



# 5 Outline Element

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The following section sets out the design parameters which has formed the illustrative masterplan and which should be used in delivering the future reserved matters phases. The following parameter plans have been presented and further explained in the following pages:

- Scale & Massing
- Land Uses
- Movement
- Green Infrastructure
- Character Areas



# 5.1 Design Parameters

## Scale & Massing



# Movement



Green Infrastructure



## Land Use



## Character Areas





## 5.2 Architectural Design & Character

This section sets out the key architectural design principles to inform the character of the development. It also establishes the critical elements of the masterplan which are fundamental to the successful delivery of the masterplan and future phases.



## Housing Squares Typology Study

### House Squares Typology

- Private shared communal gardens for the flats with pedestrian, visual and landscape link to the Marl.
- Houses with separate private rear garden spaces
- Access to shared rear gardens for residents and maintenance
- Bin storage incorporated into front gardens for houses, communal for flats
- Flexible block typologies, allowing the masterplan to alter as the site and construction progress. Allows changing typologies to be plotted depending on need and market conditions
- Active frontages to both outside edges and inner courtyards for increased surveillance and security.
- Splays and setbacks to building line to allow for street greening of access streets, reinforcing connection to the Marl

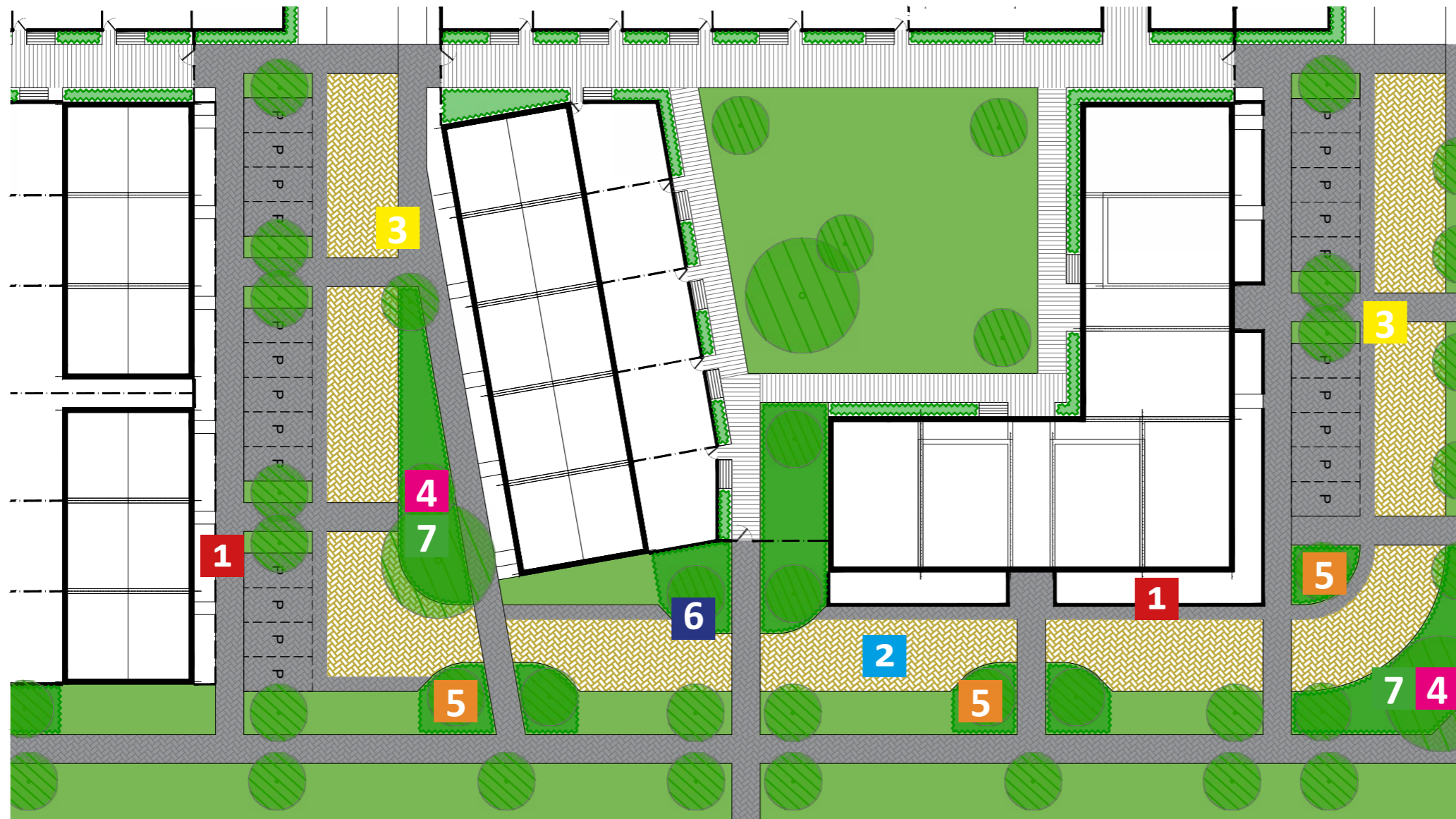


3D Image showing rear garden spaces and green streets



Extract of masterplan showing rear shared and private gardens combination

# Shared Surface Streets Typology Study



# Architectural Design - Buildings



Changes in scale



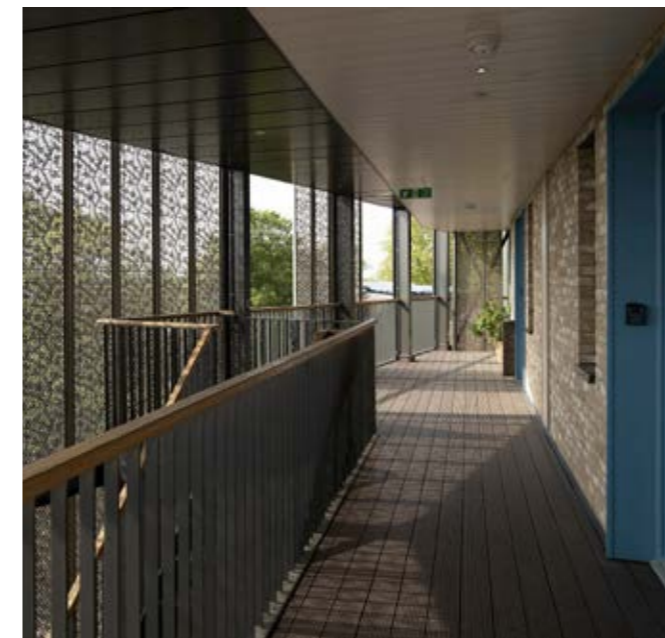
Regular Rythm



Upper Floor Recess & Definition



Important Rears



Openess & Screening



Openess & Screening



Contrasting Tones



Material Continuity



Brick Detailing

**Architectural Design - Streets.**



**Main Spine Green Boundaries**



**Main Spine Verge**



**Main Spine Spaces**



**Green Streets Rain Garden**



**Green Streets Planters**



**Green Streets Play**



**Shared Surface Informality**



**Shared Surface Materials**



**Shared Surface Movement**

**Architectural Design - Biophilic Elements.**



**Cladding Green Screen**



**Cladding Green Wall**



**Cladding Green Wall**



**Green Roof Garden**



**Green Roof Solar**



**Green Roof Terrace**



**Street Greening**



**Street Greening**



**Street Greening**



# 6 Detail Element (Phase 1)



## 6. Detail Element (Phase 1)

An initial first phase of 79 dwellings is proposed within the southeast corner of the site. This will be served by the existing highway connection from Channel View Road. This arrangement has been designed to allow the successful delivery and occupation of phase 1 whilst allow existing residents to remain.

The building layout, form and landscape provision are all in compliance with the principles set out within the parameter plans. In addition, the principles established in the access and movement parameter plan are reflected within the proposed distinctive hierarchy of streets and active travel routes. The main layout elements are as follows:

### 1) Block A Main Access

The primary access to block A is from the Marl Frontage. This important thoroughfare links the Taff Trail with the future proposed main square and addresses the destination space. This access will act as the main reception for both block for residents, staff and servicing. A secondary access is provided on the internal street.

### 2) Block B Main Access

The primary access to block B is from the internal street. This entrance is less formal and more than the main access of block A, and is located close to the access route and parking for easy manoeuvrability.

### 3) Community Hub

A community hub and café is proposed for the ground floor of block A, with its access also from the Marl frontage. It has been positioned on the corner of the Taff trail and Marl for maximum footfall and also to exploit the excellent views across the Marl and Cardiff Bay afforded in this area

### 4) Communal Gardens

Located on the ground floor of each block are formal communal gardens for use by the residents. These important community spaces contain a variety of planting and seating opportunities along with allotments spaces for recreational enjoyment.

### 5) Parking

Parking has been located on the internal street. This is to allow a minimal car impact on the important landscape frontages to the Marl and POS areas. There are 20 parking spaces, in line with Cardiff parking standards, with disabled space provided as well as spaces capable of being enlarged in future.

### 6) Shared Green Space

Separating the two phase 1 blocks is a green transition space which will be used as a link from the Taff trail to the development. This can also be used as a shared meeting point for residents of both blocks to allow social interaction.

### 7) Temporary Access

The Phase 1 detailed proposals show the access from the south from the existing Channel View Road. It is the intention that this is temporary, and that access can be accommodated from the north, once the future phases have been developed.

### 8) Temporary Servicing Turning

For the reason above, a temporary service vehicle turning arrangement has been allowed.



# 6.1 Layout & Accommodation

Phase 1 proposes two blocks of community living, residential accommodation for over 55's residents. The larger of the blocks (A) has been designed as a main Hub building, providing all the main community facilities to be shared across both blocks. The smaller block (B) is a satellite building for more independent living, with some of its own separate communal facilities. The blocks cater for a range of shared communal facilities as follows:

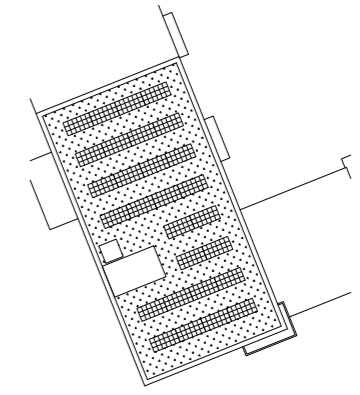
- Lower and upper floor community lounges
- Health Suite
- Laundrette
- Guest Suite
- Roof Terrace Gardens
- Courtyard Gardens
- Secure Electric Buggy Parking
- Secure Cycle Parking
- Secure Bin Storage
- Managers Office
- Staff Room and Facilities



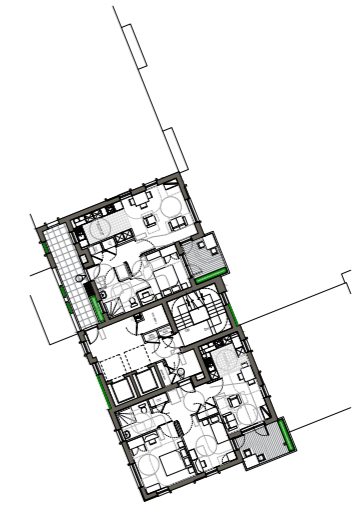
Block A / Level 05 Plan



Block A / Levels 06-07 Plans



Block A / Levels Roof Plans



Block A / Levels 08-11 Plans

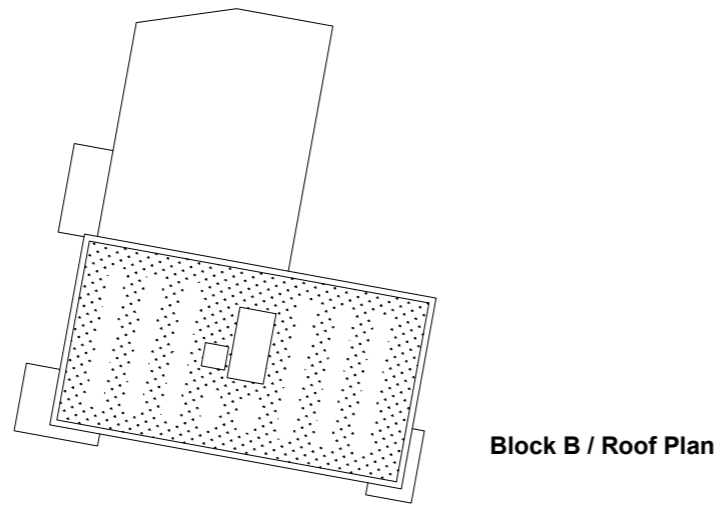


Block A / Level 00 - Ground Floor Plan



Block A / Levels 01-04 Plans

Key	
	Community lounges
	Guest Suite
	Social enterprise cafe
	Staff facilities
	Bin Store
	Laundry Room
	Buggy Store
	Waiting Area



**Block B / Roof Plan**



**Block B / Level 05 Plan**



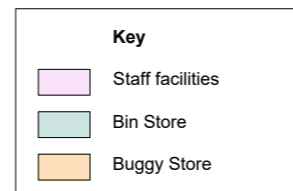
**Block B / Levels 06-07 Plans**



**Block B / Level 00 - Ground Floor Plan**



**Block B / Levels 01-04 Plans**



The accommodation across both blocks comprises a mixture of 1 and 2 bedroom apartments. Whilst these have been design to meet DQR minimum requirements, Cardiff Council has developed its own Care Ready standards which greatly exceed the minimum GIA and storage requirement. Additional features and good practice from the Habiteq Wheelchair Design Guide have also been incorporated resulted in generously size apartments which can easily be adapted to individual user need. All Units also benefit from large balconies, providing secure, private open space, positioned to maximise the potential views of the park and river.

Accommodation Schedule Over 55s						19/04/2020
Block A			Block B			
12 storeys			8 storeys			
Level	1B	2B	Level	1B	2B	
00	0	0	00	2	0	
01	9	0	01	4	0	
02	9	0	02	4	0	
03	9	0	03	4	0	
04	9	0	04	4	0	
05	2	1	05	1	1	
06	2	2	06	1	1	
07	2	2	07	1	1	
08	1	1				
09	1	1				
10	1	1				
11	1	1				
	<b>46</b>	<b>9</b>		<b>21</b>	<b>3</b>	
<b>Subtotal</b>	<b>55 units</b>		<b>Subtotal</b>	<b>24 units</b>		
Total 1B Units: 67						
Total 2B Units: 12						
<b>Total Units: 79</b>						

## 6.2 Architecture & Materials

### Architectural Design

Both blocks have been designed in the same architectural style, reflecting the River Frontage character parameter established in the outline masterplan. This style reflects the residential setting of the future phases, however particular attention has been paid to the individual tower blocks. The towers have been positioned to maximise the potential on this part of the site for views out across the Bay and the Marl. These buildings will therefore be viewed externally from quite a distance on the Cardiff skyline. As such, the architectural detailing will need to be bold enough to be read from this distance, whilst maintaining the residential proportion. The use of contrasting materials to express key building components and linking elements, such as the main cores, balconies and windows, has been used to achieve this.



### Materials

The blocks propose a simple base material palette, where brick has been used as the primary material. This has been specified for its robustness and low future maintenance, however also references the surrounding housing stock in the area. Contrasting brick tones are also used to define the towers as key elements, with the lower elements and plinth using a darker red/brown brick with the towers specifying a lighter buff / white. Brick detailing in the form of projecting header courses has been used to delineate floors and link elements, providing architectural interest.

Secondary detail materials have also been proposed, to define key architectural elements. Green Living Walls have been used to highlight the main access cores of the building, whilst giving a striking architectural feature to the skyline. Green Living Screen have also been proposed for the deck access walkways, to provide screening and interest to these 'streets in the sky', providing the residents with an intimate connection to landscape, drawing on the Biophilic Living principles and the vision for the development as a whole, to integrate the park into the development, both horizontally and vertically.

A contrasting cladding panel, Equitone Linea or similar, has also been detailed to provide the linking elements to express larger opening proportions, define balconies and express key corners. Powder coated aluminium railings have also been specified to balconies and deck access walkways providing a robust solution that allows the transparency to compliment the green elements of the buildings.



## 6.3 Landscape

The Phase 1 development incorporates resident's gardens for the Community Living Building at ground level and as rooftop terraces at the floor 5. These will be private communal spaces for residents with space for social interaction, seating, growing vegetables and planting. Green walls on adjacent facades will combine with plant supports and pergolas within the garden spaces to create green garden spaces where plants create the visual interest. Hedge planting within the courtyards would provide footpath route delineation and enclose the growing space. The arrangement of paths in continuous loops with no dead end routes creates opportunities for safe walking routes suitable for older residents.

Low-level shrub planting / SuDS features would include a variety of shrubs, herbaceous plants and grasses. Sensory planting would be provided where possible throughout. Specimen plants positioned within the planting scheme will provide interest and height. Plant species to include Phormium sp. (phormiums), *Aralia elata* (Japanese angelica tree), and *Viburnum x bodnantenses* 'Dawn' (*Viburnum* Dawn).



## 6.4 Access and Movement

The phase 1 layout proposes a number of movement routes through the site. These have been defined taking regard to the outline parameters, technical requirements and phasing constraints. The principle vehicle access is via the Chisting Channel View Road from the new internal street created. It is intended that this street will transform into a shared surface street, accessed from the north once the later phases are progressed. The layout has been designed to allow for this future transitions. The key design influences are summarised below:

### Pedestrian

The phase 1 layout takes account of the wider movement and access parameter. The importance of the Taff Trail as a key pedestrian and cycle network has been respected and enhanced with additional access and permeability introduced through the Green Link Space and the Marl Frontage. This allows the residents of the new blocks to easily access the popular recreational route.

### Refuse

A temporary turning area has been created to the north of phase 1 to facilitate the refuse servicing of phase 1 through to when the final masterplan solution is realised. This allows easy and convenient access to the communal bin stores located on the ground floor of each block.

### Fire

The temporary turning area has the dual use of allow fire service vehicles access to the firefighting facilities located within each block in the temporary access scenario.

### Vehicular & Parking

Phase 1 proposes a number of allocated parking spaces for residents, staff and visitors. 20 spaces are proposed, which is in accordance with Cardiff's Managing Transportation Impacts (Incorporating Parking Standards) 2018 SPG. A breakdown of the parking provision is as follows:

80 units @ 0.25 spaces per unit = 20 spaces

5% disabled = 1 (of the 20 total)

5% enlarged = 1 (of the 20 total)

Staff disabled bay = 1 (of the 20 total)





# 7 Conclusion



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This Design and Access Statement supports a hybrid application for development Channel View Estate, Cardiff. The document and the development proposals themselves, demonstrate the Council's vision and desire to create a recognisable, legible, desirable place to live and visit. Channel View can become a place with a clear identity in terms of urban design concept and architectural language, and a benchmark for high quality design and placemaking.

The planning application includes an Illustrative Masterplan and suite of parameter plans to guide future development within the outline area, as well as detailed proposals for Phase 1. Channel View Estate is envisaged as an exemplar development with high standards of design which will fully embrace sustainability principles and integrate with the existing community whilst embracing Cardiff Council's wider strategic ambitions. It will deliver benefits for the new and existing communities which will extend to future generations, providing and supporting new facilities while meeting a significant proportion of the area's housing needs and making improvements to transport infrastructure.

