SWANSEA TALL BUILDINGS STRATEGY

ADOPTED — NOVEMBER 2016

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1.0 INTRODUCTION

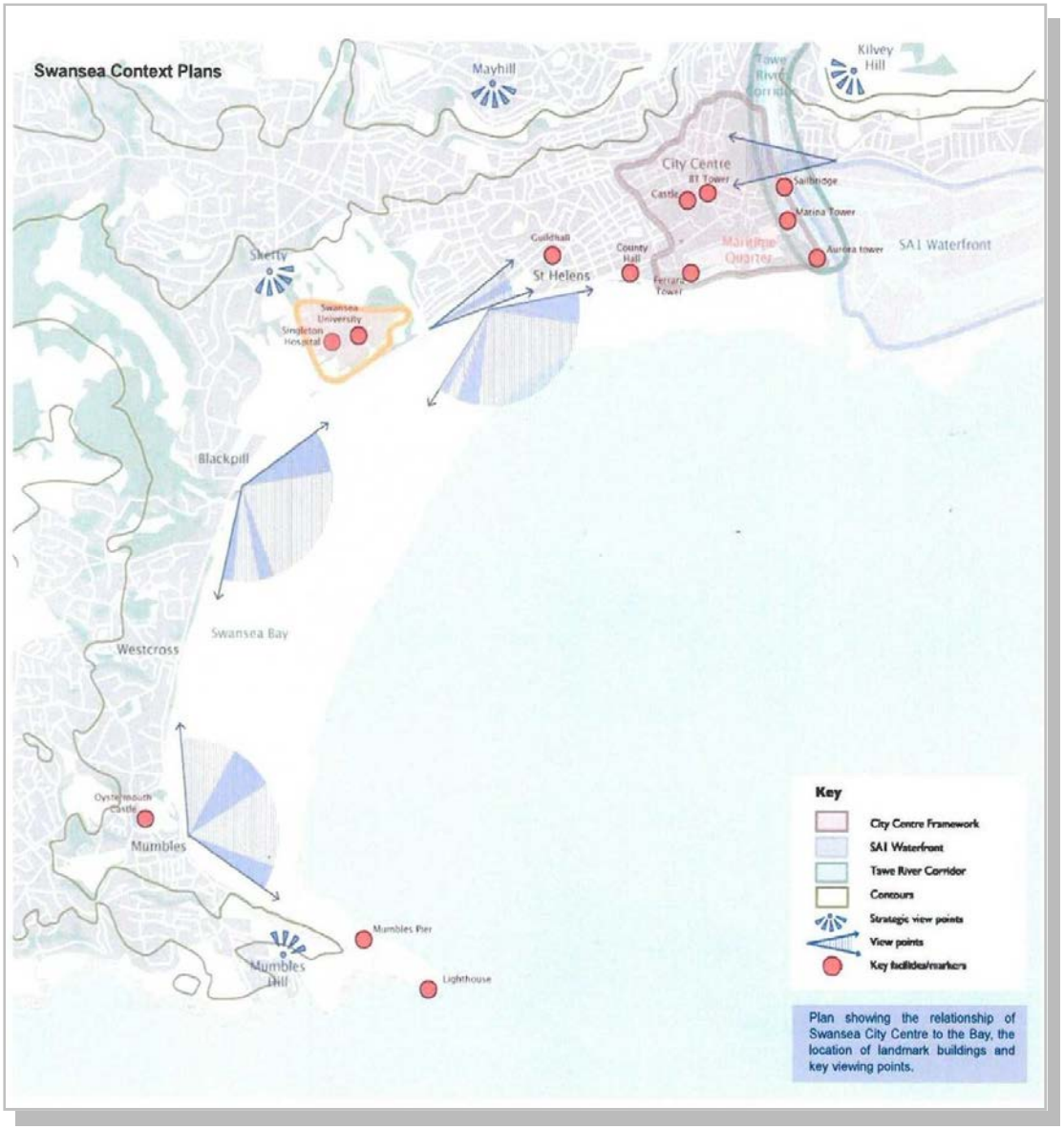
1.1 Background

The Tall Buildings Strategy is one of a series of interrelated initiatives that the City and County of Swansea has developed to improve the vitality of the City and the quality of the built and natural environment for residents, visitors and businesses.

A Tall Building Strategy was originally prepared for Swansea by Consultants White Young and Green, and following a period of public consultation was adopted as supplementary planning guidance to the Unitary Development Plan in 2008. It is these two documents that have guided the development of tall buildings in recent years. Swansea is undergoing a further renaissance of development and pressure is growing for greater intensity of development, which has prompted the need for a revised and updated Tall Building Strategy to guide the growth of the city.

In order to implement the new vision and aspirations for development highlighted in the Swansea Central Area Regeneration Framework (the Framework there is considered to be a need to revisit the extent of the areas where tall buildings will be supported. A revised Tall Buildings Strategy will provide greater opportunity for tall buildings to be developed in the Central Area to align with the aspirations of the Framework for a greater mix and intensity of land uses and activity in the central area.

This revised draft Tall Building Strategy for Swansea was subject to a period of public and stakeholder consultation during early 2016. Comments received during the consultation exercise were reported to Members and refinements made to the document prior to its adoption as supplementary planning guidance, superseding the previous 2008 Tall Buildings Supplementary Planning Guidance.



Plan showing the relationship of Swansea City Centre to the Bay with the location of landmark buildings and key viewing points

1.2 Aims

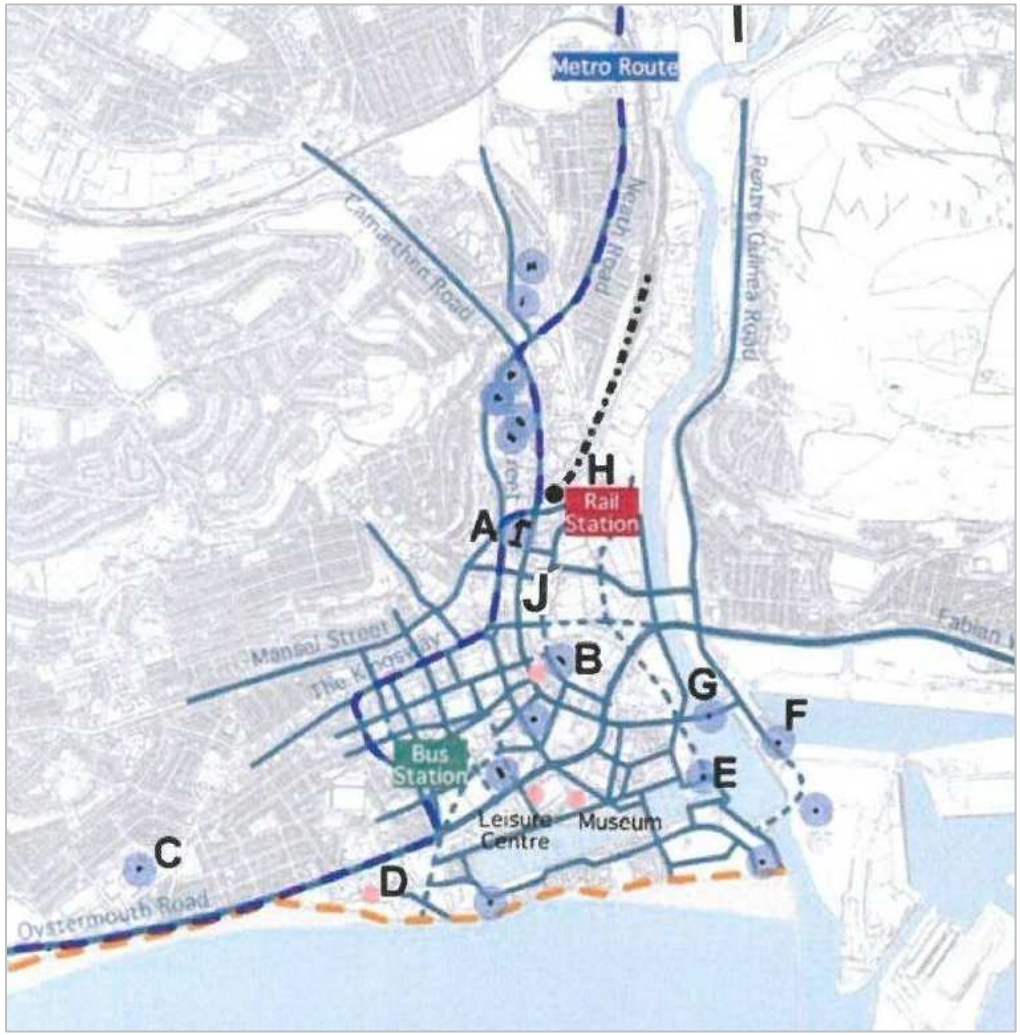
The Strategy considers the urban context of the city, the role of tall buildings and identities appropriate places where tall buildings may be located. The strategy sets out advice on the design of tall buildings and the supporting information that is required by the City and County of Swansea to be submitted with a planning application.
The aim of the Strategy is not to be site specific, nor to establish appropriate building heights, but to identify areas of opportunity. It focuses on the responsibility of the applicant to justify their tall building application, encouraging high quality design.

> ***''A tall building will inevitably become a landmark''***
> (Design Commission for Wales: Designing for Tall Buildings, 2015)

The Strategy recognises that tall buildings can have a positive role in the city. In the context of the wider aims for regenerating the Central Area tall buildings can make a positive contribution towards increasing residential density, providing new commercial floorspace, intensifying footfall, providing landmarks, clusters, raising the quality of the public domain, restructure vitality and encouraging more diverse mixed use activity. However buildings must relate to the context of the area, be well designed, demonstrates the application of sustainability principles and be close to supporting uses and infrastructure.

The Tall Buildings Strategy is applicable to the whole of the City and County of Swansea. The main thrust of the Strategy however focuses on the Central Area where tall buildings are considered more physically and economically viable. It also considers other areas including the University and the SA1 Waterfront development.

> ***''…. A well designed tall building in an appropriate location can make a positive contribution to the quality of a place. However the impact of a tall building is significant….''***
> (Design Commission for Wales Designing for Tall Buildings, 2015)



A) Alexandra House	E) Pocketts Wharf
B) BT Tower	F) SA1 Waterfront
C) Guildhall Tower	G) Swansea Sailbridge
D) Civic Centre	H) Swansea Railway Station

1.3 Policy Context

National Policy

Planning Policy Wales Edition 7 July 2014—Planning Policy Wales (PPW) sets out the planning aims and policy objectives of the Welsh Government and should be taken into account when preparing development plans and policies. This guidance is supplemented by 21 Technical Advice Notes (TANs).

Technical Advice Note (TAN) 12 (Wales) — Design (2016) contains specific guidance regarding design, layout and public realm. It sets out the principles of good design based on an understanding of what makes existing places attractive, successful and sustainable.

Other National Guidance —The Design Commission for Wales (DCFW) believes that a well designed tall building in an appropriate location can make a positive contribution to the quality of a place. Their guidance published in 2015 sets out the Commission's expectations for tall buildings and explains how the impact of a new tall building can be significant and how it should therefore be of the highest architectural quality and form. They recommend a number of key considerations and these are incorporated within this guidance note:

- Context Analysis
- Environmental Impact
- Sustainability
- Transport and Servicing
- Quality
- Interaction with the Public Realm

Local Policy

Swansea Unitary Development Plan (2008) The Tall Building Strategy provides supplementary planning guidance to a number of detailed policies of the Swansea Unitary Development Plan (2008). These policies include:

- EV1 Design
- EV2 Siting and Location
- EV3 Accessibility
- EV4 Public Realm
- AS1 New Development Proposals
- CC1 City Centre Mixed Use Development

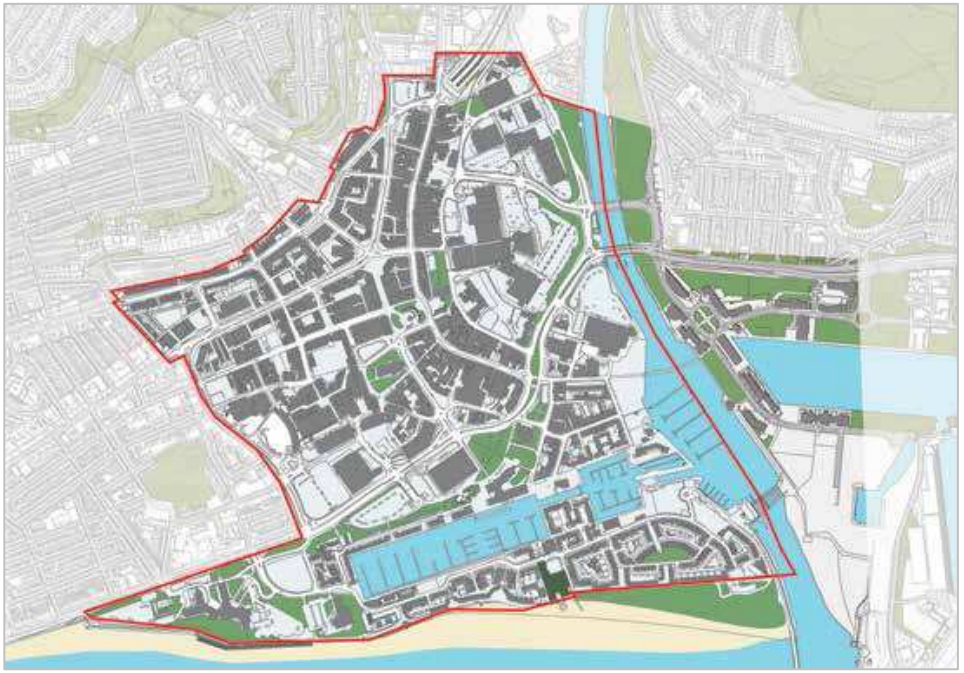
The above policies make clear the importance that Swansea places on good design as a significant contributing factor to the success and appeal of places and spaces.

1.4 Supplementary Planning Guidance and Initiatives

These studies provide a framework to guide future development and enhancement in the City centre and at its Waterfront, and supplement policies of the UDP and LDP. These initiatives include the following:

- **Swansea Central Area Regeneration Framework (2016)**

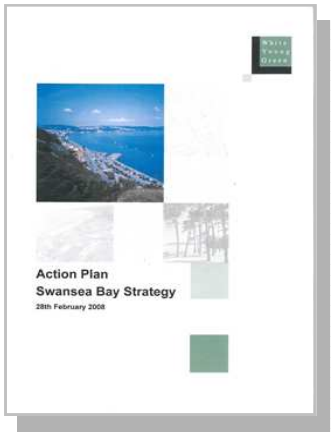
This strategy document aims to define a new role for areas of the City Centre, and encourage a greater diversity of mixed uses with opportunities for living working and learning in areas such as the Kingsway and Alexandra Road, and high quality mixed use developments on the City's Waterfront and St David's.



Extract from Swansea Central Area Regeneration Framework (2016)

- **Swansea Bay Strategy (2008)**

The adopted Strategy provides a vision for Swansea Bay and details potential new development and enhancement . The Vision is to create a destination for culture, art, food, quality places and space to meet people, through a series of Bay wide initiatives and focusing on development opportunities at 6 key locations.



1.5 Swansea Local Development Plan (LDP)

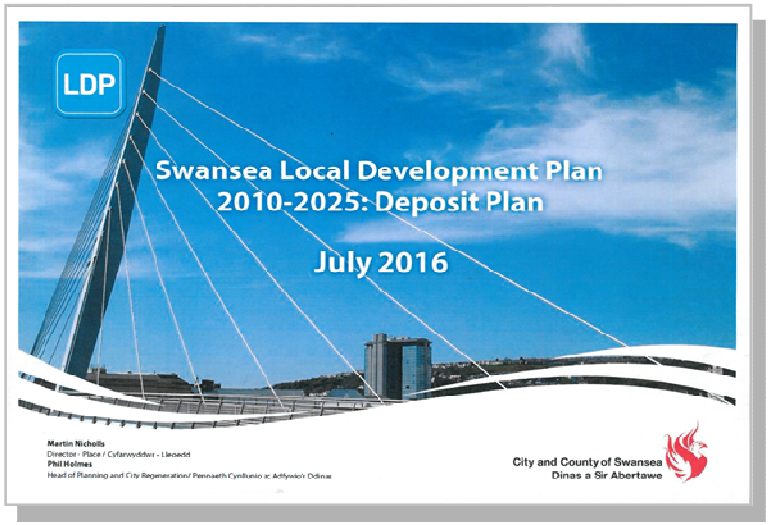
A link to the Swansea LDP (Deposit Draft 2016) can be found at—www.swansea.gov.uk/ldp**.** The key policies that will be supplemented by this revised Tall Buildings Strategy include:

PS1 Sustainable Places

PS2 Placemaking and Place Management

SD1 Strategic Development Areas SDJ Swansea Central Area

RC1 Swansea Central Area Regeneration



2.0 Tall Buildings

2.1 What is a Tall Building?

A tall building in the context of the City and County of Swansea is one that is substantially taller than surrounding buildings.

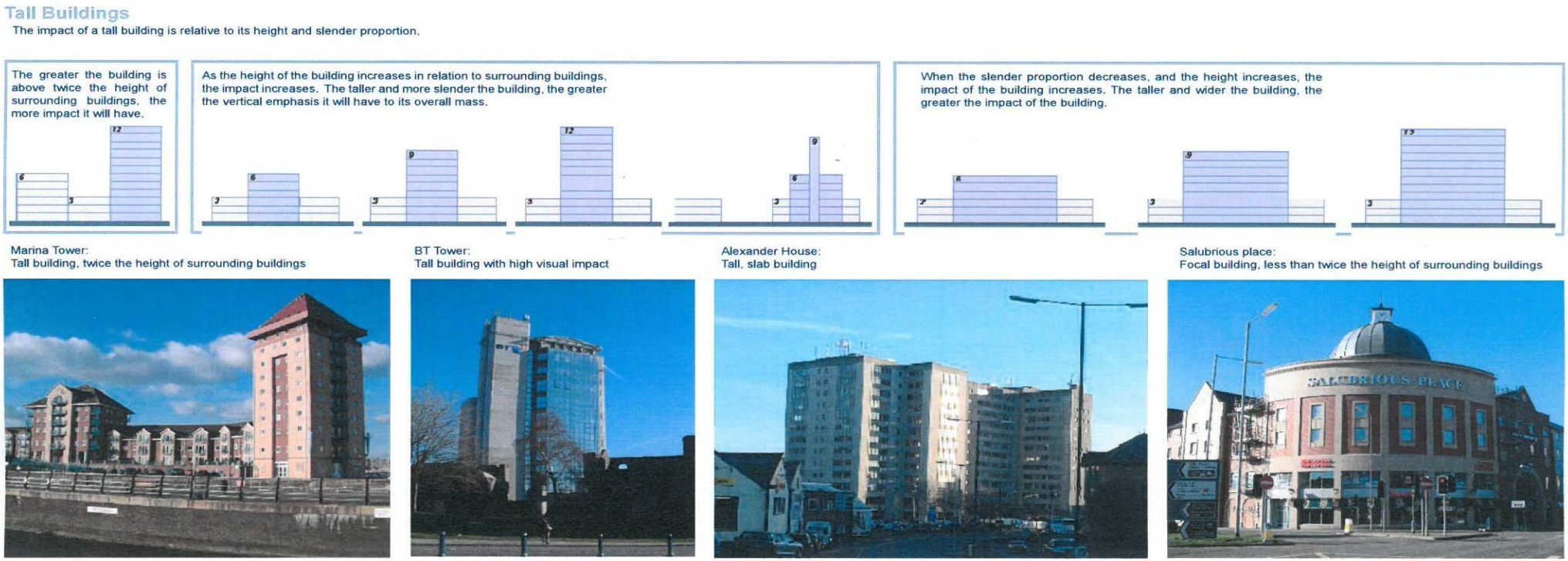
In general a building that is more than twice the height of adjacent buildings will be classed as a tall building.

In the City Centre existing buildings are generally 3-5 storeys and a tall building would typically be any building taller than 6-10 storeys.

The proportion of a tall building, that is its width to height ratio, will affect the visual dominance of a tall building and consequently the aesthetic quality.

Buildings that are as wide as their height will not look as slender as buildings that are higher than their width. Some church spires in Swansea are tall buildings because their height is generally greater than twice the height of the church and surrounding area and the spires are very slender.

Alexandra House is a tall building. 13-storeys to the adjacent 3/4 storey buildings. It is however very wide and therefore creates a slab appearance, which is more dominant. Tall buildings also should not appear monolithic a common falling of many of the first generation tall buildings in Swansea.



2.2 Role of Tall Buildings

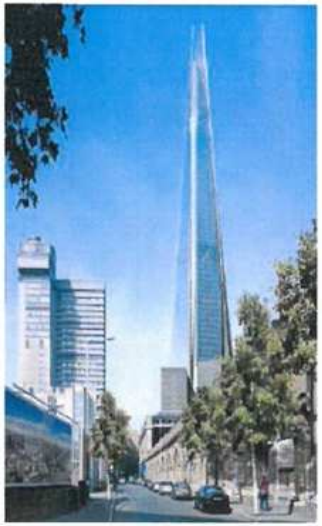
Tall buildings are playing an ever increasing role in the future development of our cities. Tall buildings can be iconic structures for an individual use, signify areas of regeneration or act as symbols of economic activity.
In the context of Swansea, tall buildings can serve a number of functions that:

- Create a distinctive skyline
- Form key landmarks within a legible city
- Contribute to a cluster signalling a key gateway or area.
- Mark important public, civic or institutional uses
- Demonstrate a growing economic position and
- Set a precedent for sustainable development through the application of best practice requirements, maximising densities and proximity to public transport.

Tall buildings should, like all new development, be a positive contribution to the life of a city but due to the prominence of tall buildings more care is required in the siting and design of the buildings, to ensure that they achieve the role identified in the brief.

Development schemes which incorporate tall buildings can provide opportunity for landmark developments contributing significantly to the City's skyline and views, with exceptional sea views because of Swansea's seafront location. They can also capture the imagination and become associated with the City's image, consequently having a symbolic or iconic role. More significantly they can introduce intensive levels of activity which Swansea requires in order to become a more vibrant and viable destination.

Spinnaker Tower, Portsmouth: Landmark 170m tower with observation deck



The Shard London Bridge: Elegant slender 310m tall glass tower

Frankfurt, Germany: Clustering of tall buildings at the commercial heart of the City

Malmo, Sweden: The Turning Torso

3.0 Context

3.1 Overview of Tall Buildings in Swansea

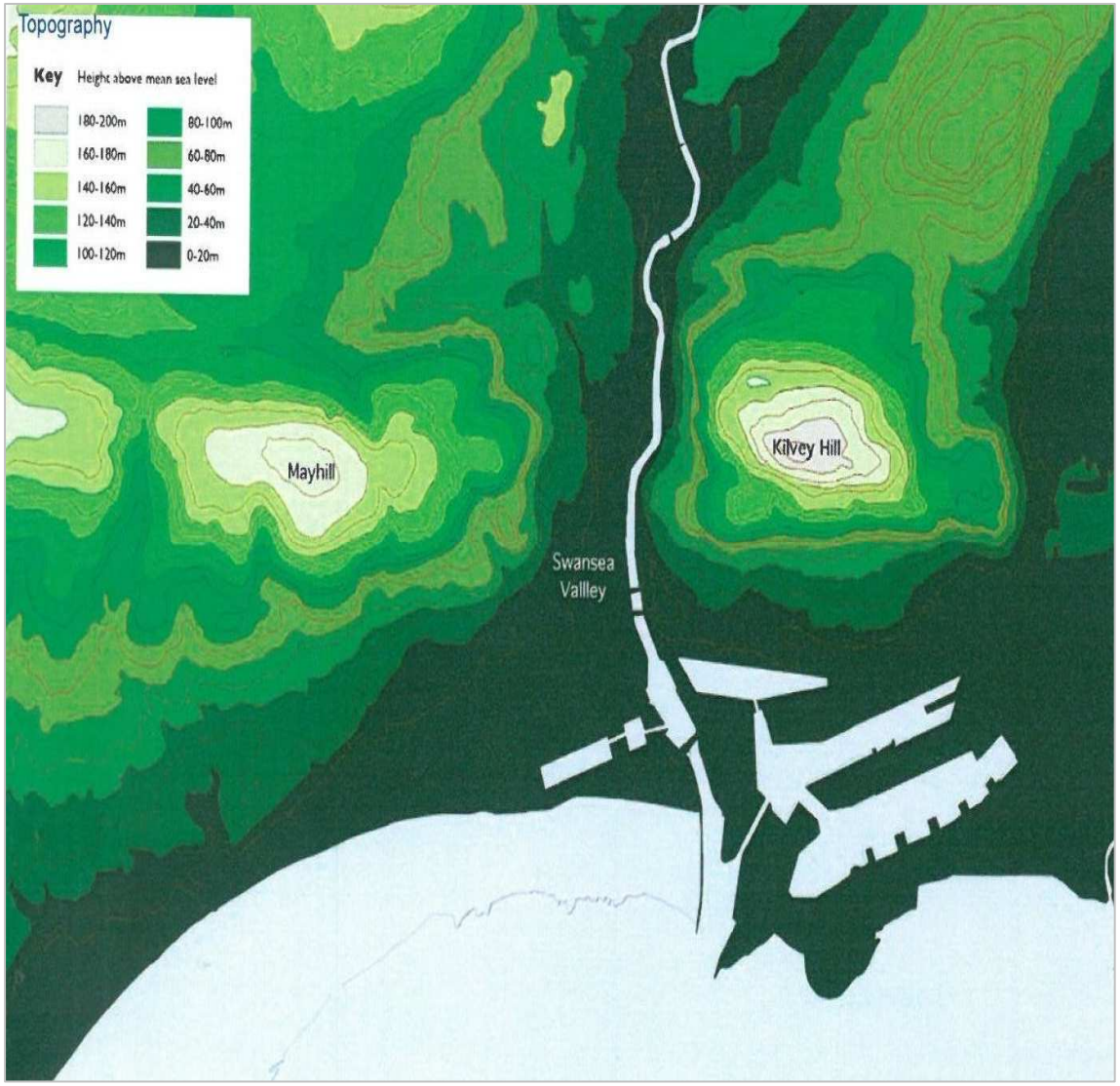
During the extensive post war rebuilding of Swansea City Centre, most buildings were built to a lower scale (typically 3 to 4 storeys) in contrast to the more dense Victorian townscape. Therefore Swansea is generally not a tall city and the centre lacks a sense of intensity. However, opportunities do exist for new tall buildings. The 1960s and 1970s saw a changing City skyline with a number of new office developments in the City Centre. These included the BT Tower which raised the skyline to 13 storeys, further residential development in the Maritime Quarter and The DVLA offices on the outskirts of Swansea near Morriston. The Singleton Campus of Swansea University has grown considerably over the years with many new buildings. More recent developments of tall buildings include the Meridian Quay, which is a 29 storey residential tower with restaurant and viewing tower at the top, the Aurora Tower which is a 14-storey building at Swansea Point and the Urban Village on Swansea High Street.

Left: Kingsway Circle (Circa 1960s)

Right: Meridian Quay

Left: Swansea University campus

Right: SA1 Waterfront



Plan showing topography of Swansea city centre and surrounding areas

3.2 Topography

The topography of Swansea is an important factor to be considered in determining the appropriate location for tall buildings. The escarpment above the Strand forms a prominent topographical feature. Mayhill and Kilvey Hill form the upper ridgeline of Swansea's rolling hillside and the distinct edges of the lower Swansea Valley. The valley creates a distinct break in the skyline, clearly visible from the sea and along the western stretches of Swansea Bay.

In Swansea, the City Centre sits at a lower, relatively flat level, rising gradually towards the railway station. Tall buildings set against the backdrop of the surrounding landscape can have a lower visual impact than buildings that break the skyline. Buildings on top of the surrounding hillsides are visible on the horizon and therefore more prominent than building at a lower level.

3.3 Land Uses

The City Centre contains the major retail, leisure, cultural, commercial and office district for the City, with the civic and administrative uses generally located towards the City Waterfront. Former and existing industrial areas are located along the Tawe River. Identified as a development opportunity, the Tawe Riverside Corridor Study established a vision to "develop a modern attractive and vibrant riverside urban area, creating a place where people wish to live, visit and work". SA1 Waterfront regeneration area and dockland area form the eastern approach to the City Centre.

The main campus of Swansea University and the Singleton Hospital are grouped along the waterfront, adjacent to Singleton Park, which is a significant Grade 1 listed Historic Park. Both sites have plans for investment and rationalisation. Areas for sports and recreational space dispersed along the foreshore, with additional sporting venues including the Liberty Stadium to the north. Surrounding land uses are essentially residential based with large areas of open space interspersed. Swansea Enterprise Park is a large industrial and retail park is located to the north of the city within a mature landscape framework.

3.4 Built Form

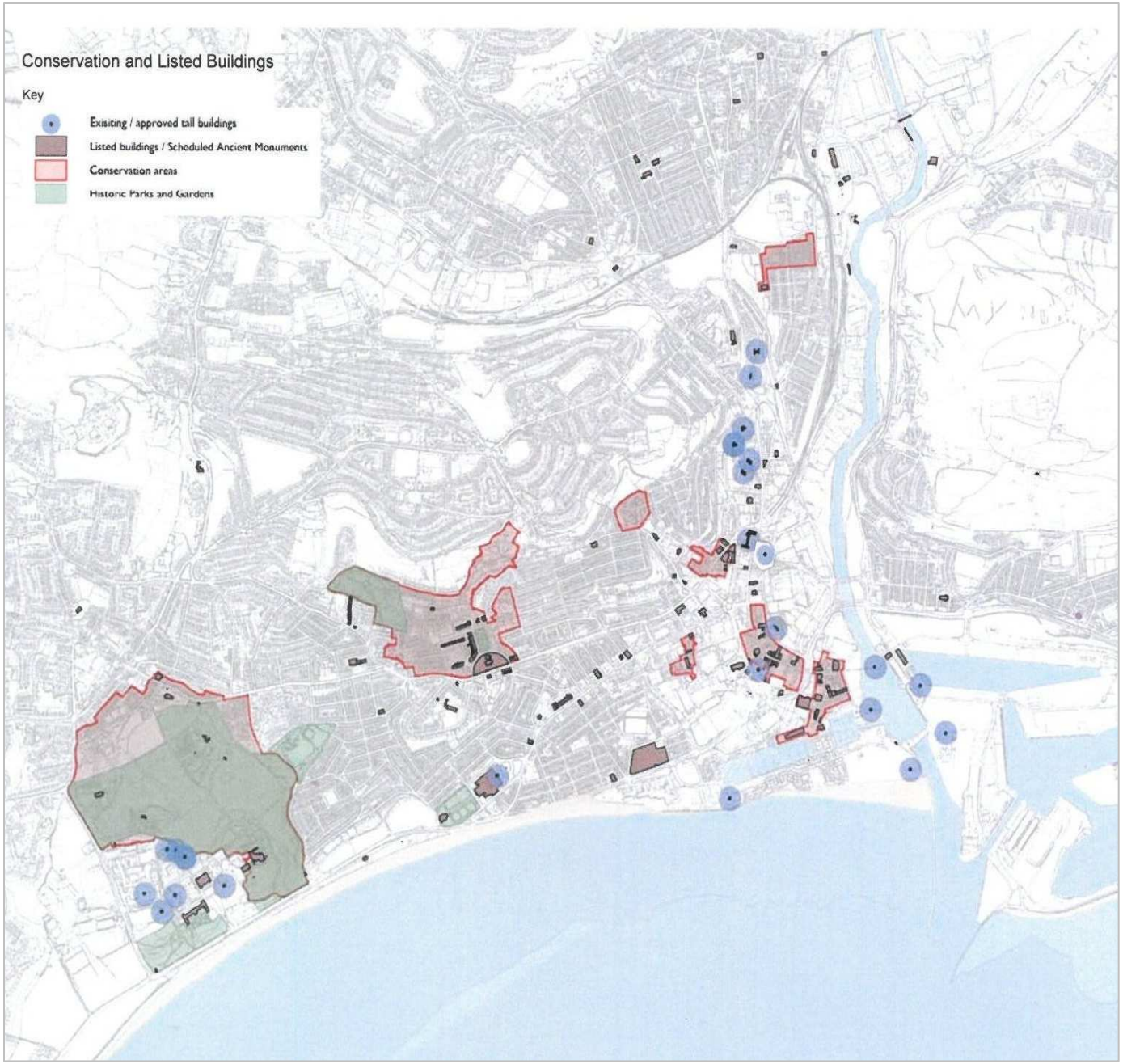
Swansea historically developed as a maritime port and to service industrial development along the river. It has a well-defined historic core. Buildings like the Guildhall tower and churches formed taller landmarks within the urban form of the City. Heavy bombing during the Second World War and subsequent post war development has resulted in a significant loss of urban grain and urban density of the Victorian city. Recent development with improved linkages and future aspirations are set to reinforce the vitality and scale of the City Centre.

Former Swansea Hospital

BT Tower and Swansea Castle

Guildhall Tower

Morgan's Hotel



3.5 Conservation Areas

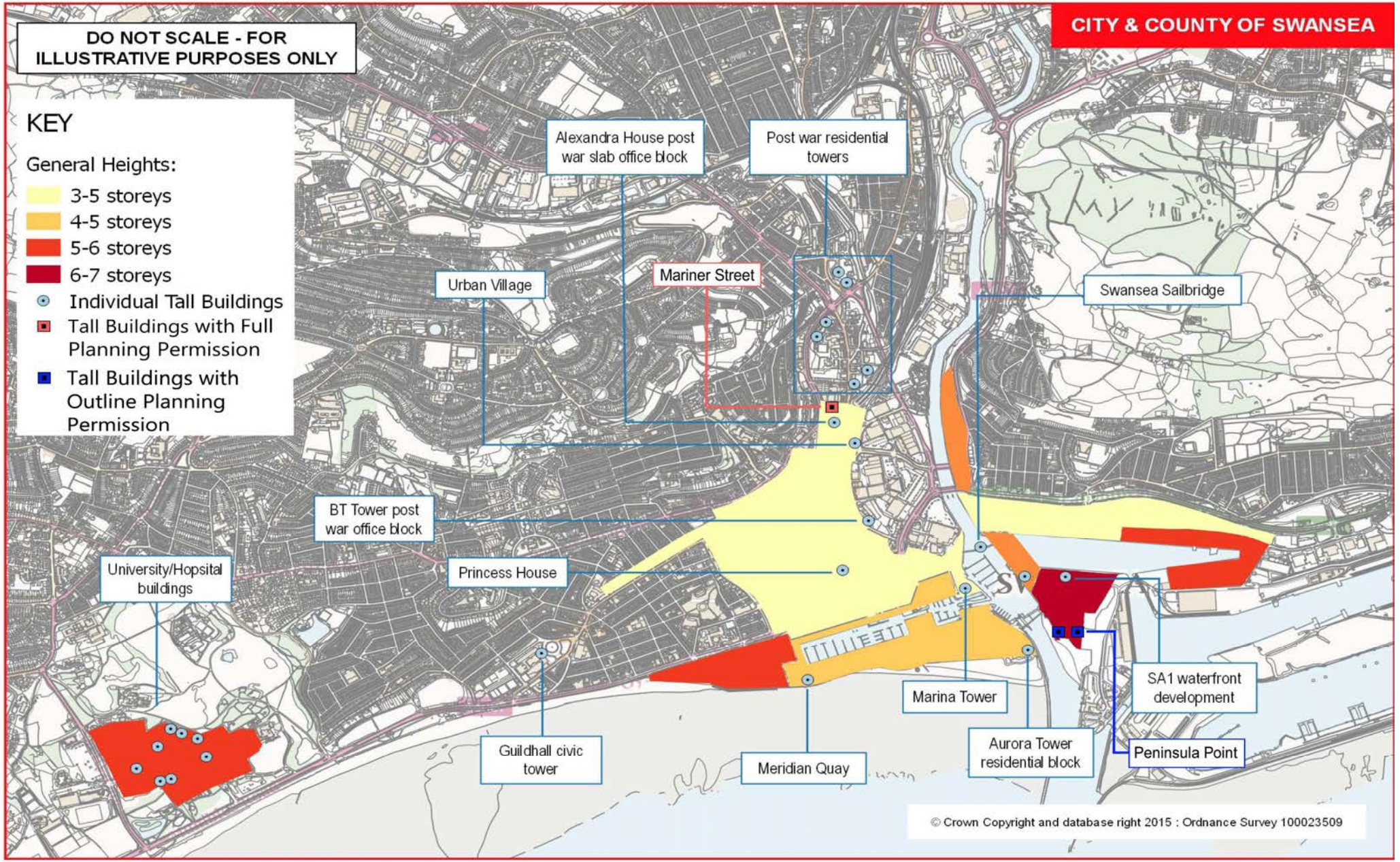
The historic setting of Swansea should be considered within the context of historic parks and gardens, listed buildings, scheduled ancient monuments, conservation areas and also the existing tall buildings. These are identified on the plan opposite. The City Centre comprises four conservation areas.

- Alexandra Road
- Oxford Street/Nelson Street
- Wind Street
- Maritime Quarter

Within the centre there are clusters of listed buildings and scheduled ancient monuments including Swansea's Medieval Castle, a Grade I listed building and scheduled ancient monument, currently overshadowed by the adjacent BT Tower.

The area immediately adjacent to Singleton Hospital and Swansea University is both a historic park and a significant part of the Sketty Conservation area.

3.6 City Centre Building Heights



3.7 Existing Buildings

The City Centre includes a number of tall buildings. Some of the more prominent tall buildings include mainly post war residential and commercial tower blocks.

The BT Tower, near Swansea Castle, the slab office block of Alexandra House and the residential towers at Dyfatty are dominant features across the north and eastern parts of the City. The photographs illustrate how the buildings sometimes are seen against the blue-sky but from other viewpoints their impact is lessened when seen against the background hills. The larger slab blocks are very dominant and the height and width combine to create a visually intrusive element.

The Swansea Sail Bridge forms a key element in the City structure, reconnecting disparate areas of the city and recent waterfront buildings include:

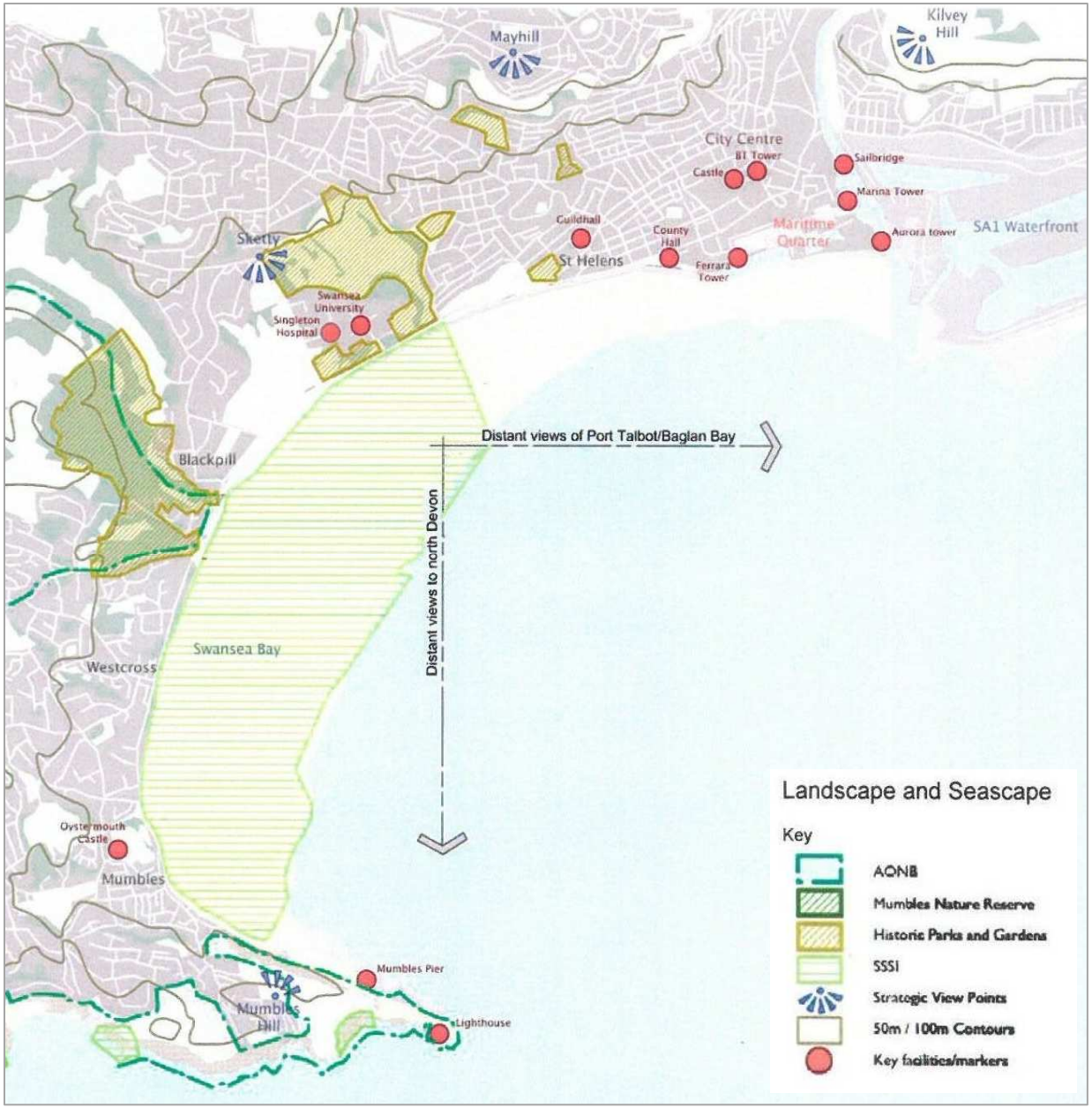
- Meridian Tower 29-storey
- Aurora Tower (Swansea Point 14 storey)
- Urban Village development at the Strand (10/11storey)
- Excelsior Building on Princess Way (9 storey)
- St Davids Student accommodation on Morfa Road (9 storey)

The Guildhall tower forms a slender civic landmark within the City structure. Comparatively Singleton hospital and the university campus form a clustering of tall buildings, ranging from 2 to 10 storeys in height. The slab blocks are a noticeable feature along the sweep of the bay.

Urban Village viewed from the Strand (11+ Storeys)

Aurora Tower (Swansea Point 14 storeys)

Excelsior Building, Princess Way (9 storeys)



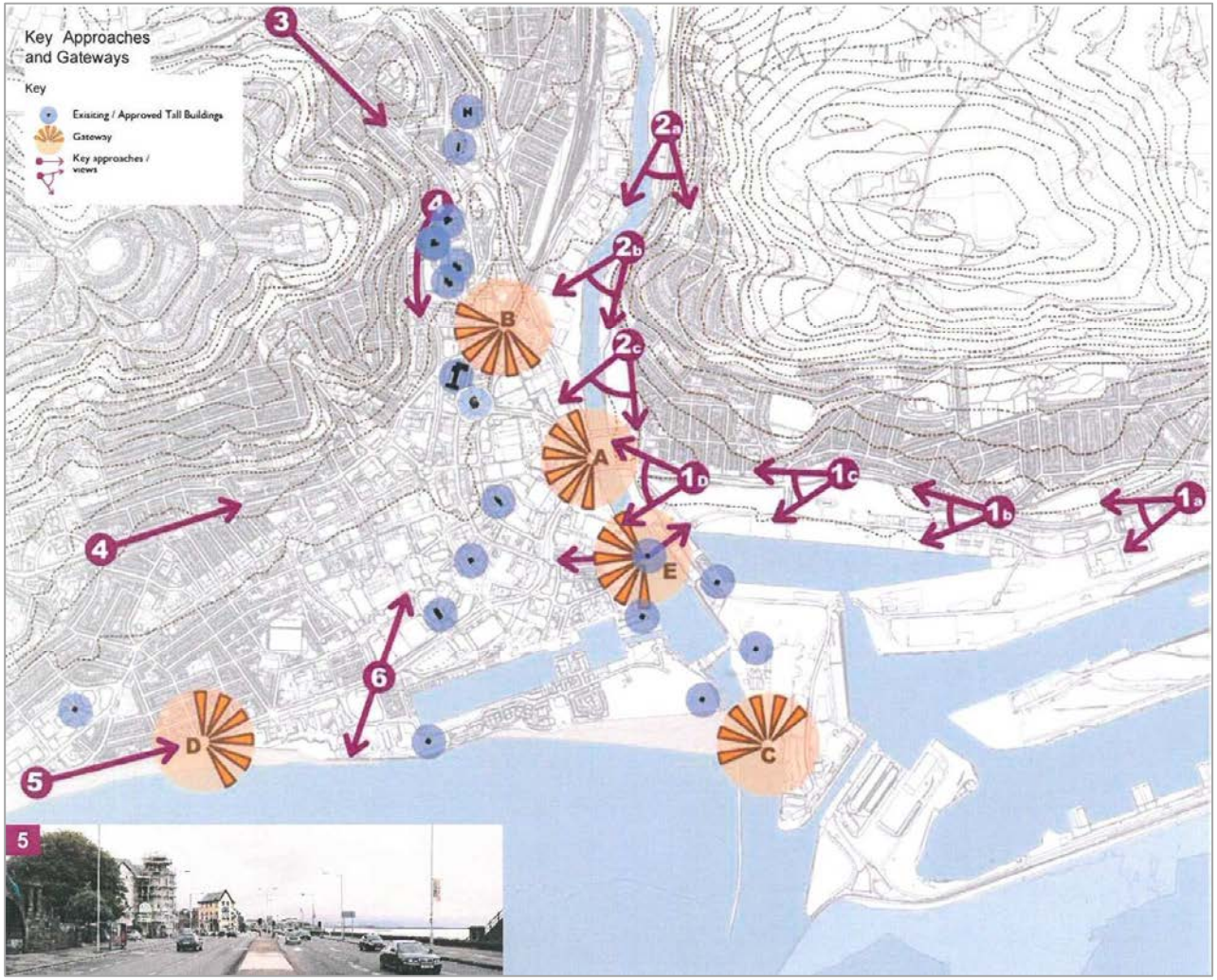
3.8 Landscape and Seascape

Swansea has extensive areas of open space within easy access of the City, including Kilvey Hill, Singleton Park and the Clyne Valley. Along the sweep of the bay, there are several Victorian parks and other areas of green space dedicated to recreational use. The high landscape quality of the setting of the City is reflected in the designation of Clyne Valley and gardens as an area of outstanding natural beauty. Many of the parks within the city are included in the register of Landscape, Parks and Gardens of Historic Interest in Wales, reflecting their particular value. The views back to the City from the sands and water of Swansea Bay is an important consideration in terms of seascape.

Within the City Centre there are pockets of open space, creating a green setting for County Hall, the National Waterfront Maritime Museum, Morgans Hotel and in part, the Castle. In addition, the Swansea Bay Strategy identifies the opportunity for reinforcing the green edge to the bay, establishing a new waterfront park along the foreshore from Civic Centre through to Blackpill. The sea has an important influence on the character of Swansea and forms the southern boundary of the urban city. There is an awareness of the City on the edge of the sea and access to long distance views towards the North Devon Coast and conversely from the bay which is a key feature of Swansea. The proposed tidal lagoon which will stretch 4km out into Swansea Bay and has the western landfall on the eastern bank of the River Tawe will open up significant views of the City.

3.9 Key Views

The impact of tall buildings on the skyline will be most apparent from the sea and key vantage points along the sweep of the bay. Distant views across the bay illustrate a current massing of taller and larger buildings around the University, hospital district and city centre. Key views will exist from open and elevated areas, such as the Tawe Bridges that offer panoramic views through the Swansea Valley and down to the waterfront.

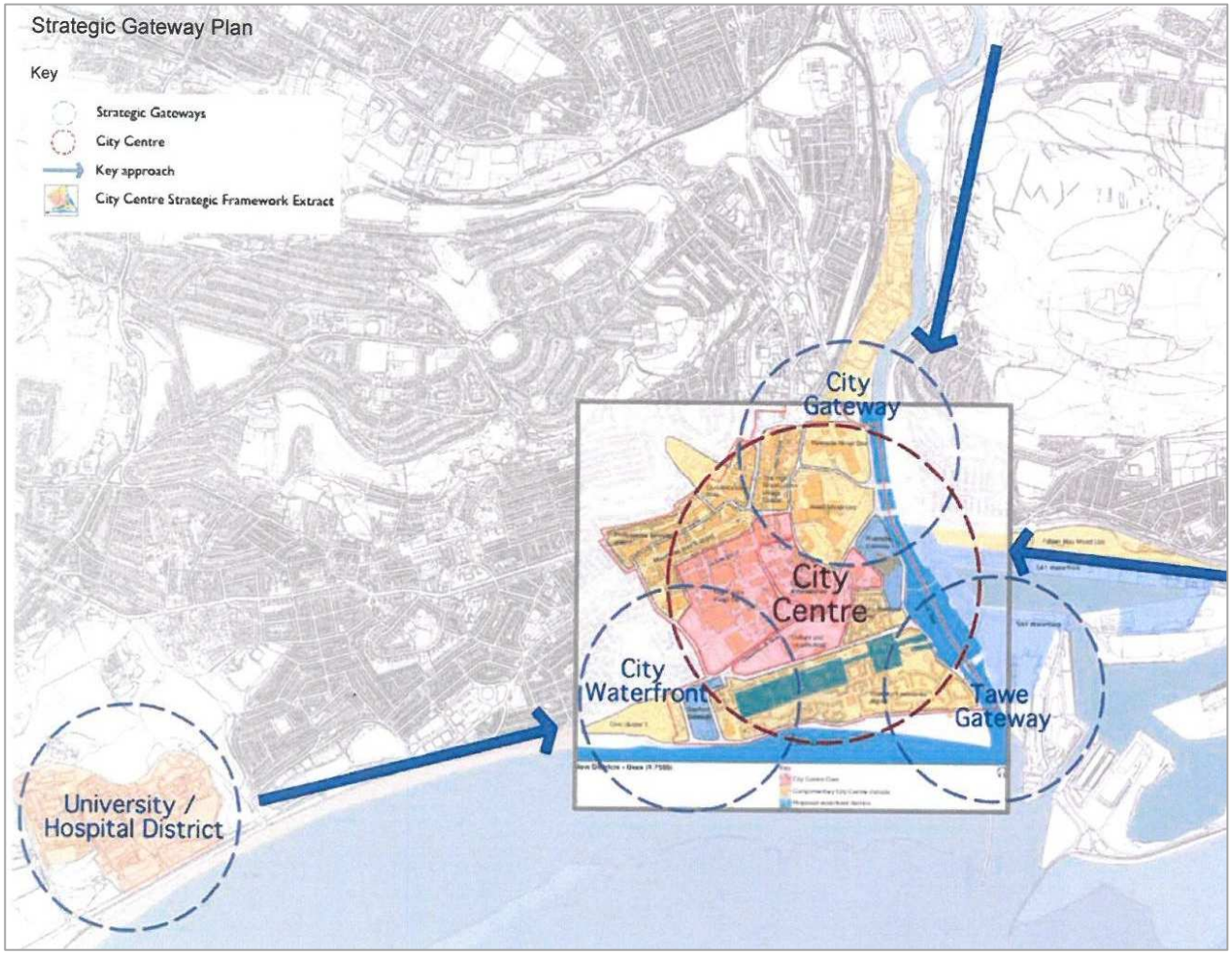


3.10 Key Approaches

The key approaches into the City essentially follow primary movement corridors.

1. Fabian Way forms the eastern approach into the Central Area. The orientation of the route reveals a succession of closed and open views.
2. Pentre Guinea Road forms one of the key approaches to the city from the north and the direction of the Liberty Stadium. The approach provides long range views of the city centre, stretching down the waterfront. Existing tall buildings are clearly visible on the horizon.
3. The approach from the northwest along Carmarthen Road is relatively closed, providing a view across the Tawe River. St Johns church spire is visible in the distance.
4. The approach to the City from the west along Mansel Street is further limited, edged by the dense form of the City and confined by the prominent slab building of Alexander House.
5. Oystermouth Road forms the approach to the City Centre from the west. Along the foreshore, the Guildhall Tower frames the approach to the City Centre in the distance.
6. A pedestrian linkage into the City Centre is proposed from the City Waterfront (Civic Centre Site).

Views from a street level perspective are important. Tall buildings that have a strong visual impact from a distance have a differing visual impact close up. The BT Tower is an example of a visually dominant building, that can appear hidden up close due to changing topography and building heights, or unsympathetically juxtaposed against the historic castle setting. Similarly slab blocks, like Alexandra House which has poor architectural quality, may stand proud against the skyline, in other locations may sit within the surrounding context, yet at a closer range visually dominate the environment. Visual richness is a factor which should apply both to the distant and close perspectives of tall buildings.



3.11 Strategic Gateways

In the context of the Swansea Central Area Regeneration Framework (2016) and the existing topography of the City centre there is a role for a critical mass of taller buildings at the three strategic gateways into the City. The image opposite overlays these gateways with the new districts identified in the framework and extends to include the riverside, SA1 waterfront and hospital/university district. Each of the districts complement each other and reinforce the future role of the City Centre and its links to the waterfront.

The principal gateways of the Central Area are defined below:

- **Tawe Gateway**

The Tawe Bridges from a gateway into the City Centre from the east. The rising topography, and the presence of larger commercial buildings, including the BT Tower and Alexander House, signal the entry into Swansea's commercial centre.

A maritime gateway to the City is formed where the Tawe River meets the sea. The waterfront land edging both sides of the river corridor is undergoing redevelopment.

The Sailbridge forms both a key approach and gateway for pedestrians and cyclists. The linkage with Wind Street connects the SA1 Swansea Waterfront with the heart of the City Centre and signals an arrival into these important City districts.

- **City Gateway**

The railway station forms an arrival gateway into the City Centre and offers multi-modal transport opportunities.

- **City Waterfront**

The strengthening of the urban form and the civic presence of Civic Centre mark a gateway into the City Centre from Swansea Bay.

STRATEGIC GATEWAY

LANDMARKS

TAWE GATEWAY — Sailbridge

CITY GATEWAY — Railway Station

CITY WATERFRONT — Meridian Tower

4.0 Tall Buildings Policy

4.1 Policy Overview

The Tall Buildings Strategy is applicable to the whole of the City and County of Swansea. However, the main thrust of the strategy focuses on the central area where tall buildings are considered more likely to be promoted and where infrastructure and services are able to support the development. The Tall Building Strategy identifies the areas more likely to support tall buildings, which include:

- Railway Station District – Local and regional connectivity supporting business, major route into the city from the north.
- City Waterfront – Opportunity for clustering.
- Swansea SA1 Waterfront – Unique opportunity, waterside edge, Heritage; employment and leisure; major regeneration area; University & Hospital District.
- Kingsway — Opportunity for intensive business development in an accessible location
- Retail and Leisure core — Opportunity for City living & greater intensity of scale.

4.2 General Principles

Proposals for tall buildings must:

- **Work with the topography of the City**. The point is made in Section 3, that buildings set against the backdrop of the surrounding landscape can have a lower impact than buildings that break the skyline. Developments in the Central Area should have regard to the relationship of proposed buildings to prominent topographical features such as Mayhill/Kilvey Hill and more locally the escarpment above the Strand.
- **Define key districts gateways and areas of functional importance**. The strategy refers to a number of City Centre gateways which are influential in defining the welcome/consider zones on the Building Zone Plan (page 18).
- **Work within the grain of the City, creating a legible and permeable environment.** It is recognised that the character of the City is changing with the standard three storey height giving way to a more urban scale and character. As part of this process the strategy recognises that there is a role for strategically placed taller buildings.
- **Ensure positive interaction with the public realm** with active frontages and usable spaces around the building.
- **Demonstrate sensitivity to historic areas, protecting and enhancing historic settings.** The strategy recognises the importance of safeguarding historic parks & gardens, listed buildings, ancient monuments and conservation areas.
- **Exhibit the highest standards of architectural design** with quality detailing and robust materials which can withstand the effects of weathering. The strategy places considerable emphasis on the need to comply with key design principles and the preparation of supporting documentation such as Design and Access Statements and Visual Impact Assessment. The scheme design must be comprehensive, with full consideration given to public realm, the positioning of entrances and pedestrian access.
- **Create a memorable skyline**. Consideration is to be given to sightlines and strategic view corridors. The design of the upper sections of buildings is also important if the skyline is to be enhanced.
- **Sustainability should be an integral consideration** in the design approach from the outset. The sustainability performance of the proposal will need to be demonstrated including environmental performance, renewable energy, materials and recyclability.
- **The need to address climate factors and the impact on the local microclimate** should also be an integral consideration in the design.
- **Developments should demonstrate compatibility with transport infrastructure**. A thorough transport analysis should include impacts on local transport infrastructure, pedestrian movement, links to public transport, bicycle facilities and links to pedestrian and bicycle routes.

Clustering of tall buildings will generally be supported. Development potential exists for a group of tall buildings signalling Swansea's commercial heart. This would create a key focal point for the City Centre and redefine the importance of the City Gateway.

Major area regeneration is taking place in and around Swansea's SA1 Waterfront. A group of tall buildings in SA1 and around Trafalgar Bridge will create a focal area for the area and help define this strategic Tawe Gateway.

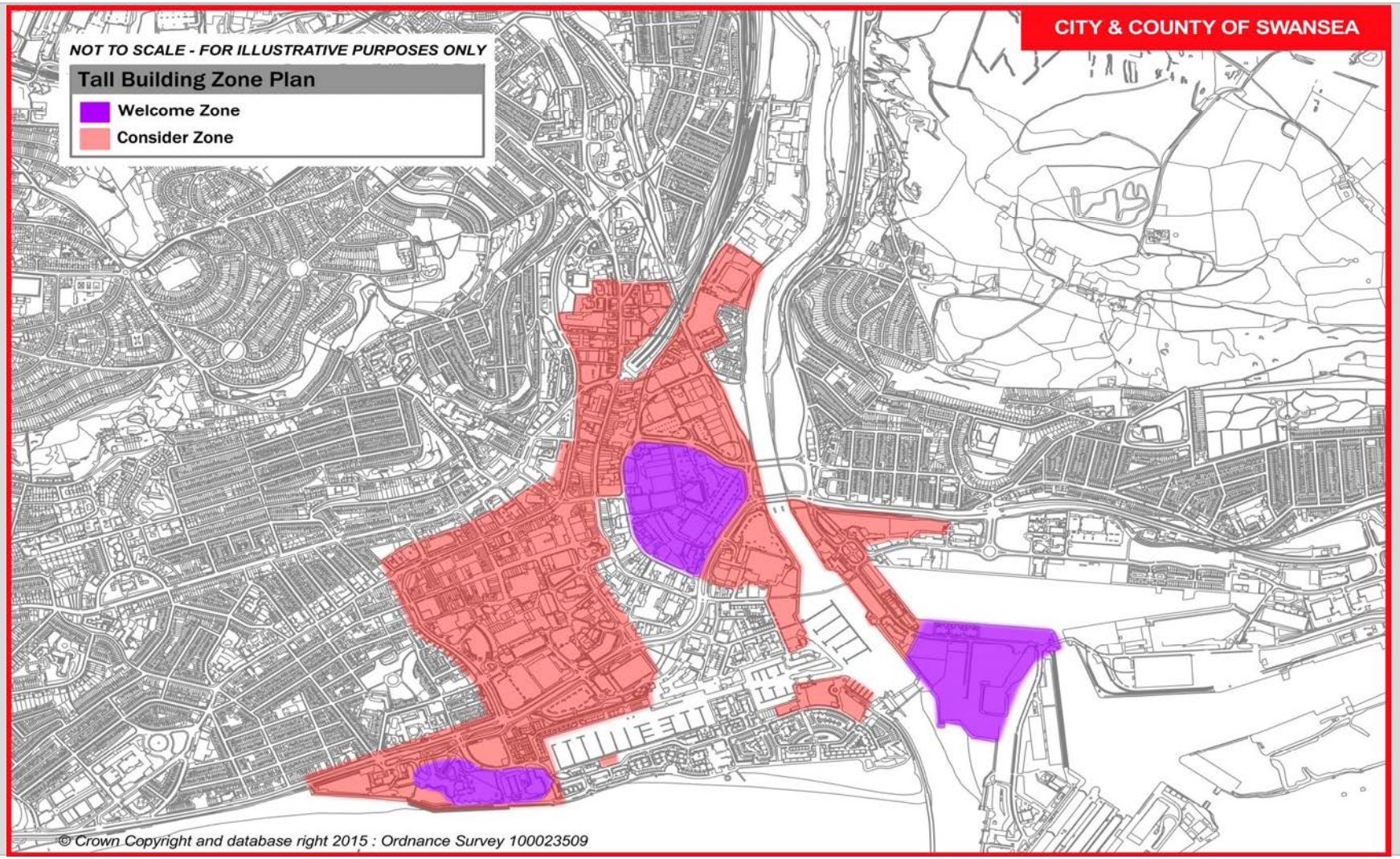
The potential exists to introduce well designed and prestigious buildings at the Waterfont Gateway which marks an important interface between the foreshore and the link to the retail heart of the City Centre. These could provide a visual marker to the location of the waterfront and contribute significantly to the innovative and excellent design quality which is expected to mark the comprehensive redevelopment of this area.

4.3 Location of Tall Buildings

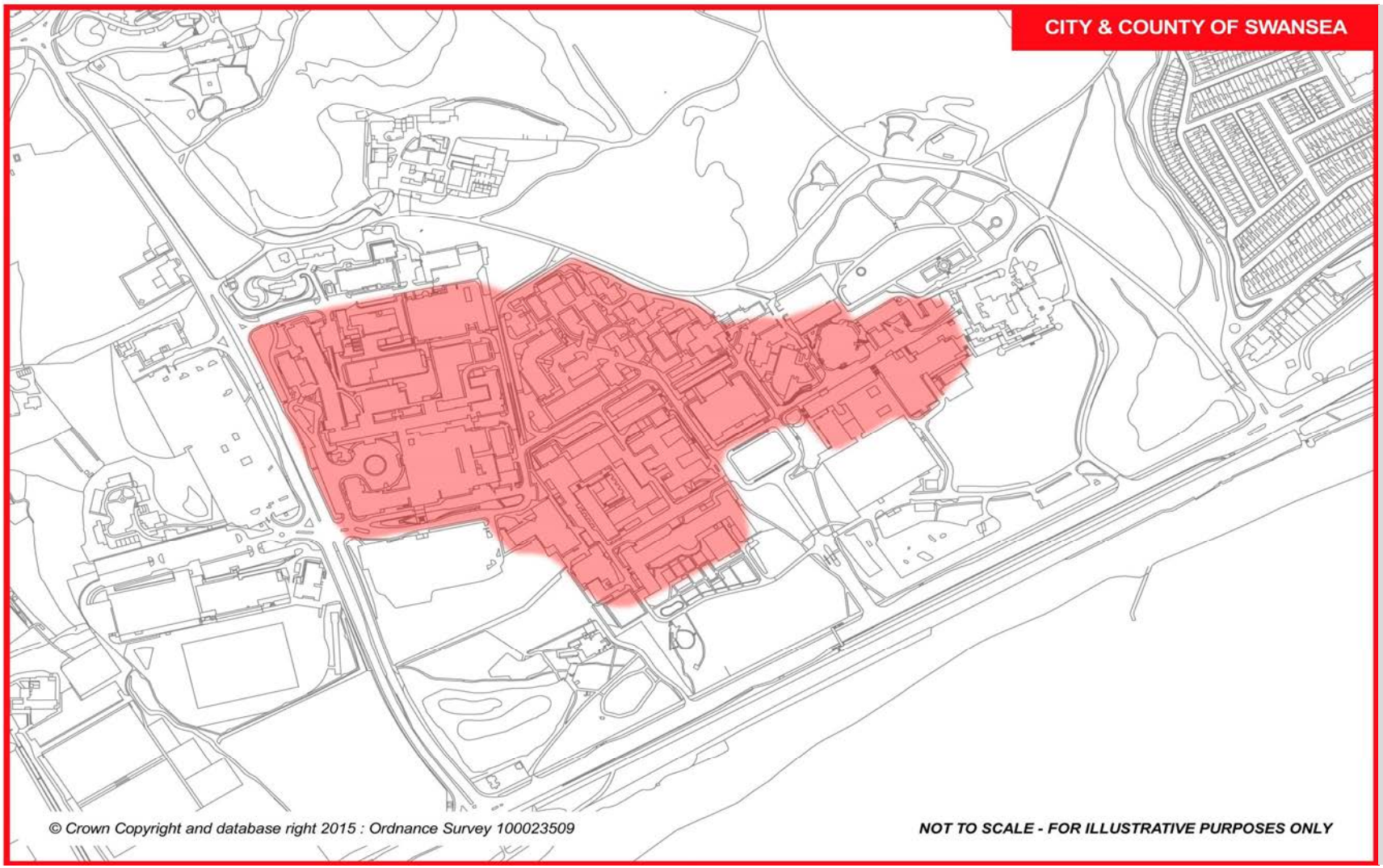
The tall buildings plan identifies zones where tall buildings will be welcomed and zones where they will be considered.

The **Welcome zones** are those areas of the City where well designed tall buildings can have a positive impact on the character and image of the City, where development is likely to be supported by sustainable transport initiatives.

The **Consider zones** are those areas of the City where tall buildings may have a positive impact, subject to the availability of supporting information to justify the proposals.



The boundary of the zones do not represent a distinct geographical boundary. The edges of the zones represent the limits/extent of where tall buildings will be considered on individual merits and local context as to whether they fall within or outside the zones of influence. Tall buildings proposed outside these zones will need additional supporting documentation to prove the case for tall buildings, and to demonstrate how it meets general development principles as set out on page 17 and the design requirements as set out on pages 20-22.



Swansea University Campus & Singleton Hospital

4.4 Design Principles for Tall Buildings

Proposals for tall buildings will be assessed against the key design principles outlined in national policy guidance and within this supplementary planning guidance. Design Commission for Wales welcome the opportunity to comment on proposals for tall buildings early in the design process, before a planning application is submitted, through the Design Commission's Review Service. Key sources of reference published by the Design Commission and other organisations are identified in Appendix 1.

Tall buildings proposals will need to demonstrate that the key design principles have been considered and incorporated into the design. A full planning application will be required with supporting information outlined in Appendix 2.

Mariner Street, Swansea

1. Land Uses

The land uses within tall buildings should be compatible and respond to local need. Where possible tall buildings should provide a mix of uses that support a variety of users at different times of the day. Proposals will be encouraged to provide public uses at ground level that support social interaction and inclusion.

2. Scale Form and Massing

Tall buildings should be considered in relation to the urban morphology of the city. Consideration should be given to key townscape principles, the urban block, size of plots, and relationship to the street and adjacent buildings. Tall buildings should emphasise key locations, help define the edges of streets and open spaces. Proposals should consider the human scale of the building at ground level, and clearly define the public and private realm.

3. Conservation Areas

Tall buildings should not damage or detract from the settings of listed buildings, conservation areas, historic parks and gardens and scheduled ancient monuments. Tall building proposals should work within the townscape of the City, respecting the scale and urban fabric of the City.

4. Visual

Tall buildings should be of slender proportion, and elegant in design. Tall buildings must consider the importance of near, distant and far views and vistas. Where appropriate, tall buildings should be considered in relation to other landmarks, sightlines and strategic view corridors. It is important that the visual impact is considered from all viewpoints and elevations to ensure that the building does not appear slab-like. Tall buildings must sit within a quality public realm, relating well to adjacent buildings. Consideration should be given to the design of the top of the building and its contribution to the skyline. Proposals should avoid roof top plant and where feasible include them within the envelope of the building.

5. Transport

Tall buildings can place great demands on the local infrastructure network. Proposals should demonstrate the proximity and accessibility of the building to sustainable transport modes and the quality of links between transport and the site. The impact on the surrounding infrastructure and the potential generation of traffic must be assessed. This will include consideration of access in terms of public transport and the extent to which the services can cope with the increase in demand, car parking provision and demand, and general servicing arrangements. Where appropriate, developments which involve tall buildings will be encouraged to consider the introduction of green travel plans.

Tall buildings introduce intensive levels of use and activity to a site and therefore the relationship with transport infrastructure (particularly public transport) and existing activity patterns needs careful consideration. In particular, traffic generation and parking demand requires special evaluation. A thorough transport analysis should cover impacts on pedestrian movement, links to public transport, bicycle facilities and links to bicycle and pedestrian routes. Servicing arrangements should not have a negative impact on the public realm.

Developments will need to be considered within the context of all anticipated proposals which will have a bearing on the transport infrastructure to ensure there is no overloading of the system. Any additional infrastructure and facilities, which may be required together with the means of delivery, will need to be identified and met by planning obligation.

6. Movement, Legibility, Permeability

Tall building proposals will be expected to place great emphasis on achieving high standards of inclusive design. Tall buildings should promote accessibility and contribute to the legibility and permeability of the City. They should act as landmarks to aid movement, orientation and define important routes. Proposals should set to strengthen the urban grain and connections back into the City, enabling users to move about easily and safely on foot. Public spaces should be overlooked, and accessed directly.

7. Access, Parking and Servicing

Access to tall buildings should be clearly defined and be directly from the public realm. Where possible, parking, servicing and utility functions should be integrated. Where possible, car parking should be provided underground. Detailed consideration should be given to parking and drop off areas, access to car parks, ramps and loading areas in particular consideration in relation to safety, visual and noise implications on the location of such functions.

8. Public Realm and Open Space

High quality public realm should form an integral part of the design of the site, creating a sense of place, contributing to local character and identify and promoting safety and accessibility for all. Provision may include areas of open space that are accessible to the general public, or areas of open space restricted to occupants of the buildings, comprising internal courtyards, balconies, gardens or roof terraces. Internal amenity space may also be provided, for example within a building atrium.

The landscape design of the public realm should include consideration of changes in level, planting, grass/wildflowers areas, hard surfacing materials, walls and fences, street furniture and lighting, use of water features and public art. It is essential to the quality of the public realm that negative environmental impacts on the microclimate are mitigated.

9. Interaction with the Public Realm

Proposals must maximise interaction at the street level, ensuring active frontages and well overlooked spaces. The positioning of entrances and commercial ground floor units should form a key consideration. There should be no blank inactive frontages at ground floor level. Public ground level access should be promoted with the opportunity to provide public access to upper levels.

Potsdamerplatz, Berlin:

where public realm treatment forms an integral part of the design

10. Adaptable
Tall buildings should be adaptable to ensure flexibility over time, be functional and fit for purpose. Designs should be responsive to changing socio-economic conditions and technological advances. Care should be given to the internal and external access and circulation arrangements.

11. Quality
Tall buildings should be designed to be of the highest architectural quality. Design competitions can provide a way of encouraging contemporary architecture. Every proposal should set a precedent for future development. The visual quality of the building at ground level is highly important and should be of an appropriate scale and character. High quality detailing and materials will be expected to make a positive contribution to the character of the are and sense of place. Existing tall buildings in Swansea that are deemed to be poor design quality will not be considered a precedent for new buildings.

12. Sustainability
Sustainability principles will be used to assess tall building applications. Tall building proposals must demonstrate an integrated energy conscious design that sets to achieve the highest energy efficiency and sustainability levels in terms of design and construction demonstrating the economic and social viability of the scheme (DCFW 2015). This should be quantified using recognised criteria such as the BREEAM methodology. In order to ensure that the proposed measures are delivered, a pre construction analysis which sets out the potential rating should be checked against a post completion assessment. On Council land this could be made a requirement of the land sale.

The sustainable performance of the proposal will need to be demonstrated including environmental performance, renewable energy, materials and recycling. Designs should be based on whole life costs and benefits. The Welsh Government's aspirations for sustainable development are set out in Planning Policy Wales, Technical Advice Notes 12 :Design, and in Practice Guide: Planning for Sustainable Buildings.

Proposals should actively encourage the involvement of local people and the use of locally sourced recycled or sustainably managed materials and other resources. Key management controls should be introduced to ensure sustainable on and off-site construction processes and throughout the long term management of the building.

13. Microclimate
Tall buildings should comprehensively address the impact on the local microclimate. Consideration should be given to the effects of wind and rain, sunlight and overshadowing, and reflection and glare. Where necessary, adjustments should be made to the positioning and/or design of the building to limit the negative effects of wind tunnelling on the public realm and neighbouring buildings. Tall buildings can cause shadowing over surrounding buildings and public spaces. Applicants will need to consider the effect of shadowing throughout the year.

14. Lighting
Tall buildings must be illuminated at night. Proposals should consider imaginative and distinct lighting techniques to positively contribute to the creation of a unique city nightscape and Swansea identity. Sensitivity must be given to the impact of lighting on surrounding developments and habitats.

15. Security
Proposals for tall buildings must consider aspects of safety and security, and should encourage the clear definition of public and private space, maximising opportunities for overlooking. Consideration should be given to access controls with regard to the main entrance and car parking areas. Management system should be put in place and where feasible consideration should be given to the introduction of a concierge scheme.

16. Existing Tall Buildings
Applications for the replacement of existing tall building should be assessed on current policy and guidance on the design of tall buildings. The refurbishment of existing tall buildings, through addition of floors, removal of key elements, and change of materials may provide an opportunity to improve the design quality and functioning of existing tall buildings.

17.Accessible and Inclusive Design
New developments must be designed and managed to address the needs of people that will use them. An 'inclusive' approach to design will ensure that barriers are removed, enable people to maximise their abilities, and allow them to fully participate in everyday activities. Design and Access Statements should accompany outline and full planning applications and provide detailed information on how the design process for tall buildings has evolved, and show how all the people who will use the development have been considered. This will help to ensure that buildings are well designed, sustainable, inclusive and accessible for all.

Appendix 1—Policies and Guidance

- **Technical Advice Note 12 (Wales) – Design TAN12 (2016)** This guidance provides advice on how good design should be achieved through the planning process**.**It provides advice and information on a number of related areas including the definition of design for planning purposes, design considerations such as access, local planning authority design policy and advice, the process for preparing design and access statements and information on how to achieve sustainable buildings

  http://gov.wales/topics/planning/policy/tans/tan12/?skip=1&lang=en

  http://gov.wales/docs/desh/publications/160504-guidance-on-design-and-access-statements-en.pdf
- Design Commission for Wales :Designing for Tall Buildings, 2015 *DCFW Ltd*
- Design Commission for Wales *Consulting the Commission through the Design Review Service , 2015*
- Design Commission for Wales/Welsh Government Practice Guide: Planning for Sustainable Buildings 2014
- Learning to Live Differently, NAW (2000)
- English Heritage & CABE, (March 2003) Guidance on Tall Buildings
- CABE/EH Guidance on tall buildings – July 2007.
- CABE/DETR, 2000. By Design – Urban Design in the Planning System. Towards better practice.
- **Manual for Streets 2007** This document was produced to counter the dominance of vehicles and highways in streets and is a companion guide to TAN 18. The main aim of this document is to facilitate the creation of streets that promote greater social interaction and enjoyment while still performing successfully as conduits for movement.
- **Manual for Streets 2: Wider Application of the Principles' 2010** forms a companion guide to 'Manual for Streets'. With regard to City Centre streets, arterial routes and High Streets it stresses that these areas must be 'walkable' and provides further detailed guidance and demonstrated how these areas should pre-eminently be 'places' but recognizes that these areas are also focal areas for movement.**http://www.swansea.gov.uk/transportplans**
- Landscape Institute/Institute of Environmental Assessment, 2003. Guidelines for Landscape and Visual Impact Assessment.
- English Partnership/The Housing Corporation. Urban Design Compendium.
- CABE/English Heritage, 2002 – Building in context – New development in historic areas.
- CABE 2003. Creating Excellent Buildings (2003)
- CABE, 2004. Creating Successful Masterplans. (2004)
- City and County of Swansea- Unitary Development Plan (2008).http://www.swansea.gov.uk/udp
- City and County of Swansea– Swansea Local Development Plan Deposit Draft (2016) http://www.swansea.gov.uk/ldp
- City and County of Swansea- Swansea Central Area Regeneration Framework (2016) http://www.swanseacitycentre.com/invest-business/city-centre-strategic-framework/

Appendix 2—Submitting a Planning Application

In addition to standard documentation required by the City and County of Swansea as part of a full planning application, the following information should be provided:

Design and Access Statement (DAS) — The requirement for a DAS and the content of such documents forms part of the Town and Country Planning (Development Management Procedure (Wales) (Amendment) Order 2016. A record of the evolution of the design and testing of alternative schemes should be demonstrated and clearly communicated in the DAS. Guidance on Design and Access Statements has been published by the Welsh Government. Further advice can be found on the City and County of Swansea website www.swansea.gov.uk/designandaccessstatements, Welsh Government websitehttp://gov.wales/docs/desh/publications/160504-guidance-on-design-and-access-statements-en.pdf.

Context Analysis — A thorough context analysis should address how important views should be protected, the existing skyline and how a new building would impact on it, how the site relates to adjacent buildings, interaction with the public realm, relationship to wider townscape and landscape, relative height studies to demonstrate the contextual appearance and impact of the buildings at varying heights density of the surrounding area and likely flows of pedestrians and traffic generation and impact of the microclimate. Micro-climate assessment should include sun path studies, wind tunnel studies, and a demonstration of how any negative effects will be mitigated. Comprehensive, drawn analysis of the context including plans, sections and perspective drawings should identify important views looking both towards and away from the site. http://gov.wales/topics/planning/policy/guidanceandleaflets/site-and-context-analysis-guide/?lang=en

Design Commission for Wales — The Design Commission for Wales offers a Design Review Service process. This will be particularly appropriate given the sensitivity of Tall Buildings and can be requested by the Local Planning Authority or the developer. Consultation on proposals at the earliest opportunity is welcomed by the Design Commission Review Panel.

Sustainability Appraisal — Sustainability should be an integral consideration in the design approach. A Sustainability Appraisal, should be prepared which includes environmental performance, materials, renewable energy ,recyclability and a preconstruction BREEAM Assessment.

Landscape/townscape and Visual Impact Assessment — This should include 360 degree view analysis and consideration of near, distant and far views using photomontages and three dimensional visualisations. The 360 degree visual impact analysis must include a stated methodology and be verified through recognised methods. Details of the proposed lighting scheme and visual impact of the development at night.

Transport Analysis — A thorough transport analysis should include impacts on local transport infrastructure, pedestrian movement, links to public transport, bicycle facilities and links to pedestrian and bicycle routes.

Environmental Impact Assessments — Proposals for significant tall buildings may require a full Environmental Impact Assessment. The Local Planning Authority will determine, in accordance with Environmental Impact Assessments Regulations, whether or not a full Environmental Impact Assessment is required.
Section 106- When planning permission is to be granted, the detailed design, materials and finishes and treatment of the public realm should be secured through the appropriate use of planning conditions and obligations, including Section 106 Agreements where appropriate.

Pre Application Discussion — The Local Planning Authority encourages and welcomes the opportunity to provide advice before a planning application is submitted. Our aim is to encourage and promote high quality development and to improve the efficiency of our service. The aim is to raise any significant planning issues prior to the submission of a formal application. This provides applicants with the opportunity to consider these issues and, if necessary, amend the proposals before they are finalised and submitted as planning applications. Further information on the Council's pre application planning service can be found at www.swansea.gov.uk/preapp.