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Welcome to today's exhibition and thank you for coming.

What you will find here today is information on our emerging plans for the development of 7 Porth Copr, a new mixed-use building which forms part of the Porth Copr masterplan.

These early-stage proposals have been developed by Urban Splash as part of a 20-year strategic regeneration partnership with Swansea Council, marking another step in the ongoing transformation of the city centre and beyond.

Today's exhibition will explain more about:

The team behind the design and the delivery of the building including the partnership between Swansea Council and Urban Splash.

How this building fits into the Porth Copr masterplan and the wider regeneration of the city.

Details of the design and of the building itself.

We hope you like what you see and look forward to hearing what you think of the plans.



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City on the Beach

City on the Beach is the shared vision of Urban Splash and Swansea Council, celebrating the city's unique combination of urban living and natural beauty.

In addition to the beach, landscapes of national significance surround the city – the Gower Peninsula, the Brecon Beacons, the Tawe Valley and Pembrokeshire beyond – while at its very heart lies a compact, walkable, vibrant city core focused on health, wellbeing and sustainability.

Not every city has a beach and Swansea has more beach than Brighton and Barcelona put together. Of course, it's nice to have, but it's much more than that. It's an ace most cities don't have; there's a handful in Europe and a couple in the UK. In the fight to keep the best people, attract the best jobs and deliver the best quality of life, Swansea has a five-mile head start, because if you can live anywhere, why not live in the city on the beach?

You can read more about City on the Beach, our vision for Swansea, here.

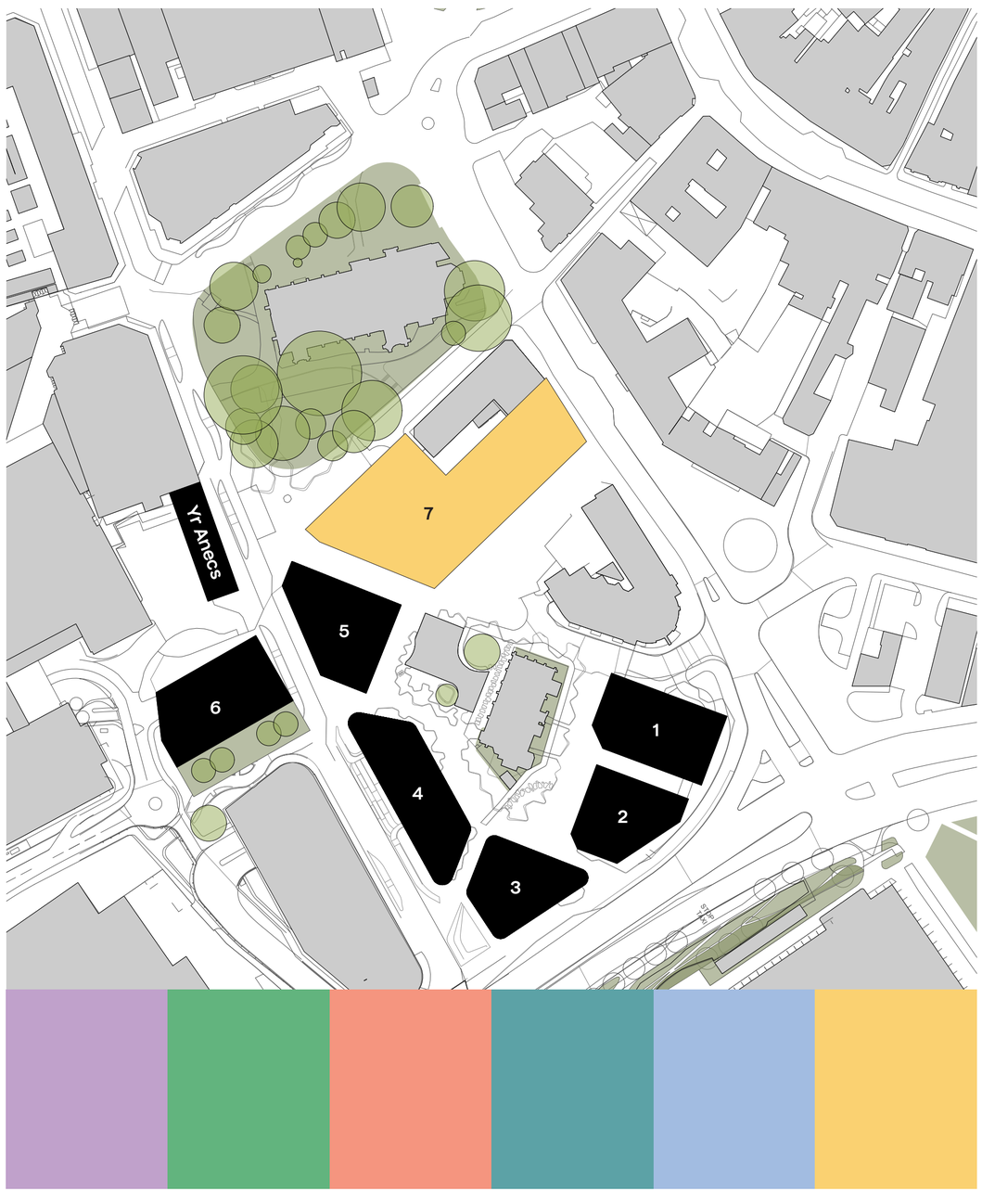


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Porth Copr masterplan -
Back in business

Porth Copr is more than Swansea's central business quarter. It is the heart of Swansea's transformation — a place where business, innovation, learning and culture come together to create a marketplace for exchange and ideas. Rising on the site of the medieval city gates, it serves as a gateway to the future city: a vibrant mixed-use neighbourhood, embedded within the daily life of the city.

Porth Copr will comprise a suite of seven distinctive, sustainable buildings designed by leading UK architects, centred on office and workspace and complemented by new homes and ground floor leisure and hospitality. Together, these uses will create a flexible, future-ready neighbourhood embedded within a resilient, mixed-use city centre.



1. Porth Copr
Planned as 54,500 sq ft of Grade A office space located at Swansea's premier business address.

2. Porth Copr
A further 53,800 sq ft for Grade A office space at the gateway to the city centre.

3. Porth Copr
A mixed-use building of 46,200 sq ft proposed for predominantly Grade A office space, but with potential for additional residential and education uses. Located on the main pedestrian route to the new Swansea Arena.

4. Porth Copr
A 51,700 sq ft building predominantly for Grade A office space , but with potential for residential, health use and ground floor F&B located at the interface between the city and Swansea City Waterfront.

5. Porth Copr
A 47,700 sq ft Grade A office building. A new home for Swansea Council, including ground floor F&B, a stone's throw from Swansea Minster.

6. Porth Copr
A 51,000 sq ft building for Grade A office or for education and learning use.

7. Porth Copr
A residential led scheme of 57 one and two bedroomed apartments with 15,500 sq ft of ground floor leisure and hospitality.

Yr Anecs, Porth Copr
A 7,400 sq ft of flexible space proposed as retail and F&B at ground floor, with residential apartments above – but with potential for other alternative uses.

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Design & Delivery Team

This project is being developed and delivered by a partnership between Swansea Council and strategic regeneration partner Urban Splash.

urbansplash

Urban Splash is a purpose led regeneration and property company that wants to leave a positive mark on the world by using great design and transformative ideas to breathe new life into undervalued buildings and places. We have a 30-year track record of delivering award-winning regeneration projects across the UK including mixed-use, residential and commercial, new-build and refurbishment.

Our 20 year partnership agreement with Swansea City Council starts with seven strategic sites. Each site is delivered in partnership and together these add up to a wider unifying narrative for Swansea.

shedkm

shedkm's work is rooted in regeneration. Their distinctive approach results in bold, engaging schemes which are economically and socially transformative. shedkm practice socially responsive design. Their work demonstrates a people-first approach to placemaking, creating vibrant neighbourhoods and long-term social sustainability.

They deliver innovation through strategic commercial thinking, a strong design rationale and modern construction methods deployed for speed and efficiency. Their enterprising approach challenges design assumptions to add value for clients and end users.

grant associates

Grant Associates is a Landscape Architecture consultancy specialising in the creative design of both urban and rural environments.

Established in 1997 the Practice has built up a reputation for innovative, ecologically based design and the ability to shape useful and sustainable landscapes with distinctive contemporary character.

They are inspired by the creative possibilities of sustainable landscapes and driven by the desire to connect people and nature.

Supported by

CAMBRIA EXPEDITE Apex TRANSPORT PLANNING

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Introduction to 7 Porth Copr

Our proposals for 7 Porth Copr will transform the former St David's Centre into a new mixed-use building in the heart of Swansea. The development will bring new homes alongside leisure and hospitality at ground floor level, creating a place that is active throughout the day - and into the evening, bringing new life to this part of the city.

The upper floors will offer a mix of one and two-bedroom apartments designed around light, space and views. New cafés, restaurants and leisure spaces will create an active frontage around the building, alongside a new open courtyard space and routes connecting into the wider area.

Together, the proposals will create a new place to live, work, meet and spend time, with spaces and facilities for residents, businesses and visitors to enjoy.







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Retrofit vs. rebuild

Following detailed assessments by the design and delivery team, a number of options for the future of the existing St David's Centre have been considered.

The former shopping centre has played an important role in Swansea, but changing shopping patterns and the upgrading of the city centre through various regeneration schemes mean the building no longer meets modern needs or aspirations. We explored retaining and repurposing it, but its layout and large footprint limit its future use and prevent improved pedestrian connections through the area.

Replacement of the former shopping centre with a new, modern building delivered to high quality and sustainability standards means 7 Porth Copr delivers well-designed new homes and active ground-floor spaces while better supporting the wider regeneration of Swansea city centre.

This new approach provides the opportunity to create a better-connected place that responds to the current and future needs of Swansea city centre and will meet the ambitions of Swansea residents and business alike.



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Better connected

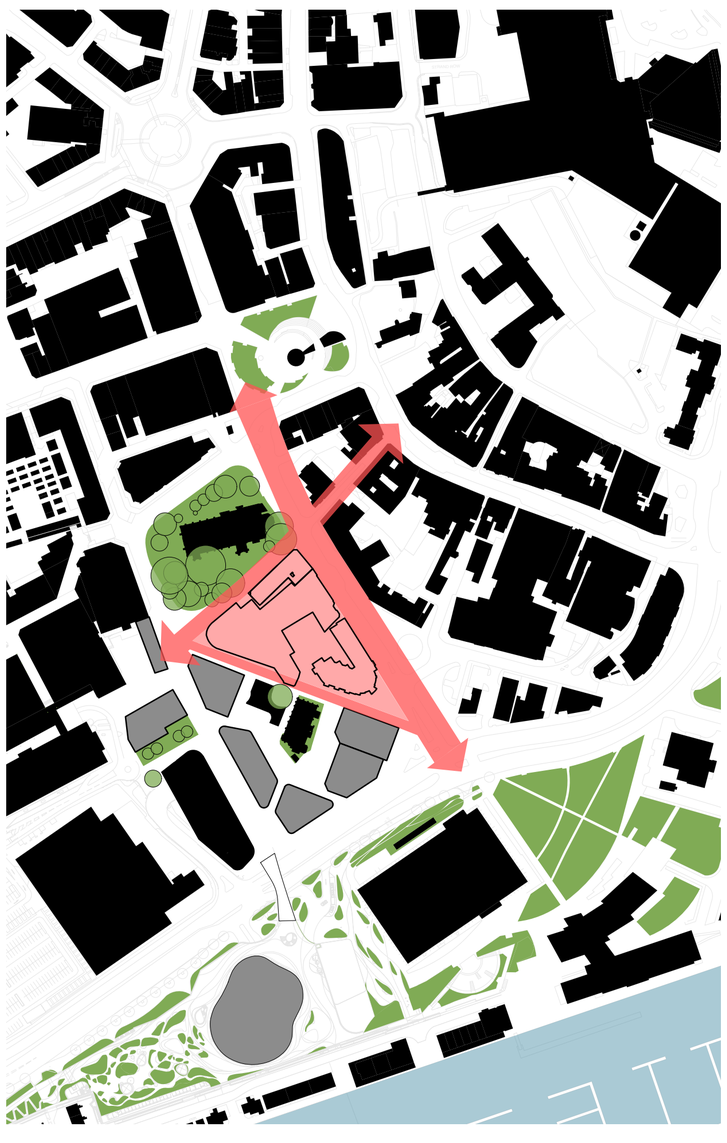
A successful city centre is one that's easy to move through, with places and destinations connected by welcoming, accessible routes.

The existing St David's Centre occupies a large part of the city block, limiting movement through the area and connections between surrounding streets. Redeveloping the site creates an opportunity to open up the layout and establish new routes through Porth Copr, better connecting the city centre as a whole.

The proposals strengthen key streets, including Princess Way, and re-establish connections around Rutland Street and St Mary's Square. A new pedestrian route from the western edge of Princess Way will lead directly into the heart of Porth Copr through the newly created Frog Yard, making it easier for people to move around the city centre using safe and attractive routes.

Together, these changes will create a more connected place, linking existing streets and destinations as Swansea city centre continues to be regenerated.

Key routes & urban misalignment



Removal of outdated urban regeneration



Redefining the city grain & considering wider routes



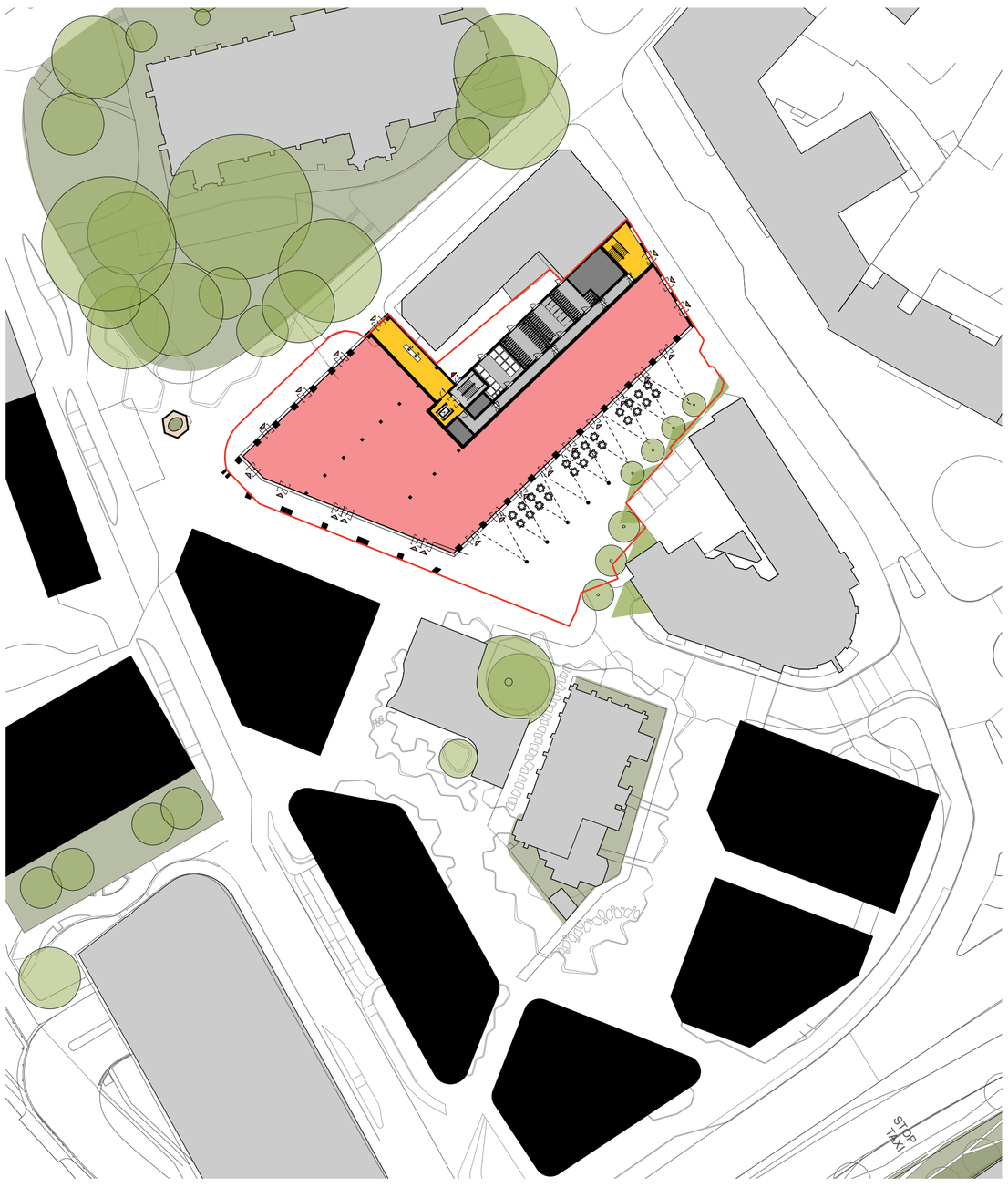
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Space for community: Ground floor uses

The ground floor is all about bringing people together. Cafés and restaurants will sit around all sides of the building, creating an active and welcoming place throughout the day and into the evening.

At the heart of 7 Porth Copr will be a new courtyard – Frog Yard – a place to walk through, meet friends, grab a coffee, or simply spend time. It will offer room for both everyday activity and opportunities to gather, and host events, giving people a reason to stay awhile.

With new routes connecting into the wider area, there will be lots of possibilities for how people use and enjoy Porth Copr.



Here's some we made earlier









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Facade design and elevations

North
St Mary's Square
Proposed



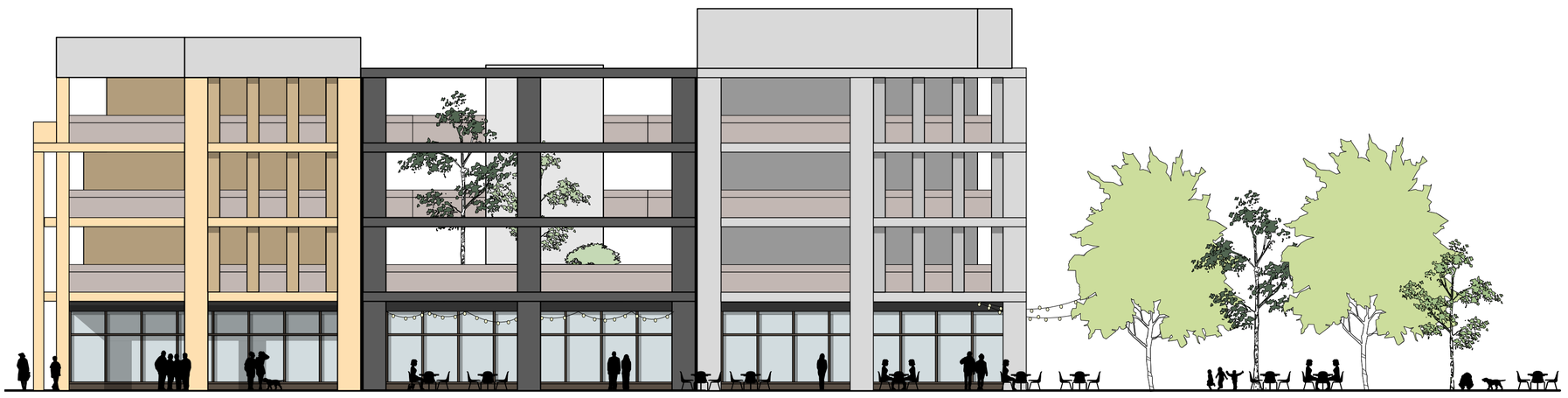
East
Princess Way
Proposed



South
Frog Yard
Proposed



West
Rutland Place
Proposed



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New homes

Our proposal includes a mix of one and two-bedroom apartments on the upper floors. Designed by award-winning architects shedkm, each home would be dual-aspect to maximise natural light and views across the city, including towards historic landmarks such as Swansea Minster.

Homes would be accessed via landscaped shared decks, with planting helping to create a welcoming and more private approach to front doors. Each home would also have its own private balcony, and residents would have access to podium communal gardens.



Here's some we made earlier



Mansion House,
New Islington, Manchester



Park Hill,
Sheffield

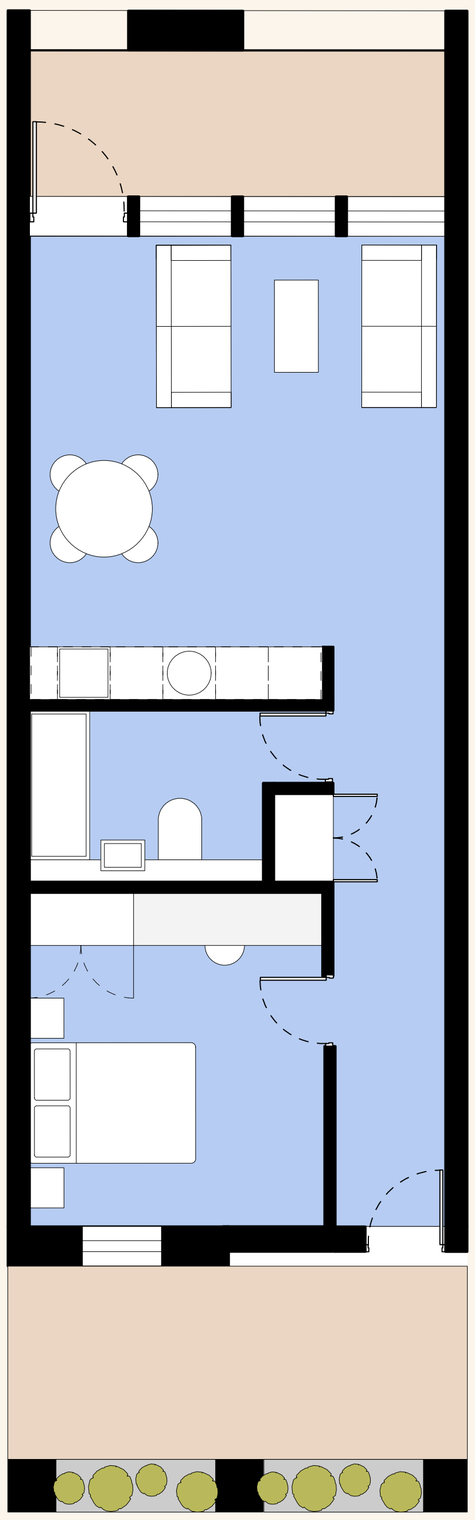


Mansion House,
Port Loop, Birmingham

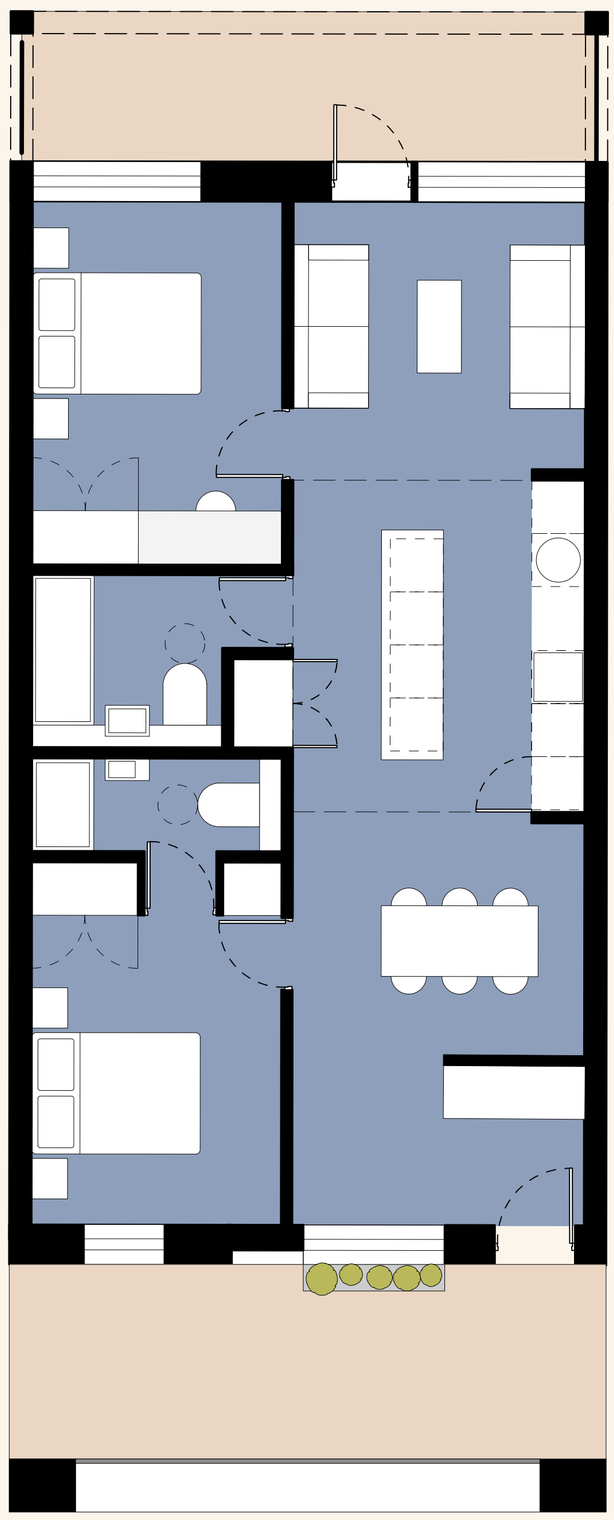
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Floor plans

Typical one-bedroom layout



Typical two-bedroom layout



Deck Access





Deck access examples:



Lakeshore,
Bristol



Moho,
Manchester



Park Hill,
Sheffield

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Tell us what you think

Thank you for viewing our proposals.

Please tell us your views

Please note, this is an informal pre-application consultation with the public for the design team to collect feedback on our proposed plans.

Next steps

Feel free to ask any questions of the team members here today. We would also be grateful if you would fill out a feedback form before you leave.



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7 Porth Copr







