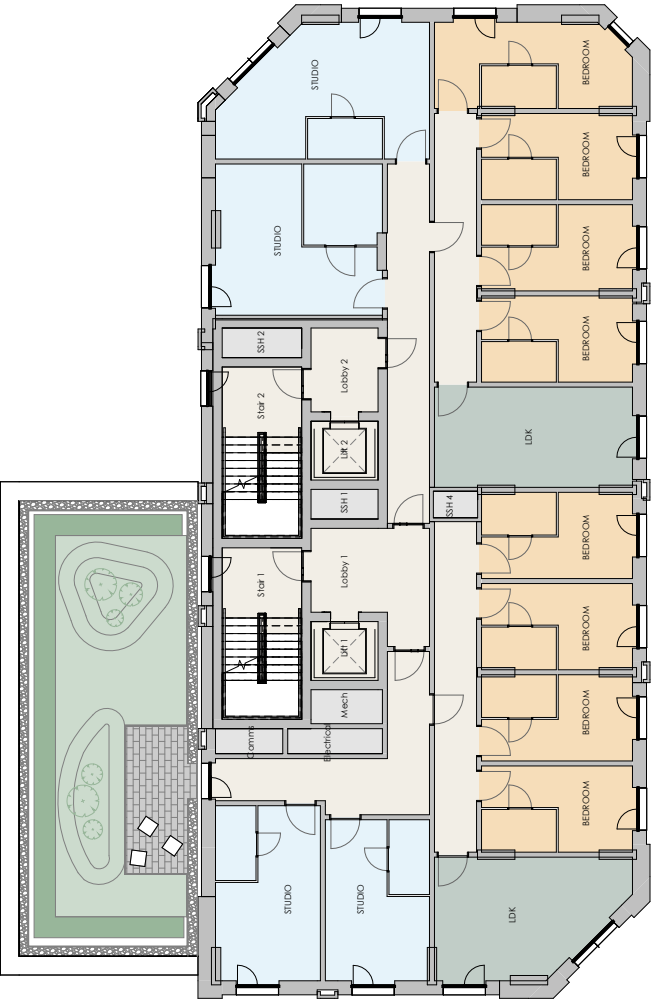


1st Floor

5.2 Layout

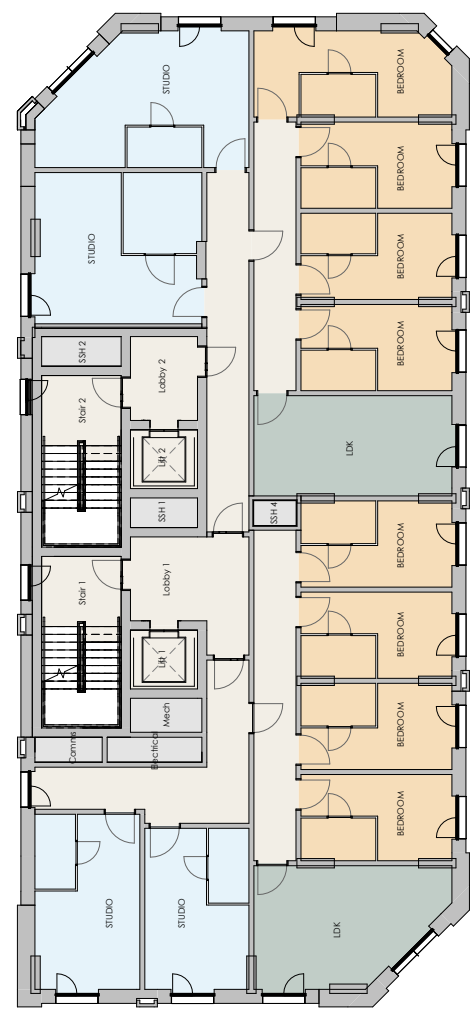


7th Floor

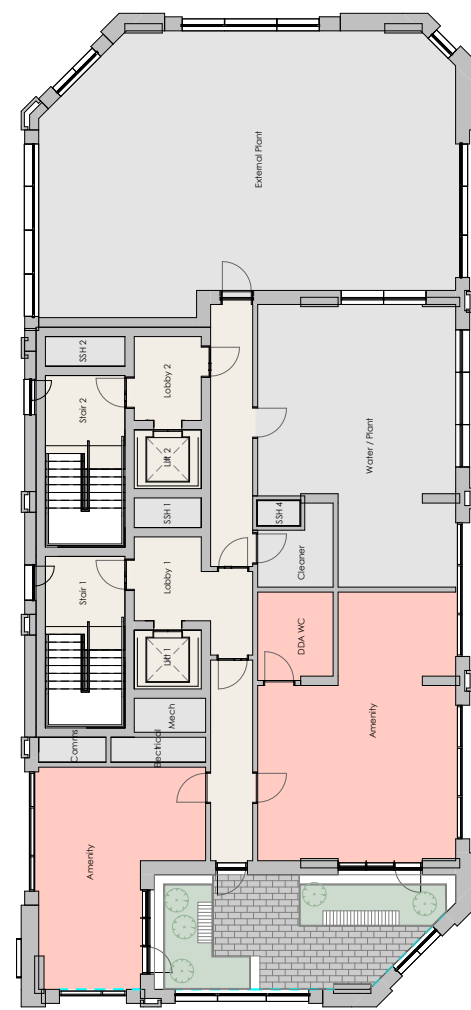


15th Floor

5.2 Layout



16th - 22nd Floor



23rd Floor

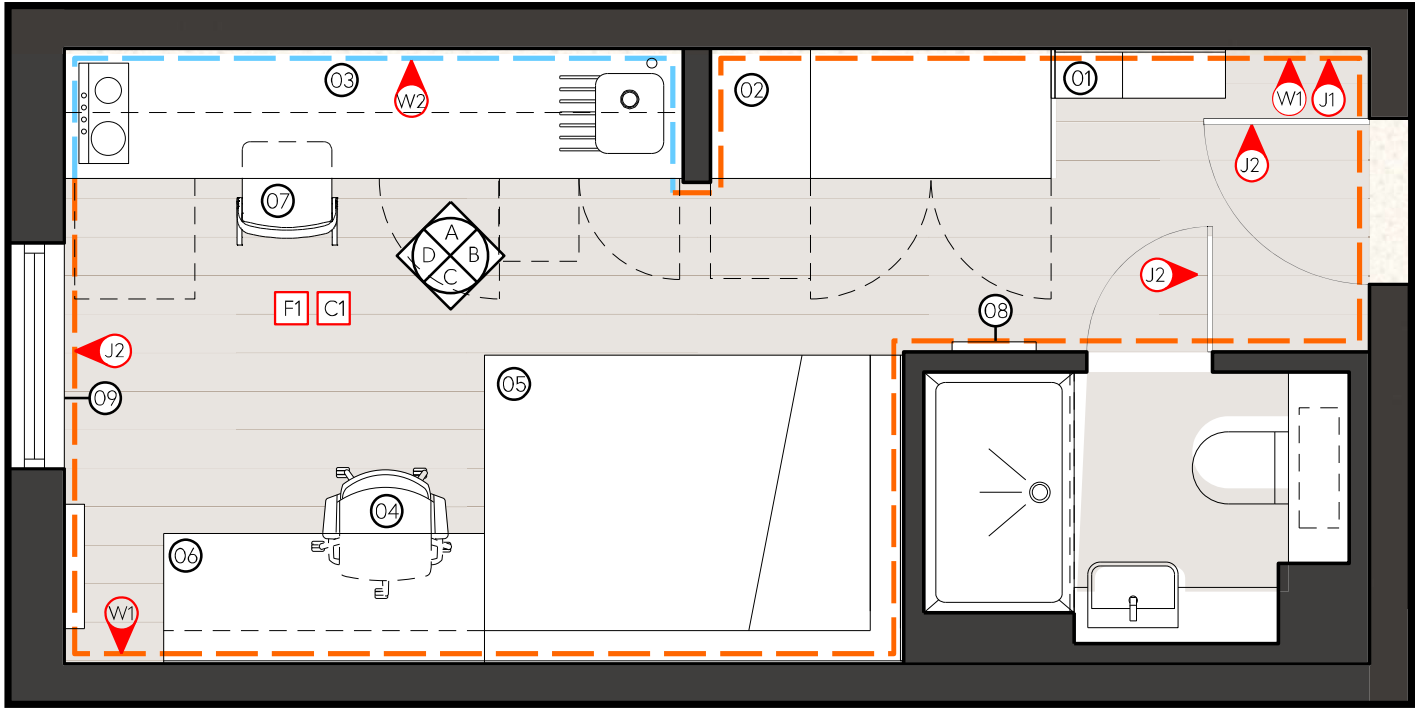
5.2 Layout

The accommodation has been designed around the principles of quality, comfort and long-term durability, providing a balanced mix of **cluster bedrooms** and **self-contained studios** that respond to a range of student lifestyles and preferences. The interior design philosophy is informed by the concept of ‘**Mys**’ – the Swedish expression for warmth, comfort and enjoyment in everyday life. This approach seeks to create calm, welcoming living environments that support wellbeing whilst remaining practical, robust and easy to maintain.

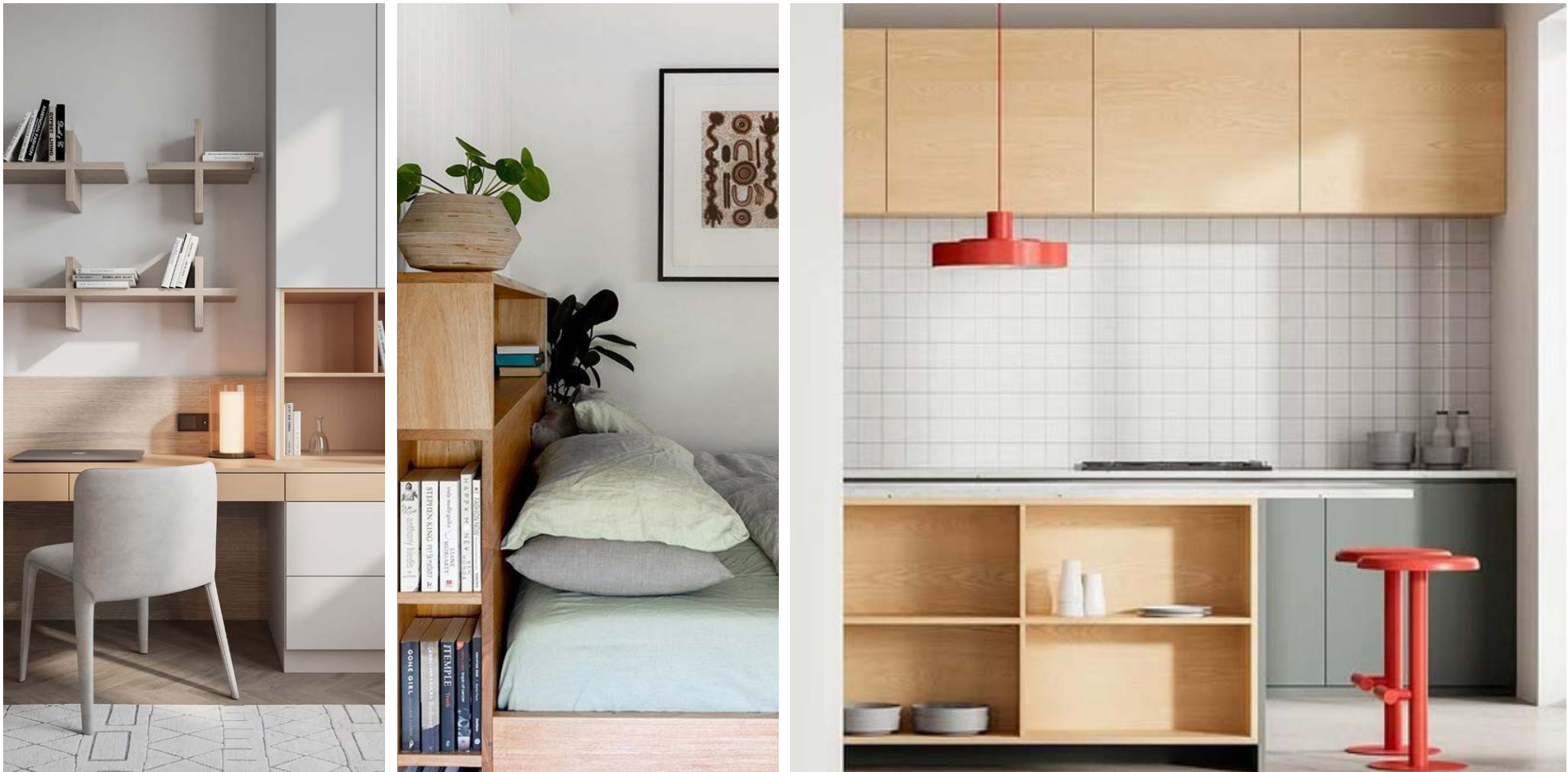
Bedrooms have been carefully planned to maximise usable space through integrated furniture and efficient storage, creating comfortable environments for study, relaxation and everyday living. Durable finishes, including hardwearing laminate joinery, acoustic timber-effect vinyl flooring and robust fittings, have been selected to withstand intensive use whilst maintaining a high-quality appearance throughout the life of the building.

Soft forms, natural textures and a restrained palette of materials are complemented by carefully introduced accent colours, creating interiors that feel warm, contemporary and residential rather than institutional. Together, these principles establish a consistent design language across both studio and cluster accommodation.

Accessible studios are distributed throughout the development and have been designed to be readily adaptable, ensuring the accommodation can respond to the changing needs of residents over time



Typical Studio Bedroom



5.2 Layout

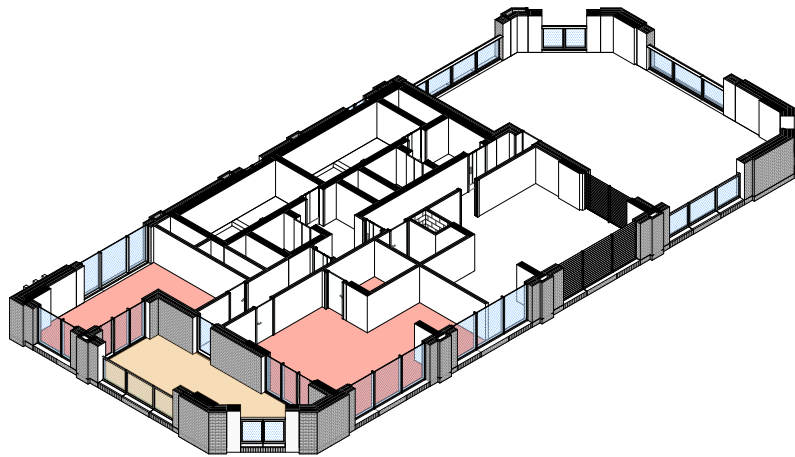
Resident amenity forms a key component of the overall living experience and has been carefully distributed throughout the building to encourage social interaction, wellbeing and community.

Rather than concentrating facilities in a single location, communal spaces are provided at a variety of levels, creating opportunities for residents to study, exercise, relax and socialise throughout the day. This layered approach encourages movement through the building whilst ensuring shared facilities remain accessible to all residents.

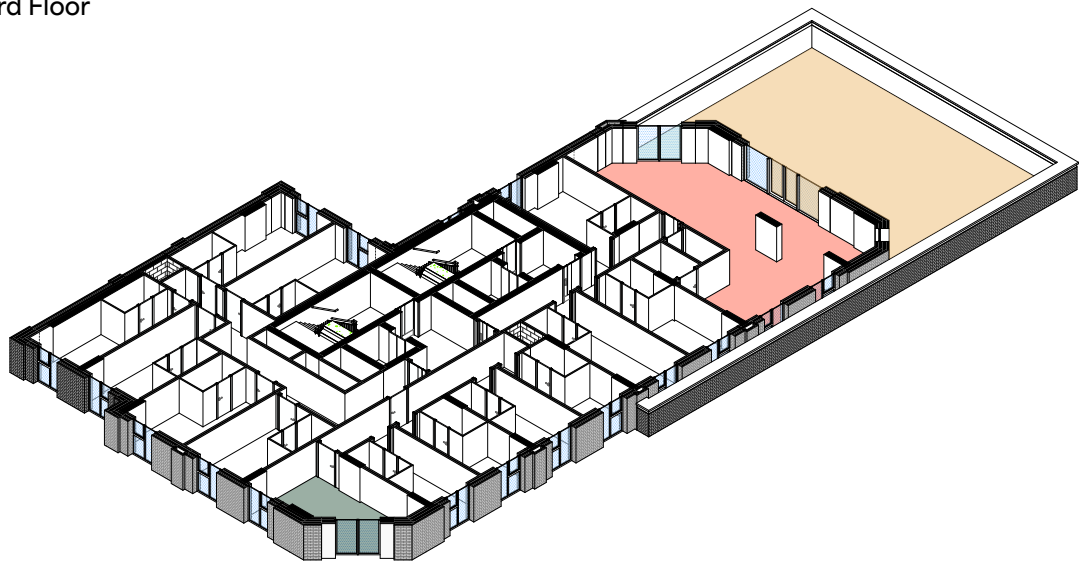
Ground floor amenity establishes an active relationship with the public realm, creating welcoming arrival spaces and opportunities for informal interaction. Upper-level amenity provides quieter environments for study and collaborative working, whilst the highest levels of the building take advantage of elevated views across Cardiff to provide premium communal lounges and external terraces.

The distribution of amenity spaces throughout the building creates a varied residential experience, supporting wellbeing and fostering a strong sense of community whilst complementing the day-to-day patterns of student life.

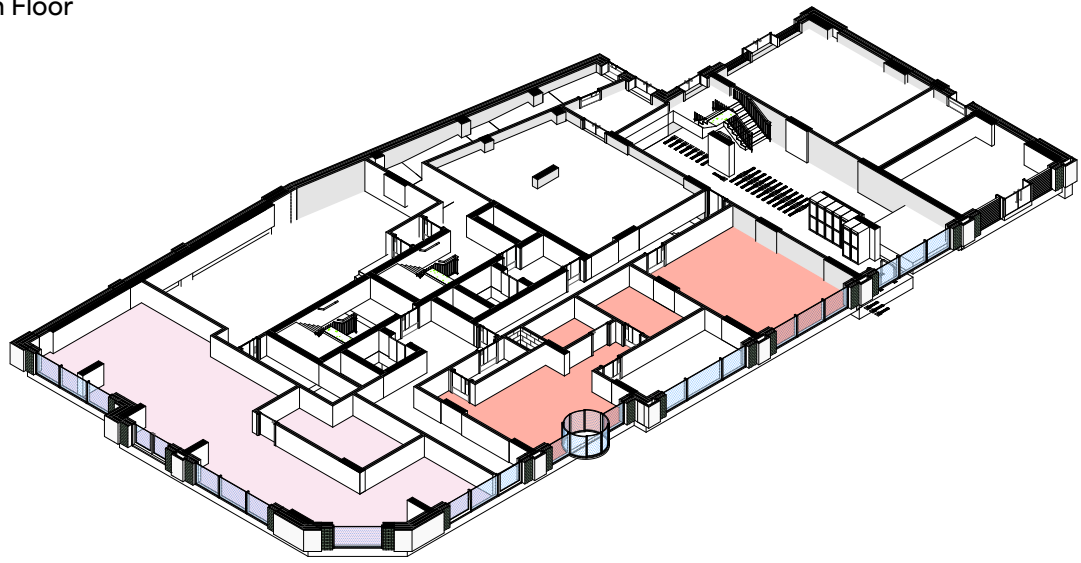
- Amenity
- Commerical
- LDK
- Outdoor Terrace



23rd Floor



7th Floor



Ground Floor



5.3 Scale & Massing

The scale of the building has been informed by its strategic gateway location and the evolving urban character of Newport Road, where taller buildings are becoming an established component of the city skyline.

Rather than pursuing height as an objective in itself, the design seeks to establish an appropriate hierarchy of built form that mediates between the wider civic scale of Newport Road and the finer urban grain associated with the Tredegarville Conservation Area.

The composition is organised around three primary elements:

- Active podium
- Northern shoulder
- Slender tower

The podium establishes a strong relationship with the surrounding streets and reinforces the urban enclosure. Above, the northern shoulder provides an important transition towards neighbouring heritage assets and reduces the apparent scale of development when viewed from East Grove and the Conservation Area.

The tower element is expressed as a singular architectural form rising above the shoulder, creating a clear marker on Cardiff's eastern approach whilst maintaining a coherent relationship with neighbouring tall buildings. During design development a more heavily articulated three-step massing arrangement was explored. Whilst this successfully reduced building height adjacent to the conservation area, detailed townscape analysis demonstrated that the intermediate step unnecessarily fragmented the overall composition.

Its removal simplified the silhouette and created a more coherent architectural hierarchy centred around the relationship between podium, shoulder and tower. This refinement improved the building's presence in both local and longer-distance views whilst strengthening its contribution to Cardiff's evolving skyline.



View south from the Parade

5.4 Facade Principles

The architectural language seeks to express the building as a series of clearly defined components, reinforcing the hierarchy established through the massing strategy.

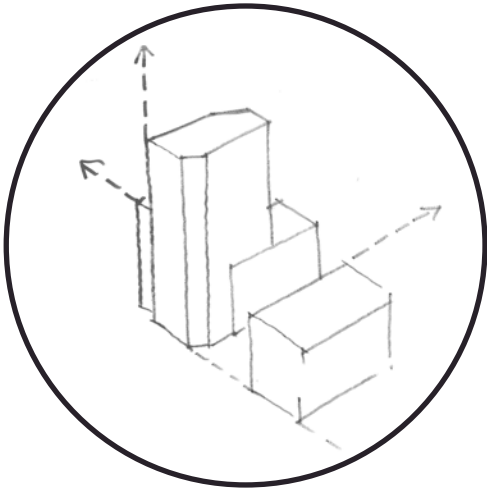
A robust masonry podium anchors the building within the streetscape and responds to the scale and rhythm of neighbouring buildings.

Above, the shoulder adopts a consistent vertical expression which establishes the transition towards the principal tower. The tower is characterised by a strong vertical order, carefully proportioned structural grid and a restrained palette of durable materials.

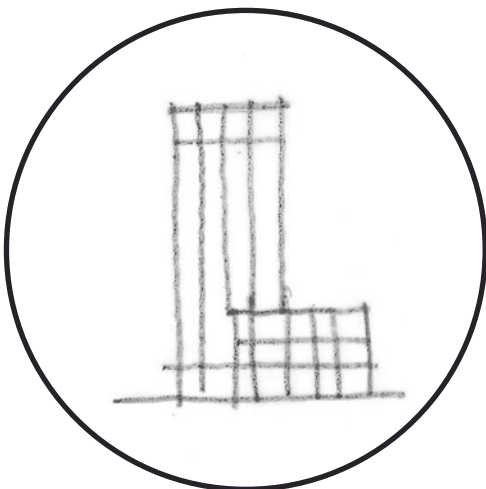
The chamfered corners become a defining architectural feature, strengthening the gateway condition whilst introducing greater depth, shadow and visual interest to the façade.

Vertical piers frame generous window openings, creating rhythm and reinforcing the slender proportions of the tower. Subtle variations in material tone and depth articulate the building whilst ensuring the overall composition remains coherent when viewed from longer distances.

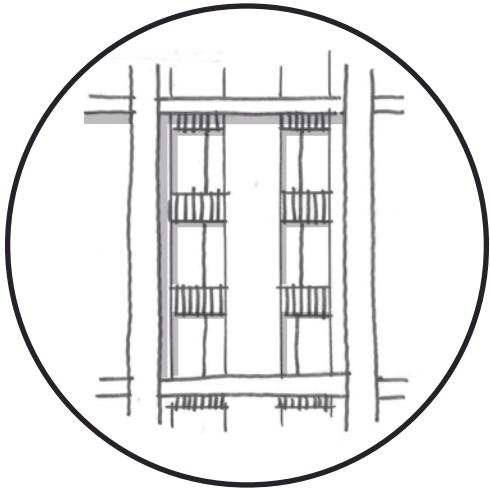
The crown is expressed through a lighter architectural treatment that completes the composition without competing with the principal mass of the tower.



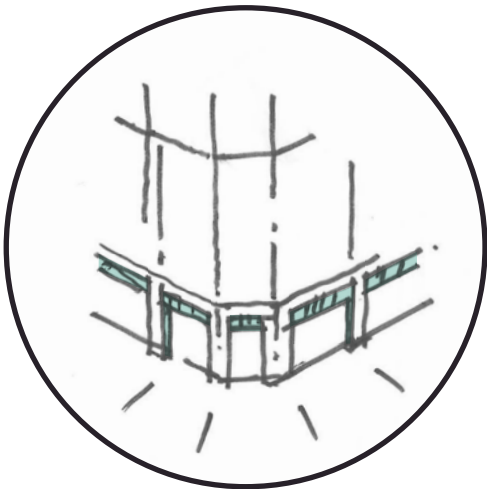
1. Establish a clear hierarchy of massing responding to the corner condition.



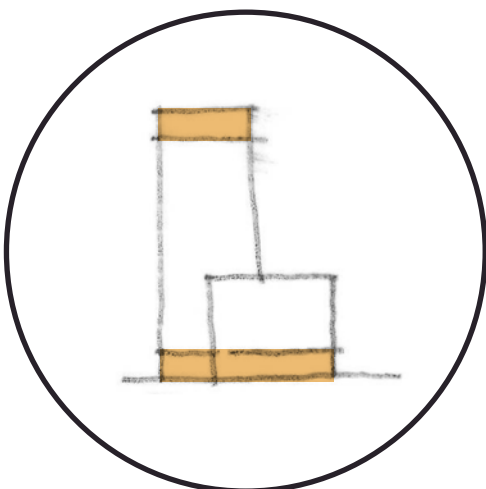
2. Create a visible vertical grid that reinforces architectural order.



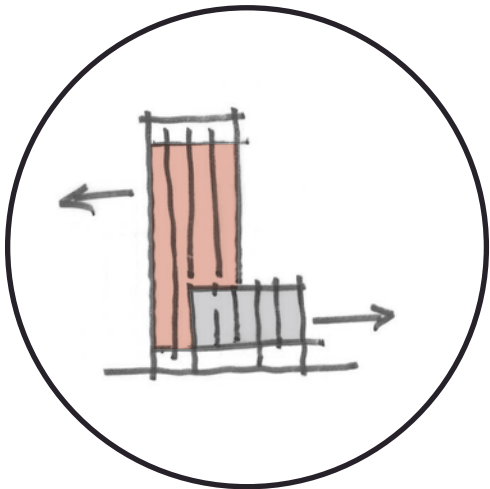
3. Use openings, depth and material contrast to enrich the façade.



4. Express chamfered corners as key moments within the building composition



5. Strengthen key visual locations including the ground floor, setbacks and crown.



6. Develop a material palette that responds to local area

5.4 Facade Principles

Principle 01 - Gateway Building

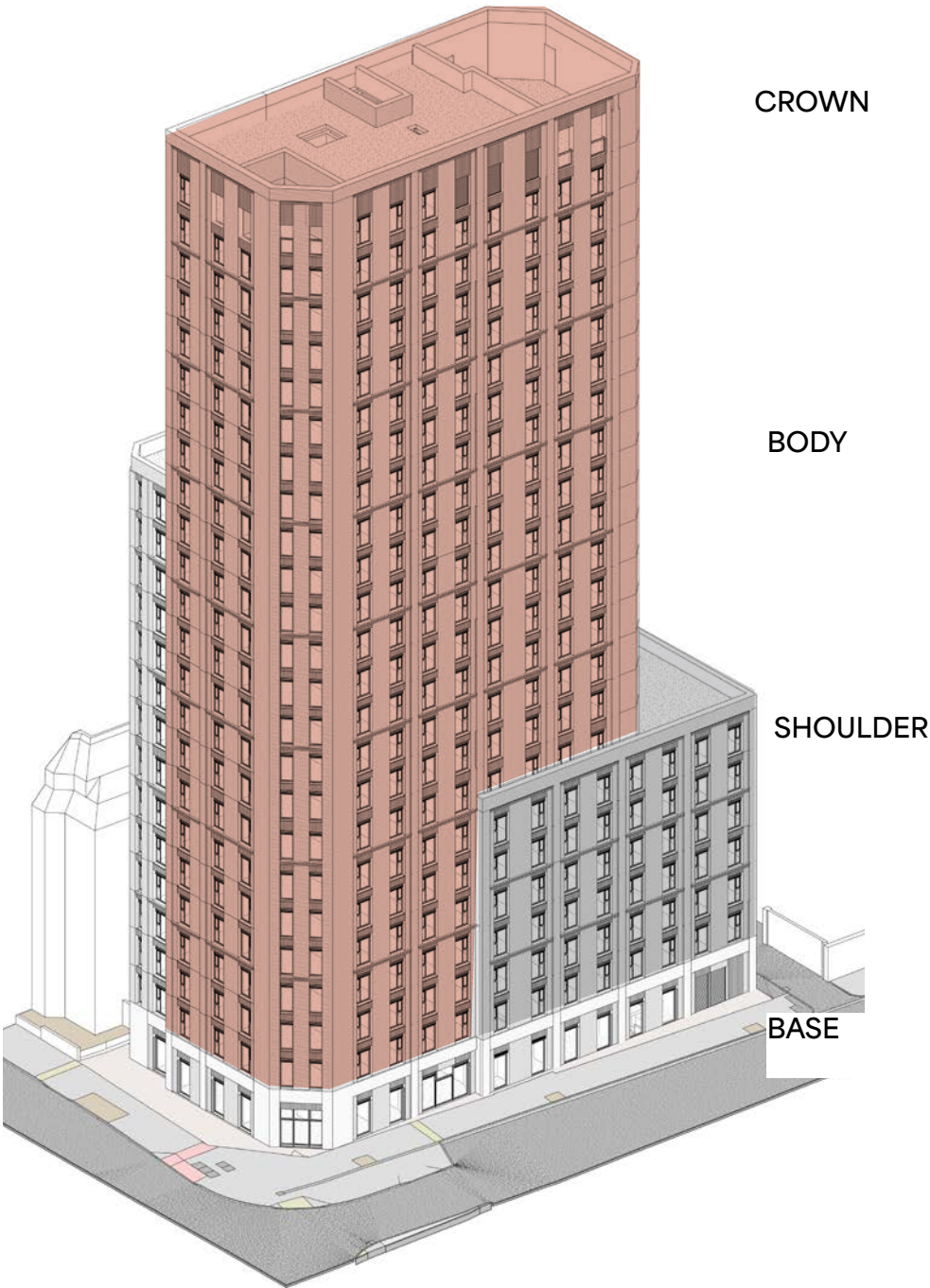
The building has been conceived as a landmark at the eastern approach to Cardiff City Centre. Its composition reinforces the prominence of the corner site and creates a memorable marker along Newport Road, strengthening views towards the city whilst providing an appropriate civic presence.

The chamfered corner forms an integral part of this strategy, addressing the junction and drawing the building into key views from Newport Road, City Road and East Grove.

Principle 02 - Breaking Down Massing

The building has been carefully articulated to reduce its apparent scale. The composition establishes a clear hierarchy between podium, northern shoulder and tower, allowing the development to respond appropriately to the neighbouring conservation area whilst reinforcing the wider civic scale of Newport Road.

Changes in depth, setbacks and façade articulation further reduce perceived bulk and create a slender architectural form when viewed from surrounding streets and longer-distance viewpoints.



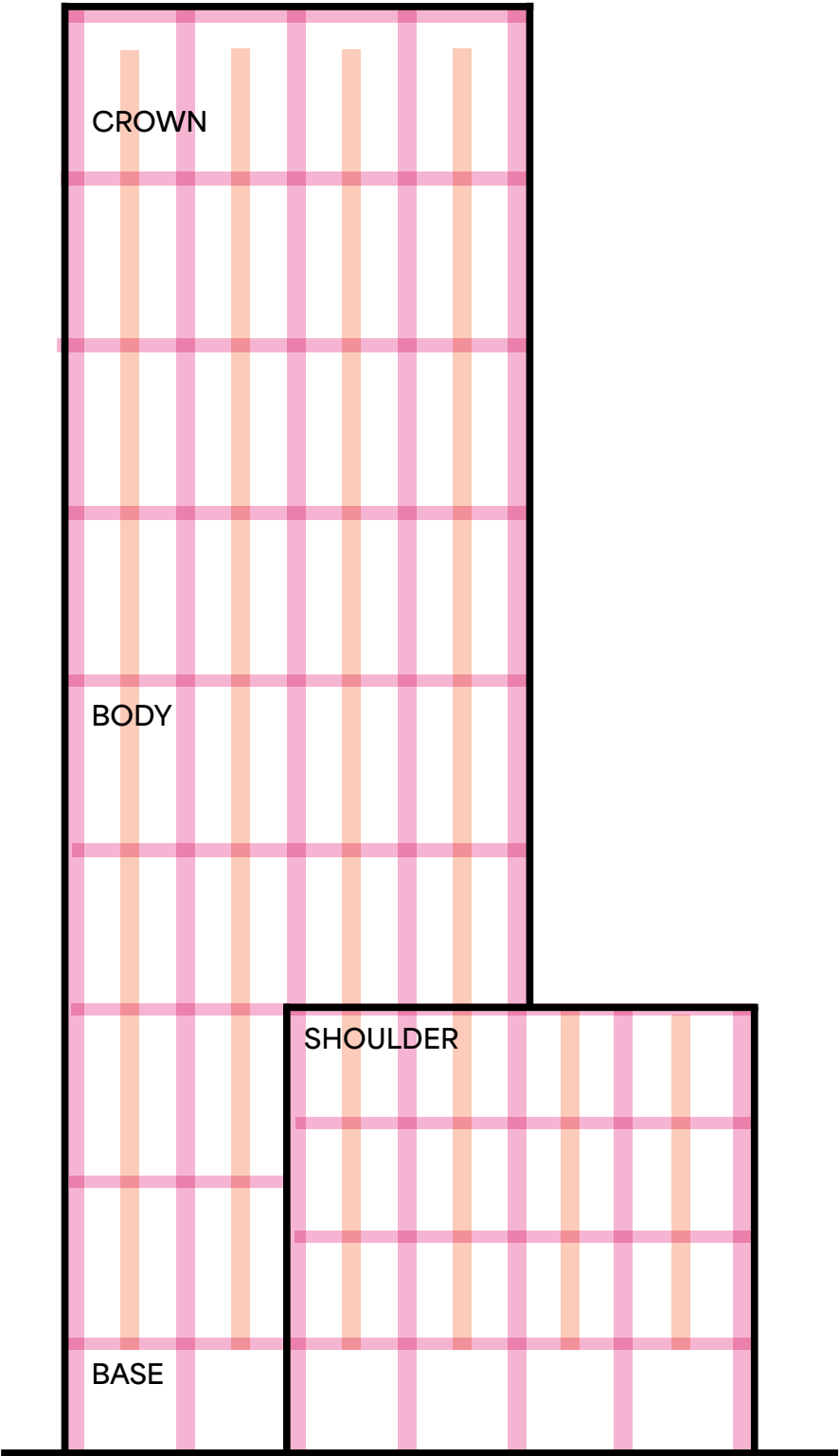
Working Axonometric

5.4 Facade Principles

Principle 03 - Vertical Order

The façade adopts a strong vertical rhythm that reinforces the proportions of the tower and emphasises the building’s slender form.

Continuous vertical piers organise the elevation into a clear structural grid, creating depth, shadow and visual consistency across all principal elevations. This disciplined approach establishes a calm architectural expression whilst responding to the vertical emphasis found within Cardiff’s commercial architecture.



Elevation Studies



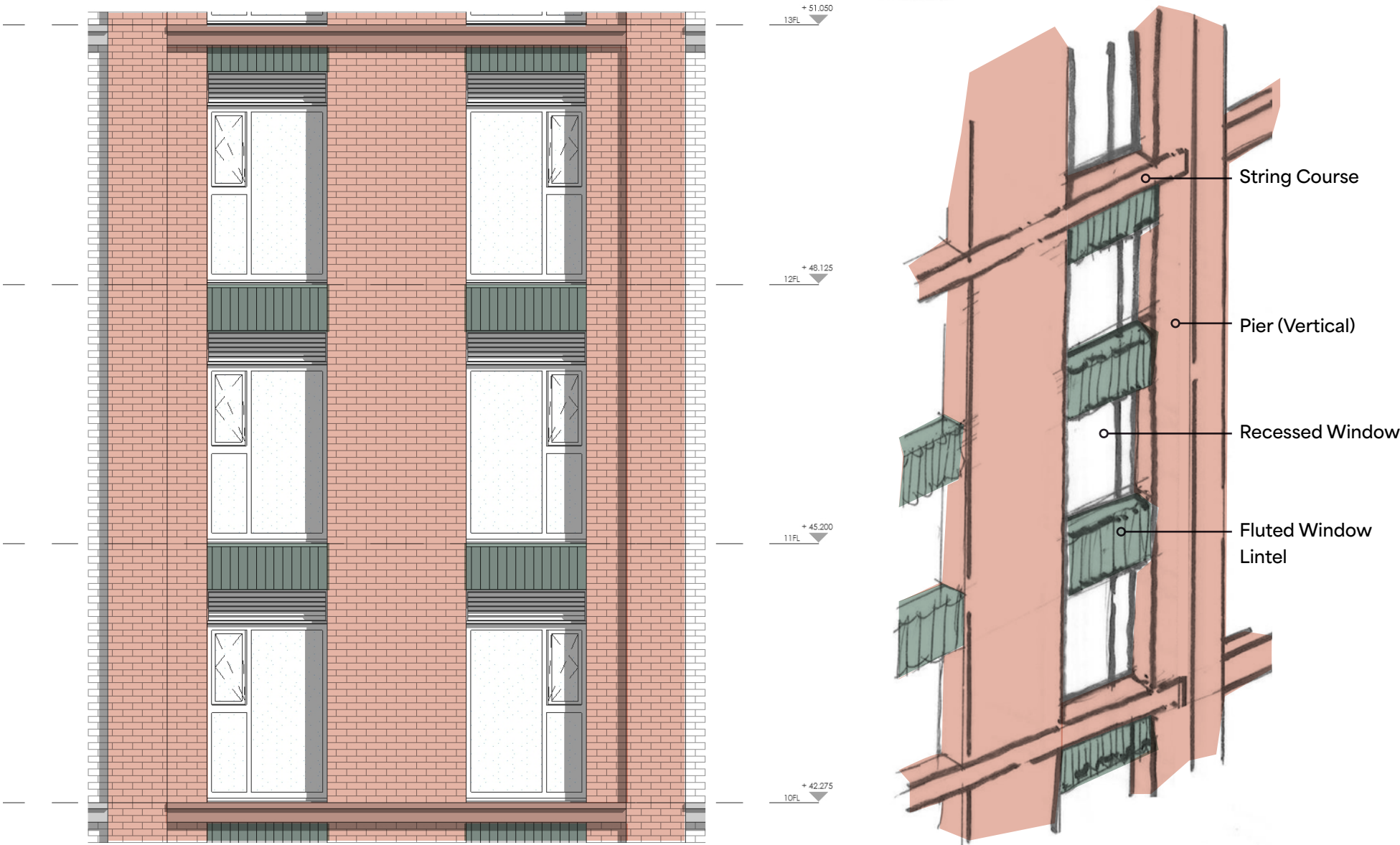
Ground Floor, vertical expression and crown images

5.4 Facade Principles

Principle 04 - Architectural Depth

Depth has been introduced throughout the façade to create shadow, texture and richness. Recessed glazing, projecting piers and carefully modelled façade elements produce changing patterns of light throughout the day, ensuring the building maintains visual interest from both close and distant viewpoints.

This layered approach also helps reduce the perceived scale of the development by breaking larger elevations into a series of legible architectural components.



Elevation Bay Study

5.4 Facade Principles

Principle 05 - Materiality

The material strategy responds directly to the character of Newport Road and the relationship with the Tredegarville Conservation Area.

The proposed palette uses brick as the primary façade material, reflecting the established architectural character of Cardiff while providing a durable and timeless expression.

The Newport Road frontage adopts a stronger civic character through richer red brick tones and complementary detailing. This reinforces the building’s principal elevation and supports its role within longer views.

The northern shoulder adopts a more restrained palette, using warmer and more muted tones to provide a softer transition towards the finer grain of the neighbouring conservation area.

Material variation is used to reinforce architectural hierarchy rather than create contrast for its own sake.

Key principles include:

- durable and robust materials appropriate for a prominent urban location;
- variation in tone to distinguish building elements;
- carefully considered detailing at junctions and corners;
- use of depth and shadow to enhance material performance.

The result is a façade that is contemporary while responding sensitively to the established architectural language of the surrounding area.



Fluted window head



Fluted window head



Natural Precast



Red Multi Brick



Grey Multi Brick



Green Glazed Brick



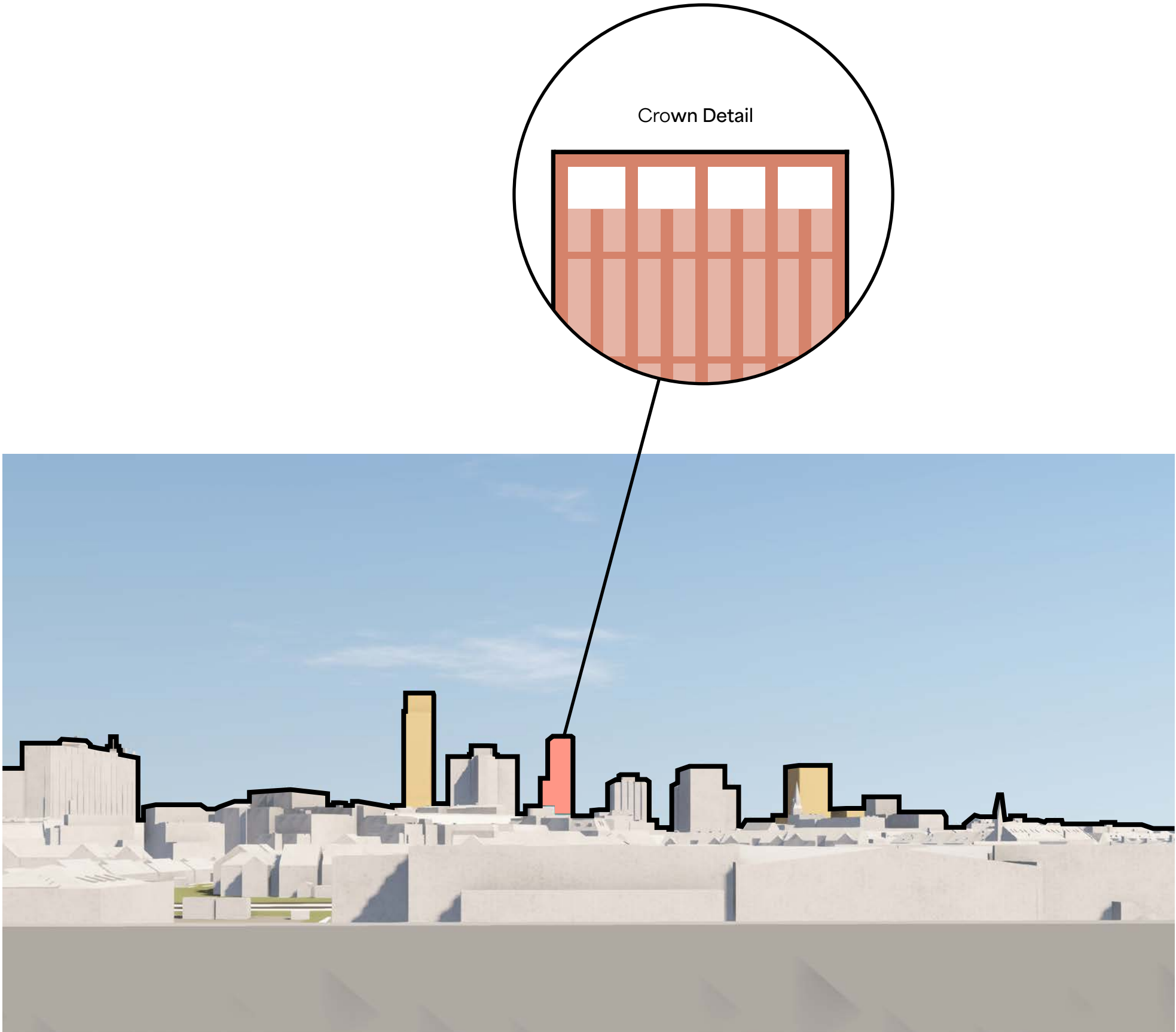
Material Palette

5.4 Facade Principles

Principle 06 - Crown & Skyline

The upper levels are expressed as a carefully considered crown that completes the architectural composition without competing with the principal tower form.

Subtle changes in material treatment and façade articulation provide a clear termination to the building whilst maintaining the overall vertical rhythm established throughout the elevation. This approach creates a refined skyline profile that contributes positively to Cardiff’s evolving cluster of taller buildings.



5.5 Public Realm Response

The public realm strategy has been developed to reinforce Ty Cambria's role as a prominent gateway development whilst enhancing the pedestrian experience along Newport Road, East Grove and the surrounding streets.

The building has been carefully planned to ensure that all principal ground floor uses contribute positively to the public realm. Active commercial accommodation is located on the Newport Road frontage, strengthening the existing retail and commercial character of this important boulevard and creating animation throughout the day. Generous glazing and active frontages increase natural surveillance, improve visual connectivity and encourage interaction between internal uses and the street.

The principal entrance to the purpose-built student accommodation has been positioned on East Grove, establishing a clear and legible arrival sequence for residents whilst drawing activity northwards from Newport Road. This approach extends pedestrian movement beyond the primary commercial frontage and contributes to the activation of East Grove as an important secondary street within the wider urban block.

To maintain the quality of the public realm, servicing, refuse collection and ancillary operational functions have been consolidated to the northern access lane, separating day-to-day building operations from the principal pedestrian frontages.

This arrangement allows Newport Road and East Grove to remain focused on people, creating attractive and welcoming street environments whilst ensuring the building operates efficiently.

The existing mature tree-lined character of Newport Road provides an important setting for the development and has informed the landscape strategy. The proposals seek to complement this boulevard character through a coordinated approach to paving, planting and street furniture, reinforcing the generous pedestrian environment whilst creating opportunities for informal seating and social interaction.

Along the southern frontage, carefully integrated seating, feature paving and high-quality street furniture have the potential to create a series of informal dwell spaces beneath the existing tree canopy, encouraging activity beyond the building line and strengthening the relationship between the commercial unit and the public realm.

Collectively, the public realm strategy ensures the development contributes positively to the surrounding streets, creating active, attractive and well-overlooked frontages that support the continued regeneration of Newport Road.



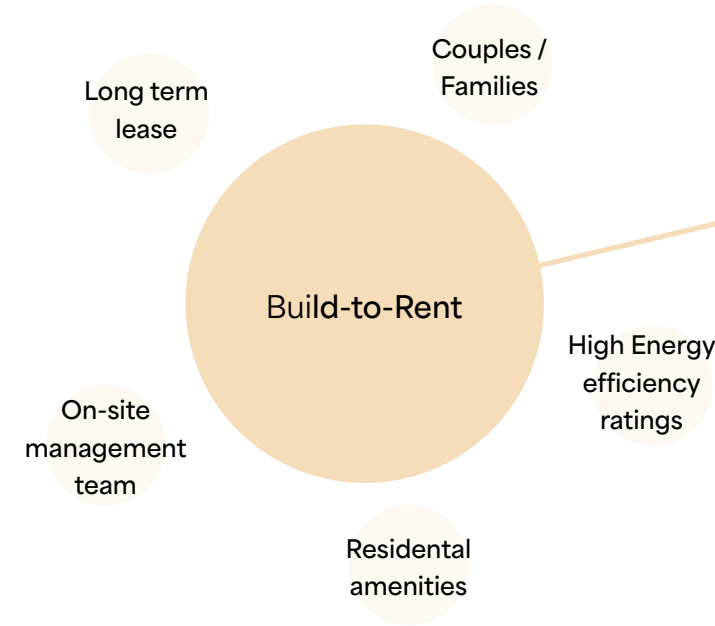
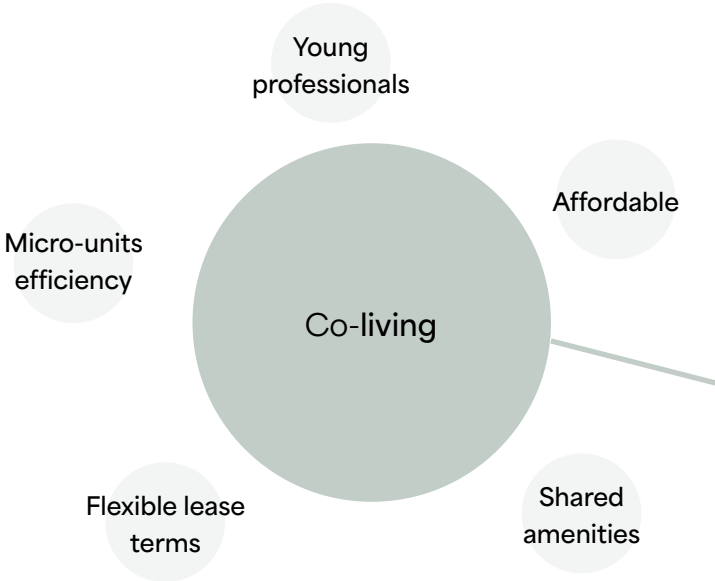
View North Westwards at Newport Road

5.6 Adaptability

The proposed development has been designed with flexibility and long-term resilience as fundamental design principles. Whilst purpose-designed as high-quality student accommodation, the building adopts a regular structural grid, efficient floorplates and a clear servicing strategy that provide a robust framework capable of accommodating alternative uses over its lifetime with minimal structural intervention.

Independent market analysis prepared in support of the planning application concludes that there is limited demand for new office accommodation on the site, confirming that purpose-built student accommodation represents the most appropriate and viable use in the current market. The building has therefore been designed around a residential typology, ensuring that it remains capable of responding to changing market demands over time.

Should future requirements evolve, the building has the potential to accommodate a range of alternative residential and hospitality uses, including:



5.6 Adaptability

- **Purpose-Built Student Accommodation (PBSA)** - The optimum use for this highly sustainable city centre location, supporting Cardiff's higher education sector and reducing pressure on traditional housing stock.
- **Co-Living** - The generous communal amenity, shared facilities and operational model readily lend themselves to a professionally managed co-living environment with limited internal reconfiguration.
- **Build-to-Rent (BTR) / Mainstream Residential** - The regular structural grid, façade rhythm and efficient floorplates provide the opportunity for future conversion to self-contained residential accommodation, subject to market demand and planning considerations.
- **Hotel / Aparthotel** - The building's cellular room layout, centralised servicing, reception facilities and communal spaces are compatible with hotel or extended-stay accommodation, allowing the development to respond to future changes in the visitor economy.

This flexibility ensures that the building has been designed not simply for today's operational requirements but as a long-term investment capable of evolving alongside Cardiff's changing housing, education and hospitality markets. Embedding adaptability within the design from the outset reduces the likelihood of future obsolescence and supports the sustainable reuse of the building over its lifetime.



06 Placemaking & Landscape

6.1 Wider Context Analysis

Ty Cambria occupies a highly sustainable location on Newport Road, one of Cardiff's principal transport corridors, within walking distance of the city centre. The site benefits from excellent connectivity, with established active travel routes, frequent public transport services, and convenient access to employment, retail, leisure, and community facilities. The surrounding area comprises a mix of commercial, residential, and institutional uses, and the site is located in close proximity to a designated conservation area, requiring a sensitive response to its wider townscape context.

The site also benefits from a strong green infrastructure setting, with mature street trees and landscaped corridors contributing positively to the character of Newport Road. While several public parks and open spaces are located nearby, the development will provide high-quality on-site amenity space to complement these wider recreational assets and create an attractive living environment for future residents, while reinforcing the area's established landscape character.



6.2 Site Analysis: Existing Conditions

The site is defined by several key physical and contextual features that have informed the design approach. Mature vegetation, including a significant tree along the southern boundary and established street trees on the eastern frontage, contributes positively to the site’s setting and wider green infrastructure network. An active travel route, including a dedicated cycle path, runs along the southern boundary, enhancing sustainable connectivity and influencing the relationship between the development and the public realm.

The surrounding highway network provides on-street parking along the eastern frontage, while vehicular servicing is accommodated via an existing rear access from the north, maintaining separation between servicing and the principal pedestrian frontage. These site characteristics have been carefully considered to retain existing landscape features where possible, maximise accessibility, and establish a well-integrated development within its urban context.

Key

Mature tree to South Boundary

Street Trees

Retaining walls, steps and ramps for building access

Service Yard-Undercroft

On Street parking adjacent to the site

Widened footpath to East Grove/ Newport Road

Cycle path to building frontage

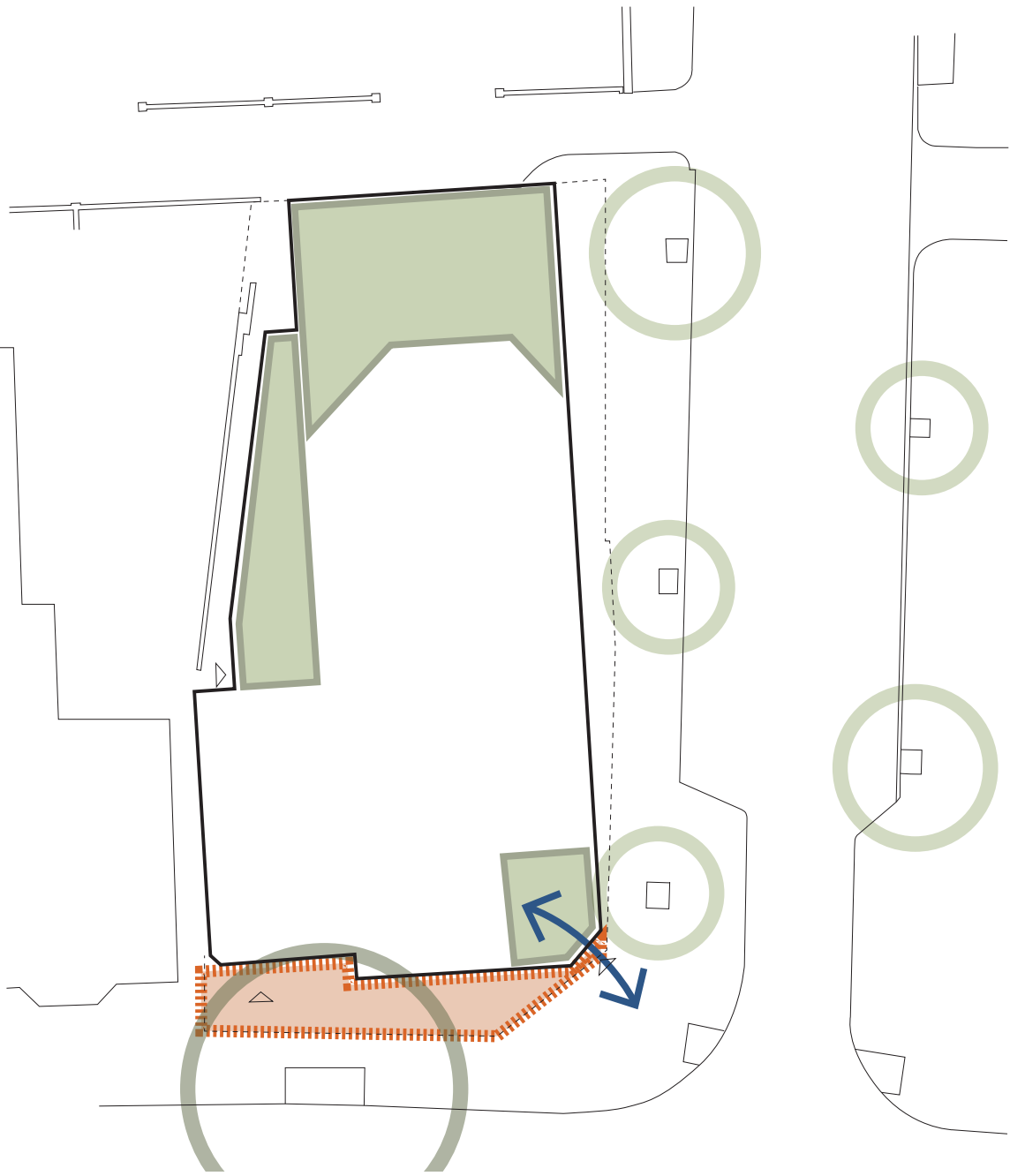
Rear access to service yard

A detailed site plan diagram illustrating the existing conditions of a development site. The plan shows a large, irregularly shaped building footprint in light green, with a smaller rectangular section to its south. A large, dark green circle representing a mature tree is located at the southern boundary of the building. Several smaller, light green circles representing street trees are positioned along the eastern frontage of the site. A light blue area indicates on-street parking adjacent to the eastern boundary. A dashed orange circle with a radial pattern marks a widened footpath leading to East Grove/Newport Road. A dashed blue arrow points from the north towards the rear of the building, indicating rear access to the service yard. A solid blue arrow points from the south towards the building frontage, indicating a cycle path. A solid orange arrow points from the south towards the building frontage, indicating a widened footpath. The plan also shows surrounding streets, including a vertical road on the right and a horizontal road at the bottom, with various street furniture and landscaping details.

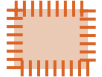
TY CAMBRIA, CARDIFF - DESIGN & ACCESS STATEMENT

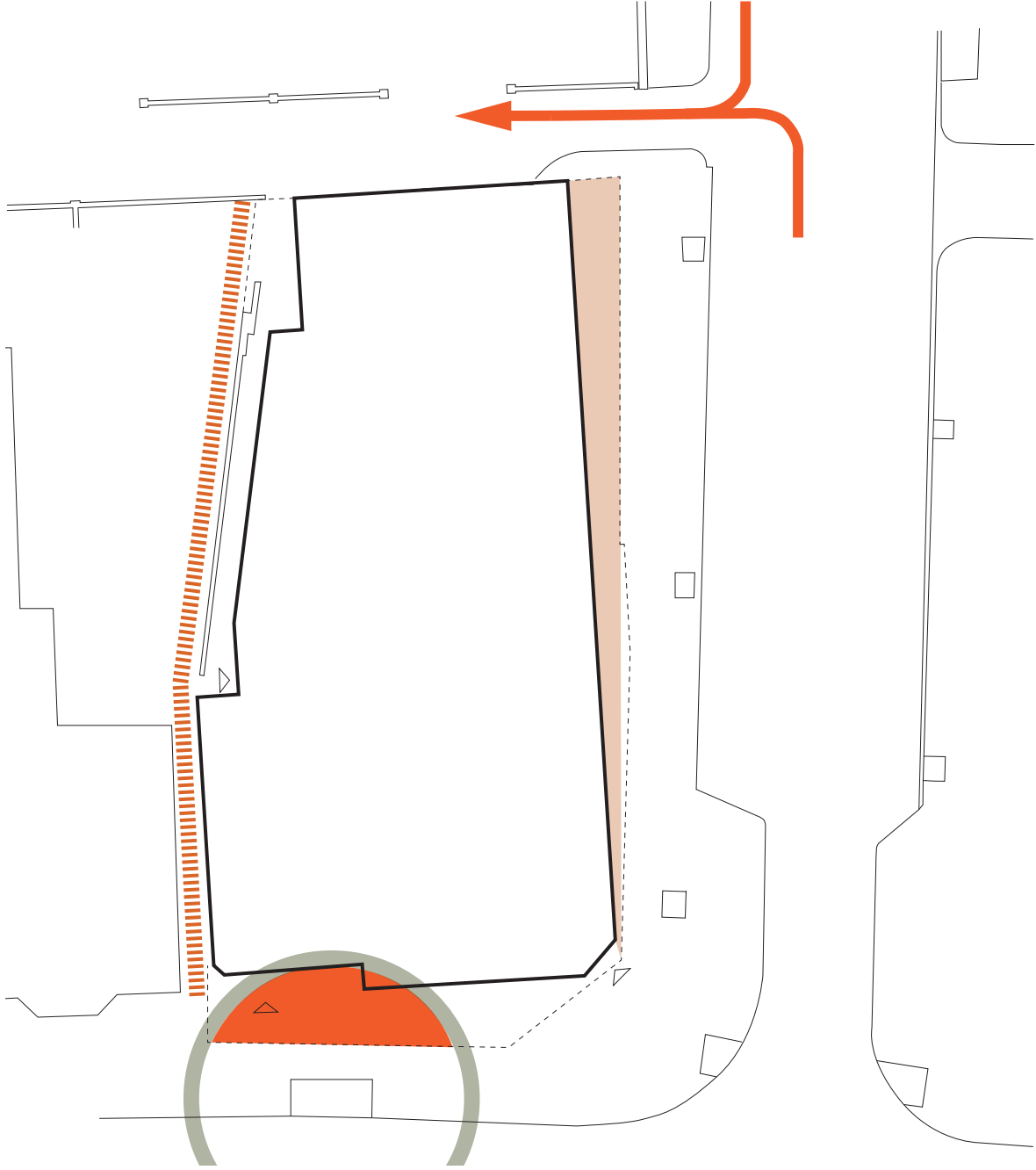
42

6.2 Site Analysis: Opportunities and Constraints



Opportunities

-  Level access achieved from Newport Road
-  Retention of Street Trees
-  Constraints Area to front of building for public realm improvement to activate sreet frontage
-  Increased amenity space with proposed roof terraces



Constraints

-  Mature tree at risk of damage from adjacent construction
-  Rear access to service yared max 3-4m width
-  Area of tree canopy and root zone at risk
-  Compact site curtiledge levels to tie in with adjacent street
-  Proximity to adjacent building

6.3 Landscape Proposals: Public realm Strategy

The site is defined by several key physical and contextual features that have informed the design approach. Mature vegetation, including a significant tree along the southern boundary and established street trees on the eastern frontage, contributes positively to the site’s setting and wider green infrastructure network. An active travel route, including a dedicated cycle path, runs along the southern boundary, enhancing sustainable connectivity and influencing the relationship between the development and the public realm.

The surrounding highway network provides on-street parking along the eastern frontage, while vehicular servicing is accommodated via an existing rear access from the north, maintaining separation between servicing and the principal pedestrian frontage. These site characteristics have been carefully considered to retain existing landscape features where possible, maximise accessibility, and establish a well-integrated development within its urban context.



Planning application boundary

Paving Type 1
Granite aggregate setts
100x100x80mm

Paving Type 2
Granite aggregate flags
400x200x80mm

Macadam surfacing

Proposed kerb

Proposed wall
Height and extents to be coordinated
with neighbouring property

Proposed gravel margin



Bike stands
Sheffield cycle hoops
Powdercoated steel

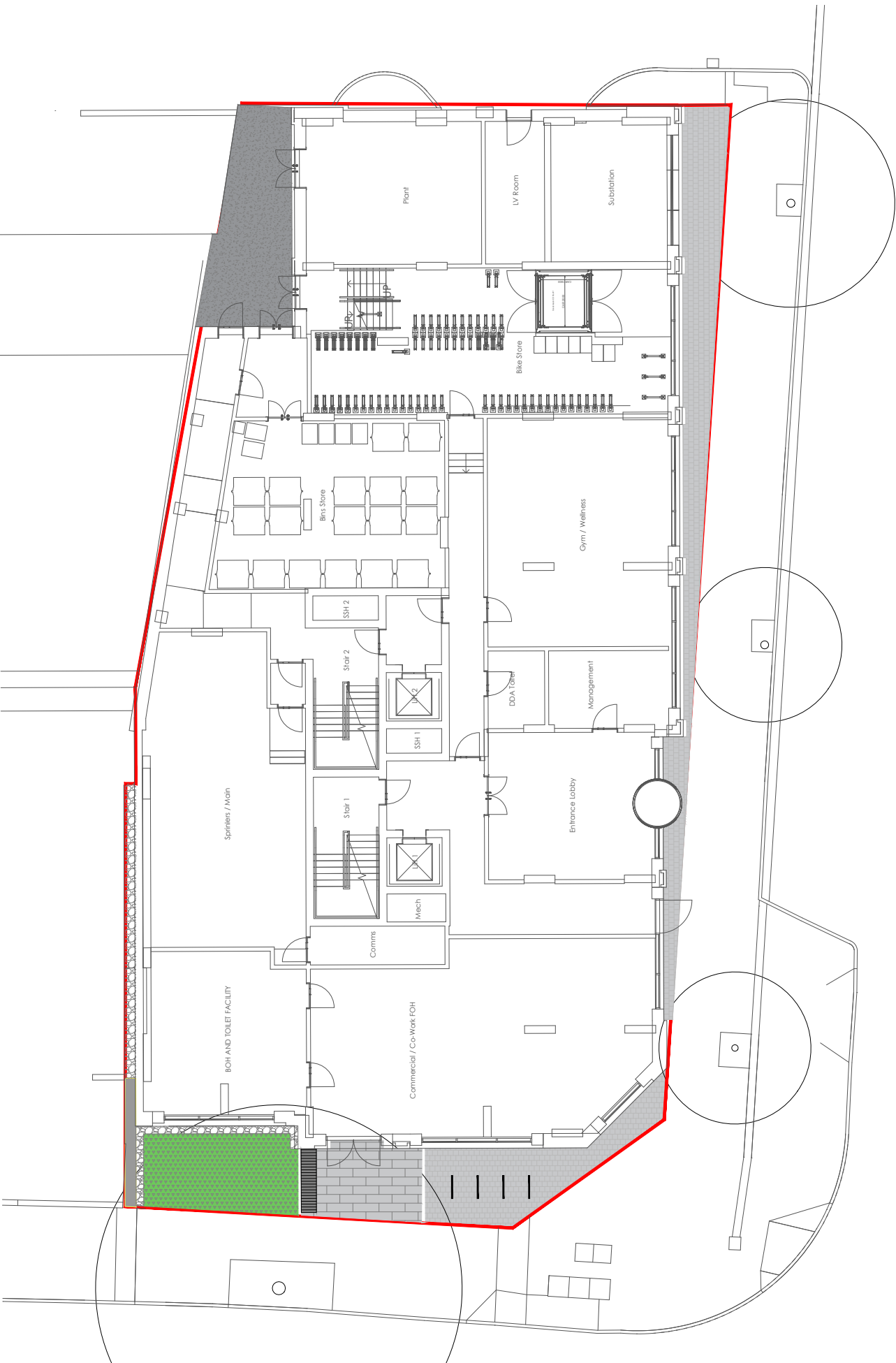
Existing trees to be retained

Proposed herbaceous planting

Proposed levels
+1.100

Existing levels
+1.100(e)

Proposed bench
Timber seating with steel support



6.3 Public realm Strategy

Material Palette

The external materials have been selected to create a high-quality, durable public realm that complements the architecture of the building and its prominent urban setting. Warm-toned, robust paving is proposed to reflect and enhance the building façade, creating a cohesive and welcoming streetscape. Ground-fixed street furniture, including seating and cycle stands, adopts a contemporary aesthetic with durable finishes suitable for a busy city-centre environment.

Planting areas are defined by robust kerbing to provide long-term durability and protect landscaped areas from pedestrian activity and maintenance operations. The overall material palette has been chosen to balance visual quality, longevity, and ease of maintenance, ensuring the landscape remains attractive and resilient over time.



Feature planting



Warm toned concrete paving



Robust edge to planting



Cycle parking



Warm toned concrete paving



Feature bench

6.3 Public Realm Strategy

Planting Palette

The planting palette has been designed to provide year-round visual interest while enhancing biodiversity and reinforcing the contemporary character of the development. Architectural drifts of Calamagrostis grasses form the backdrop to the planting beds, introducing structure, movement, and seasonal texture. In front of these, a mix of robust evergreen shrubs and pollinator-friendly perennial species provides a succession of purple and red flowering displays from spring through to autumn, supporting wildlife and creating a vibrant streetscape.

The planting is completed with a low-level edge of Vinca minor, providing effective ground cover, seasonal colour, and a neat definition to the planting beds. Together, the layered planting composition delivers an attractive, resilient landscape that offers visual interest throughout the year while requiring straightforward long-term maintenance.



Calamagrostis x acutiflora 'Karl Foerster'



Vinca minor 'Gertrude Jekyll'



Sarcococca confusa



Persicaria amplexicaulis 'Blackfield'



Nepeta 'Six Hills Giant'



Salvia nemorosa



Ilex crenata



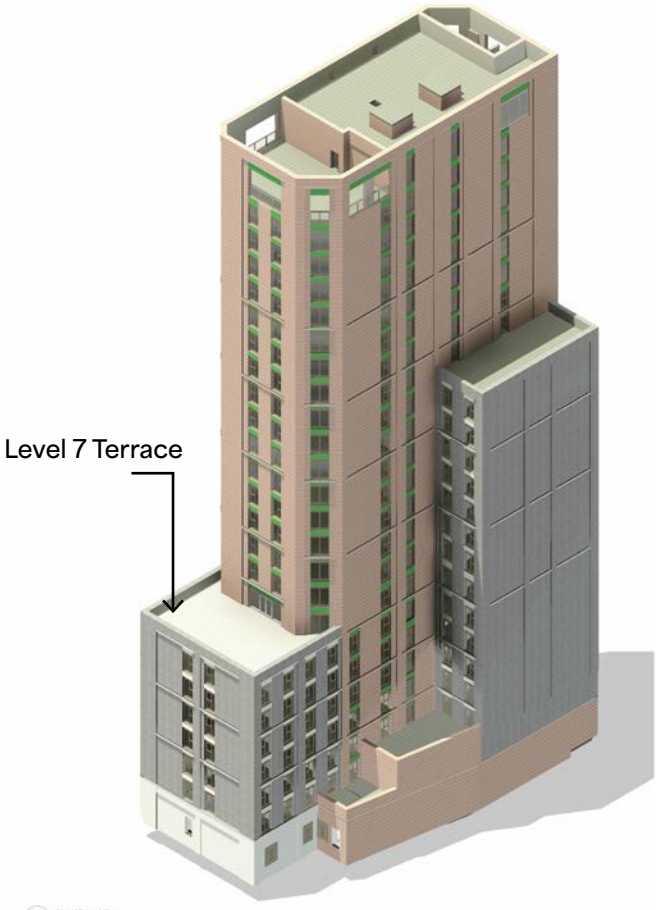
Rudbeckia purpurea

6.3 Landscape Proposals

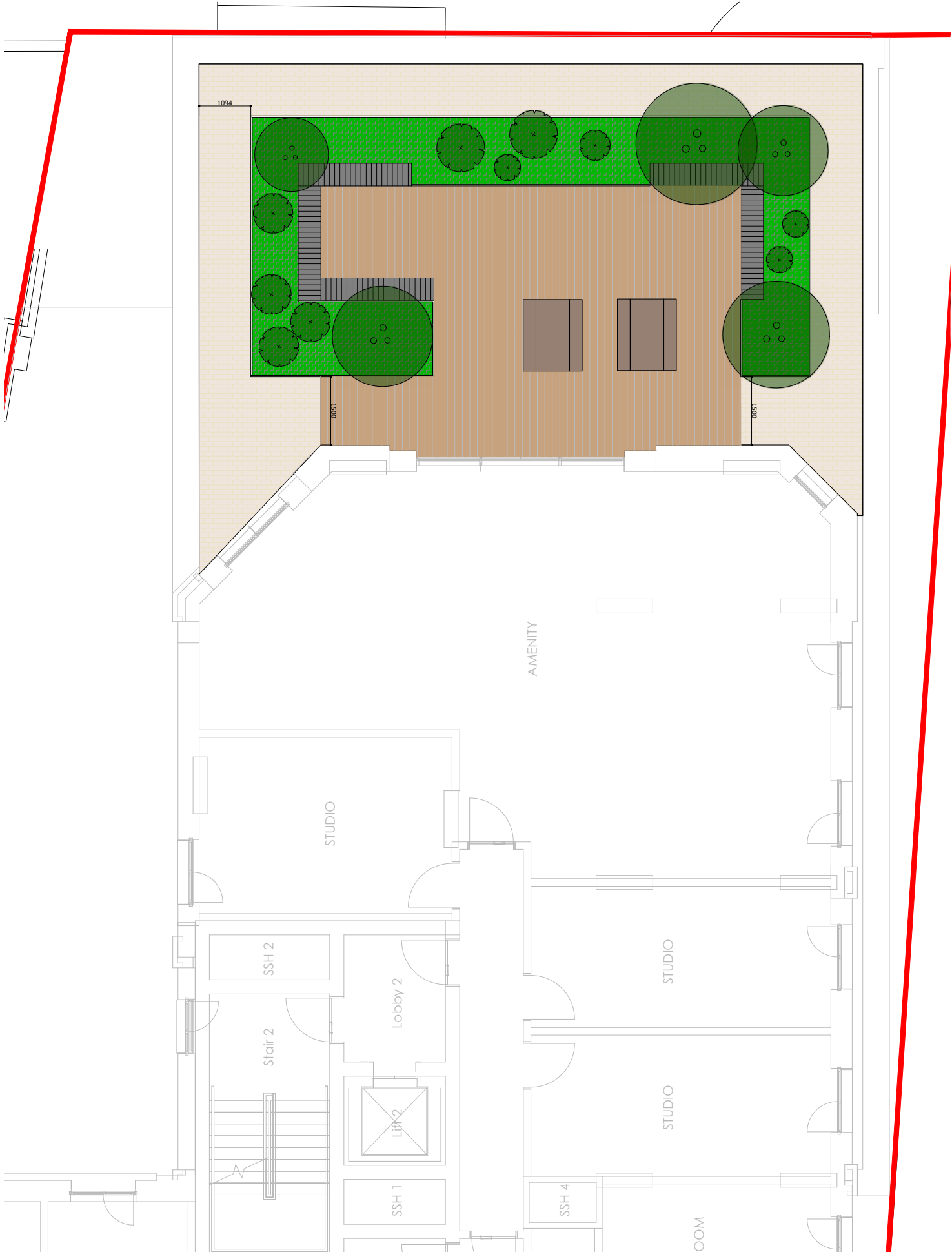
Roof Terrace: Level 7

The planting palette has been designed to provide year-round visual interest while enhancing biodiversity and reinforcing the contemporary character of the development. Architectural drifts of Calamagrostis grasses form the backdrop to the planting beds, introducing structure, movement, and seasonal texture. In front of these, a mix of robust evergreen shrubs and pollinator-friendly perennial species provides a succession of purple and red flowering displays from spring through to autumn, supporting wildlife and creating a vibrant streetscape.

The planting is completed with a low-level edge of Vinca minor, providing effective ground cover, seasonal colour, and a neat definition to the planting beds. Together, the layered planting composition delivers an attractive, resilient landscape that offers visual interest throughout the year while requiring straightforward long-term maintenance.



- Key
- Planning application boundary
 - Paving type 1
 - Composite decking
 - Gravel margin
 - Raised metal planters
 - Incorporated timber benches
 - Proposed multistem trees
 - Proposed specimen shrubs
 - Proposed herbaceous planting
 - Proposed picnic bench



6.3 Landscape Proposals:

Roof Terrace: Level 7 Character Precedents

The following images illustrate the character of the proposed hard landscape surfaces and furniture elements across the roof terraces. The palette has been carefully selected to create a balanced combination of warm, contemporary tones and robust, low-maintenance materials, ensuring a high-quality amenity environment that is both visually cohesive and durable over the long term.



Integrated seating



Porcelain pavers



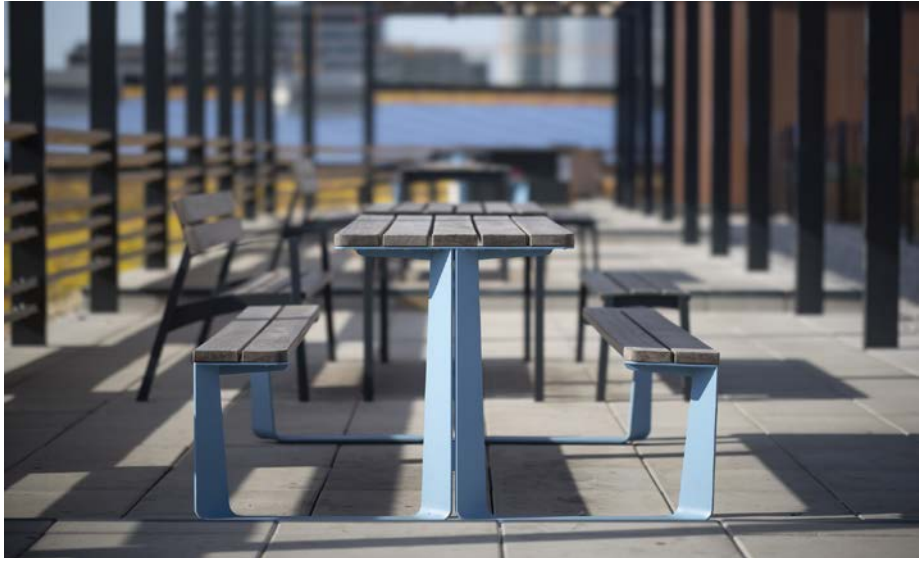
Steel planters



Composite decking



Pollinating ornamental planting



Picnic benches

6.5 Landscape Proposals:

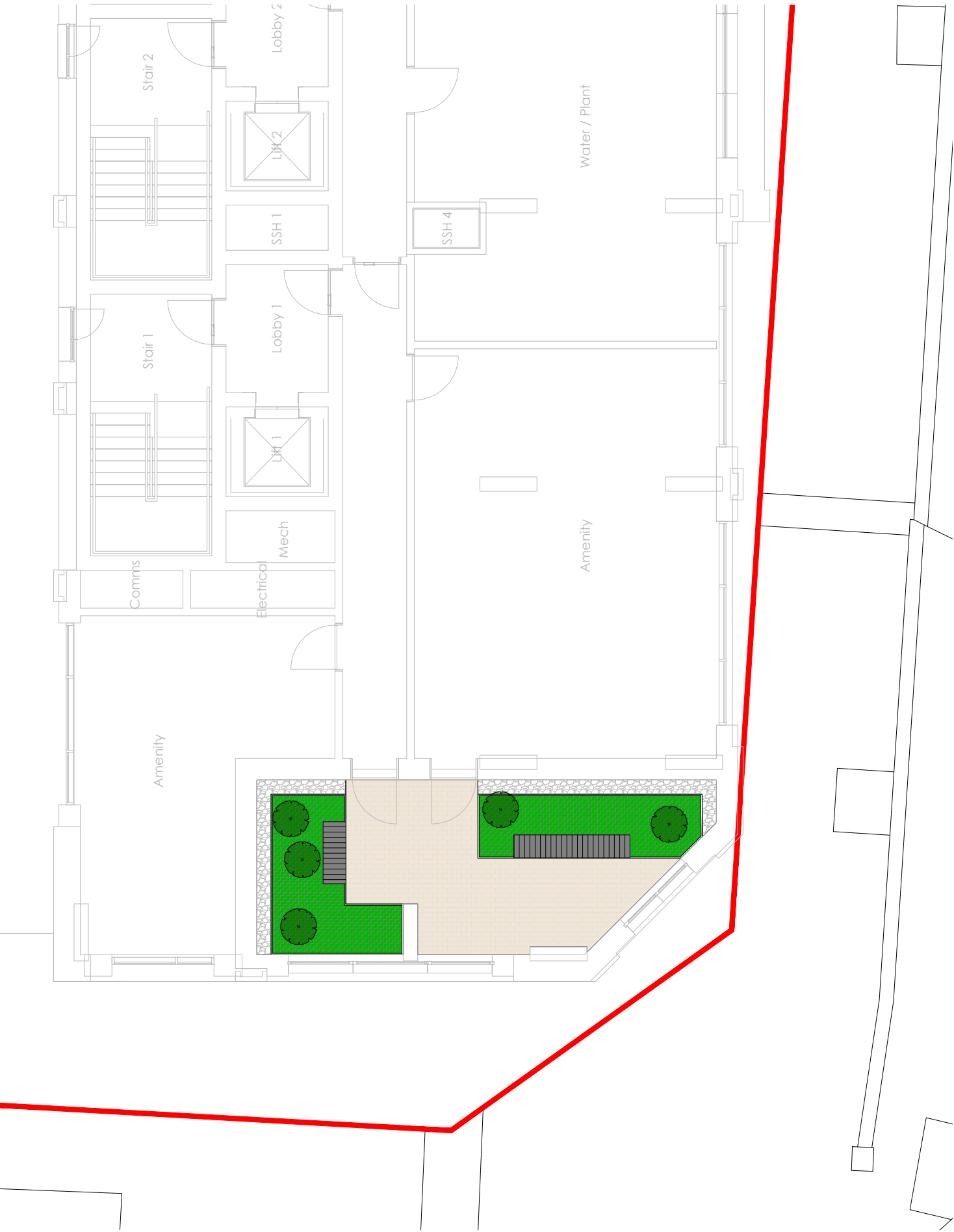
Roof Terrace: Level 23

The Level 23 terrace provides a more intimate rooftop garden setting, located adjacent to the shared internal amenity spaces at the top floor. Designed as a flexible outdoor extension of the indoor communal areas, the terrace creates a compact green environment that supports relaxation, informal gathering, and enjoyment of the surrounding Cardiff city views.

Raised planters with integrated timber seating define the space, introducing greenery, comfort, and a sense of enclosure within the elevated setting. The carefully considered arrangement of planting and furniture creates a high-quality amenity space that is both functional and welcoming.



- Key
- Planning application boundary
 - Paving type 1
 - Gravel margin
 - Raised metal planters
 - Incorporated timber benches
 - Proposed specimen shrubs
 - Proposed herbaceous planting



6.5 Landscape Proposals: Roof Terrace:

Level 23 Character

The adjacent images illustrate the proposed material palette for this terrace, comprising metal raised planters, ornamental planting, integrated seating, and porcelain paving. The simple and refined design approach creates a comfortable garden environment that extends the shared amenity spaces beyond the building interior, providing a high-quality and welcoming outdoor setting for relaxation and social use.



Integrated seating



Porcelain pavers



Steel raised planters



Steel raised planters



Pollinating ornamental species



Integrated seating

6.5 Landscape Proposals

Planting Palette

Roof Terraces-Trees and Specimen Shrubs

The following images break down the planting character for the Level 15 and Level 23 terraces. Careful consideration has been given to the selection of robust species capable of withstanding the exposed rooftop conditions, while incorporating a range of pollinator-friendly plants to enhance biodiversity and ecological value. The planting palette has been designed to create an attractive and resilient landscape setting, providing seasonal variation, year-round colour, and visual interest through a combination of structure, texture, and flowering species. The approach ensures the terraces remain vibrant, functional, and enjoyable amenity spaces throughout the year.

Multi-stem trees

A considered mix of tree species has been selected to provide seasonal interest throughout the year, incorporating spring and autumn colour alongside evergreen structure. The smaller ornamental tree forms are well suited to the scale and exposure of the rooftop terraces, providing vertical interest, enclosure, and a strong landscape structure within the planting beds.

Specimen shrubs

Large shrub species have been prposed to help create shelter from more exposed areas of the terraces, as well as providing hieght and seasonal interest



Magnolia strettata



Acer palmatum



Pinus sylvestris 'Waterii'



Amelanchier lamarckii



Olea europaea 'Little Ollie'



Eutrochium maculatum 'Purple Bush'

6.5 Landscape Proposals

Roof Terraces Planting Palette

Ornamental Planting

The ornamental planting palette has been carefully selected to provide a resilient and visually engaging landscape throughout the year. A mix of pollinator-friendly species introduces ecological value while creating a vibrant display of red and purple flowering tones, adding seasonal colour and character to the terraces.

Contrasting textures, forms, and foliage have been incorporated to create depth and interest within the planting beds, combining softer ornamental elements with robust species suited to the exposed rooftop environment. The resulting planting composition provides a balance of aesthetic quality, biodiversity enhancement, and long-term resilience.



Molinia caerulea 'Poul Petersen'



Blechnum spicant



Aster amellus 'King George'



Salvia nemorosa



Achillea millefolium 'Cerise Queen'



Heuchera 'Fireworks'



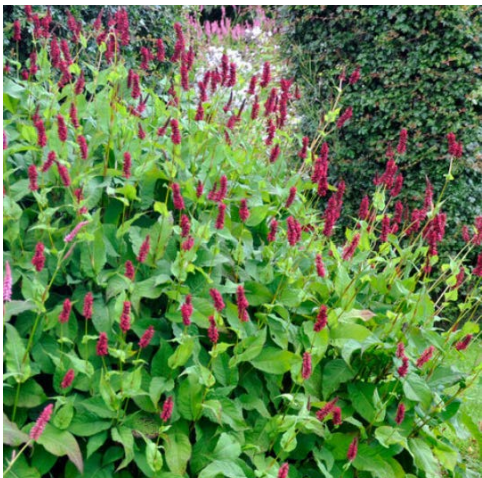
Sesleria 'autumnalis'



Nepata 'Six Hills Giant'



Veronica spicata 'Heidekind'



Persicaria amplexicaulis 'David'



Luzula nivea



Liriope muscari

6.5 Landscape Proposals

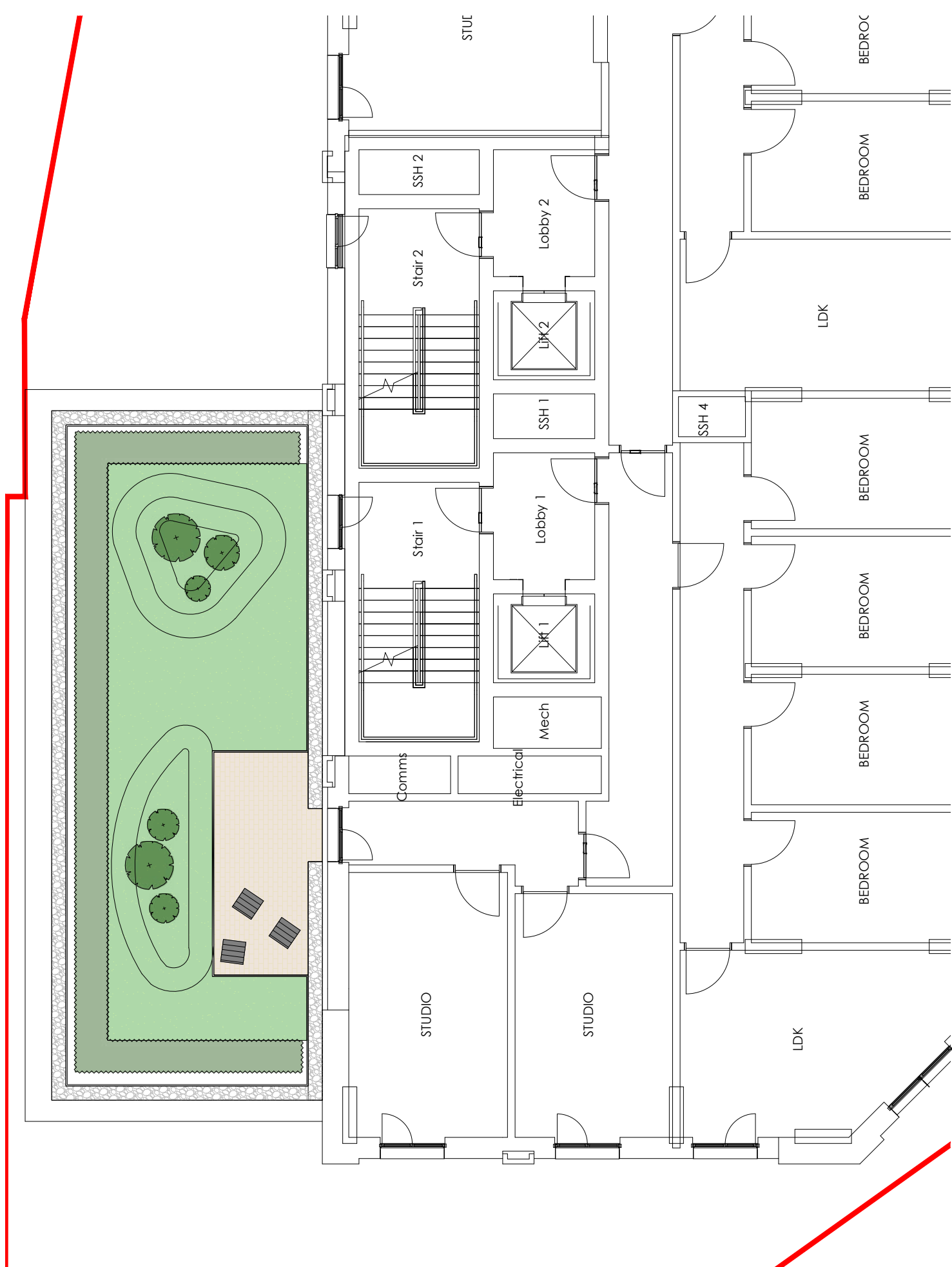
Roof Terrace: Level 15

The Level 15 terrace has been designed as a more naturalistic amenity space, providing a balance between informal gathering areas and opportunities for quiet relaxation. A combination of native hedges, shrubs, and wildflower planting creates a biodiverse landscape character, introducing seasonal variation, habitat value, and ecological enhancement within the site.

Small seating areas are integrated throughout the terrace, including seating cubes positioned on paved areas to support informal use and social interaction. Subtle changes in level through shallow mounding enhance the landscape character while providing additional opportunities for biodiversity, improving habitat diversity and creating a more immersive green environment for users.



- Key
- Planning application boundary
 - Paving type 1
 - Gravel margin
 - Wildflower meadow
 - Timber seating cubes
 - Proposed specimen shrubs
 - Proposed hedgerow
 - Proposed mounding- max height 900mm
 - Proposed metal upstand 300mm height



6.5 Landscape Proposals

Level 15 Character Precedent

The adjacent images illustrate the material palette for the Level 15 Terrace. The terrace is a naturalistic amenity space, providing a balance between informal gathering areas and opportunities for quiet relaxation. A combination of native hedges, shrubs, and wildflower planting creates a biodiverse landscape character, introducing seasonal variation, habitat value, and ecological enhancement within the site.

A small seating area is integrated in the terrace, including seating cubes positioned on paved areas to support informal use and social interaction. Subtle changes in level through shallow mounding enhance the landscape character while providing additional opportunities for biodiversity, improving habitat diversity and creating a more immersive green environment for users.



Specimen shrub species



Space to socialise



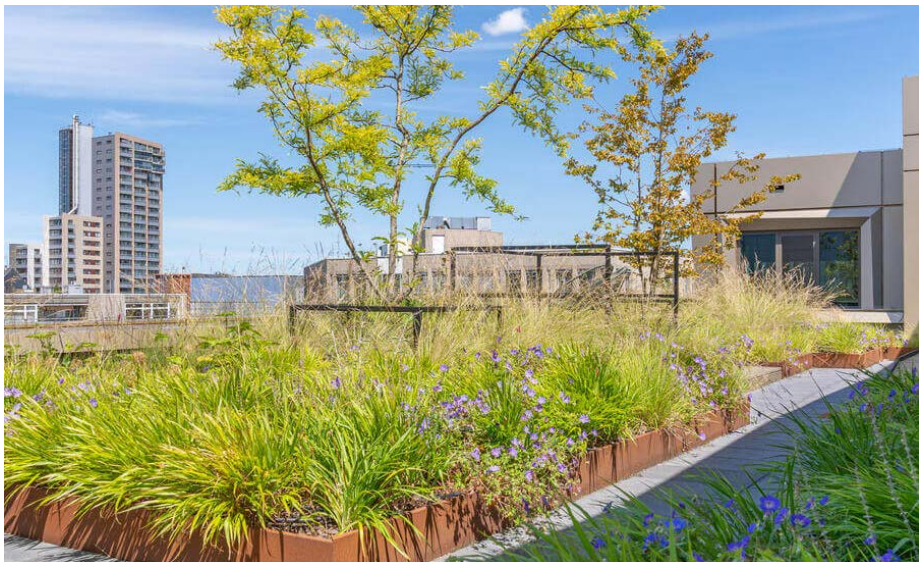
Habitat creation and wildflowers



Native hedgerows and socialising space



Native species



Native specimen shrubs

6.5 Landscape Proposals: Roof Terrace:

Roof Terrace: Level 15- Planting Palette

The planting palette for the Level 15 Terrace has been designed to create a biodiverse and resilient landscape that supports local wildlife while providing an attractive and seasonally varied setting. Native hedgerow planting forms a key element of the landscape structure, providing shelter, habitat, and connectivity for birds and small wildlife.

Wildflower meadow areas introduce a rich mix of flowering species to support pollinators and enhance ecological value, complemented by selected specimen shrubs that provide additional structure, texture, and seasonal interest. The combined planting approach creates a layered habitat environment that encourages bird and insect life while contributing to a greener and more naturalistic character across the site.



Salix discolor



Eutrochium maculatum 'Purple Bush'



Ilex aquifolium



Corylus avellana



Sambucus nigra



Crataegus monogyna



Wildflower meadow precedent



Native hedgerow appearance precedent

6.5 Landscape Proposals: Roof Terrace:

Biodiversity Enhancement

The landscape strategy has been developed in consultation with ecologists to incorporate a range of measures that enhance biodiversity and provide ecological value across the site. Wildflower meadow areas, native hedge and shrub planting, and a diverse selection of pollinator-friendly species have been integrated to support a variety of insects and improve habitat connectivity within the urban environment.

Additional habitat features include integrated bird and swift boxes mounted to the building, log piles to provide refuge and habitat opportunities for invertebrates, and areas of shallow mounding to introduce variation in landform and enhance ecological diversity. Together, these measures create a more resilient and biodiverse landscape while contributing to the site’s green infrastructure network and providing long-term benefits for local wildlife.



Native hedgerows



Wildflower meadow



Pollinating species



Shallow mounding



Swift bricks



Habitat Hotels



Log piles



Bird boxes

07 Access & Security

7.1 Access Strategy

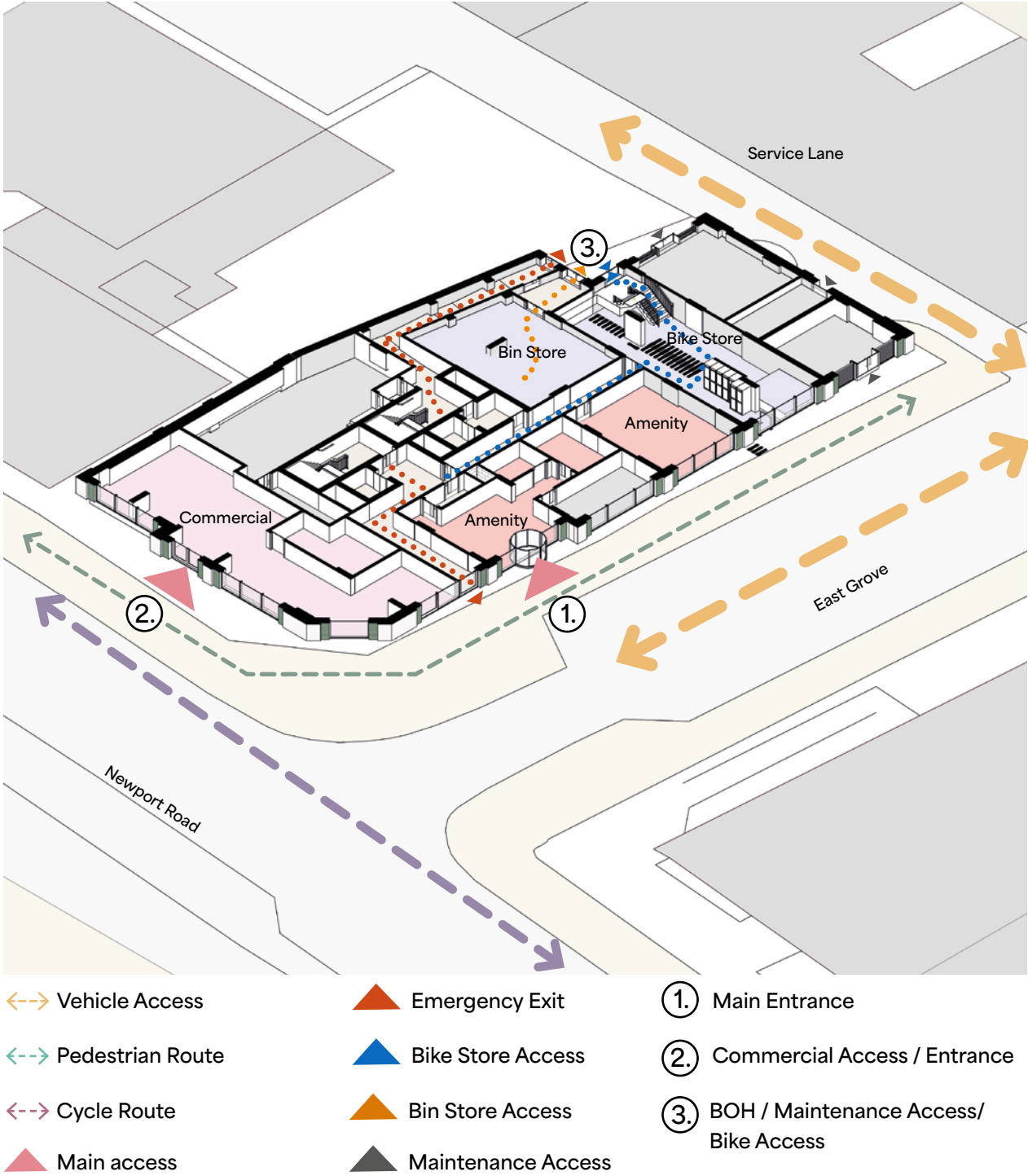
The access strategy has been developed to establish a clear hierarchy of movement that reflects the mixed-use nature of the development whilst reinforcing the quality of the surrounding public realm. Commercial, residential and servicing functions have been carefully separated, allowing each use to operate independently whilst creating active and welcoming frontages to the surrounding streets.

- Commercial Entrance - Newport Road**
The ground floor commercial unit addresses Newport Road, taking advantage of the highest levels of pedestrian activity along this important boulevard. The active frontage contributes to the vitality of the street, complementing Cardiff Council's aspirations for the continued regeneration of the Newport Road Corridor and providing opportunities for spill-out activity and high-quality public realm.
- PBSA Entrance - East Grove**
The principal entrance to the student accommodation is located on East Grove, providing a clearly identifiable residential address and creating a welcoming arrival sequence for residents and visitors. Positioning the entrance away from the commercial frontage encourages pedestrian movement northwards from Newport Road, increasing activity along East Grove and strengthening natural surveillance throughout the day and evening.
- Servicing & Operational Access - Northern Service Lane**
Refuse storage, plant access, servicing and other back-of-house functions are accessed from the northern service lane, ensuring operational activities remain separate from the principal pedestrian routes. This arrangement maintains the quality of the public realm whilst allowing the building to operate efficiently on a day-to-day basis.

Routine deliveries, servicing and parcel collections will be managed via the northern service lane in accordance with the Building Management Plan, ensuring that operational activities do not adversely affect the primary public frontages. Commercial deliveries will similarly utilise the service lane, allowing Newport Road and East Grove to remain focused on pedestrian activity.

Recognising the seasonal nature of student occupation, peak arrival periods at the start of each academic year will be managed through a Student Arrival and Departure Management Plan. Students will be allocated pre-booked arrival slots, with on-site management staff coordinating arrivals from designated drop-off locations to ensure an efficient and well-managed move-in process with minimal impact on the surrounding highway network. Student departures are typically more dispersed throughout the academic year and will be managed using the same coordinated approach.

This clear hierarchy of access ensures the development functions efficiently whilst creating an attractive, legible and pedestrian-focused environment.



7.2 Inclusive Design

Inclusive access has been embedded within the design from the earliest stages of the project, ensuring that the building provides a welcoming and accessible environment for all residents, visitors and staff.

The proposed ground floor has been carefully coordinated with the surrounding site levels. By lowering the principal finished floor level to approximately 11.0m AOD, level access can be achieved from the surrounding footways without the need for external ramps or stepped approaches. This creates a clear and intuitive entrance experience whilst improving the quality of the public realm around the building.

Once inside the building, access to all upper floors is provided by passenger lifts, which form the primary means of vertical circulation for residents. All principal resident amenity spaces are fully accessible, ensuring equitable access throughout the development.

The accommodation includes a proportion of fully accessible studios equivalent to 5% of the total provision, designed in accordance with relevant accessibility guidance. These studios provide generous circulation space and have been planned so they can be readily adapted to meet the individual requirements of future residents without significant alteration. The proposals therefore seek to create an inclusive living environment that promotes independence, dignity and ease of movement for all building users.

7.3 Cycle Parking

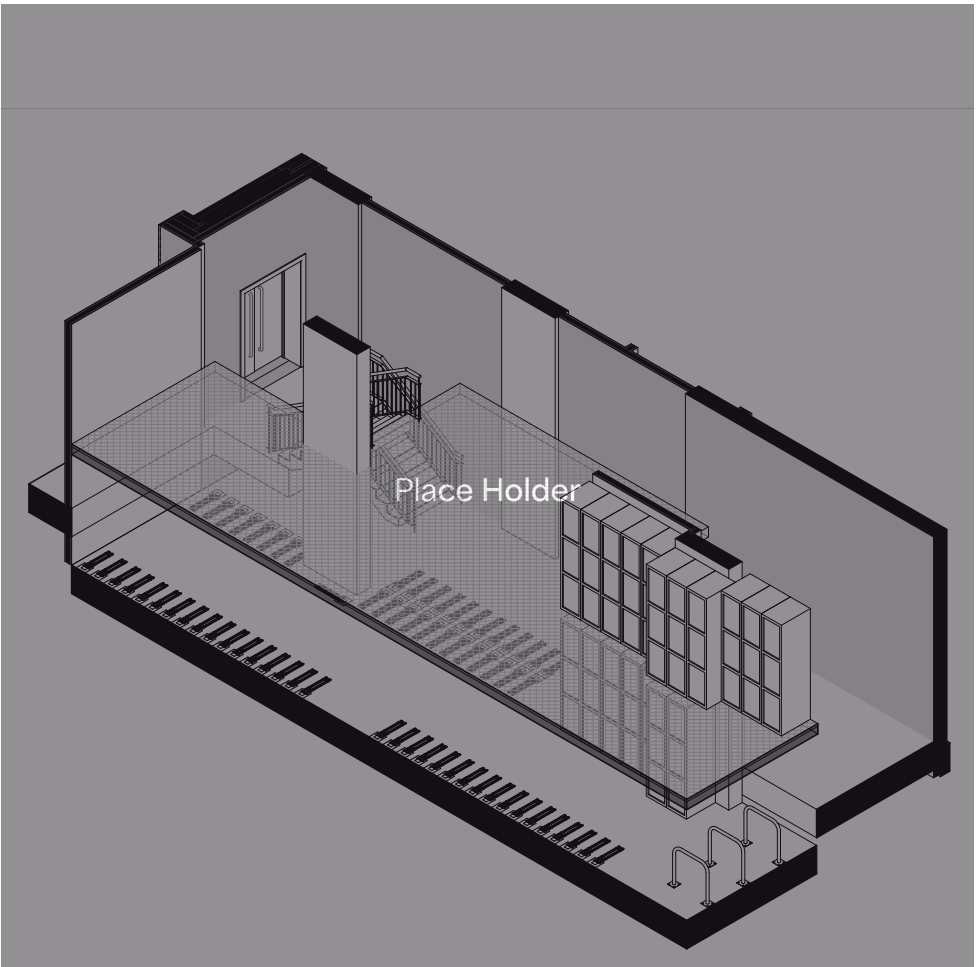
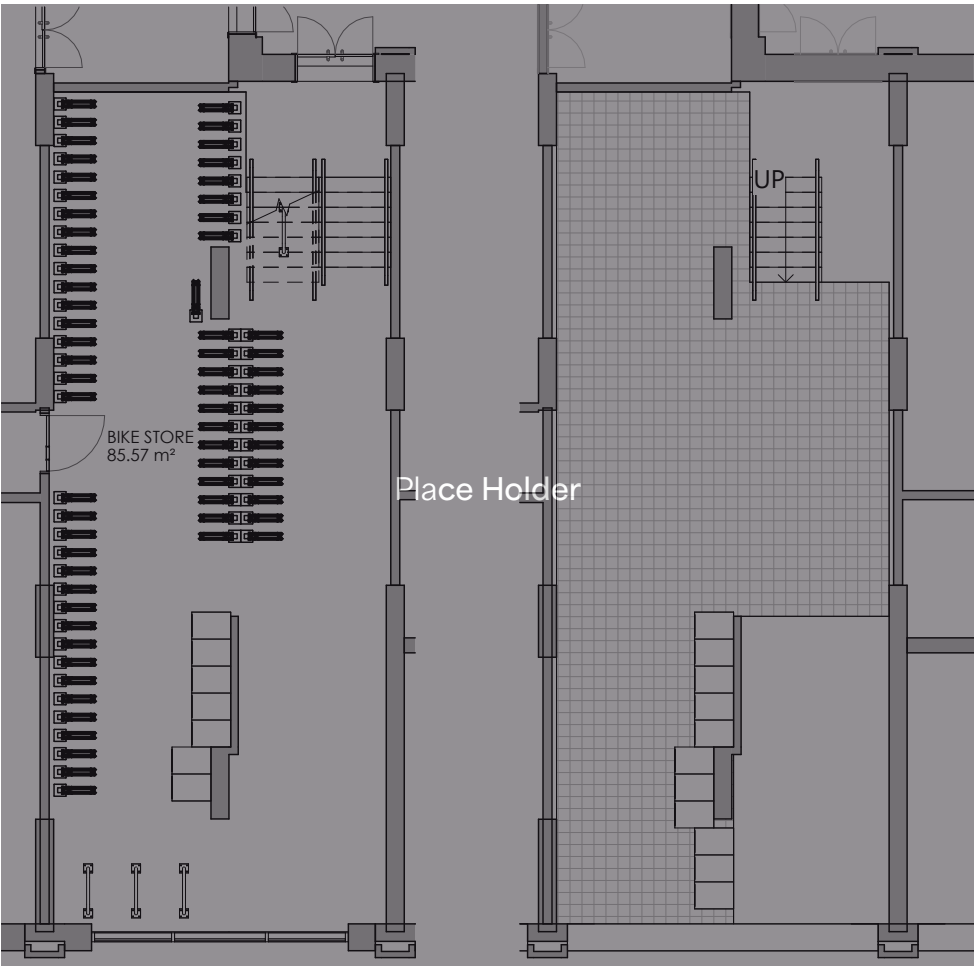
The development has been designed to encourage sustainable travel by providing a cycle parking strategy that supports residents, staff and visitors.

A total of 210 secure cycle parking spaces are provided across two dedicated cycle storage levels, representing provision for approximately 60% of the total student accommodation. The cycle stores are accessed via a secure controlled entrance and are conveniently located to encourage cycling as the primary mode of transport for residents.

The layout has been designed to accommodate a range of cycle types, recognising the increasing diversity of personal mobility. Provision includes spaces suitable for standard bicycles, larger or adapted cycles, cargo bikes and e-bikes, ensuring the facilities remain flexible and inclusive.

In addition to secure resident storage, external Sheffield stands are provided adjacent to the principal entrances to accommodate visitors, staff and short-stay parking. Locating these spaces within the public realm allows convenient access without compromising the security of the resident cycle stores and supports the active use of the commercial unit and surrounding streets.

The current provision has been developed as the maximum achievable provision within the constraints of the site. The cycle parking strategy complements the site’s excellent connectivity to Cardiff’s wider cycle network and the planned improvements to the Newport Road Corridor, reinforcing active travel as the preferred mode of transport for residents and visitors alike.



7.4 Security & Designing Out Crime

The servicing strategy has been designed to operate efficiently whilst minimising its impact on the surrounding public realm.

Deliveries, refuse collection, maintenance access and plant servicing are accommodated from the northern service lane, separating operational activities from the principal pedestrian frontages. This arrangement reduces conflict with pedestrians and allows Newport Road and East Grove to remain active and welcoming public spaces.

The building will benefit from a managed reception, secure access control, CCTV coverage and natural surveillance generated by active frontages and resident activity throughout the day. Together, these measures contribute towards a safe, well-managed environment and support the long-term operation of the development.



08 Sustainability

8.1 Sustainable Design

The sustainable design strategy for Ty Cambria seeks to transform a vacant brownfield site into a high-quality, low-carbon and future-adaptable development that supports the regeneration of the Newport Road Corridor whilst creating lasting social, environmental and economic value for Cardiff.

The scheme has been developed in accordance with the project’s **Development Objectives**, balancing environmental performance with placemaking, operational efficiency and long-term adaptability. The design seeks to create a development that is sustainable in its broadest sense, supporting economic growth, encouraging healthy lifestyles and delivering a building capable of adapting to future needs.

The proposals aspire to achieve a **BREEAM Excellent** rating for the Purpose Built Student Accommodation, with the commercial accommodation designed to achieve an equivalent standard through a robust shell and core specification. This commitment has informed the selection of construction methods, building fabric, material specification and building services throughout the design process.

A **fabric-first approach** underpins the architectural design, with high levels of insulation, improved airtightness and carefully considered glazing ratios reducing operational energy demand whilst maximising occupant comfort. The building has been designed to optimise natural daylight throughout the accommodation and amenity spaces, reducing reliance on artificial lighting and creating healthy internal environments for residents.

The design also considers sustainability beyond operational energy. Durable, high-quality materials have been selected to maximise longevity, reduce maintenance requirements and minimise whole-life environmental impacts. The building has been designed around a regular structural grid and efficient floorplates, allowing future adaptation to alternative residential or hospitality uses, thereby extending its useful life and reducing the potential for future obsolescence.

The development also supports wider social sustainability objectives. Active ground floor uses, enhanced public realm and high-quality communal amenity spaces encourage interaction between residents and the surrounding community, whilst creating a safe, welcoming and inclusive environment. The proposals reinforce Cardiff Council’s aspirations for the continued enhancement of the Newport Road Corridor, delivering active frontages, improved pedestrian connectivity and an attractive streetscape that contributes positively to the wider regeneration of the area.

Further sustainability measures, including the building’s energy strategy, climate resilience, active travel initiatives and whole-life considerations, are described in the following sections and supported by the accompanying Energy Statement, Sustainability Statement and associated technical reports.

8.2 Energy Strategy

The energy strategy follows the principles of the Welsh Government energy hierarchy, seeking first to reduce energy demand before improving efficiency and incorporating low-carbon technologies.

A fabric-first approach has informed the building design, with high levels of insulation, improved airtightness and carefully considered glazing ratios reducing heating and cooling loads. Efficient building services, low-energy lighting and intelligent controls further minimise operational energy consumption.

The accompanying Energy Statement identifies opportunities to incorporate renewable and low-carbon technologies, including roof-mounted photovoltaic panels and high-efficiency heat pump systems, helping to reduce operational carbon emissions whilst supporting Cardiff’s wider decarbonisation objectives.

8.3 Climate Resilience

The development has been designed to respond positively to the anticipated effects of climate change through a combination of passive environmental design, robust construction and integrated green infrastructure.

The building form and façade have been carefully developed to optimise natural daylight whilst controlling solar gain, reducing the risk of overheating and improving internal comfort throughout the year. Durable external materials with long design lives have been selected to minimise maintenance requirements, reduce whole-life environmental impacts and ensure the building remains resilient over time.

A key component of the climate resilience strategy is the treatment of the roofscape. **The majority of the roof areas have been designed to contribute to the site's Sustainable Drainage (SuDS) strategy**, incorporating blue-green roof systems where appropriate to attenuate rainfall, reduce surface water runoff and improve biodiversity. These measures assist in managing storm events whilst contributing to urban cooling and enhancing the environmental performance of the development.

At ground level, the landscape proposals build upon the established tree-lined character of Newport Road, introducing high-quality planting, soft landscaping and permeable public realm where appropriate. Together, these measures contribute to improved biodiversity, enhanced microclimate and a more resilient urban environment, whilst supporting Cardiff Council's wider aspirations for green infrastructure and climate adaptation.

Collectively, these passive and nature-based interventions create a development that is resilient to future climatic conditions whilst delivering long-term environmental benefits for residents and the wider city.

8.4 Active Travel

The development promotes active travel by taking advantage of its highly accessible city centre location, enabling residents, employees and visitors to prioritise walking, cycling and public transport over private car use.

Located within comfortable walking distance of Cardiff city centre, major university campuses and key public transport interchanges, the site is well positioned to support sustainable patterns of movement. The proposals align with Cardiff Council's aspirations for the continued enhancement of the Newport Road Corridor, reinforcing improved pedestrian connectivity and contributing to a more attractive, walkable and cycle-friendly streetscape.

The active travel strategy extends beyond resident provision. In addition to the secure internal cycle storage provided for residents (refer to Section 7.3), conveniently located external Sheffield stands are incorporated within the public realm to serve visitors, employees and customers of the ground floor commercial unit. This ensures cycle parking is available for all building users whilst encouraging sustainable travel to and from the development throughout the day.

The enhanced public realm, active commercial frontage and clearly defined pedestrian routes further support movement through the site, strengthening connections between Newport Road, East Grove and the surrounding neighbourhood whilst contributing to a safer, more vibrant and accessible urban environment.

8.5 Whole Life Considerations

The proposals have been designed to deliver long-term environmental, social and economic value through a robust and adaptable building capable of responding to future needs.

A durable palette of high-quality materials has been selected to reduce maintenance requirements and ensure longevity, whilst the regular structural grid and efficient building layout provide flexibility for future adaptation should market demands change over time.

The development has been designed around a residential typology, allowing the building to evolve beyond its initial purpose-built student accommodation use if required. Potential future uses include co-living, build-to-rent residential or hotel accommodation, extending the useful life of the building and reducing the need for significant future redevelopment. By prioritising adaptability, durability and efficient use of resources, the scheme supports the principles of a circular economy and represents a long-term investment in the continued regeneration of Newport Road and the wider city centre.

09 Conclusions

The proposals for Ty Cambria have evolved through a robust programme of site analysis, design development and collaborative engagement with Cardiff Council, the project team and key stakeholders. Throughout this process, the design has been informed by the opportunities and constraints of the site, resulting in a proposal that responds positively to its prominent location whilst supporting the continued regeneration of the Newport Road Corridor.

The architectural response has been shaped by the site’s relationship with both Newport Road and the Tredegarville Conservation Area. The building has been carefully composed to reinforce the scale and activity of Newport Road whilst responding sensitively to views from the conservation area through a considered massing strategy, articulated façade and carefully selected material palette. The introduction of the chamfered corner and refinement of the building form create a distinctive landmark that addresses this important gateway into Cardiff whilst reducing the perceived scale of the development from its more sensitive surroundings.

The scheme has been designed to activate the street at ground level, with commercial accommodation addressing Newport Road, the principal student entrance located on East Grove and servicing discreetly accommodated via the northern service lane. This clear hierarchy creates active frontages, enhances pedestrian movement and contributes to a safer, more vibrant public realm, supporting Cardiff Council’s aspirations for the ongoing transformation of the Newport Road Corridor.

Beyond delivering high-quality purpose-built student accommodation, the proposals seek to create a lasting addition to the city through generous resident amenity, enhanced public realm, sustainable design principles and a building that has been designed for long-term adaptability. The development responds to current market demand whilst retaining the flexibility to accommodate alternative residential and hospitality uses should future needs evolve.

Collectively, the proposals represent the comprehensive redevelopment of a prominent brownfield site, transforming an underutilised parcel of land into a high-quality mixed-use destination that strengthens the character of Newport Road, respects the setting of the Tredegarville Conservation Area and delivers meaningful social, environmental and economic benefits for Cardiff.

This Design and Access Statement, together with the accompanying drawings and technical reports, demonstrates that the proposals have been developed through a rigorous and collaborative design process and provide a well-considered response to the site’s context, fully supporting the aspirations of national and local planning policy.



View West on Newport Road

Design that works,
delivery that lasts.

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