

# CHANNEL VIEW

## BACKGROUND



### THE PRACTICE

Established in 1966, Powell Dobson is an architectural practice with offices in Cardiff, London and Swansea.

We have worked on a number of estate regeneration projects which aim to design out problems within the area through creating a sense of place with pedestrian friendly streetscapes and high quality urban design and materials.

Our practice has strong roots in Cardiff – it is easy for us to share your values and ambitions as we not only work here, but live here. We look forward to working with you all to develop a vision for Channel View.

Placemaking is at the heart of everything we do, and we seek to design places and buildings that can stand the test of time and work for the people who have to live in them.

### EXAMPLES OF OUR PROJECTS



The Mill, Cardiff



Whiteheads, Newport



Ringland, Newport

### ARCHITECTURE & MASTERPLANNING TEAM



**Ann-Marie Smale**  
25 years experience  
Specialises in:  
Architectural Design of Affordable and Private Residential. Chair of Professional Services Group.



**Bernadette Kinsella**  
24 years experience  
Specialises in:  
Architectural Design of Affordable and Private Residential, and Masterplanning



**Alastair Fraser**  
13 years experience  
Specialises in residential and Mixed Use schemes, Masterplanning, Regeneration, Architectural Design of Affordable & Private Residential



**Andrew Paterson**  
14 years experience  
Specialises in Residential and Regeneration, Masterplanning, Architectural Design of Affordable



**Rita Faro**  
Experience of working on large Scale Regeneration Projects, Student Housing, 3D Modelling.

### OTHER CONSULTANTS



**James Gundy**  
Project Management & Quantity Surveyor  
**BLAKE MORGAN**



**Wynn James**  
Engineering  
**CAMBRIA**  
Constructive Thinking



**Jon Wilks**  
Planning  
**amity**  
planning consultants



**Matthew Williams**  
Engineering and Energy Consultant  
**McCann and partners**



**Lee Morris**  
Landscape Consultant  
**wyg**

### PROGRAMME - WHAT HAPPENS NEXT



### THE PROJECT – OUR AIMS

- We are building on the feasibility work started by Cardiff Council
- We will be looking at the overall masterplan as well as detailed proposals for phase 1 - phase 1 will involve a new development to replace the 14 storey tower Channel View Flats
- 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



Y CWMNI

Wedi'i sefydlu yn 1966, mae Powell Dobson yn gwmni pensaernïol gyda swyddfeydd yng Nghaerdydd, Llundain ac Abertawe. Rydym wedi gweithio ar nifer o brosiectau adfywio stadau sy'n anelu i ddatrys problemau drwy ddylunio a chreu ymdeimlad o le gyda strydoedd cyfeillgar, cynlluniau o safon uchel a deunyddiau o ansawdd da. Mae gan y swyddfa wreiddiau cryf yng Nghaerdydd - mae'n hawdd inni rannu eich gwerthoedd a'ch uchelgeisiau gan ein bod nid yn unig yn gweithio yma, ond yn byw yma. Mae gwneud lleoedd wrth wraidd popeth a wnawn, ac rydym yn ceisio dylunio lleoedd ac adeiladau a fydd yn sefyll prawf amser ac a fydd yn addas i'r bobl sy'n byw ynddynt.

ENGHREIFFTIAU O'N PROSIECTAU



The Mill, Caerdydd



Ringland, Casnewydd



Whiteheads, Casnewydd

TÎM PENSAERNIAETH A CHYNLLUNIO



**Ann-Marie Smale**  
25 mlynedd o brofiad  
  
Yn arbenigo mewn:  
Dylunio Pensaernïol Tai  
Fforddiadwy a Phreifat  
Cadeirio Grŵp  
Gwasanaethau  
Proffesiynol



**Bernadette Kinsella**  
24 mlynedd o brofiad  
  
Yn arbenigo mewn:  
Dylunio Pensaernïol Tai  
Fforddiadwy  
a Phreifat,  
Cynaliadwyedd ac  
Uwchgynllunio Tai



**Alastair Fraser**  
13 mlynedd o brofiad  
  
Yn arbenigo  
mewn: Dylunio  
Tai a Chynlluniau  
aml-ddefnydd,  
Uwchgynllunio, Dylunio  
Tai Fforddiadwy  
a Phreifat,



**Andrew Paterson**  
14 mlynedd o brofiad  
  
Yn arbenigo mewn:  
Dylunio Tai, Adfywio,  
Uwchgynllunio, a  
Dylunio Tai Fforddiadwy



**Rita Faro**  
  
Profiad o weithio ar  
prosiectau adfywio  
ar raddfa mawr, Tai  
Myfyrwyr, Modelu  
3D

YMGYNGHORWYR ERAILL



**James Gundy**  
Rheolwr Prosiect a  
Syrfewr



**Wynn James**  
Peirianwr



**Jon Wilks**  
Cynlluniwr



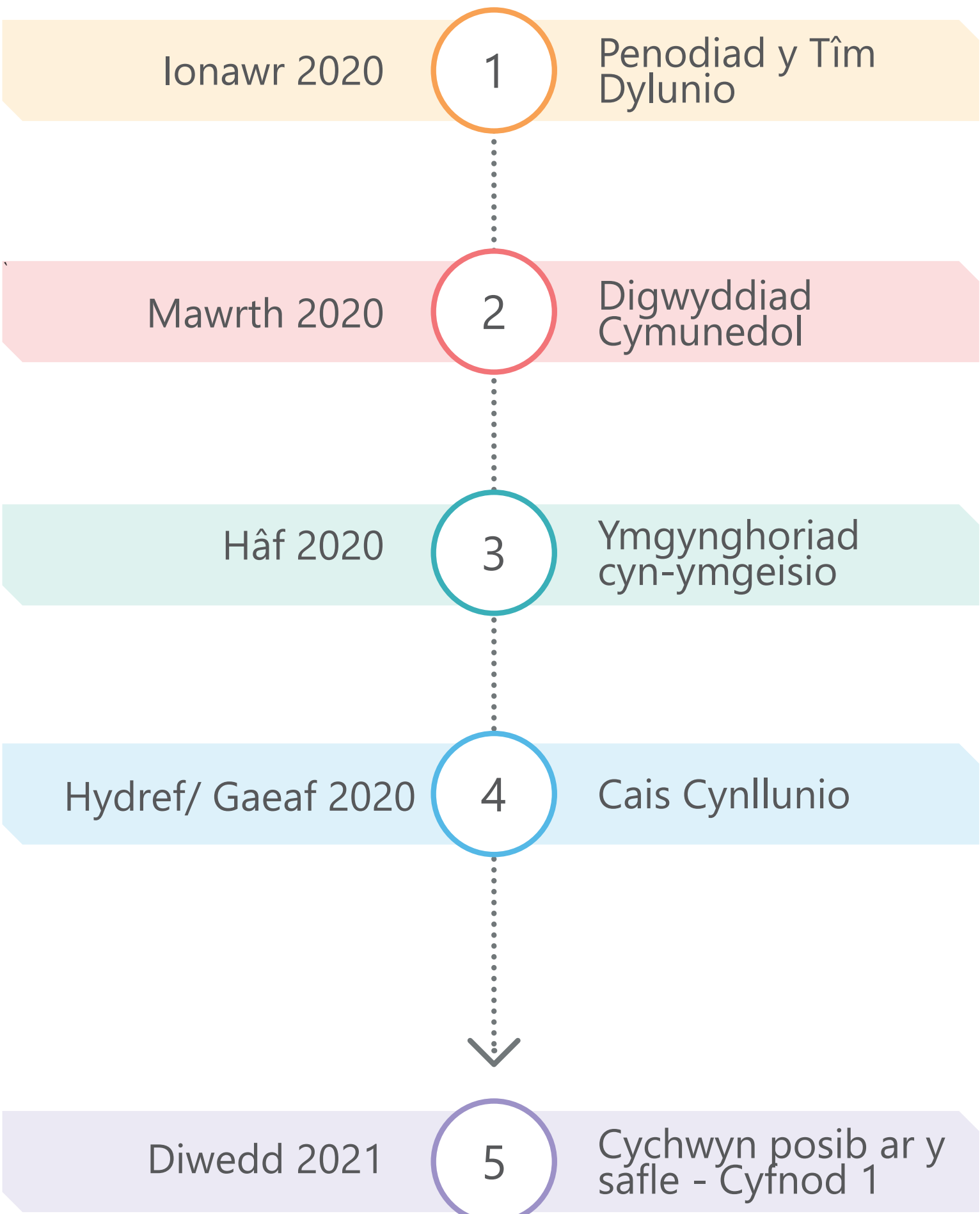
**Matthew Williams**  
Peirianwr a  
Ymgynghorwr Ynni



**Lee Morris**  
Ymgynghorydd  
Tirwedd



AMSERLEN- CAMAU NESAF



Y PROSIECT - EIN NÔD

- Rydym am ddatblygu'r gwaith sydd wedi ei ddechrau gan Gyngor Caerdydd
- Fe fyddwn yn edrych ar yr uwchgynllun yn ogystal â'r cynlluniau manwl ar gyfer Cyfnod 1 - fe fydd Cyfnod 1 yn cynnig datblygiad newydd yn lle'r tŵr 14 llawr.
- Mae Cyngor Caerdydd wedi ymrwymo i gynnwys preswylwyr trwy gydol y broses ddylunio a datblygu - fe fydd digwyddiadau ar gyfer y gymuned yn cael eu cynnal yn rheolaidd i gyflwyno syniadau a chasglu adborth.
- Rydym eisiau gwella'r berthynas rhwng cartrefi, Y Marl, a'r afon.
- Mae angen i ni sicrhau bod ein cynlluniau yn rhai y gellir eu cyflawni a'u bod yn fforddiadwy.
- Rydym am ddarparu cartrefi ar gyfer cymysgedd o breswylwyr sydd âg amrywiaeth o anghenion.



# CHANNEL VIEW

## SURROUNDING CONTEXT | Y SALE A'I AMGYLCHEDD



We know that you have been asked about your experience of living in Channel View before - has anything changed? Do you have anything important to add?

Rydym yn gwybod eich bod chi wedi rhannu eich profiadau o fyw yn Channel View yn barod - oes unrhyw beth wedi newid? Oes gennych chi unrhyw beth pwysig i'w ychwanegu?



Channel View Flats and housing|  
Fflatiau a thai Channel View



Channel View Leisure Centre |  
Canolfan Hamdden



The Marl | Y Marl



Hamadryad Park | Parc Hamadryad



Grangemoor Park | Parc Grangemoor



3G Pitch, The Marl | Cae Chwarae 3G



# CHANNEL VIEW

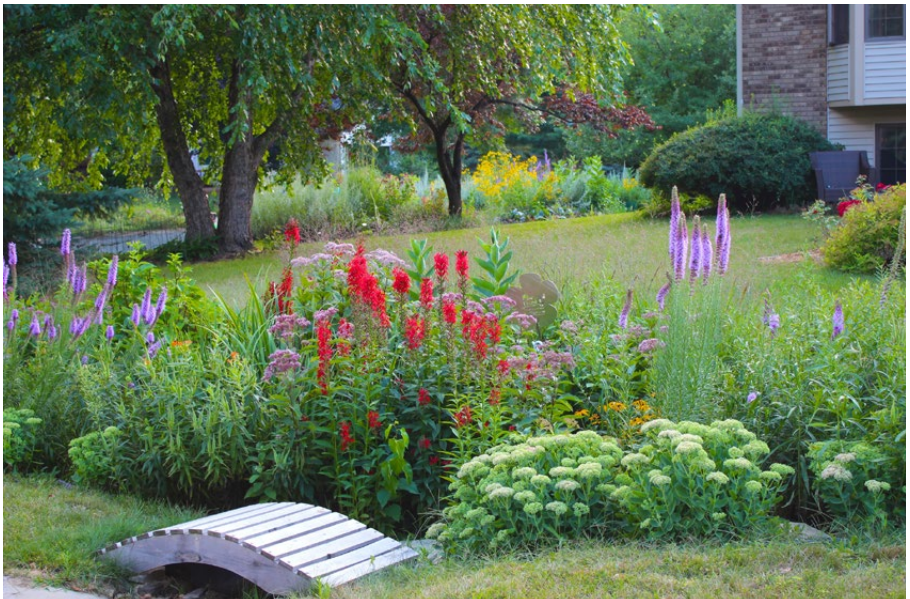
## VISION | GWELEDIGAETH

Pedestrian friendly streets will be created through the use of high quality materials and green spaces. A series of green courtyards will link new development to The Marl to improve connections between the housing, marl and river. Taller blocks will provide frontage, scale and interest along the river edge.

Bydd strydoedd cyfeillgar i gerddwyr yn cael eu creu trwy'r defnydd o fannau gwyrdd a deunyddiau o ansawdd uchel. Bydd cyfres o gyrtiau gwyrdd yn cysylltu y datblygiad newydd â'r Marl, gan wella cysylltiadau rhwng y tai, Y Marl a'r afon. Bydd blociau tal yn creu diddordeb ar hyd ymyl yr afon.



High quality materials will be used with meaningful areas of landscaping and tree planting to create softened streetscapes which encourage wildlife. Bydd deunyddiau o ansawdd uchel gydag ardaloedd o dirlunio gwyrdd a choed yn creu strydoedd meddal sy'n annog bywyd gwylt.





OPTIONS FOR OWNERS

It is important that the existing community has a choice to be involved in a redevelopment scheme & have the opportunity to move into a new property.

A number of options available;

- Work with you on an individual basis to achieve successful outcomes for owners
- May choose to sell property at market value & move elsewhere. Home loss compensation would be available & legal costs & removal costs covered.
- Could choose a like for like swap of existing property for new one – would need to consider values & if new property worth more an offer may represent existing value as a share of new property – IE: if existing property is worth 80% of new one you would be offered 80% ownership of new one with council owning the remaining 20% - this could be bought out at any time.
- Depending on circumstances, may choose to sell property to council and elect to be a council tenant in new property on scheme or elsewhere.

OPSIYNAU I BERCHENOGION

Mae’n bwysig bod gan y gymuned bresennol ddewis i fod yn rhan o gynllun ailddatblygu yn ogystal â’r cyfle i symud i mewn i eiddo newydd.

Mae nifer o ddewisiadau ar gael;

- Gweithio gyda chi’n unigol i gyflawni canlyniadau llwyddiannus i berchenogion
- Posibilrwydd o werthu ar bris y farchnad a symud i rywle arall. Byddai iawndal colli cartref ar gael ynghyd â chostau cyfreithiol a chostau symud
- Gellid dewis cyfnewid tebyg am debyg yr eiddo presennol am un newydd – byddai gofyn ystyried gwerth ac os oedd yr eiddo newydd werth mwy yna bod cynnig yn cynrychioli cyfran yn unig o’r eiddo newydd – HY: os oedd yr eiddo presennol werth 80% o’r un newydd y byddech yn cael cynnig gwerth 80% o’r un newydd gyda’r cyngor yn berchen yr 20% sy’n weddill - gellid prynu hwn yn ôl ganddynt ar unrhyw adeg.
- Gan ddibynnu ar amgylchiadau, gellid dewis gwerthu’r eiddo i’r cyngor a bod yn denant cyngor mewn eiddo newydd ar y cynllun neu yn rhywle arall.

OPSIYNAU I DENANTIAID

Mae’n bwysig bod gan y gymuned bresennol y dewis i fod yn rhan o gynllun ailddatblygu a chael cyfle i symud i eiddo newydd.

Tenantiaid y cyngor

- Byddent yn gallu bod yn rhan o gynllun ailddatblygu ac yn dibynnu ar gamau’r datblygu, gallent symud o’r eiddo presennol i eiddo newydd
- Gallent ddewis gael eu hailgartrefu’n rhywle arall.
- Gallai cynllun tai gwarchod newydd arfaethedig gynnig Hyb yn llawn gwasanaethau i bobl hŷn a lle hyblyg mewn mannau cyffredin
- Caiff colli tŷ ac iawndal tarfu eu hystyried ynghyd â chostau symud
- Caiff cartrefi newydd eu dyrannu ar sail anghenion tai
- Mae cymysgedd da o dai a fflatiau’n cael ei gynnig

OPTIONS FOR TENANTS

It is important that the existing community has a choice to be involved in a redevelopment scheme & have the opportunity to move into a new property.

Council tenants

- Would be able to be involved in a redevelopment scheme and depending on the phasing of development could move from existing property into a new one
- Could choose to be re-housed elsewhere.
- New sheltered housing scheme proposed which could offer a Hub of older person services & flexible space in communal areas
- Home-loss & disturbance compensation will be considered along with removal costs
- New homes allocated on housing needs
- A good mix of houses & flats being proposed

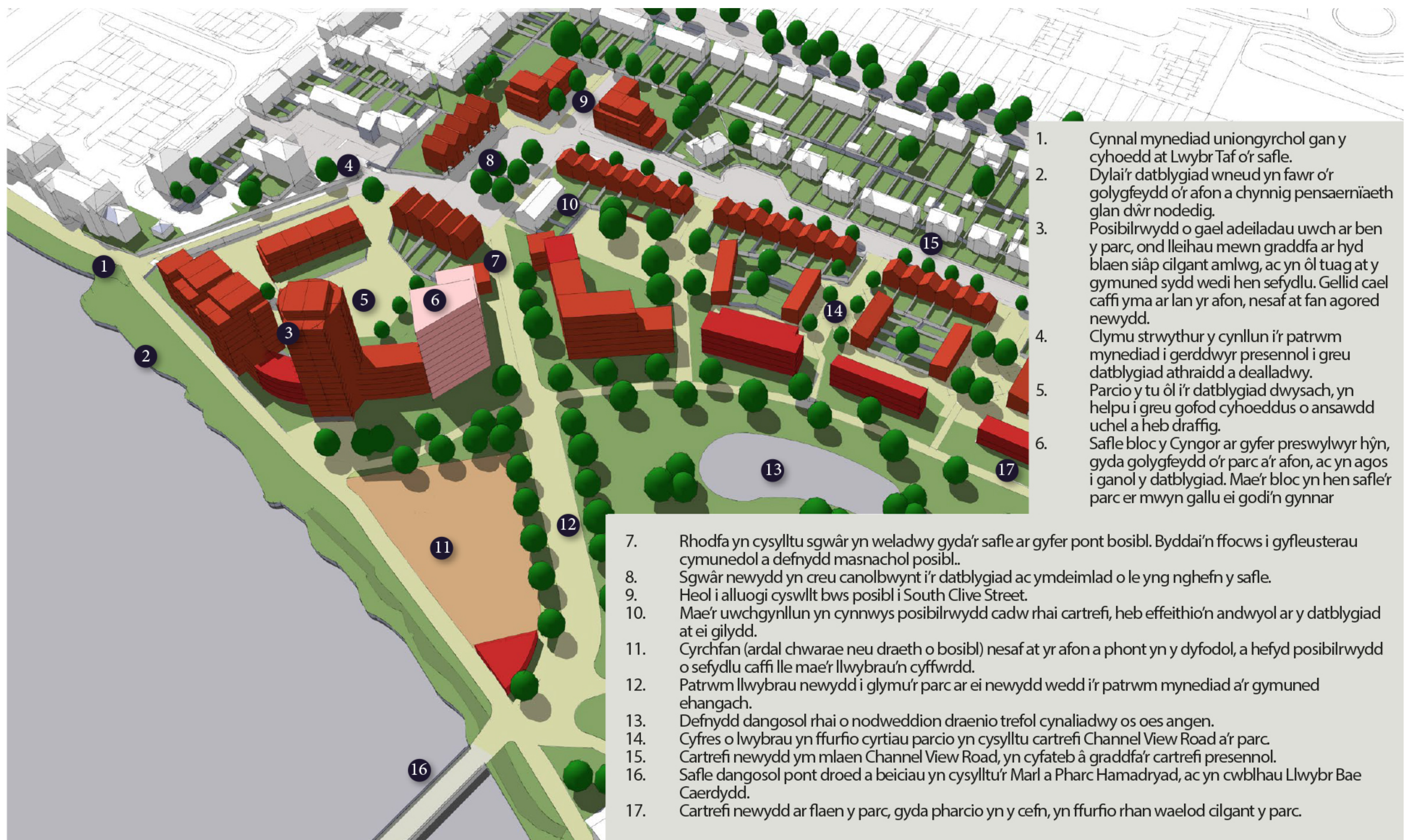
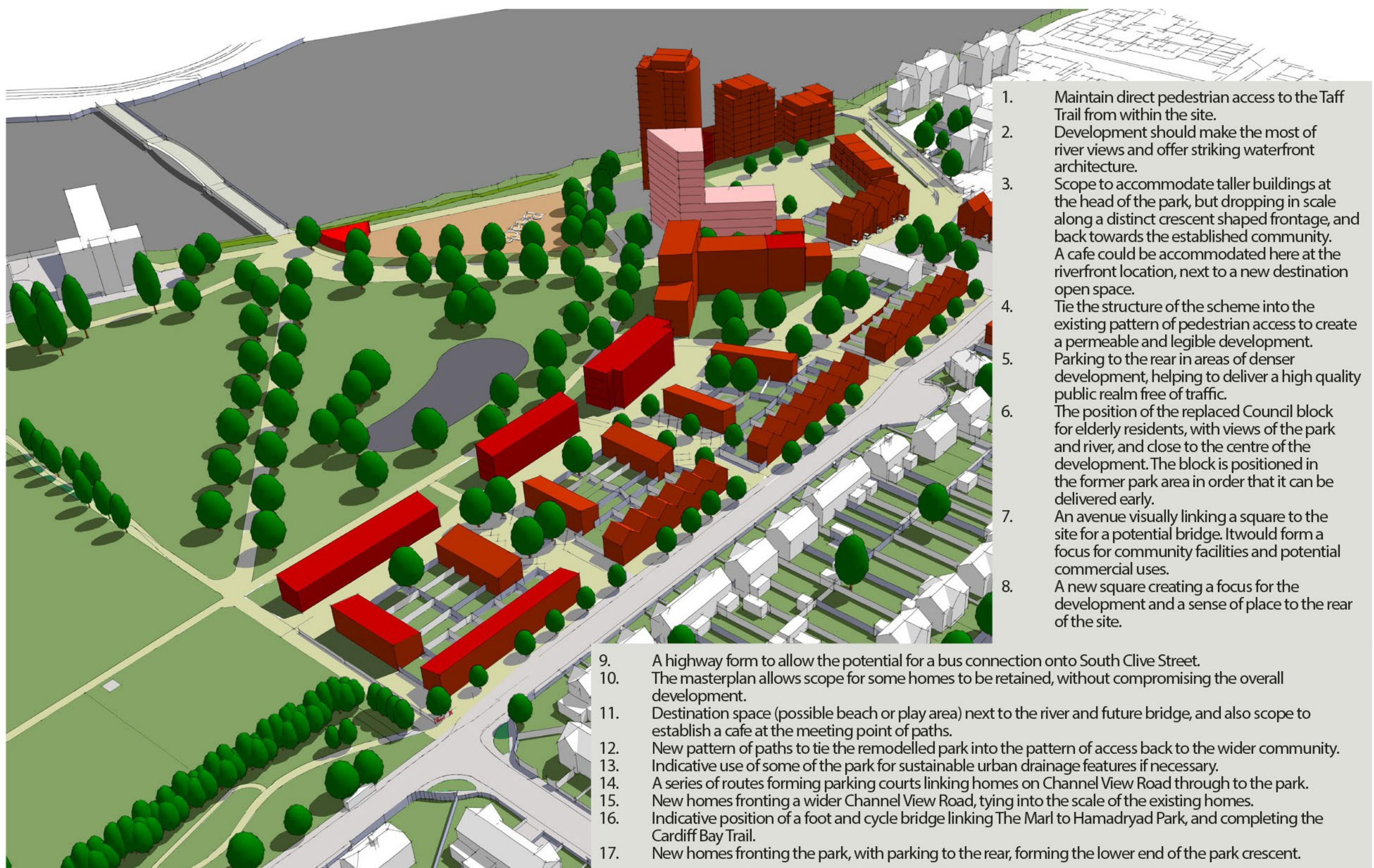


CHANNEL VIEW

WORK TO DATE | GWAITH HYD YMA

We will be developing the feasibility work started by Cardiff Council. What are your views on these early proposals?

Rydym am ddatblygu'r gwaith sydd wedi ei ddechrau gan Gyngor Caerdydd. Beth yw eich barn am y cynigion cynnar hyn?





# CHANNEL VIEW REGENERATION

Masterplan October 2020



**powelldobson**  
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.

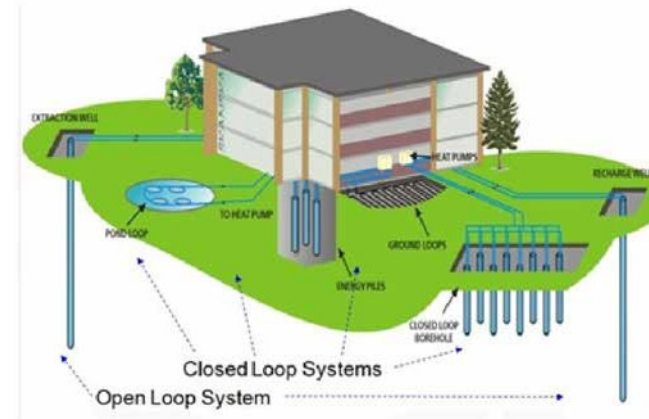
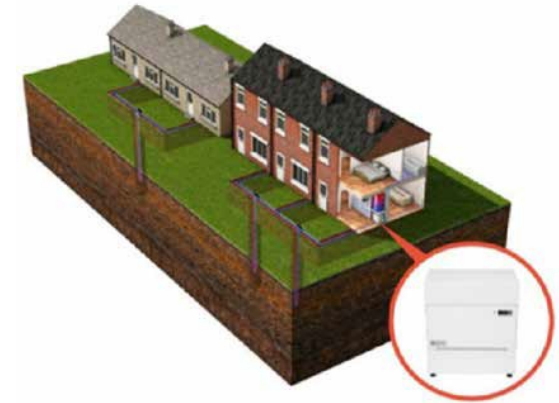




# RENEWABLE ENERGY STRATEGY

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:

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- Different methods for waste collection and recycling.
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- Easily accessible communal bin storage for flats.





# 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.

































