

**Our Ref:** SP565 - 01 (rb)  
**Your Ref:** PP-12654248  
**Date:** 19<sup>th</sup> February 2024

Cardiff Council  
Planning Registration  
Development Management  
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## **Demolition at Harlech Court, Bute Terrace, Cardiff**

Dear Sir/Madam,

This application is submitted on behalf of Harlech Court Ltd. Annexed to this application is a 'Demolition Contractor's Method Statement', an 'Asbestos Survey Report' and numerous drawings, which can also be found within the Method Statement. These documents, along with the mandatory notices, outline what will be demolished, and what will remain following the demolition.

This application seeks to demolish a 1970's office building, its associated ground and first-floor podium uses, second-floor podium car park and ramp structure.

The podium structure is continuous with the adjacent hotel and both properties share an access ramp to their second-floor shared podium parking.

A legal agreement to demolish this shared structure and to re-provide parking at ground floor level has been agreed, signed, and documented to allow this demolition to happen. In effect then we are looking at a clean site following demolition.

Harlech Court and the hotel are dated buildings in terms of Cardiff's built fabric and whilst the hotel building itself is not proposed here to be demolished, a clear site will allow, in terms of how it addresses the wider site, for a new substantial proposal to come forward here too. We are not therefore preventing further development on the hotel site by doing what we propose.

Should you require any further information please inform me at your earliest opportunity.

Yours truly,

**Rhys Blake**  
For [CWA](#)rchitects