





6.0 CHARACTER

6.1 ARCHITECTURAL CHARACTER

CONTEXT

Following the opening of a tidal harbour on the River Ely in 1855 and a dock to serve the expanding export of coal, Penarth grew rapidly from a small settlement to a thriving town. A range of Victorian housing was built to support the booming commercial development.

The outstanding landscape setting with prominent headland overlooking the Bristol Channel, the accessible beaches with their backdrop of impressive cliffs to the east of the town, all combined to make Penarth a popular summer holiday resort. Grand Edwardian villas, commanding extensive views over the Bristol Channel, rose on the cliff above a well-visited promenade.

The architecture, dating from the period of the town's dramatic growth between 1865 and 1910, defined the character of; the town centre, the vicinity of the formal Victoria Square, the Esplanade and Penarth Head. In 1971 these parts of Penarth were designated to form the largest Conservation Area in the Vale of Glamorgan.

An aerial view of Penarth confirms the extent of 'greenery' that pervades and characterises the town. From larger, formal parks, through pocket parks and tree lined streets to private gardens, Penarth residents and visitors are never far from green space and opportunities to enjoy nature. The railway line provides a striking green artery from Cogan to Lavernock. The now disused section south of Penarth Station cuts an uncompromisingly straight corridor in contrast to the gently curved streetscape of the grander avenues of the town. These primary routes provide access to a network of smaller streets, efficiently laid out and regular but always generous enough to provide space for trees and nature. The density of the housing itself, much of it terraced, enables landscape space to be conjoined into meaningful areas, much of which is publicly accessible.

This rigour and simplicity of this dense yet green street pattern that typifies the town is only lost south of Brockhill Rise and Stanton Way where the former cement works gave way to a development 'of its time' that abandoned the specific character of Penarth in favour of a 'national' approach to layout and house types. This is quite different to the more historic breaking down

of the terraced streetscape that occurs on the eastern extremities of the town, particularly on St Augustine's Head and towards the Esplanade. Here larger properties, stand within their own grounds and rise to take advantage of the stunning views to be had across the Bristol Channel. These buildings are often unique in design but share materials and architectural motifs such that they feel part of the same architectural family.

Penarth housing is both robust and elegant, with well-proportioned and well-detailed homes crafted from local natural materials such as stone and brick. The use of stone is varied throughout the town. Grander, more civic buildings for community use employ ashlar work whilst other buildings may have rough stone facades with ashlar stone reserved for details around openings or projecting bays, which are regularly employed to maximise light. Many homes in Penarth are predominantly of brick, again with ashlar stone detailing to windows and doors.

Colour palletes are simple and natural regularly involving a combination of just two or three materials from limestone, brick and ashlar, with highlights, often in white or black, where painted timber frames appear. Many of the taller homes create rooms within the roofscape with external materials switching from the solidity of stone and brick to rendered panels defined in a gridwork of timber framing. This leads to expanses of painted render at high levels, again usually white but with the complimentary palette of materials usually reduced to just two, often brick and ashlar. There are examples of polychromatic brickwork but detailing tends towards simplicity.

Tall and generous windows reinforce the rigour and rhythm of the terraces whilst also providing a subtle variety in configuration and detail. Windows purposefully change in size to reflect the use of the spaces beyond and also providing a reducing scale up the height of the facades, creating an order directly descended from Classicism. Fenestration patterns tend towards the vertical with only the less successful modern window replacements losing that theme.

The archway is a regularly recurring motif from grand porches to more subtle window heads. Entrances to the home are often protected by an external space, sheltered from the elements and entered through an arched façade, although many of these have been subsequently 'colonised' as was the fashion at a time.

Understandably, as planned prior to the rise of the privately owned car, neither the terraces nor the space in front of them are broken up or dominated by car parking at right angles to the street. The original generosity of the street has enabled subsequent parallel parking of cars, often within the shade of trees within the pavement whilst in some of the more secondary and tertiary streets the resultant road width has become quite tight and the uninterrupted line of vehicles unfortunately dominating. There are also unfortunate examples of small front gardens, walls and hedges being ripped out to squeeze in an additional vehicle.

Whilst some terraces sit directly onto the street, many homes have a modest private area to the front which is well defined by low walls and railings/gates which provide a sense of privacy and defensible space without blocking views or natural light. Hedging is also employed, often in conjunction with a low wall, reflecting and maintaining the close relationship between built form and nature that defines the whole town.



House on Victoria Road



Turner House, Penarth



Penarth cliffs



House on Tower Hill Passage



Windsor Terrace, Penarth



Red House designed by John Coates Carter



Houses at Victoria Square, Penarth



Arched bridge, site photo

6.1 ARCHITECTURAL CHARACTER

PRINCIPLES

The architectural character of the development should respond directly to the context of Penarth and in particular those parts of the town that were created during the major growth period from 1865 to 1910 as these parts best define the whole. Crucially the development must capture the town's close relationship with green space and nature and its reputation as a 'Garden by the Sea'¹.

There will be significant areas of retained landscape, reinforced by new, open, publicly accessible parkland and green space which pervades the whole development. There will be a range of green spaces created from a large scale community park, sports fields and a new 'linear park' to tree lined avenues, sustainable drainage swales and pockets of street landscape. The close relationship between the built form that overlooks these green spaces will characterise and unify the development.

Primary streets and routes will gently curve revealing changing views as the development is passed through and lead to a network of smaller streets, efficiently laid out and regular. All streets will include soft landscape. The extent of meaningful and publicly accessible green space will be maximised by creating denser areas of housing, much of which will be arranged in terraces and have a rigour and simplicity to its arrangement. This rigour and density will only be broken towards the eastern edge where larger properties will stand in their own ground overlooking the Channel. These larger properties whilst having unique, high quality designs will feel part of a family through a shared approach to materials and detailing.

Terraces will be largely of two or three storeys and include 'half storeys' where rooms are accommodated partially into the roofspace. Taller elements and gables will be used to accentuate terrace ends and corners. House types will include homes utilising bay windows to capture natural light. All homes will be designed specific to their location, orientation and views and 'standard'

house types will not be employed.

All homes will appear robust and elegant utilising natural materials of stone and brick. Whilst Penarth has precedent for the use of render this does not dominate the building but tends to be used as a detail or to define upper areas of faced, particularly as part of a roofscape. Render demands high levels of maintenance to avoid discolouration and staining and must be well detailed and alternative modern through-coloured panel or timber cladding solutions may be considered in its place. The proportions between stone and brick will vary across the site as will the textures of the façades whilst a commonality of material will bind them together. The development will reflect the historic use of limestone and ashlar sandstone as detailing, together with rich red brickwork.

Window types will reflect the nature and usage of the rooms behind and display a hierarchy within the façade. The development will avoid the predominance of a 'standard' window design whilst a commonality of proportion will be sought to bind the development together. Window openings should principally be vertical in proportion. The development will reflect the use of the arch as a motif within the town as a selected 'highlight' to facades rather than a general principle, particularly in marking main entrances where the recessed external 'lobby' may also be used as an architectural device.

Generally the terraces of homes and the private spaces in front of them should not be broken up by car parking at right angles. Parking should be accommodated on the streets, where they are permitted, be parallel to the street, and broken up by planting and trees.

Some properties, particularly those within Home Zone, may sit directly onto the street whilst the majority will have some form of private defensible space to the front. These spaces will generally be shallow in depth and well defined by a low wall or railing with a gate. Low hedges combined with, and not instead of, a low wall will also be encouraged.



North Street, London, Peter Barber Architects



Chapter House, Lichfield. Proctor & Matthews Architects



St Chads, Tilbury, Bell Phillips Architects



Marmalade Lane, Cambridge, Mole Architects

¹ Owen, David (22 September 2002). "The Garden by the Sea". BBC Wales. Archived from the original on 7 October 2010. Retrieved 3 March 2012

6.2 KEY SPACES

The key driver and vision of the masterplan is the opportunity to create a new link between two of Penarth's highly valued amenity spaces; the Coastal Path and Cosmeston Country Park Lakes. The new link will intersect with the extended National Cycling Network (NCN) route 88 which will be the active travel artery of the new development.

Connecting the coast and lakes with an inviting pedestrian and cycle friendly routes creates a loop of accessible open space for the local community and visitors. Establishing this new route through the heart of the site embeds the proposed development within the wider community and creates a sense of place. It promotes a cohesive community by being integrated with its surroundings, providing permeability and stitching together a network of open green spaces; interconnected 'Gardens by the Sea'.

The two principal routes through the site are marked by four Gateways at their points of entrance. Two further Key Spaces have been created to mark and celebrate the crossing point of the two principal routes and also the natural high point of the site.

This network includes parks, public realm open swales and ponds, play areas, community allotments and nature trails. Key nodes punctuate this network;

1. Linear, ascending park culminating with public space *Limestone Square* from where residents and visitors will be able to enjoy views of the Severn estuary.

2. *Marconi's Crossing*; the intersection of the new Coastal Path to Cosmeston Park link and NCN88 cycle path will be celebrated with community focal points and public art.

3. Western Gateway will welcome visitors and residents coming from Lavernock Road.

4. Eastern Gateway to the development that will connect to the coastal path and lead into a linear park.

5. Northern Gateway: railway bridge opened up to extend NCN88 as an active travel corridor.

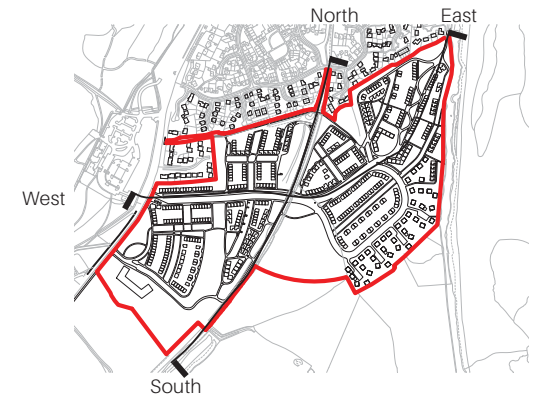
6. South Gateway: high level extended NCN88 has the potential to be improved further south and has direct links to the school and community facilities at a lower level before onward travel to Cosmeston Lakes.

PLEASE REFER TO DESIGN CODE DOCUMENT FOR KEY SPACES DETAILS



6.3 SEQUENCE OF KEY SPACES

Sections along the two principal pedestrian /cycle routes



Coastal Path



Ascending Park



'Limestone Square'



Nature Play



Home Zone



Feature Attenuation Pond



Outdoor GYM



NCN88 Extension



Rental Bike Scheme



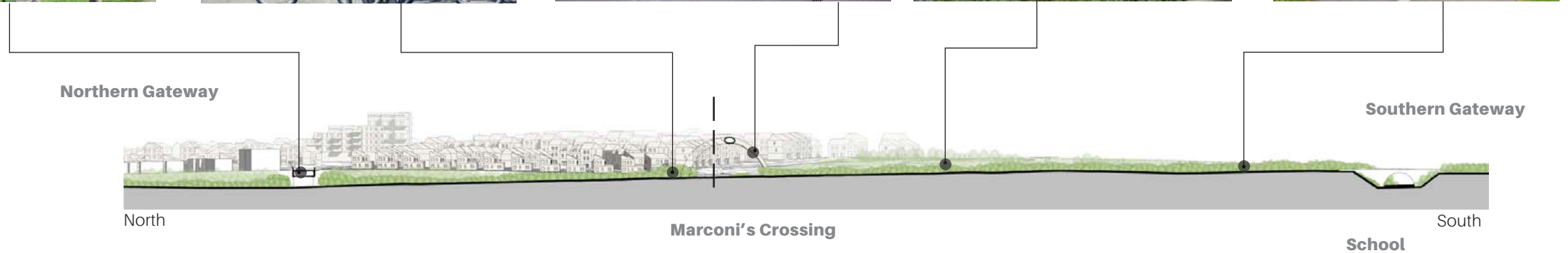
Public Artwork



Community Park and Play Spaces



Cycle corridor



LINEAR PARK



Hedgerow area with reduced density

Easter Gateway

Occasional small clearances in the hedgerows aligned with breaks between terraces

10 m

Limestone Square

6.3 CHARACTER AREAS

Whilst it is essential that the whole development is unified and cohesive, it covers a relatively large area with the existing character of the natural environment already changing from plateau to plateau, determined by elevation, orientation, exposure and sense of natural enclosure or otherwise.

This is reflected in the Masterplan as the natural attributes of the site influence layout, density, height and orientation of the buildings, overlain by key strategies on movement, connectivity and the natural environment.

This has led to four distinct character areas that will be recognisable on a journey through the development whilst all clearly bound together by common site-wide strategies that include an approach to materials, public realm, natural environment, sustainability and quality.



AREA 1 LAKESIDE CRESCENTS

A community of 113 homes which nestle into the lower plateau of the site, forming a gateway to the wider development. Closely associated with the new primary school, this area will be particularly attractive to young and growing families. A strong pattern of gently curving streets bounded by predominantly terraced homes which all look out over generous communal greenspaces will encourage neighbourly interaction and a strong sense of community. The homes will be a fusion of contemporary and traditional design with recognisable architectural motifs and features including pitched roofs, high quality brickwork with arched openings and a solidity which is reassuring and familiar. Together with the relative formality of the terraces, which echo some of Penarth's Victorian heritage, this will feel like a reliable and safe environment in which to raise a family.

It will also feel like a healthy place, closely connected to nature, signalled at its entrance by an attractive body of water bounded by reed-beds and boardwalks offering space for leisure and learning.

PLEASE REFER TO DESIGN CODE DOCUMENT FOR CHARACTER AREAS DETAILS

Landscape; Local Precedent
Albert Crescent, Penarth
Formal crescents around leafy gardens



Illustrative bird's eye view of Lakeside Crescents

AREA 1 LAKESIDE CRESCENTS



Illustrative of Western Gateway at Lakeside Crescents

AREA 2 LIMESTONE TERRACES

An exciting and vibrant community of 130 homes which provide an opportunity to live a little less conventionally. This area only reveals itself fully once reaching the central plateau, until then glimpses of intriguing, contemporarily designed homes can be gained between the well-established band of trees and hedgerows which define the western embankment. The architectural language and form here will be less familiar and offer visual variety and stimulation whilst being ordered through a clear approach to orientation and massing. A variety of materials will add to this area's richness but all will be of high quality, durable and sustainable.

The character of the area borrows motifs from the dockers housing in Cogan, Penarth; 'close-knit' terraces flanking intimate streets with leafy green prospects. The area will feel closely embedded into the natural environment with large areas of retained landscape and habitat, enhanced by new landscape and a network of sustainable drainage swales and opportunities for allotments and orchard spaces.

PLEASE REFER TO DESIGN CODE DOCUMENT FOR CHARACTER AREAS DETAILS

Local Precedent Cogan, Penarth

Terraces arranged on intimate sized streets with a green prospect



AREA 2 LIMESTONE TERRACES



Illustrative view of Home Zone at Limestone Terraces

AREA 3 GARDEN BY THE SEA

The largest of the development areas provides a community of 200 homes which offer a wide range of living options from apartments, through traditional terraced and semi-detached homes to larger detached houses and more cutting edge 'courtyard' housing typologies which challenge convention. The area also offers opportunities to provide homes specific to particular groups including an independent older generation.

The over-riding concept is to provide significant 'green space' which can be enjoyed by the community and those passing through on cycle or on foot as they take advantage of the newly created route from Coastal Path to Cosmeston Lakes. This generous linear park will continue the sense of promenade which exists along the headland offering opportunities for 'mobile family gatherings' enjoying stunning coastline views, conversation and exercise.

Residents will feel connected to the adjacent community of Penarth but also sense that they are part of a forward-looking community which is making positive lifestyle decisions to live sustainably and healthily. Home working, social enterprise, community gatherings, active travel and healthy recreation will be promoted and encouraged through the environment and facilities provided.

PLEASE REFER TO DESIGN CODE DOCUMENT FOR CHARACTER AREAS DETAILS

Local Precedent
Windsor Gardens



Illustrative Aerial View

AREA 3 GARDEN BY THE SEA



Illustrative view of Limestone Square at Garden by the Sea

AREA 4 MARCONI'S VISTAS

This area, occupying part of the most elevated area of site, alongside Area 3, is characterised by a transition from terraced and semi-detached houses to larger detached homes towards the eastern boundary and Bristol Channel, echoing historic development on St Augustine's Head and overlooking the Channel further north across the Esplanade.

A gently curving terrace of homes marks the boundary of development above the park, providing natural surveillance over the generous park area which includes equipped areas of play and reed bed habitat as part of the sustainable drainage solution. A new hedge line enables wildlife to pass easily and safely from Coastal Path to Cycle Route, also protecting the development from prevailing winds across the open fields. The homes will benefit from stunning views across the Vale of Glamorgan and capitalise fully on the potential of solar energy. These homes will feel robust and elegant, built using traditional natural materials of brick and stone with tall, well-proportioned windows and bays maximising natural light.

Many will be designed to place living spaces at first floor level or higher to benefit fully from the distant views offered across the Vale or Bristol Channel once above the surrounding hedgerows and scattered trees.

PLEASE REFER TO DESIGN CODE DOCUMENT FOR CHARACTER AREAS DETAILS

Local Precedent
Plymouth Road





Illustrative view of Shared Courtyard at Marconi Vistas

6.4 STREET TYPOLOGIES

The streets will have a clear hierarchy.

The Main Boulevard is of significant width and also characterised by sustainable drainage swales. This Primary Access Road has a 'lasso' layout to enable potential future bus services to navigate the development. A further Primary Access Road provides access to the school and western plateau development. Bus turning will be provided with the school development.

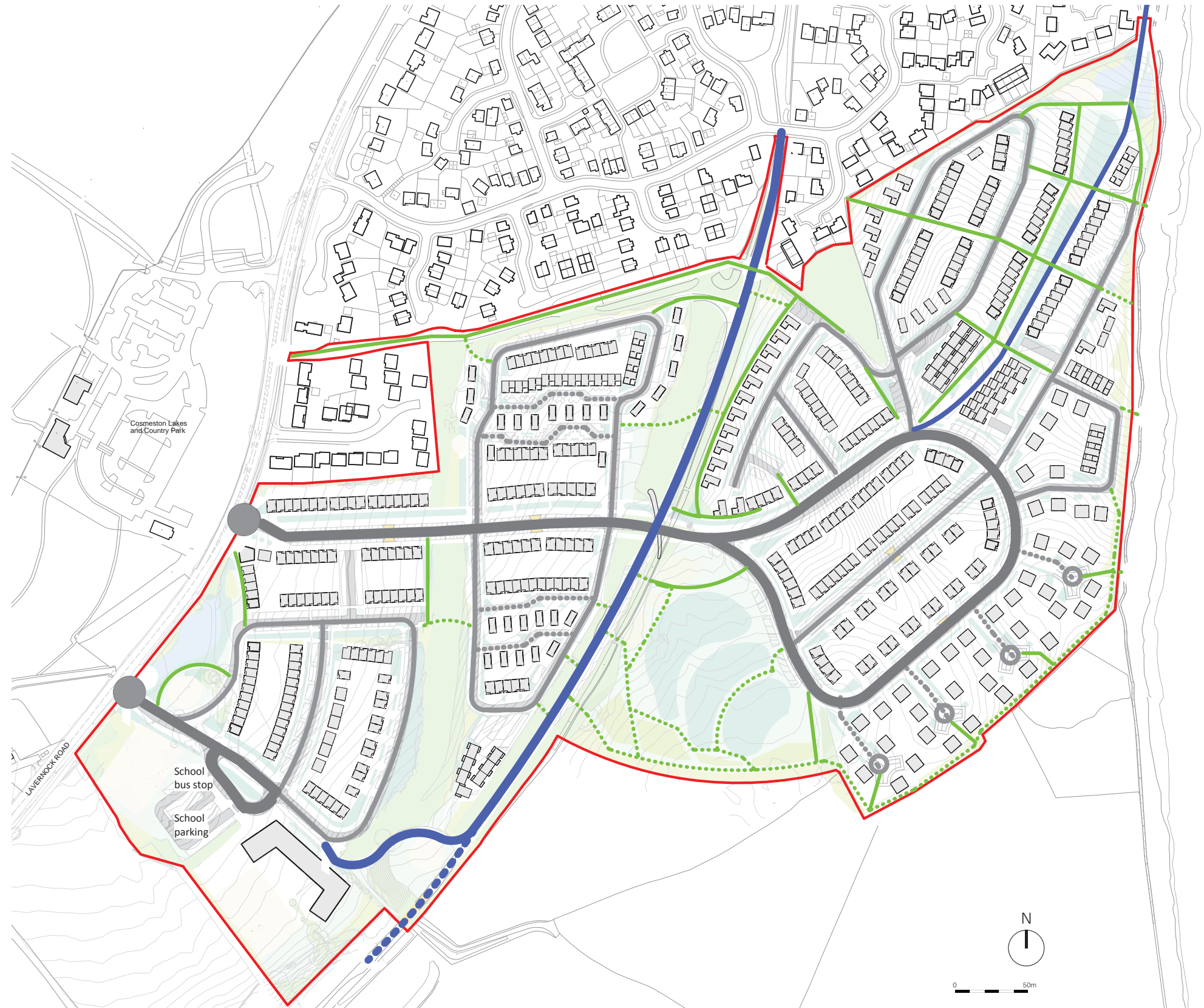
Secondary Streets branch off the Primary Access Roads, allowing vehicles, cycles and pedestrians to permeate each development area.

There are two Tertiary Street typologies accommodating cyclists, pedestrians and vehicles closer to homes for access and servicing. These comprise of 'home zones' in either street or courtyard format. These tertiary streets are smaller in scale and designed to prioritise pedestrian movement, invite social interaction and play.

The masterplan sets out the key decisions taken and to be followed with regard to the Primary Access Roads and is indicative of how may be arranged at a future time.

PLEASE REFER TO DESIGN CODE DOCUMENT FOR STREET TYPOLOGIES DETAILS

- 01 Main Boulevard/Primary Access Road
- 02 Secondary Street
- 03 Tertiary Street - HomeZone levelled surface street
- 04 Tertiary Street - HomeZone levelled surface courtyard
- 05 Active Travel Corridors/National Cycle Route 88
- 06 Pedestrian Path
- 07 Sensitive Pedestrian Connections through landscape corridors



The location and arraignment of Sensitive Pedestrian Connections on the plan is illustrative





7.0 CONCLUSION

7.1 CONCLUSION

The proposed development will be high quality and sustainable with a strong identity and sense of place, contributing to the delivery of housing needs within the Vale of Glamorgan. The development also provides for primary education and community facilities, together with public open space, a range of equipped play spaces and the extension of the NCN88 cycle route.

The Masterplan adopts and drives the principles of the Wellbeing and Future Generations Act 2015 and 'Creating Sustainable Places Together', Sustainable Development Policy and Delivery Guidance and has been designed through use of the Sustainable Development Integration Tool. The Masterplan creates a framework for future development which seeks to minimise the associated energy demand and carbon emissions and also provides biodiversity and ecosystem resilience in accordance with the Environment (Wales) Act 2015.

It is intended that the development will have its own character and distinctive identity, offering a range and choice of housing in accordance with the requirements of Planning Policy Wales Edition 10 (2016), and is founded upon best practice in Urban Design and Place-making, taking into account all elements of "Good Design" and the principles of "Route to Good Design" as set out in Technical Advice Note 12: Design (2016).

The use and amount of development follows that set out within the LDP whilst the Masterplan also provides for a larger primary school requirement and a potential range of facilities of community benefit, such as small cafes, shops, community rooms and visiting healthcare services.

The layout and scale has been carefully considered through options studies. The Masterplan is founded on a simple and strong concept of connecting the Coastal Path to Cosmeston Lakes, East/West and extending the NCN88 cycle way on the former railway embankment North/South, thereby anchoring the development into its context and creating strong connectivity to neighbouring Penarth. A variety of height and scale is proposed, including a taller, accent point which creates a unique sense of place whilst responding to existing topography and surrounding settlements at a macro scale.

The Masterplan preserves and enhances valuable existing Landscape corridors and ecology and is focussed on maximising the extent of high quality public realm which prioritises the pedestrian and cyclist. The layout provides high levels of passive surveillance within a safe and secure environment and follows best practice for inclusive access.

Access and movement arrangements have been established following thorough technical investigation and are highly legible and safe. The development will encourage sustainable travel and contribute to improved 'green travel' in the area.

The new development will become an intrinsic part of Penarth's urban fabric by providing new key connections through a clear narrative of open public spaces and by drawing on local precedents for its design. The masterplan is a logical continuation of 'Garden by the Sea'¹ theme and an ideal framework for a sustainable, cohesive and healthy community to emerge and grow.

¹ Owen, David (22 September 2002). "The Garden by the Sea". BBC Wales. Archived from the original on 7 October 2010. Retrieved 3 March 2012

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