

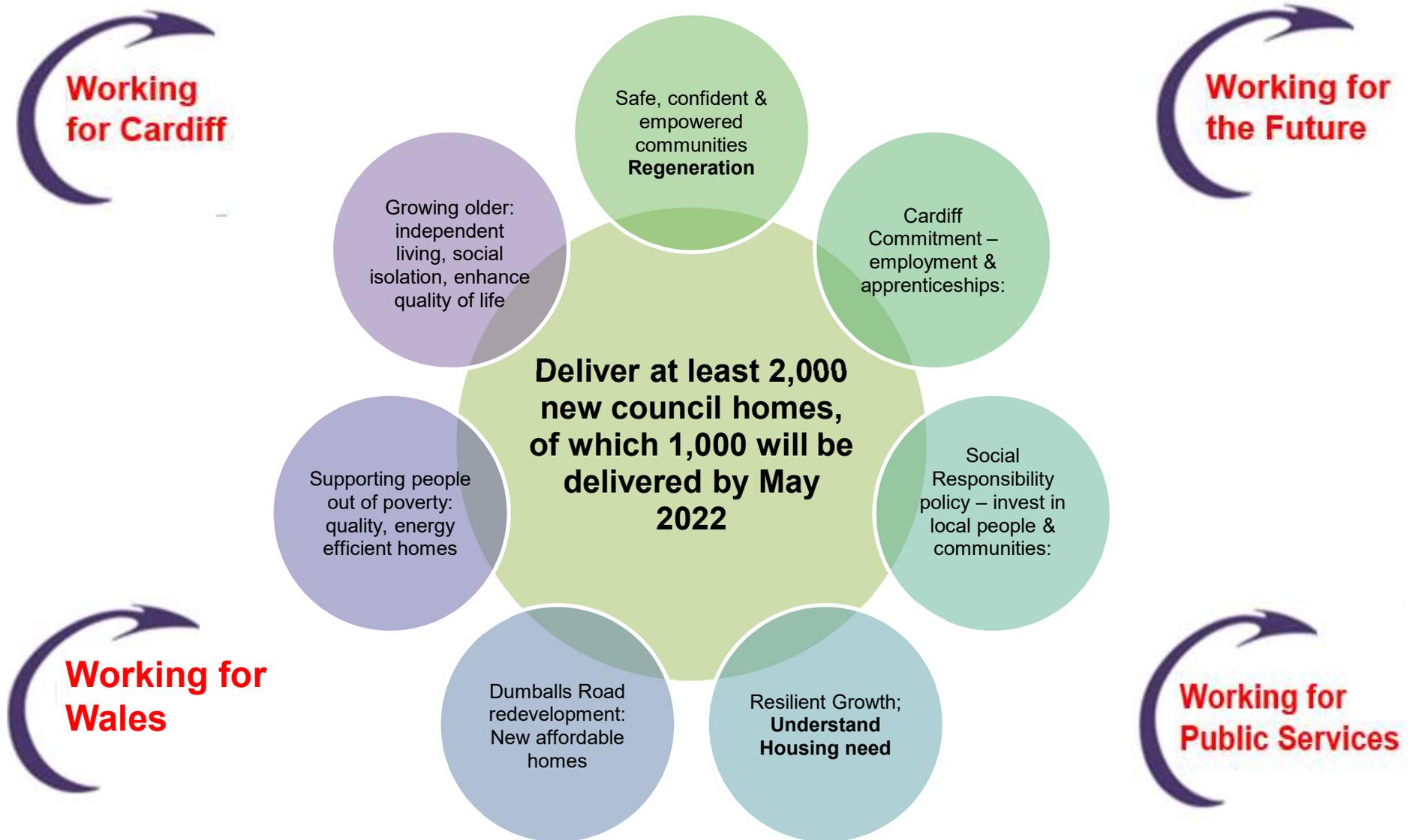


Delivering 2000 council homes Within a robust Design Standard

David Jaques
September 2019



Delivering new homes within Cardiff's overall Capital Ambition Objectives



Current progress

Capital Ambition Update TTD (Council Homes)								
Deliver 2,000 new Council homes, 1,000 by May 2022								
Scheme	Target Number (within 5 years)	Pipeline	In Planning	Planning approved	At Procurement stage (out to tender)	On site	complete (total to date)	Totals
Other new Build	400	1436	41	113	16	8		1614
Cardiff Living	300	271	9	128		123	68	599
Buying Property from the market	100					92	46	138
Package Deals	100	35				30		65
Converting buildings	50						8	8
Meanwhile use of land	50					13		13
Total	1000	1742	50	241	16	266	122	2437
							2437	

- Leading the way – **Largest council build Programme in Wales**
- Total projected budget £350 million
- Innovative Housing Schemes
- Strong desire to lead the way in design
- **Exciting opportunities**



Working for the Future

3.1 Cardiff Grows in a Resilient Way





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Cardiff Design Standards 2015

The Cardiff Design Standard will help to ensure that the HPP delivers:

- A high level of energy efficiency in all homes and tenures that will assist with tackling fuel poverty through a fabric first approach.
- A high quality of design and architectural standard across all tenures
- A high standard of urban design and place making
- Sustainable communities by creating well connected and inclusive developments
- High quality build standards and specifications for the affordable units



Design principles:

We will be assessing the submissions against the questions set out in the ISDS which reflect the principles below. The principles reflect the objectives of good design in the updated Technical Advice Notice 12 (Design) and Manual for Streets.

1. Access/ movement / legibility and public realm
2. Character - Context and Design Quality
3. Character - Compactness/Density
4. Designing safer environments / Community safety
5. Environmental Sustainability and Code for Sustainable Homes



Cardiff Design Standard 2015

- Reviewed good practice
- Policy & technical guidance
- Input from a range of internal partners & external consultants

National planning policy and guidance:

- Technical Advice Notice (TAN) 12 – Design (2014)
- Technical Advice Notice (TAN) 18 – Transport (2007)
- Planning Policy Wales.
- Welsh Government Guidance on 'Planning for Sustainable Buildings'
- Manual for Streets 1 & 2
- Equalities Act 2010
- Current Welsh Building Regulations and any future changes

Other best practice guidance:

- Building for Life (CABE)
- Delivering Great Places to Live (CABE)

Cardiff Council Policy and Guidance:

- **Cardiff Residential Design Guide** (Supplementary Planning Guidance SPG)
- **Cardiff Infill Design Guide** (SPG) (This will be more relevant for the smaller sites within the HPP)
- **Cardiff Access, Circulation and Parking Standards** (SPG Jan 2010)
- **Cardiff Waste Collection and Storage Facilities** (SPG March 2007)
- **Cardiff Local Development Plan** (The Cardiff Local Development Plan 2006-2026 (LDP) will provide the legal framework for the development and use of land within Cardiff for the period up to 2026. It will also provide the context for determining local planning applications. (Adoption and implementation is expected in October 2015)

The following guidance and policy has been used to develop the **affordable housing** units specification set out in section 4a

- **Secured by Design** – New Homes 2010 The Safer Place.
- **Lifetime Homes** – Joseph Rowntree Foundation
- **Welsh Government's Development Quality Requirements**
- **Welsh Housing Quality Standards**
- **Inclusive Mobility** (Welsh Government).



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Cardiff Design Standard 2015

Character, Access & Movement – key principles

To consider and be assessed at detailed solutions and final tender stage

- Buildings should have a variety of heights and forms for an interesting urban frontage and to avoid negative impacts on existing buildings.
- Well proportioned facade with generous openings, provide double or even triple aspects where appropriate
- Establish a distinct, cohesive architecture for the whole development, including the public realm and landscaping.
- Use materials and build quality in line with best practice to ensure longevity.
- Materials should be used that provide a distinct neighbourhood identity and where appropriate, link new proposals to other adjacent buildings.
- Emphasise corners in the elevation design by including corner windows and balconies to increase overlooking.
- Have dwelling layouts that encourage connection to gardens, terraces or balconies using patio or other doors.
- There should be a clear relationship between the buildings and the street.

To consider and be assessed at outline solutions stage.

- An appropriate mix of house sizes, types and tenures
- Tenures to be visually indistinguishable and integrate market and affordable within the development and in relation to existing dwellings.
- Buildings should take account of their orientation with the aim of maximising useful light and sunlight access but also produce a strategy to deal with overheating.

- Internal design review –placemaking
- Larger schemes reviewed at design Commission for Wales
- Tenure blind Market sales, Social rent & AHO

A wider programme, updated Design Standards

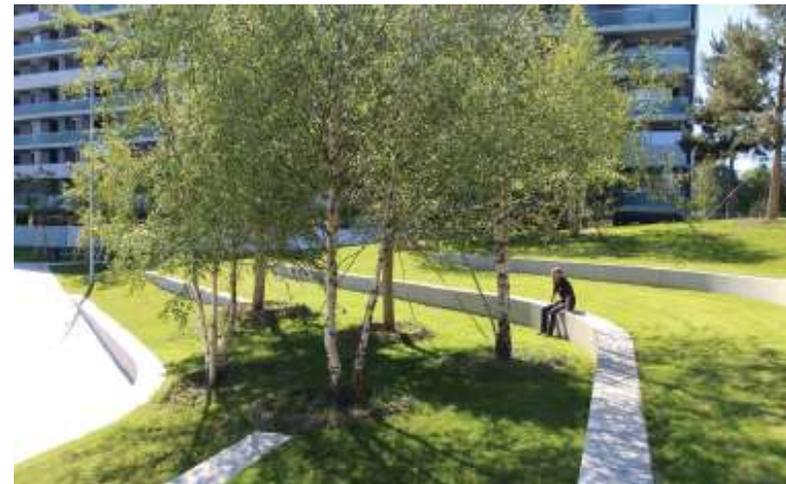
Why update?

- Changes in Planning Policy
- Suds & SAB
- A Standard to cover all of the council's schemes
- An updated review of good practice
- Affordable Housing review
- Opportunities within the programme



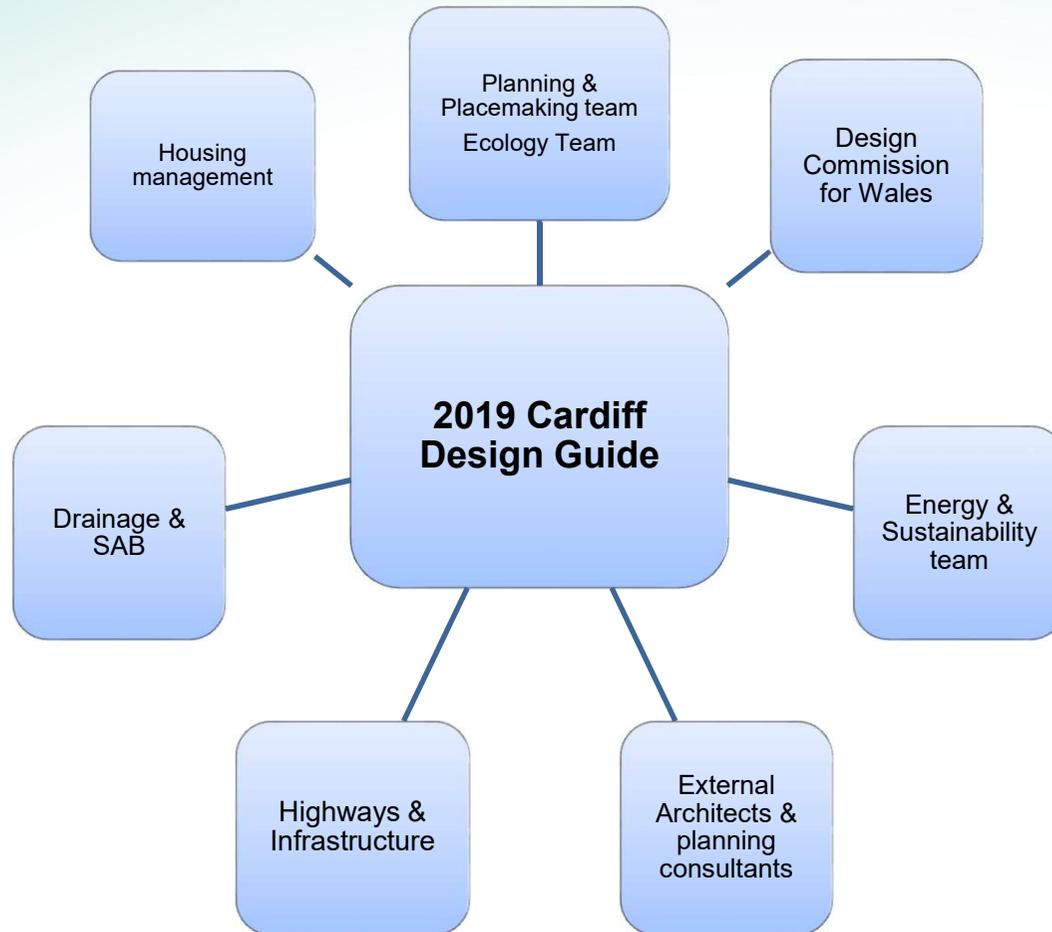
A focus on.....

- Urban design
- Placemaking
- Green infrastructure
- Community gardens/growing spaces
- Sustainability & Innovation
- Tenure blind
- Designing out crime



A wider programme, updated Design Standards

Who is involved?



What are we reviewing?

- What has worked well?
- Exemplar schemes
- Design Guides & good practice
- Welsh Government Affordable Housing review
- Welsh Government DQR review
- Space standards for council homes
- Space standards for sale units



A wider programme, updated Design Standards

Timescales ?



February 2020

Cabinet Briefing

March 2020

Adoption of Standard

Working together – delivering more....



Channel View

- Proposal to rebuild the Estate & build circa 350 new homes
- Replace the older person tower block with purpose built 'Care-Ready' scheme
- Day rooms, community space & roof garden

- Initial consultation undertaken with residents
- Summer 2019 appoint consultant team to undertake outline Planning



- 1.1 Cardiff is a great place to grow up
- 1.2 Cardiff is a great place to grow Older
- 1.3 Supporting people out of poverty
- 1.4 Safe, Confident & Empowered Communities