



DESIGN + ACCESS STATEMENT ADDENDUM

1844 LECKWITH QUAY | NOVEMBER 2022

02920 711432 | architecture@loyn.co.uk | 88 Glebe Street Penarth CF64 1EF | loyn.co.uk

LOYN+CO
ARCHITECTS

CONTENTS

INTRODUCTION	2
OVERVIEW	3
DESIGN CHANGES	4
AREA 1 OVERVIEW	6
AREA 2 OVERVIEW	7
AREA 3 OVERVIEW	8

INTRODUCTION

This document has been prepared by LOYN+CO ARCHITECTS on behalf of our client Phil Worthing for the site known as Land at Leckwith Quay, and is intended to accompany the hybrid outline and detailed planning applications for the site.

The document relates solely to the Outline Residential Design Application.

The document is intended to provide an addendum to the Design and Access Statement. It outlines the various changes to the design that have been made during the determination period, in order to resolve any concerns raised by consultees.

The hybrid application was submitted in November 2020, application number 2020/01218/HYB.







🕒 OVERVIEW

The outline design has been developed and refined during the determination period in response to specific areas of feedback, however the overall design approach and vision for the site have not changed. In summary, the core concepts are outlined below:

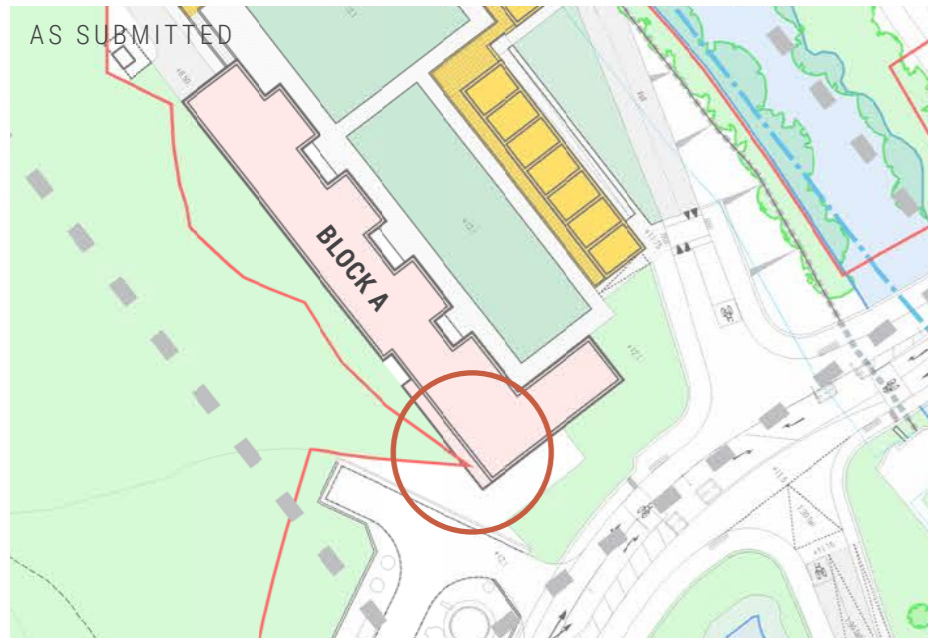
- The proposal at Leckwith Quay seeks to develop an unsightly brownfield site into a distinctive, sustainable and attractive place to live.
- It will provide up to 250 dwellings of varying typologies, with a new road to replace the part of the B4267 that runs through the site.
- A variety of dwellings are situated here, from riverside townhouses, to duplex dwellings and family homes.
- The site provides legible and well-connected routes for pedestrians and cyclists, with direct links on to the Ely trail leading to Cardiff Bay.
- The development sits between the river to the East and the woodland hillside to the West with a series of wooded corridors running between these two elements, helping to divide the site into 3 distinct character areas.
- The density of the proposal reduces along the length of the site (from North to South) with each character area providing a lower density than the previous and clearly demonstrating the shift from the urban city district to the East of the site to the rural Vale to the West.

KEY TO DWELLING TYPES:

	BLOCKS
	HOUSES
	APARTMENTS
	DUPLEX DWELLINGS

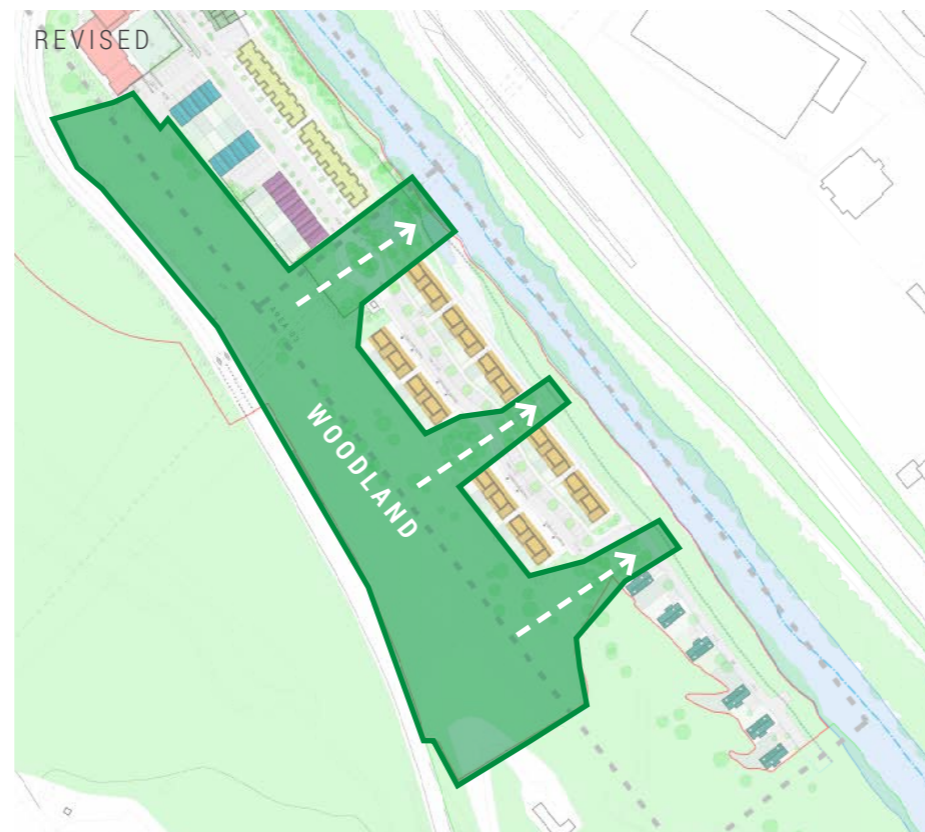
🕒 DESIGN CHANGES

Key design changes are outlined here. These revisions have been made in response to consultee feedback during the determination period.



BLOCK A:

The layout of Block A has been altered slightly to bring the edge comfortably inside the red line.

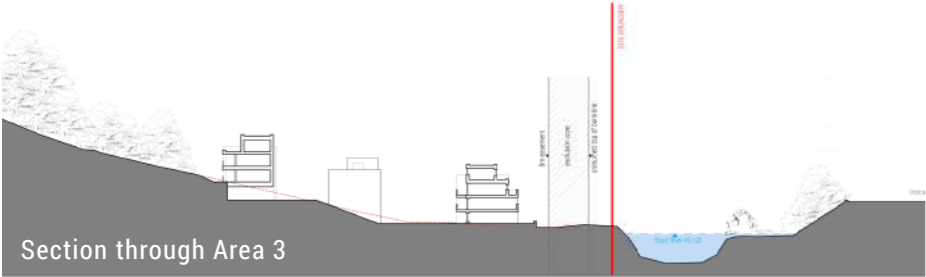


LANDSCAPE + ECOLOGY:

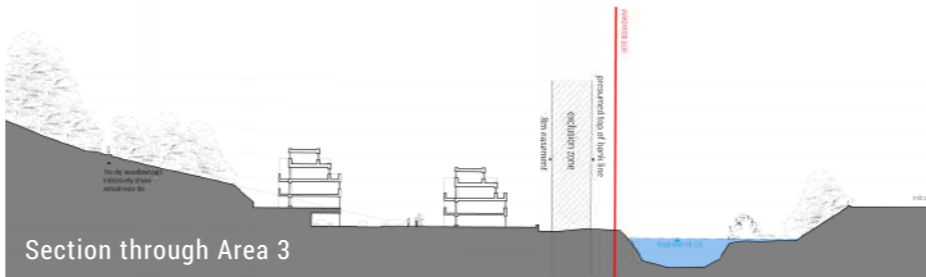
Internal layout of the southern plateau has been revised to allow for a greater area of woodland to be retained / replanted, and to strengthen green corridor links between the woodland and the river for ecological benefits.

DESIGN CHANGES CONTINUED

AS SUBMITTED



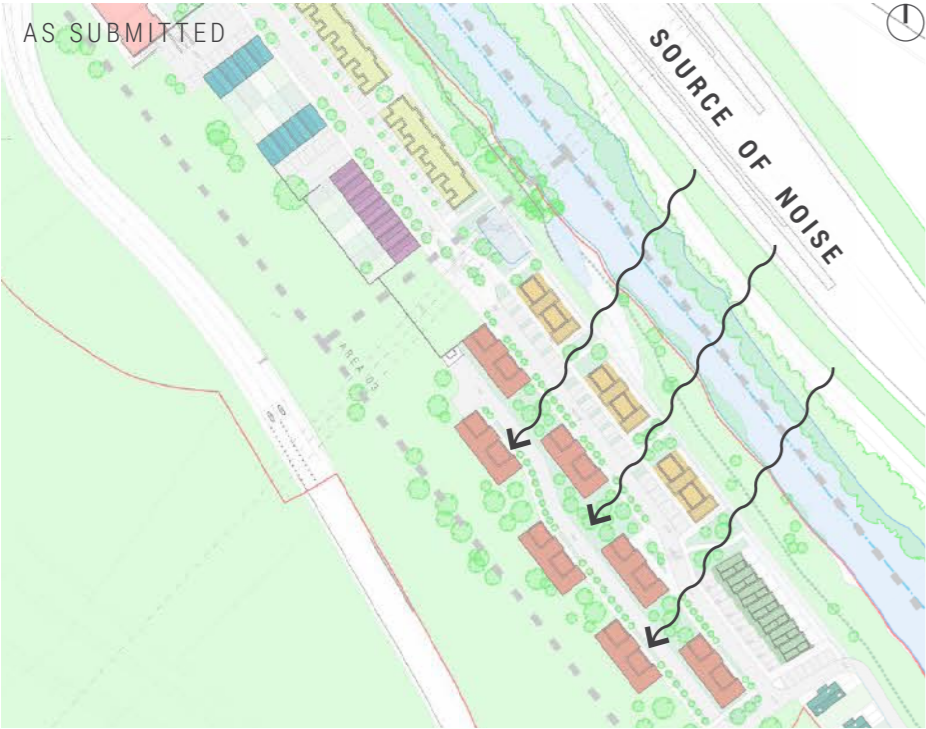
REVISED



AREA 3:

The blocks in this area have been revised to create a more efficient road layout, improve acoustics, and allow for green corridors.

AS SUBMITTED



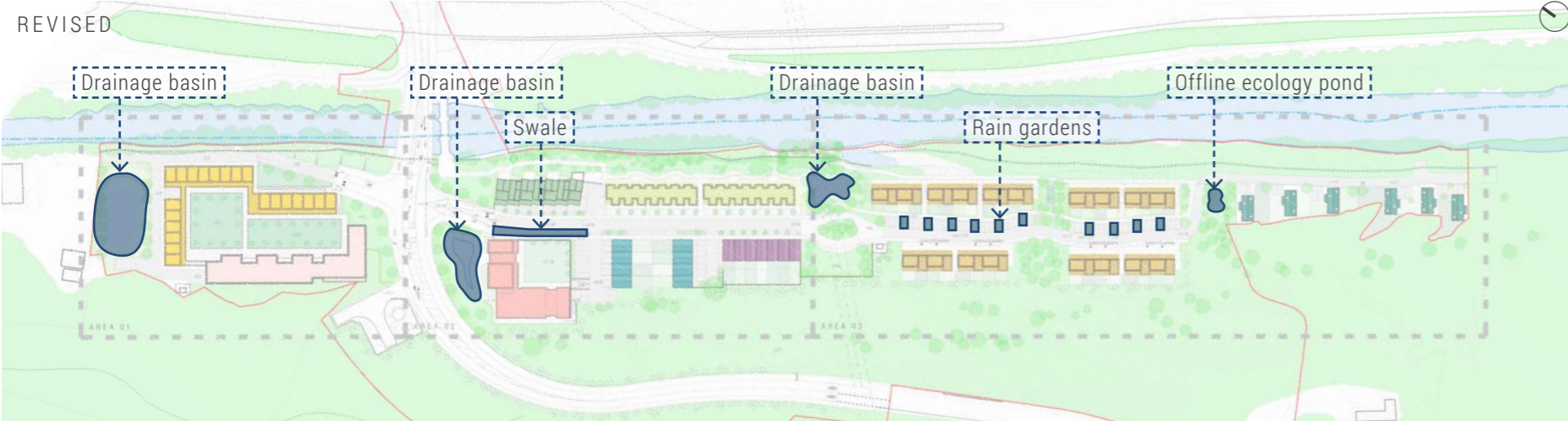
REVISED



ACOUSTICS:

The blocks along the riverside of the southern plateau have been re-planned in order to provide more of a barrier to noise from the A4232. More external amenity space has been provided within the 'acoustic shadow' created with these blocks.

REVISED



ABOVE GROUND DRAINAGE:

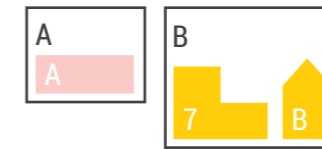
Drainage basins, swales and rain gardens have been amended in association with the changes made to the site layout and landscaping scheme. An additional offline pond is included at the southern end of the site for ecological benefit.



🕒 AREA 1 OVERVIEW

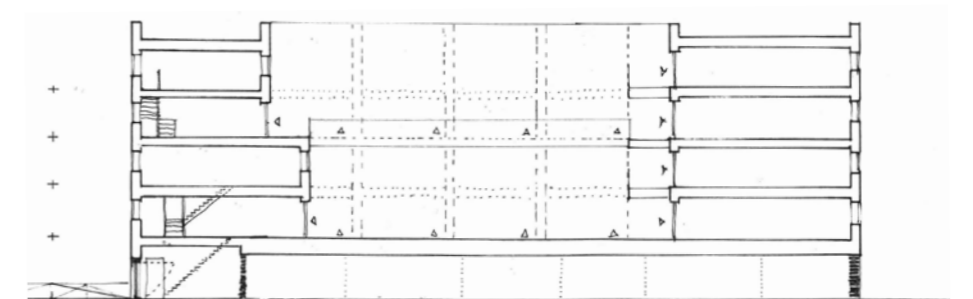
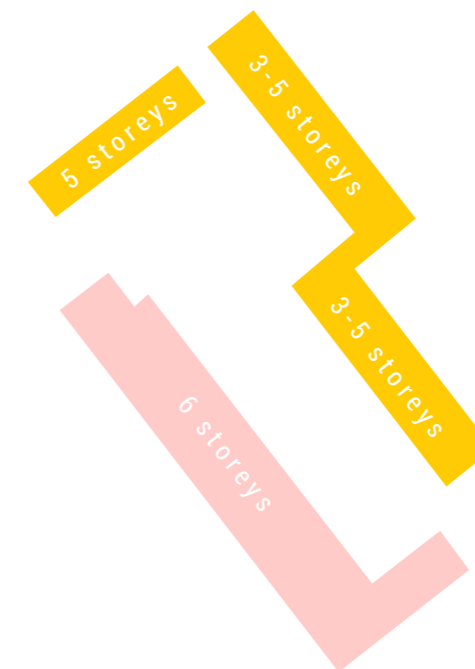
THE QUADRANGLE

Block A + Block B



These apartment blocks address the constrained boundary conditions of the Northern plateau of the site. As such the blocks are largely inward-looking in order to provide a central, shared space and a protected garden at podium level with car parking beneath. The blocks range from four to five storeys.

The blocks are articulated as three distinct volumes. Facing the river the pitched roofs provide South facing areas for PVs and help to create an elevation that suits the domestic scale of housing within the scheme. All apartments are dual aspect with the internal layout and space functions responding to the conditions of the site boundaries, noise levels, orientation and the public realm.

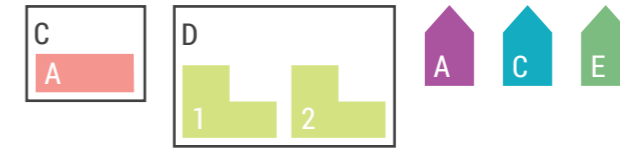




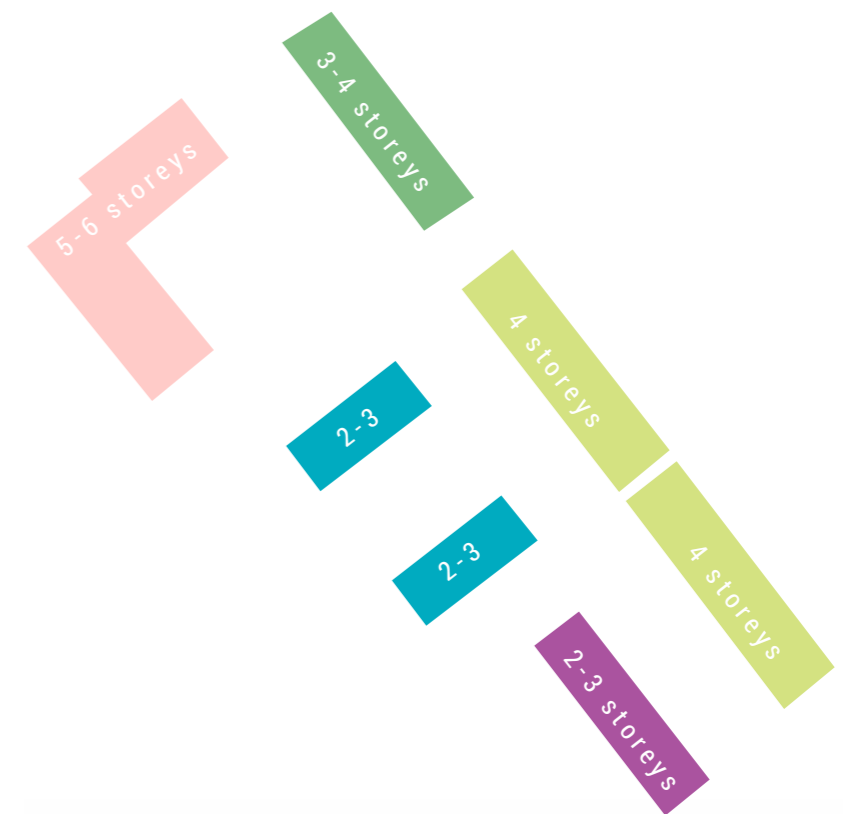
🕒 AREA 2 OVERVIEW

THE RIVERSIDE

Block C + Block D, House Types A, C + E



Block C addresses the new road and bridge alignment and the outward facing elevation of Area 01. The housing typologies of the riverside area help define the distinct identity of this site. By responding to the riverside the houses are not required to be urban or rural. In the same way that canal side and similar type housing on the continent has enabled a new vernacular/typology to develop, these dwellings provide a typology unique to Leckwith Quay and their setting.

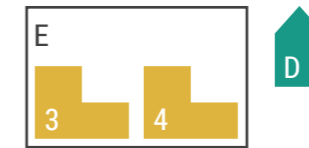




🕒 AREA 3 OVERVIEW

THE WOODLAND

Block E, House Type D



The Woodland Area addresses the need for a reduction in density at the Southern end of the site. Blocks are smaller in this area, allowing the wooded landscape to extend into public space and hillside around the buildings. The waterside dwellings enjoy a visual connection to the water whilst addressing the acoustic constraints of the road on the other side of the river. Privacy is maintained through the careful arrangement of windows and internal spaces. House Type D (Detached Barnhouse) is situated at the end of the site, providing the lowest density of dwellings. These houses enjoy their own plot with driveway and private garden.

