



60-66 Stacey Road Planning, Design & Access Statement

The proposed transformation of the former St Jude Care Home into a large co-living facility that will provide high specification accommodation for up to 37 of the City's young professionals: Replete with fitness facilities, a cinema room, games room, library and co-working space we expect the higgihaus@staceyroad to set a new standard for community centric, shared accommodation in Cardiff.

about us



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about us



higgihaus is on a mission.

We've labelled it 'through life social living' and, at its heart, is the design and delivery of amazing living spaces that make a profound contribution to the world becoming a better, more positive and happier place. To that end, where how and with whom one lives matters. And at higgihaus, we are resolved to design spaces that function extraordinarily well, but more than that, they must feel good too.

Our stock-in-trade is the reimagining and refurbishment of existing buildings. Buildings that have seen better days and are in desperate need of a new purpose better suited to the world as it is, rather than the world as it was. They are usually empty, generally tired and, more often than not, uninhabitable. They are always worth reinventing.

Three years in, and a clutch of national industry awards later (including New Property Investor of the Year, 2018, HMO Property Investor of the Year, 2019, HMO Property Investor of the Year, 2021, CO-Living Deal of the Year, 2021 and Best HMO Investor of the Year (Wales), 2022), the business is now moving at pace.



about us



Today, higgihaus is made up of two core parts:

CO-LIVING: We are co-living pioneers in the process of reinventing the much-maligned (and often deservedly so) House of Multiple Occupation (HMO). Our design-led, community-centric, art-filled co-living units are helping to redefine shared living in an urban setting for today's young professional. We are breathing new life into grand old period properties that would otherwise have been destined for sub-division. Young professionals are now able to live closer to the city centre in a location, and at a standard of specification, that they might not otherwise have been able to afford.

APARTHOTELS: We are unlocking redundant, or under-utilised retail premises by converting the upper storeys into living accommodation targeted at a mix of short, medium and long-term stays. Our creative use of space and transformable or multi-purpose furniture and fittings is enabling smaller units to function as if they were much larger. At the same time, our higgihaus aparthotels bring life back to the high street and create a legitimate, economic and sustainable use for marginal retail space at risk of succumbing to the juggernaut that is online shopping.



the location



the location

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context



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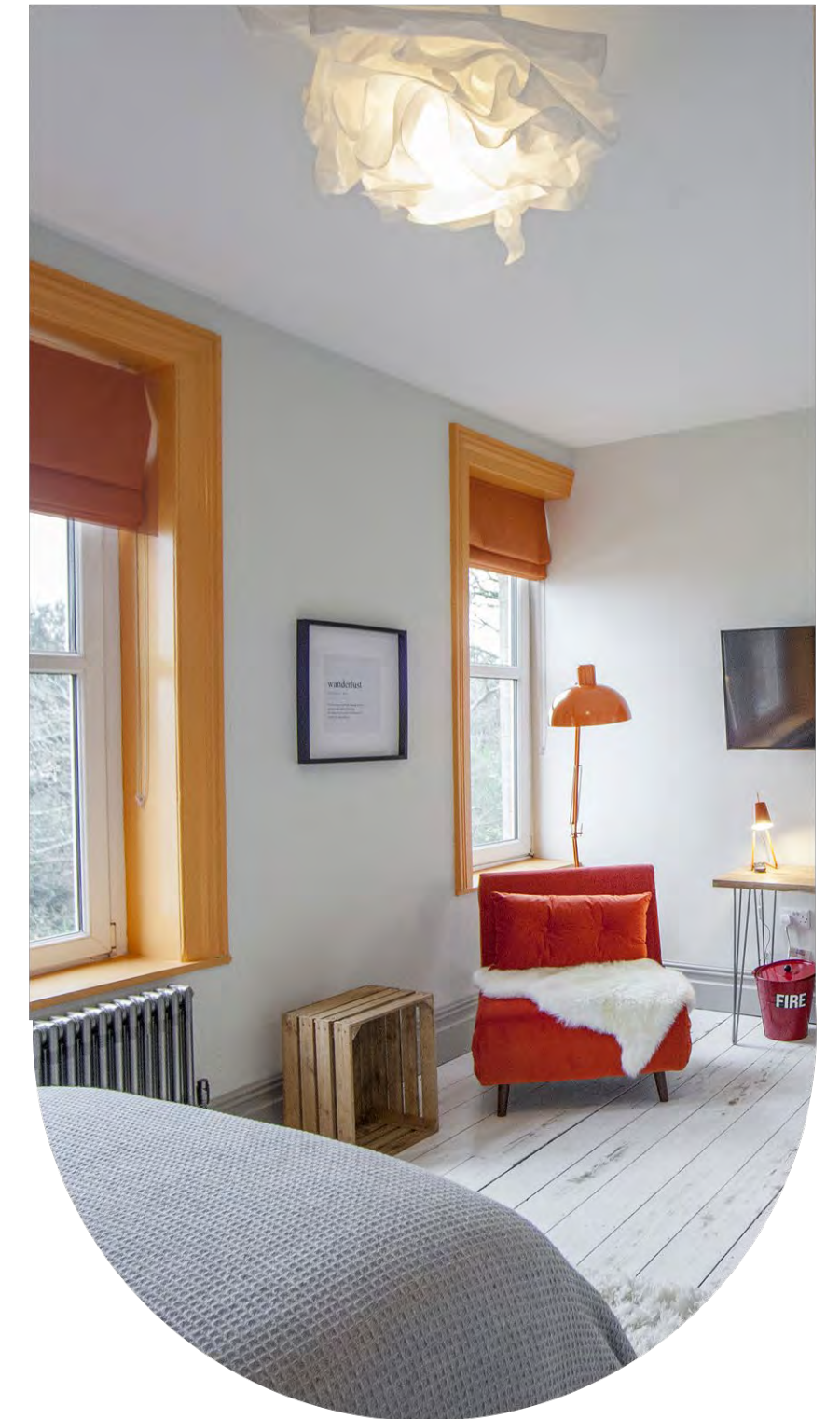
the property and environs

The application property has been a large, shared living space for many years for up to 37 people living with dementia whose needs are now being attended to more effectively elsewhere.

The site sits within a predominantly residential area, which is bounded by existing residential uses/dwellings on all sides.

The majority of built form along Stacey Road comprises three-storey residential buildings of similar architectural character and appearance to the application property itself. This includes arched doorways and bay windows, which are typical features of properties along Stacey Road.

There are other, non-residential uses within the immediate vicinity of the property, including Stacey Primary School, Priest Road Motors, Bahaar Kitchen, Belle Vue Care Home and Parklane Guest House.



access and connectivity

In terms of connectivity, the nearest bus stop is located less than 150 metres walk from the site and is situated at the top of Stacey Road (northern end) along Newport Road. This bus stop is served by a number of different services including but not limited to: No. 'X3', 44, 45, 49 and 50, which all provide travel to the City Centre.

In addition, the bus stop located on the northern side of Newport Road provides access to St Mellons and Newport via a number of different bus services. These services can also be accessed via other bus stops located along Newport Road which are within walking distance of the site. Therefore, the site is well served by existing public transport provision that provides sustainable travel to key hubs within South Wales.

Vehicular parallel parking is provided along Stacey Road, with a mix of permit and non-permit parking areas. In addition, rear lane access is provided for pedestrians and cyclists.



existing

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existing

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the opportunity



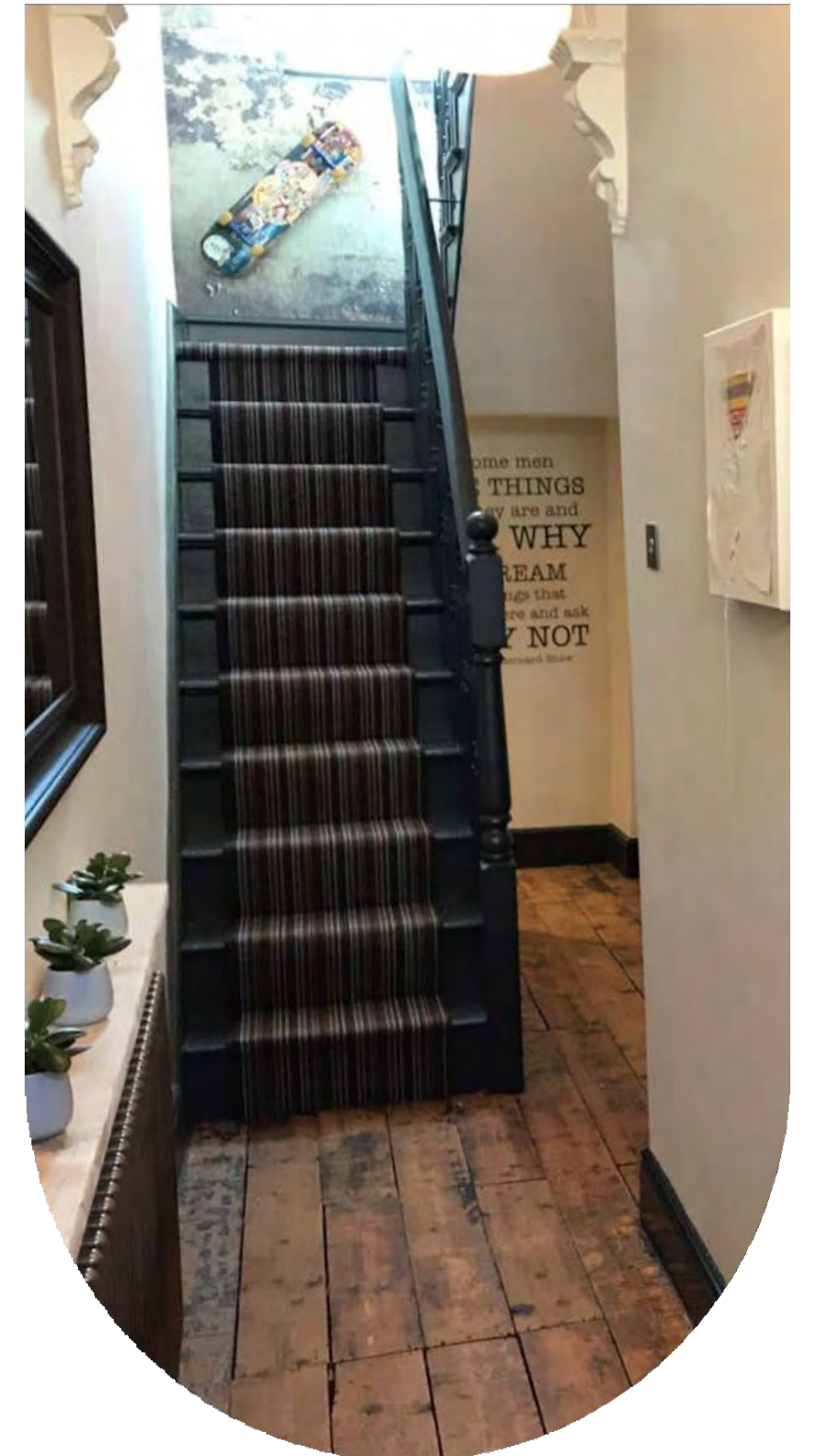
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the opportunity

60-66 Stacey Road, Cardiff is a large, rambling and somewhat incoherent building carved from the combination of four classic Victorian 3-storey townhouses a mere stone's throw from Newport Road and but a short walk from the city centre. Most recently operating as a 34-bedroom residential home providing care, support and accommodation for adults living with dementia, the St Jude Care Home shut in 2021.

60-66 Stacey Road is a fantastic building with a chequered past. Our vision for the property's future is a sympathetic conversion into the [higgihaus@staceyroad](#) – a large co-living facility that will provide high specification accommodation for up to 37 of the young professionals that are the City's economic lifeblood.

As a large building already suited to shared occupation, it is our intent to leverage the footprint of the building as is and to repurpose it such that it is suited to occupation by as many as 37 young professionals in 34 rooms. The rooms (23 of which will be ensuite) will be grouped along with kitchens into six units with communal spaces including fitness facilities, a cinema room, games room, library and co-working space shared by the occupants of all of the units.



the higgihaus aesthetic



Hanover

119 Hanover Street
Swansea
SA1 6BQ



the higgihaus aesthetic



Heathfield

41 Heathfield
Swansea
SA1 6EJ



the higgihaus aesthetic



Montpelier

41 Heathfield
Swansea
SA1 6EJ



the proposal



proposed

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Change of use from residential care home licensed for 34 occupants to a Co-Living unit (Sui Generis HMO) licensed for 37 occupants.

The rooms (23 of which will be ensuite) will be grouped along with kitchens into six units with communal spaces including fitness facilities, a cinema room, games room, library and co-working space.



proposed



proposed

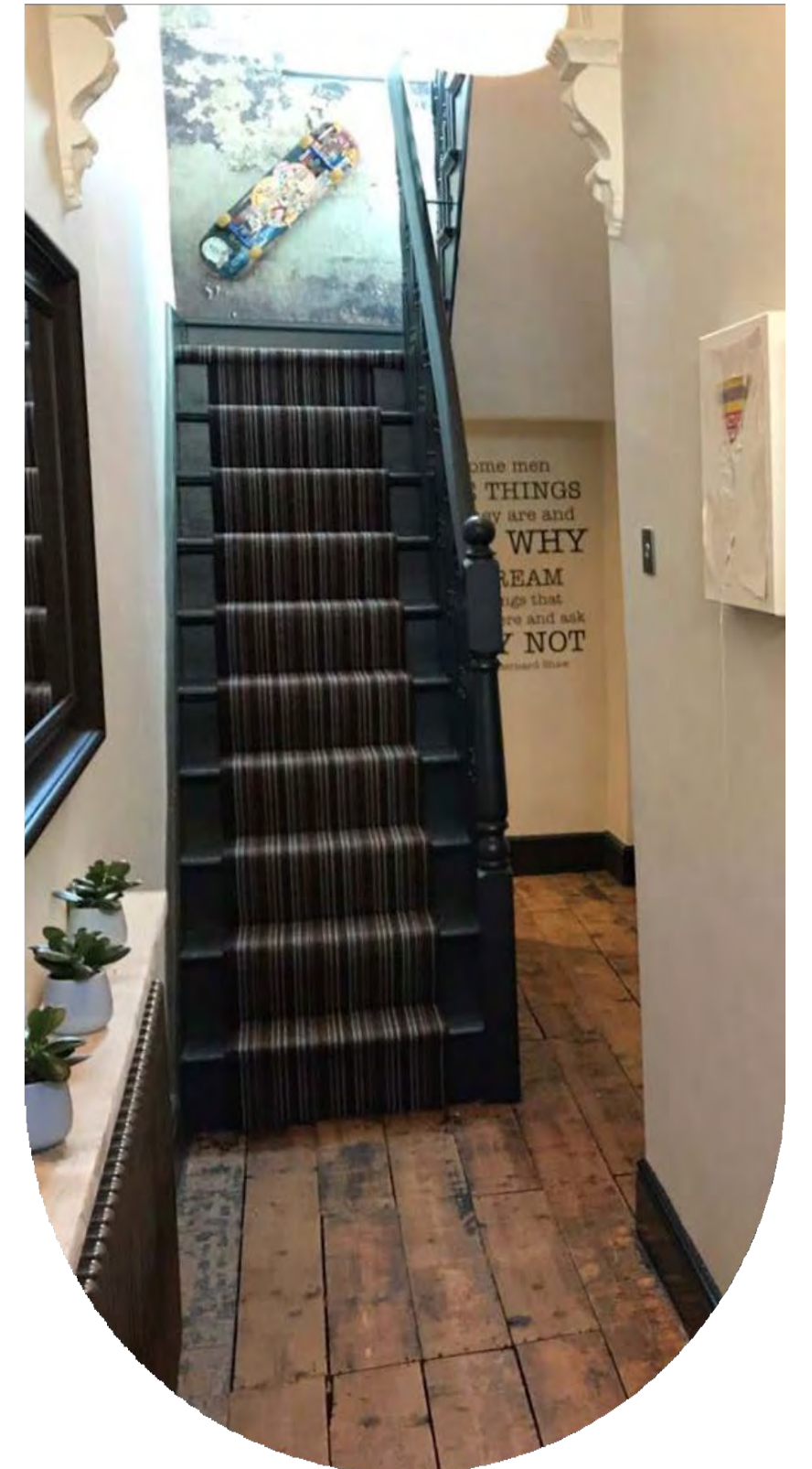


design principles

Co-living

The internal arrangement of the space has been informed by the higgihaus co-living model which seeks to establish a real sense of community between ‘higgihausmates’. How the internal space works for the inhabitants is an essential consideration for the design of any higgihaus, and this is evidenced within this proposal, which seeks to interjoin / link the internal communal areas with the external spaces forming part of the higgihaus concept. Essentially, the ethos of the higgihaus model is to create amazing living spaces that make a contribution to the world becoming a better, more positive and happier place.

The proposal comprises the provision of ‘co-living’ units within both the main existing building and the existing rear annexes. These units will be built in accordance with the relevant HMO minimum space standards, and will comprise double bed, tv, desk for working, en-suite and cupboard/wardrobe.



design principles

Communal spaces

Kitchen/Diners

The proposed development will include provision for kitchen/diners to be located within each of the six smaller units. Each kitchen/diner will be in the form of a 'gastro pub industrial' aesthetic and will provide standard amenities, including large fridge/freezer, combination ovens and grill, dishwasher, multi-use islands and seating spaces.

higgihub

Since the company's inception, higgihaus has sought to listen to its customers and incorporate into the design of our product the things (both large and small) that make a real difference to their experience of living in a higgihaus. The 'higgihub' is a good example of the practice in action.

The higgihub is a multi-function social space that delivers a cinema, gym, digital games room, co-working space, yoga studio, restaurant, bar, library, art studio and kitchen garden into a 'conventional' shared house.

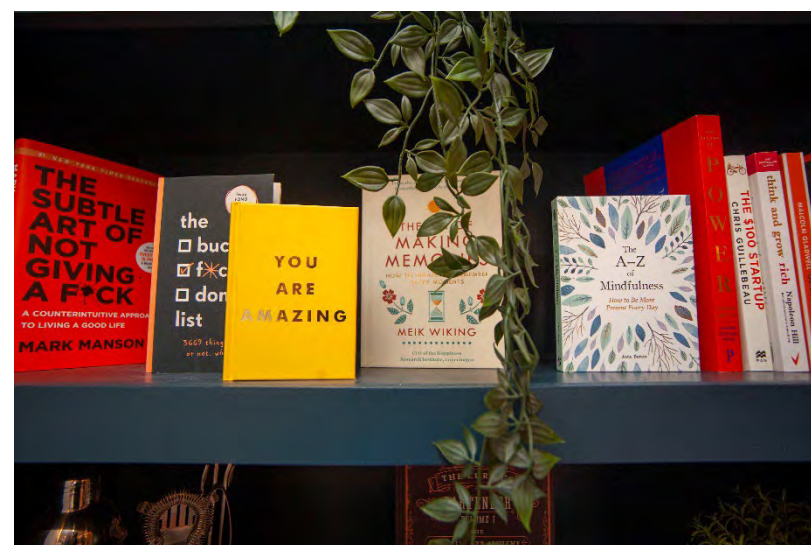
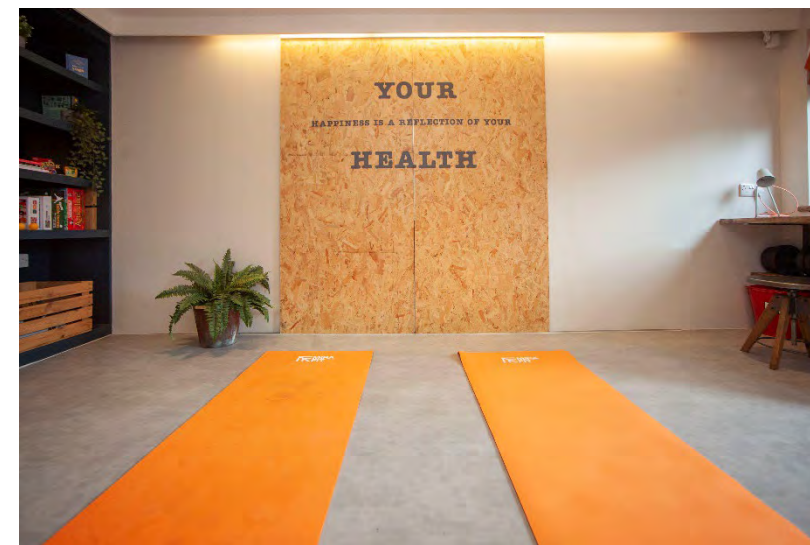


design principles

Communal spaces

Higgihub (Cont.)

The first higgihub at the higgihaus@montpelier in Swansea was designed to use what was a redundant outbuilding. The space and furniture inside the space are transformable in that the room can be transformed in a couple of minutes into each of one of 12 functions.



design principles

Communal spaces

Higgihub (Cont.)

higgihaus have since gone on to adapt the original concept to leverage unused space in the basement of another of their properties in Swansea. In this instance, the functions are distributed across three spaces in the house, two of which are in what was the basement.

Stacey Road presents us with a fantastic opportunity to evolve the concept still further:

- 1. A large space on the ground floor that is connected to the garden at the rear, has been allocated as space that will creatively combine a cinema, games room, restaurant, library and co-working space.**
- 2. The current motley collection of outbuildings at the rear will be repurposed to combine a small gym (free weights), yoga studio and meditation studio.**
- 3. The e-bike and scooter store will also include a 'garage' equipped with tools to make maintenance of bikes, scooters and other forms of eco-friendly urban transport easier and less expensive.**



design principles

Communal spaces

Higgihub (Cont.)

The higgihub is, however, more than a collection of functional spaces for enjoyment or entertainment; it is a space very specifically designed to promote interaction, collaboration and social engagement amongst higgihausmates. And, as such, is an important contributor to the sense of community that living in a higgihaus engenders.

Does it make a difference? We think so. Here's an email received in late June 2022 from a former higgihausmate who move from Swansea to Cardiff:

“I lived in a higgihaus in Swansea a few years ago but I moved to Cardiff. If you ever open a house in Cardiff I would definitely be interested in living there! I've seen the newer house in Swansea with the cinema room and gym, almost tempted to move back to Swansea haha!”



design principles

Response to Context & Protecting Amenity

- The scheme retains and repurposes the existing rear extension to the main building and this, together with the containment that they provide the outdoor spaces, means that there is no direct overlooking from habitable windows and social spaces to the adjacent neighbouring properties and gardens. The existing/previous situation is maintained in terms of residential amenity.
- The use of colour and materials, invigorates the rear space and glazed screens to the rear staircases provide additional privacy over the existing/previous situation at the upper level.



policy response



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policy response

Strategic Policy

At the national level, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses.

In developing Future Wales, Welsh Government indicates that it has recognised its obligations under the Act. Embedding the principles of the Act, including the 5 ways of working (long term thinking, prevention, collaboration, integration and involvement), within our strategic thinking and policy development has informed, influenced and shaped Future Wales.

Under ‘Strategic Placemaking Principles’, Future Wales contains the following of relevance:

- **Mix of uses:** to create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other. Urban growth and regeneration should integrate different uses within neighbourhoods.
- **Variety of housing:** to ensure places are socially mixed and cater for varied lifestyles, they should have a mix of housing types and tenures and space that allows for home working.



policy response

Strategic Policy

- **Walkable scale:** to enable active and healthy lives, people should be able to easily walk to local facilities and public transport. Urban growth and regeneration should be focused within inner city areas and around town centres, as well as around mixed-use local centres and public transport.
- Turning to Planning Policy Wales the objectives within it are based around the 7 well-being goals set out within the Well-being of Future Generations (Wales) Act 2015 ('WBFG'). These goals and how the proposed development could meet them are outlined in the table over.



policy response

WBFG Goal	How Proposed Development Can Contribute to Goal
A prosperous Wales	The proposal will generate economic benefit for Wales, through visitor/occupier expenditure, job creation during construction, operation and maintenance, and other forms of local economic benefit through investment and increased local expenditure.
A resilient Wales	The proposal seeks to protect and enhance the environment through making efficient use re-use of a sizeable, vacant, institutional property in a central setting. The site is in a sustainable, central location, with amenities, services and multi-modal public transport on its doorstep.
A healthier Wales	The proposal will provide high quality, flexible accommodation suitable for a range of people. The site's sustainable location seeks to promote active travel choices.
A more equal Wales	The proposal will create opportunities for people in Wales - regardless of background and circumstances - to share in the economic opportunities of the development.
A Wales of cohesive communities	The proposal will provide a hub of activities, creating a sense of community in and around the property.
A Wales of vibrant culture and thriving Welsh Language	The proposal will not harm the local Welsh culture, heritage and language.
A globally responsible Wales	The site's proximity to local facilities and public transport will encourage sustainable living, active modes of travel and minimise single occupancy private car journeys, addressing the 'climate emergency' and 95% reduction in greenhouse gas emissions by 2050 target declared by Welsh Government.

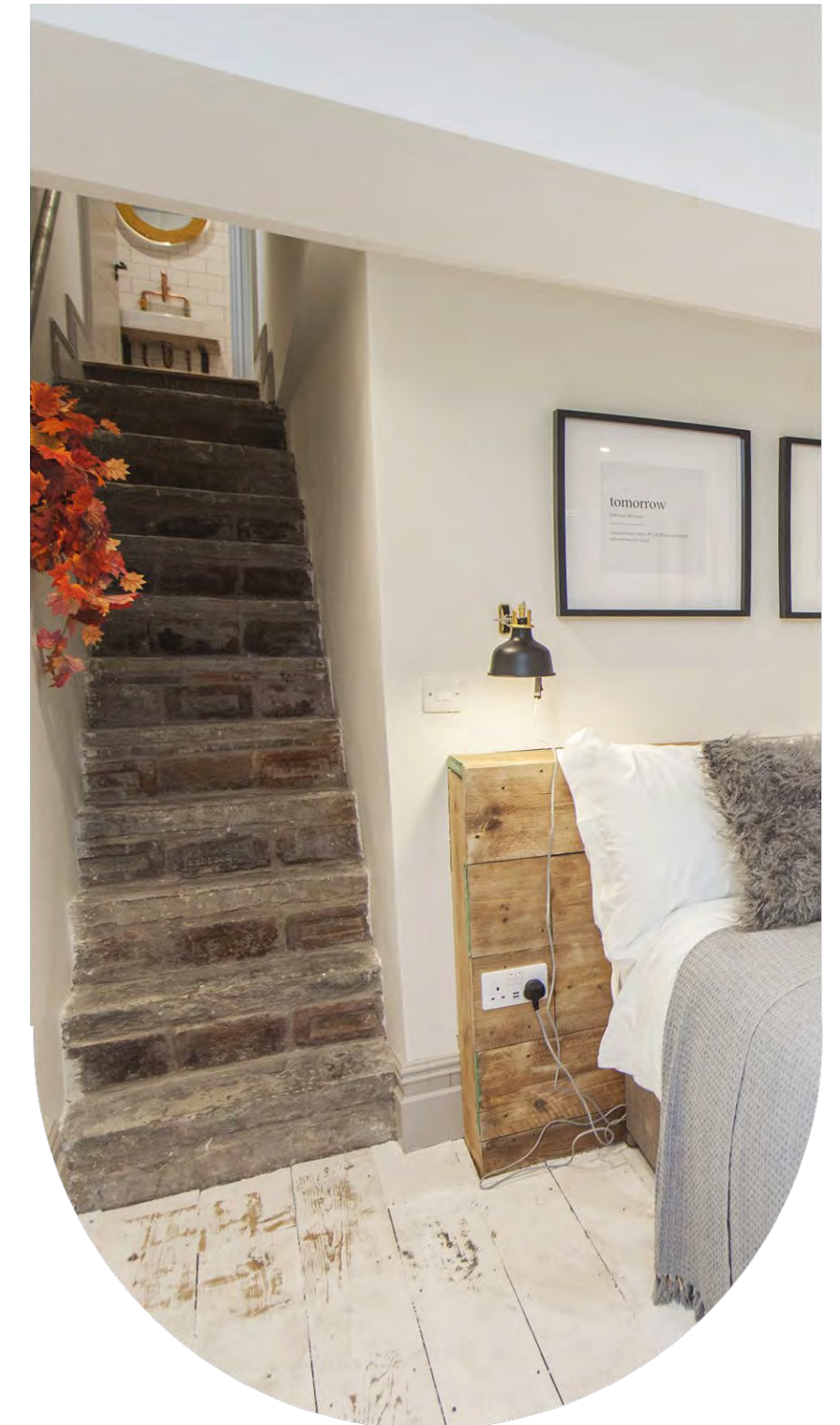


policy response

PPW paragraph 1.18 states that the planning system secures a presumption in favour of sustainable development to ensure that social, economic, cultural and environmental issues are balanced and integrated.

PPW Chapter 3, under ‘Placemaking in Action’ at paragraph 3.3 states that good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area. This proposal aligns completely with this paragraph – it is in fact at the heart of what the scheme is about.

At paragraph 3.5 under ‘Access and Inclusivity’, PPW stresses that good design is inclusive design. It states that development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone. Once again, this is at the heart of what the scheme is about.



policy response

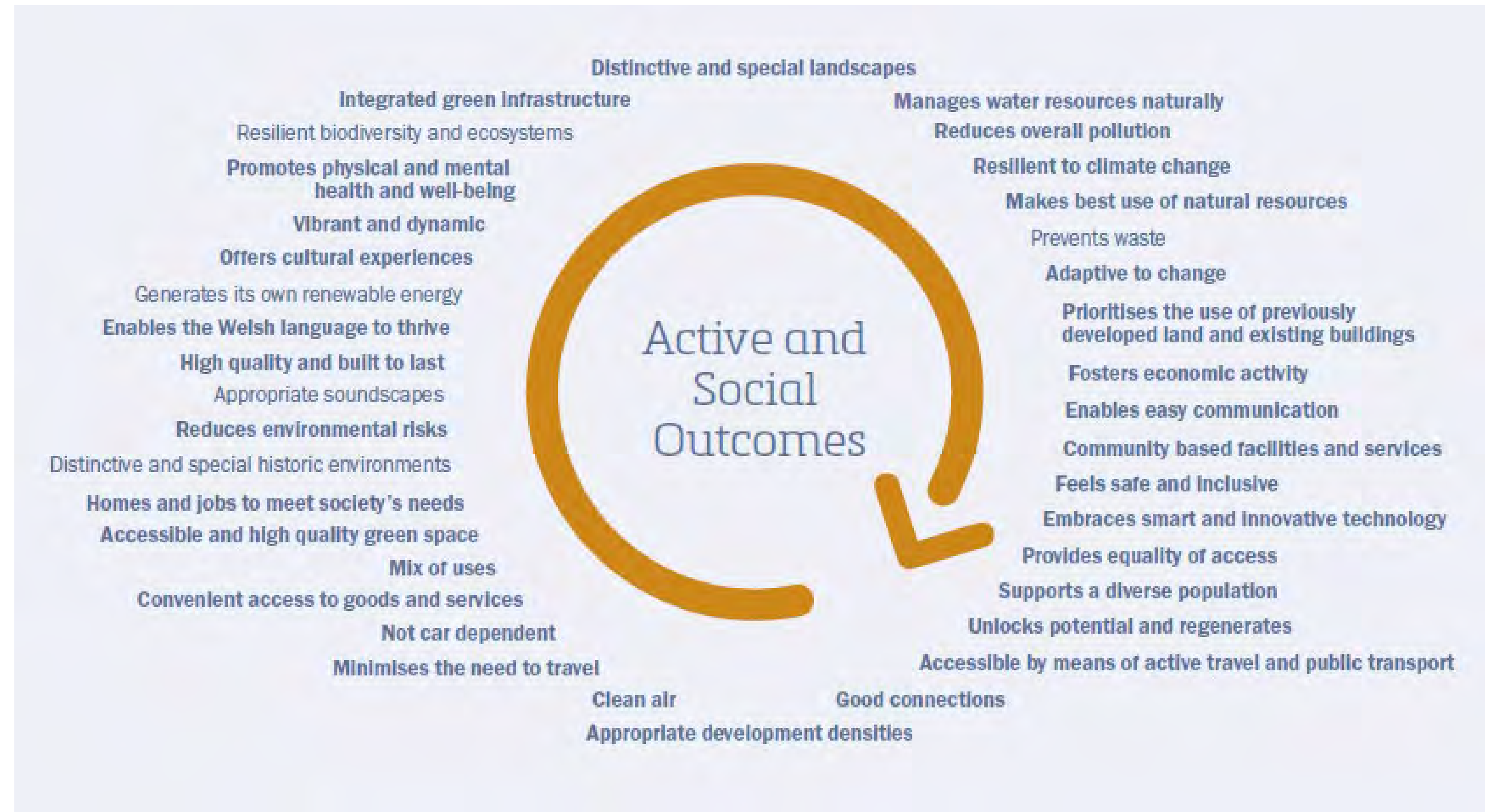
At paragraph 3.6, PPW acknowledges that good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.

Under ‘Environmental Sustainability’ at paragraph 3.7, PPW acknowledges that good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.



policy response

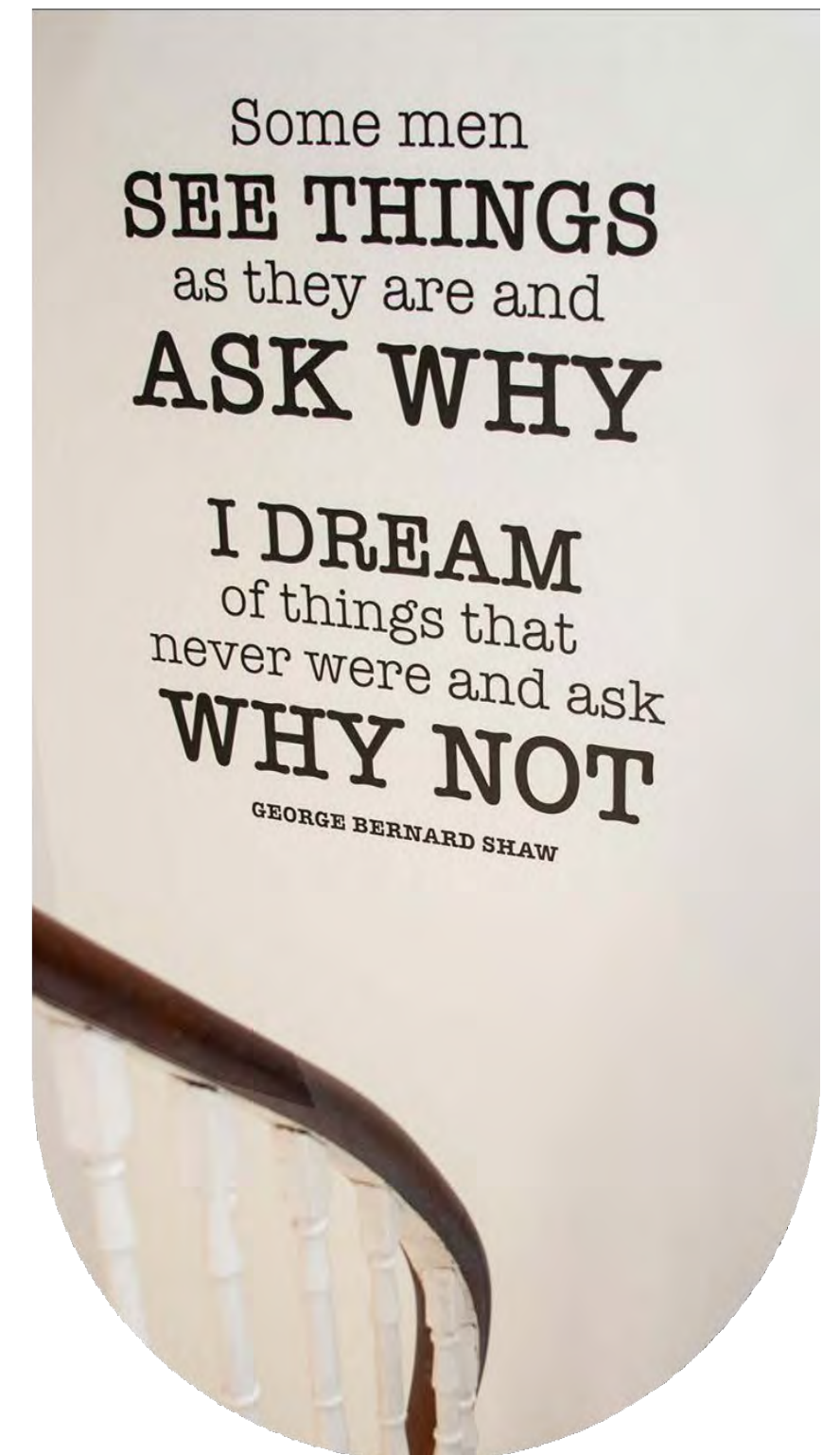
PPW Chapter 4 “Active and Social Places” identifies that such locations are those which promote our social, economic, environmental and cultural well-being by providing well-connected cohesive communities. Places which are active and social contribute to the seven goals of the Well-being of Future Generations Act. The following excerpt captures the full range of contributions, many of which this proposal aligns with, namely: vibrant and dynamic; high quality and built to last; supports a diverse population; not car dependent; mix of uses; adaptive to change; fosters economic activity and enables easy communication among others.



policy response

PPW paragraph 4.1.50 advises that parking should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking. Furthermore, paragraph 4.1.51 stipulates local planning authorities (LPAs) must support schemes which keep parking levels down, especially off-street parking.

PPW Paragraph 4.2.17 states by maximising the use of suitable, previously developed and/or underutilised land can assist regeneration. Whilst this primarily deals with land, the principle of re-purposing existing building stock for new, sustainable and viable uses to meet need sits alongside this.



policy response

Local Development Plan Policy

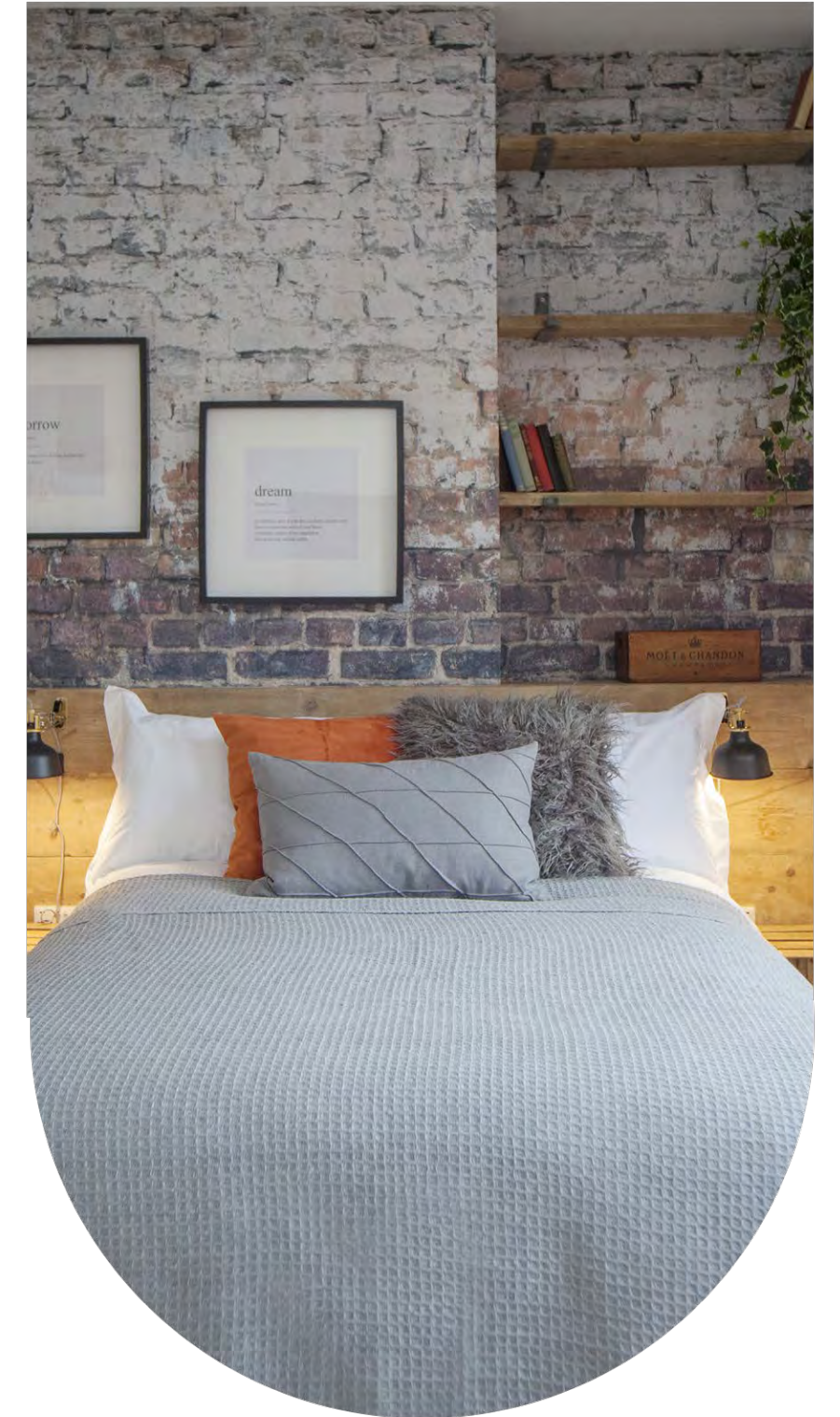
The property and its environs are not subject to any site-specific Development Plan designations.

Design & Place-Making

Looking at LDP-wide policy, the proposal aligns strongly with the criteria of LDP Policy KP5 on sustainable and good quality design, responding to character and context, bringing vibrancy and diversity throughout the day to this part of the city.

KP5 applies to all new development and whilst this is a restoration/re-use, the principles of ensuring that the scale, colour, materials etc respond not only to the higgihaus aesthetic, but are sensitive to the existing building and its environs. It also aligns strongly with the requirement of KP5 to provide a healthy and convenient environment for all users that encourages walking and cycling such that essential services and community facilities are accessible by sustainable transport.

Through this, there is also clear alignment with the place-making objectives of the LDP.



policy response

Housing

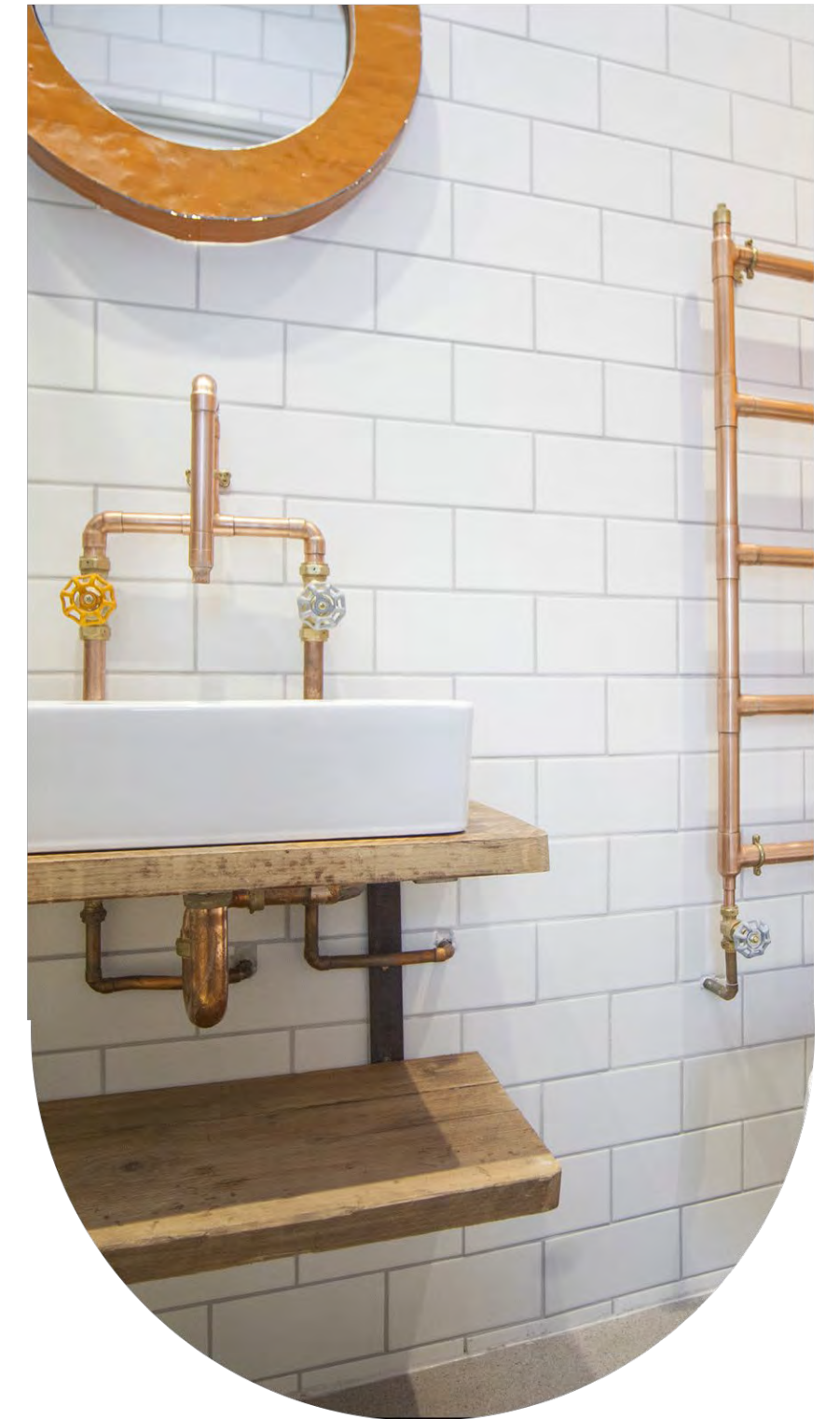
LDP Policies on housing H3 and H6 are relevant to this proposal. The applicant is aware from pre-app liaison that an affordable housing contribution is likely to be sought in this case, subject to negotiation.

Policy H6 supports the change of use of redundant premises for residential use, subject to criteria relating no overriding need to retain the existing use, satisfactory impacts in terms of amenity, business conditions of existing operations, transport accessibility and land contamination risk. It is clear from an appraisal of the proposal against the 5 criteria, that it is in conformity with each that is relevant.

Air, Noise and Light

LDP Policy EN13 deals with air, noise and light pollution seeks to protect against unacceptable harm to health and amenity in an urban setting resulting from air, noise, light pollution or unacceptable levels of land contamination.

Being a redevelopment of an existing building within a dense, urban setting that supported a residential care use, it is considered that there will be a neutral impact in this respect. There will be acoustic improvements arising from the re-development/conversion in terms of internal fabric upgrades. External planting and balustrading will provide both a sense of containment as well as offering amenity benefits.



policy response

Transport

LDP Policies T1 and T5, deal with accessibility and travel demand and contribute to reducing reliance on the private car. The site is adjacent to a Strategic Bus Corridor Enhancement and is sustainably located, close to Newport Road and Broadway and a number of District and Local Centres including City Road, Clifton Street, Albany Road/Wellfield Road. It is within a well-established walking environment, with several destinations within a 400m walk of the property.

Parking along Stacey Road is part controlled by permit and part unrestricted. It is proposed that information on and management of parking would be encapsulated in a Tenancy Management Plan.

Secure cycle parking will be provided onsite, with rear lane access to the development, removing the need for cycles to be brought through the property.

Creating Safe Environments

LDP Policy C3 deals with community safety and creating safe environments.

The proposal embeds these principles in its collection of shared facilities on-site and the communal nature of the offer.



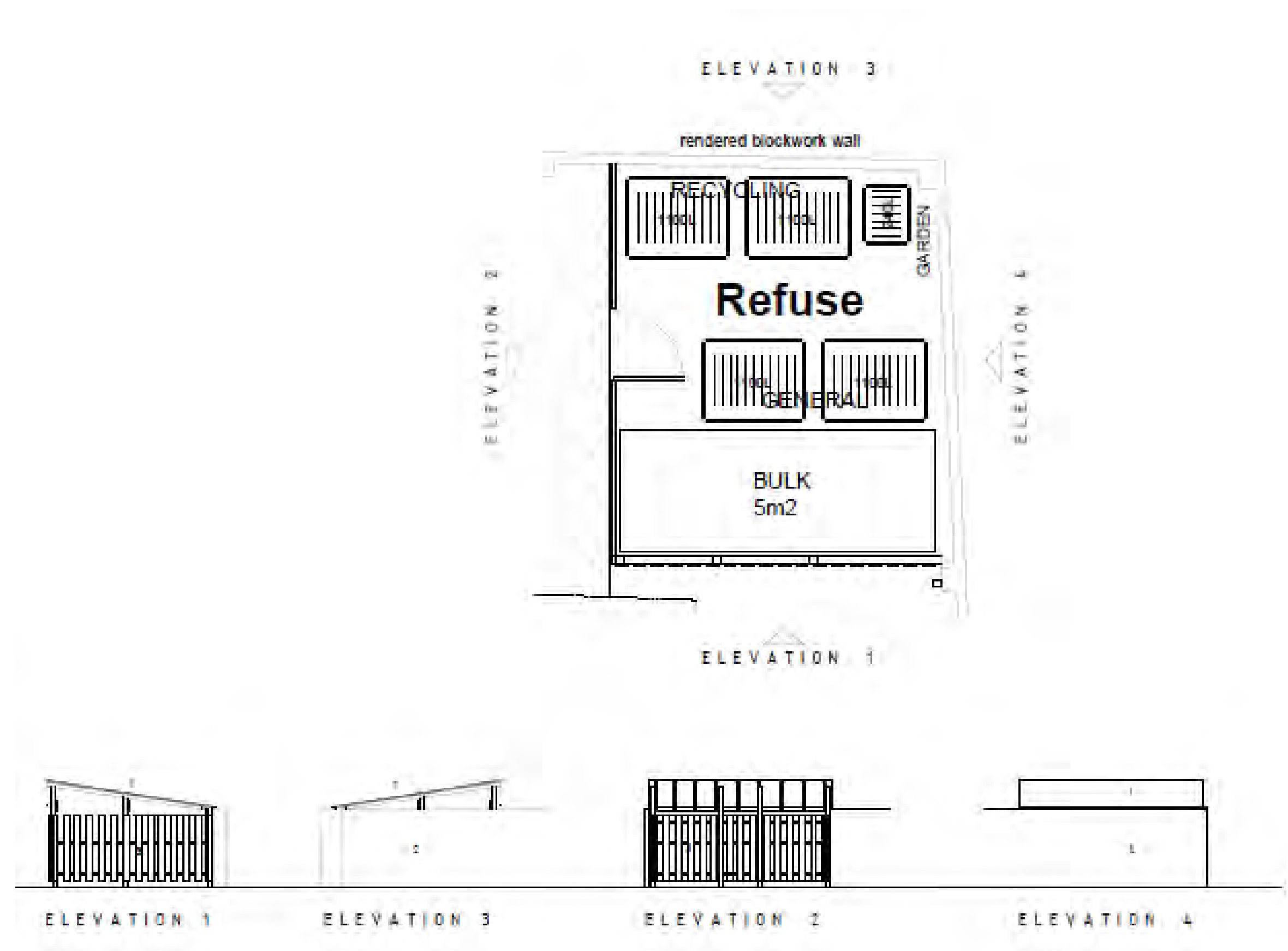
policy response

Waste management

In line with Policy W2 and the Council's SPG on Waste Collection and Storage Facilities (2016), facilities for the storage, recycling and other management of waste will be provided and a Management Plan put in place on occupation.

In summary, higgihaus will provide instructions to residents to separate their waste into recycling/general waste. Suitable receptacles, bins and bags would be provided. These would then be removed to the bin-store by the off-site housekeeping team who would visit daily.

A commercial waste management provider is assumed, and that arrangement would be managed by housekeeping/operations. The frequency of collections could be varied as necessary, depending on the number of occupiers.



summary



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Planning Merits

The scheme exhibits the following overarching planning merits:

- It will bring a vacant, sizeable, institutional building back into beneficial use by creating a design-led, community centric, art-filled scheme.
- It will provide much-needed high-quality and affordable accommodation for current and future generations of the young working professionals who have chosen to make the City their home.
- Redefine shared living in an urban setting and significantly raises the bar on accommodation standards in the City.
- The proposal is sensitive in its design and responds to the host building and its immediate surroundings. The proposal responds well to its setting.
- The property is located within a sustainable and accessible location.

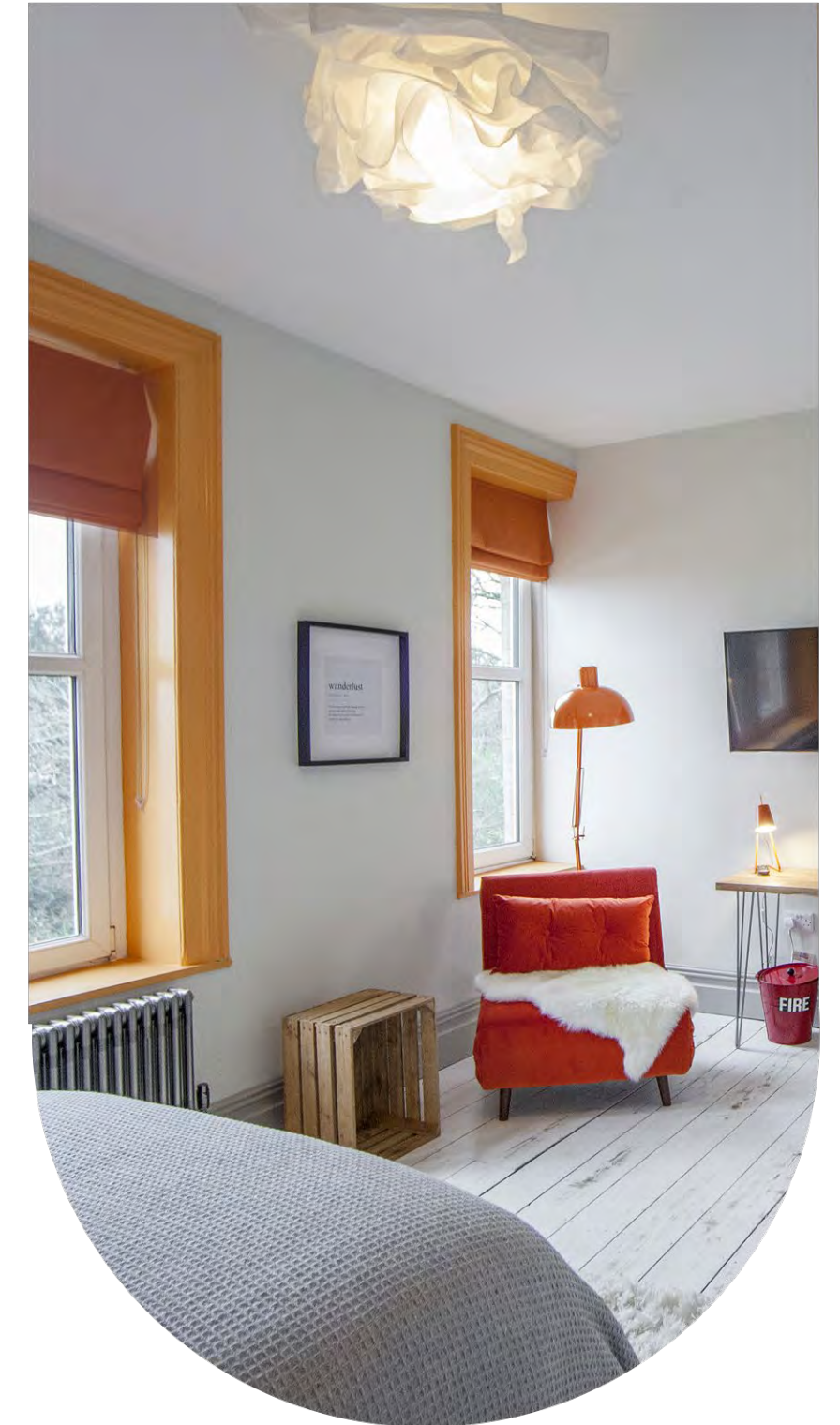


Continued..!

Planning Merits (Continued)

The scheme exhibits the following overarching planning merits:

- The proposed siting and scale has been carefully designed to account for any residential amenity impacts to future users and of neighbouring properties.
- The development will include provision for extensive amenity space over and above what is usually expected for a development of this size and nature – e.g. cinema, gym, co-working space.
- The accommodation and shared spaces etc. have been designed in accordance with relevant space standards.
- Appropriate cycling and waste storage provision has been incorporated into the site in accordance
- with relevant standards.
- There are no adverse impacts in respect of flood risk, drainage, highways or other technical matters.



Conclusion

The scheme demonstrates a clear alignment with core Development Plan policy and is in clear conformity with the over-arching PPW objective of securing the right development in the right place - this is the right development in the right place.





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