

APPENDIX B

CHANNEL VIEW REGENERATION

Masterplan October 2020



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ARCHITECTS

SETTING THE SCENE – WHY ARE WE PROPOSING REDEVELOPMENT?



BACKGROUND

- Summer 2017: plans to refurbish the high rise block put on hold.
- Regeneration of low-rise flats & areas of public realm also put on hold due to structural issues of existing properties.
- A wider review of the potential to redevelop the entire estate undertaken.

Review identified

- Structural movement to low-rise properties
- Historic issues with Anti-Social behaviour & poor relationship with park
- Poor design of existing estate with low quality public realm.
- Poor highway layout and a poor bus route
- Low-density housing
- Very poor connectivity to the bay & wider city

This led Cardiff Council to the decision to propose a complete regeneration of the estate

PROGRAMME - WHAT HAPPENS NEXT



THE PROJECT – OUR AIMS

- We will be looking at the overall masterplan as well as detailed proposals for phase 1
- Phase 1 will deliver the replacement for the 14 storey tower Channel View Flats for the existing tenants
- Cardiff Council are committed to involving residents throughout the design and development process – community events will be held regularly to present ideas and collect feedback
- We want to improve the relationship between homes, The Marl, and the river
- We need to make sure our plans are deliverable and Affordable
- We want to provide homes for a mix of residents with different housing needs and tenures



PROPOSED MASTERPLAN

TECHNICAL PARTICULARS

- Potential for up to 360 new homes.
- A mix of dwelling sizes including 1 & 2 Bedroom flats as well as 3 & 4 Bedroom Houses.
- Specifically designed older persons 'community living' accommodation
- A mix of tenures including Affordable Rent, Low Cost Home Ownership and Private Sale.
- The provision for a local convenience store.
- The provision for a community café / hub.



PROPOSED MASTERPLAN

DESIGN PARTICULARS

Included in the layout of the proposed masterplan are some key design principles which shape the development. These can be summarised as:

- Improved connectivity for the channel view estate including potential bridge to Hamadryad Park and footpath / cycle / bus connections to South Clive Street and Ferry Road.
- Housing Squares Typology focused around private communal rear gardens, which allow flexibility to develop the site in differing ways depending on future need.
- Living streets, with all dwellings having a visual and physical connection to landscape.
- Destination spaces providing opportunities for socialising

CONNECTIVITY - THE BRIDGE

- Enhancements to the wider city wide movement network.
- Connect the existing open spaces of Hamadryad Park, The Marl and Grangemoor Park with a new walking and cycling route.
- Pedestrian / cycle bridge is proposed across the River Taff, as well as additional connections through Channel View Estate to South Clive Street and from South Clive Street to Ferry Road Park.
- The connection to South Clive Street is also proposed to improve the existing Bus Route network.



THE MARL – GREEN INFRASTRUCTURE



A - The **Communal Gardens** are designed to offer outdoor amenity space specifically for residents living within the adjacent flats. Each garden will include spaces which encourage outdoor social interaction with different spaces for growing vegetables and fruit. Opportunities for outdoor play in the gardens are based on interaction with nature and imaginative play. The gardens for the over 55s are provided at ground level and as rooftop terraces at different levels. They will be communal spaces with areas for growing vegetables, planting, sitting and social interaction with other residents.



THE MARL – GREEN INFRASTRUCTURE



B Living streets are designed to bring green space through the development from the Marl, providing access to nature and space for SuDS, play and outdoor interaction. These are pedestrian focused with direct access to the Marl and connecting the estate with the wider neighbourhood. The linear connections between The Marl and Channel View Road will draw green open space through the estate, creating a sense of place for the neighbourhood and the wider community.



THE MARL – GREEN INFRASTRUCTURE



C The Destination Space will allow for informal exercise, play and relaxation within a coastal themed space 'The Beach' along the edge of the River Taff. While complementing the Marl this space will create an arrival space along the Taff Trail cycle route. Landform and planting will provide sheltered spaces for seating and also separate the different uses and activity within the space.



ARCHITECTURAL CHARACTER

The vision for Channel View Estate is to create a modern development that it is well suited to the current needs of residents and families. In doing so, the design team have reviewed the surrounding context as well as exemplar schemes locally and nationally to form a vision that will create a well-designed, visually attractive place to live.



PLACEMAKING

The proposals seek to build on Key Principles set out in the existing work carried out by Cardiff Council as well as some additional themes from our vision. These include:

- Urban Green Connectivity including wider green infrastructure network linking the city and connect the 3 parks with a new bridge over the river.
- The greening of Channel View to improve the landscape areas within the estate and the estate's connection with The Marl.
- Living Streets – life between buildings to create a greener more sustainable neighbourhood
- Sustainable, Flexible and Biophilic Living to create a place to foster a healthy, balanced and cohesive community



ARCHITECTURE

The vision for Channel View Estate is to create a modern, attractive development. There will be a mixture of family housing and apartments designed to meet minimum space standards set by the Welsh Government.

Each property will have access to its own private external space, in the form of rear gardens, balconies and courts. It is intended that the apartments will also have access to larger semi-private spaces in the form of shared gardens, which provide a larger amenity space for children to play and neighbours to meet.

A simple palette of materials is proposed, mainly using brick to reflect the existing estate and surrounding developments and this will be enhanced with some detail materials including cladding, green walls and screens.



SUSTAINABLE DESIGN

It is proposed that the redevelopment will look to incorporate aspects of sustainable design, which will provide a development that can adapt to future trends and user needs. These include:

- The use of innovation and renewable technologies (see separate board)
- Look at sustainable transport measures to reduce car dependency and improve air quality.
- Improve health and well-being by maximising access and connectivity to the park and pedestrian / cycle networks.
- The use of landscaping and planting both inside and outside of buildings.
- Adaptive flexible designs.



SUSTAINABILITY AND INNOVATION

It is intended that the proposals promote and use innovative methods to create a development that is highly sustainable. These include both physical and technological solutions that provide a development that exceeds current standards and include:

WASTE MANAGEMENT

We understand that the storing and collection of waste and recycling is an important consideration in people's lives but can also affect the quality of the environment in which we live. As such the scheme is looking at a variety of options and innovative solutions to address this as follows:

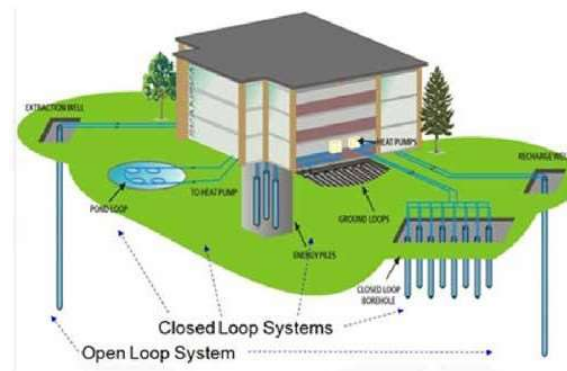
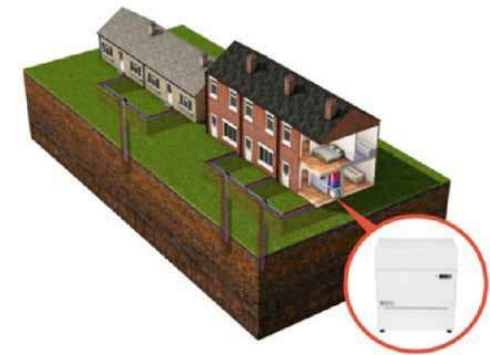
- Underground automated vacuum collection systems with communal access points and a single collection chamber.
- Different methods for waste collection and recycling.
- Individual bin stores for each property
- Easily accessible communal bin storage for flats.



RENEWABLE ENERGY STRATEGY

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CONNECTING WITH NATURE

Biophilic Design is a human centred approach aimed at improving our connection to nature and natural processes in the buildings that we live and work.

This improved connection can benefit our wellbeing by reducing stress and improving recuperation – helping to cut costs and improve outcomes in the built environment.

This can be achieved by:

- Bringing a greater connection to nature into residents lives to promote healthy living.
- Green living walls instead of expanses of hard materials.
- Green living screens as a cladding material, providing shelter from the elements but also variety and interest.
- Natural materials such as stone and wood.
- Easy access to landscape and planting both inside and outside of buildings.

















