

A collection of speakers is shown. On the left is a large black speaker with two green-rimmed drivers. In the top right are two smaller black Logitech speakers with silver accents. In the bottom center is a black Edifier speaker. The background is a wooden surface.

# First Speaker James Moore



# Flat Conversions SPG and Student Accommodation SPG



Gweithio dros Gaerdydd, gweithio gyda'n gilydd  
Working for Cardiff, working together



## Cardiff Context

- The UK's fastest growing Core City
- 40,000 university students in Cardiff
- Cardiff is consistently recognised as one of the best cities to live in by residents, and has been voted number 1 UK city for quality of life.
- Continued investment in infrastructure and all areas of the economy, such as the South East Wales Metro and a newly regenerated Central Square creating a world-class business environment.
- LDP to create 40,000 new jobs and 41,415 new homes



## Background

- Supplementary Planning guidance (SPG's) expand upon policies within the LDP
- Recent SPG's include; HMO's, Waste Management, Tall Buildings etc.
- Two SPG's recently closed for public consultation
- Flat Conversions SPG
- Student Accommodation SPG
- Intention is that they are adopted by Cabinet and Council in January 2019.



## Flat Conversions SPG

- Main Purpose is to provide more detailed guidance on flat conversions, ensuring they are of a suitable quality and standard.
- Does not relate to new build flats, HMOs or buildings converted for use specifically as student accommodation.
- Introduces principle of space standards, as referenced in H5 of LDP

Number of Bedrooms	Minimum Flat Size in GIA
Studio Flat	30m <sup>2</sup>
1 Bedroom	35 m <sup>2</sup>
2 Bedroom	45 m <sup>2</sup>
3 Bedroom	55 m <sup>2</sup>
4 Bedroom	65 m <sup>2</sup>



## Flat Conversions SPG cont..

- States preference for provision of mixed size dwellings after conversion, so as to retain family accommodation.
- Unlike HMO SPG, there is no basis for cumulative impact. Even if desirable, there is no clear evidence of harm.
- Aligns with Managing Transport Impacts and Parking Standards SPG in terms of parking standards (maximum of one per unit in central areas)
- Does not require access to gardens for all flats
- Clarifies Planning Obligations with regards to triggers for affordable housing and other commitments



## Student Accommodation SPG

- Main purpose is to respond to surge in student accommodation developments to ensure high quality, sustainable developments that benefit existing communities and the wider city
- Very limited reference to Student Accommodation in the LDP and no reference in Planning Policy Wales
- Strong emphasis on design quality (LDP Policy KP5) active ground floor uses, quality of materials etc.
- Emphasis on sustainability, limited parking, suitable locations for development



## Student Accommodation SPG cont..

- Light touch approach to space standards

	Accommodation Type	Smallest Examples	Average Room Size	Largest Examples
Individual Units	Studio Apartment (1 bed)	14m <sup>2</sup>	20.8m <sup>2</sup>	32.6 m <sup>2</sup>
	'Twodio' / Double Studio / Double Room Apartment (2 persons)	27 m <sup>2</sup>	36.5 m <sup>2</sup>	45 m <sup>2</sup>
Units forming Clusters	1 Bed Apartment	35 m <sup>2</sup>	37.4 m <sup>2</sup>	42.9 m <sup>2</sup>
	Cluster Units (1 bed)	11.5 m <sup>2</sup>	14.7 m <sup>2</sup>	17.5 m <sup>2</sup>
	Cluster Hub (Communal facilities serving 1 bed units)	18.25 m <sup>2</sup>	26.95 m <sup>2</sup>	38.5 m <sup>2</sup>

- Clarifies planning obligations – notably in terms of affordable housing (s8)
- Will reinforce the use of conditions / SPG obligations to deny conversions to non-student use without proper planning process, via a new application – i.e., will not permit conversion to housing without a new planning application





**Diolch / Thanks**

**Any Questions?**

