

Design Code PART 1 CONTEXT

May 2022



The development of Cosmeston Farm, whilst making an important contribution to meeting housing needs, presents an opportunity to deliver high quality, sustainable buildings and spaces that will improve and support the health and well-being of future generations through an urban extension that respects and enhances the unique qualities and character of Penarth – the Garden by the Sea.

The Welsh Government has developed a strong Vision for the development in consultation with stakeholders, specialist advisors and the local community. This has led to a Masterplan of connected spaces that arise naturally from the context, topography and existing habitat-rich landscape, overlooked by high quality, net zero energy homes, community facilities and a school, creating a place where a diverse community will live, learn and work.

This Design Code builds upon the Vision and Masterplan and is an essential document to ensure the successful delivery of the Vision over time. It provides a holistic approach to future design and development, defining key principles and establishes quality and sustainability standards.

Summary

This Design Code provides design guidance and a robust framework for the delivery of the Cosmeston Farm Masterplan over the coming years.

The intention is that this document, which anticipates an advancing context of sustainable development technologies, sustainable travel infrastructure and live/work patterns, will provide sufficient design freedom to those bringing forward individual phases of the Masterplan whilst ensuring the Vision, quality and sustainability aspirations for the site are met.

This Design Code will ensure that the design principles established, through consultation, within the Masterplan are maintained whilst allowing individual interpretation over time, bound by a sense of coherence and continuity.

This document establishes the characteristics of the development, together with specific standards of quality and sustainability, providing guidance through a hierarchy of mandatory, discretionary and illustrative elements.

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Part 1 Context

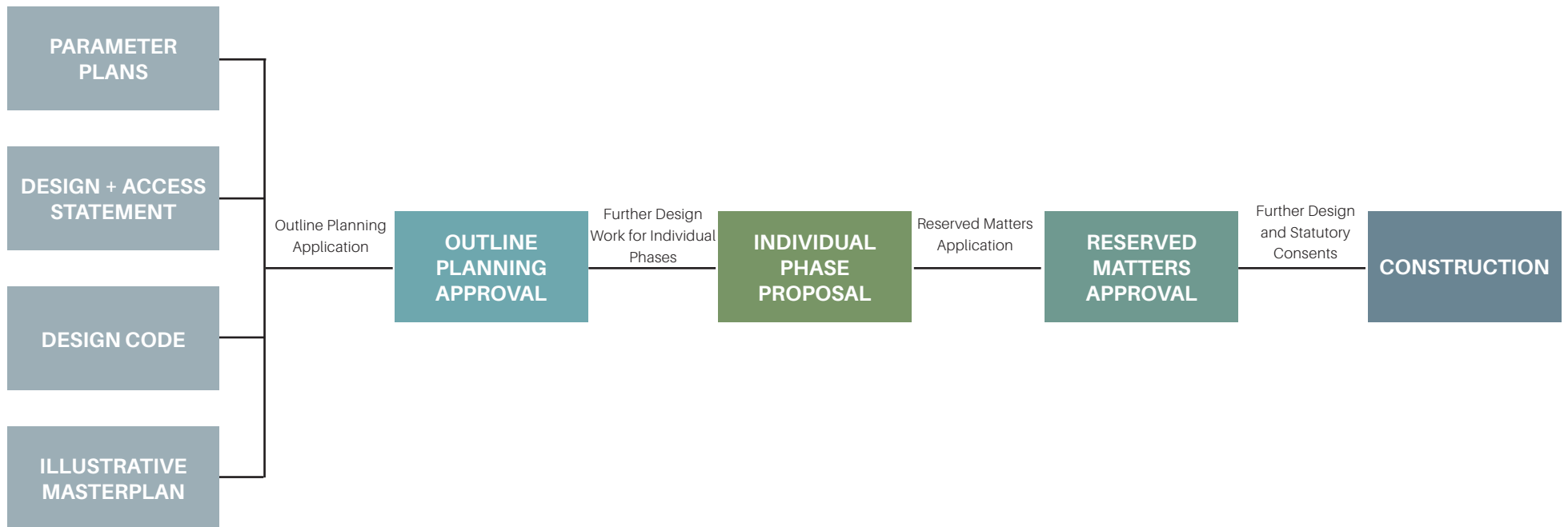
1.0 INTRODUCTION

1.1 Design Documentation

This Design Code is an integral element within the Outline Planning Application and Approval. It provides specific requirements that consolidate the principles established by the Vision and Masterplan and which must be met by those responsible for delivering future development, and incorporated in designs submitted through the Reserved Matters process.

This Design Code should be read in conjunction with the other documents that form part of the Outline Planning Application. Combined, these elements create a strong and clear Vision for the future of Cosmeston Farm, and provide aspirational as well as specific guidance that should be followed by future planning applications submitted as Reserved Matters.

As an integrated part of the Outline Planning Approval, this Design Code will govern the detailed design of the scheme. Reserved Matters applications should reflect the requirement to comply with this Design Code. The indicative Masterplan demonstrates how the scheme may be developed in accordance with the Parameter Plans and the Design Code.



1.2 Design Code Structure

This Code is arranged in three parts reducing in granularity from Settlement Pattern and Urban Form to Urban Space and Built Form. It also includes Technical Considerations such as Sustainability Standards, Access and Parking, Refuse and Recycling. Part 4 incorporates a schedule summarising the Code.

Part 1 – sets out the context, organisation and use of this document and introduces the Vision and Masterplan.

Part 2 – sets out the site-wide strategies that have been adopted and includes illustrations of how designs may be developed, following those strategies and in compliance with the Code.

This part of the document also introduces Key Spaces and Street Typologies which inform the design of individual Character Areas, in conjunction with Principles for Architectural Character.

Part 3 – describes four Character Areas and includes illustrations of how designs may be developed in compliance with the Code.

This section of the document is above all about describing a ‘sense of place’ and the aspirations of a particular part of the masterplan and how that vision can be achieved through the application of specific design guidance. This section introduces each Character Area in turn.

Each Character Area section is organised as follows:

- Introduction and Vision
- General Layout
- Usages and Housing Mix
- Landscape Strategy
- Precedent Images

The Coding guidance covers each scale from the overall structure and general arrangement of the area, through the urban block and massing, to streets and landscape strategy. Key spaces, defined in Part 2, which sit within a Character Area will also contribute to the character and are governed by Code set out in Part 2.

Part 4 – schedules out the Code of the preceding sections outlining Mandatory and Discretionary design guidance.

Throughout the Design Code, guidance on design will be presented in relation to multiple aspects of the project. Most guidance is Mandatory and is included to control elements or aspects which are considered to be of the most importance in delivering a successful Masterplan. These must be incorporated into any design submitted as part of a Reserved Matters Application.

Mandatory guidance is clearly highlighted. All other information is to be considered Illustrative and is included to provide clarity and further suggestions of how the Indicative Masterplan may evolve together with the design intention.

The majority of diagrams will use the Indicative Masterplan as a base for illustration purposes.

2.0 MASTERPLAN

2.1 Vision

A high quality 'Garden By the Sea'¹ community where a diverse range of people live, learn and work; which prioritises walking and cycling, achieves net zero operational energy standards and protects, enhances and celebrates the natural features of the site. A safe place which invites residents and visitors to coalesce at the connected key spaces which navigate through the site's topography along two predominant links; from the coast to Cosmeston Lakes and, the Southern Gateway to Penarth and Cardiff via National Cycle Route 88.

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

2.2 Mission and Values

Mission

The Welsh Government's Mission is to create a high quality and sustainable development with a strong identity and sense of place, contributing to the delivery of housing needs within the Vale of Glamorgan.

Values

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 (2018), and based upon a high standard of 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 development will adopt and drive the principles of the Well-being of Future Generations Act 2015 and 'Creating Sustainable Places Together', Sustainable Development Policy and Delivery Guidance through use of the Sustainable Development Integration Tool.

The development will achieve net zero operational energy standards.

The development will provide biodiversity and ecosystem resilience in accordance with the Environment (Wales) Act 2015 by protecting and enhancing the existing ecology on the site.

The development will achieve the standards for quality and sustainability set out in the Design Code.

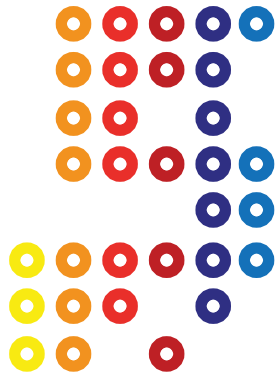
All individual Phase Proposals must comply with the above core Values.

2.3 Well-being of Future Generations Act

Adoption of the principles of the WFGA is a core Value to be complied with. The Masterplan has been assessed in terms of its contribution to WFGA Goals

WFGA Goals

Contribution to WFGA Goals

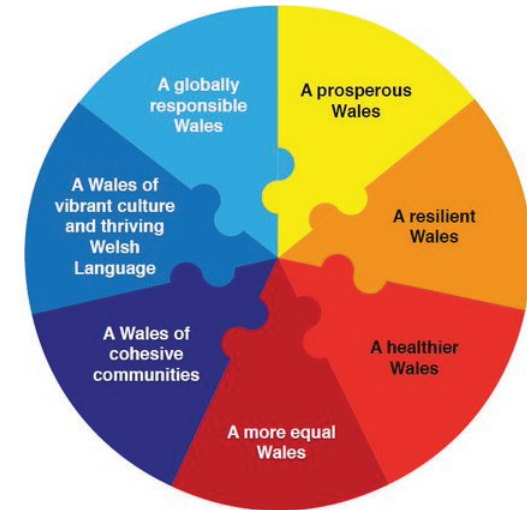


High Quality

- Placemaking-led design
- All homes to DQR standards
- Secure by Design
- High Quality green spaces and public realm
- Distinct Character Areas
- Encourage a sense of ownership, responsibility and civic pride through community facilities and spaces
- Inclusion of Commercial facilities
- Full-fibre broadband infrastructure

Sustainable

- Designed for walking and cycling
- Fabric first approach
- Achieves net zero operational energy standards
- Protects, enhances and celebrates the natural features of the site
- Celebrates local culture
- Integration of sustainable drainage and place making
- Electric vehicle infrastructure
- Advocating carpooling schemes
- Advocating Co-working and working from home provisions
- Affordable housing

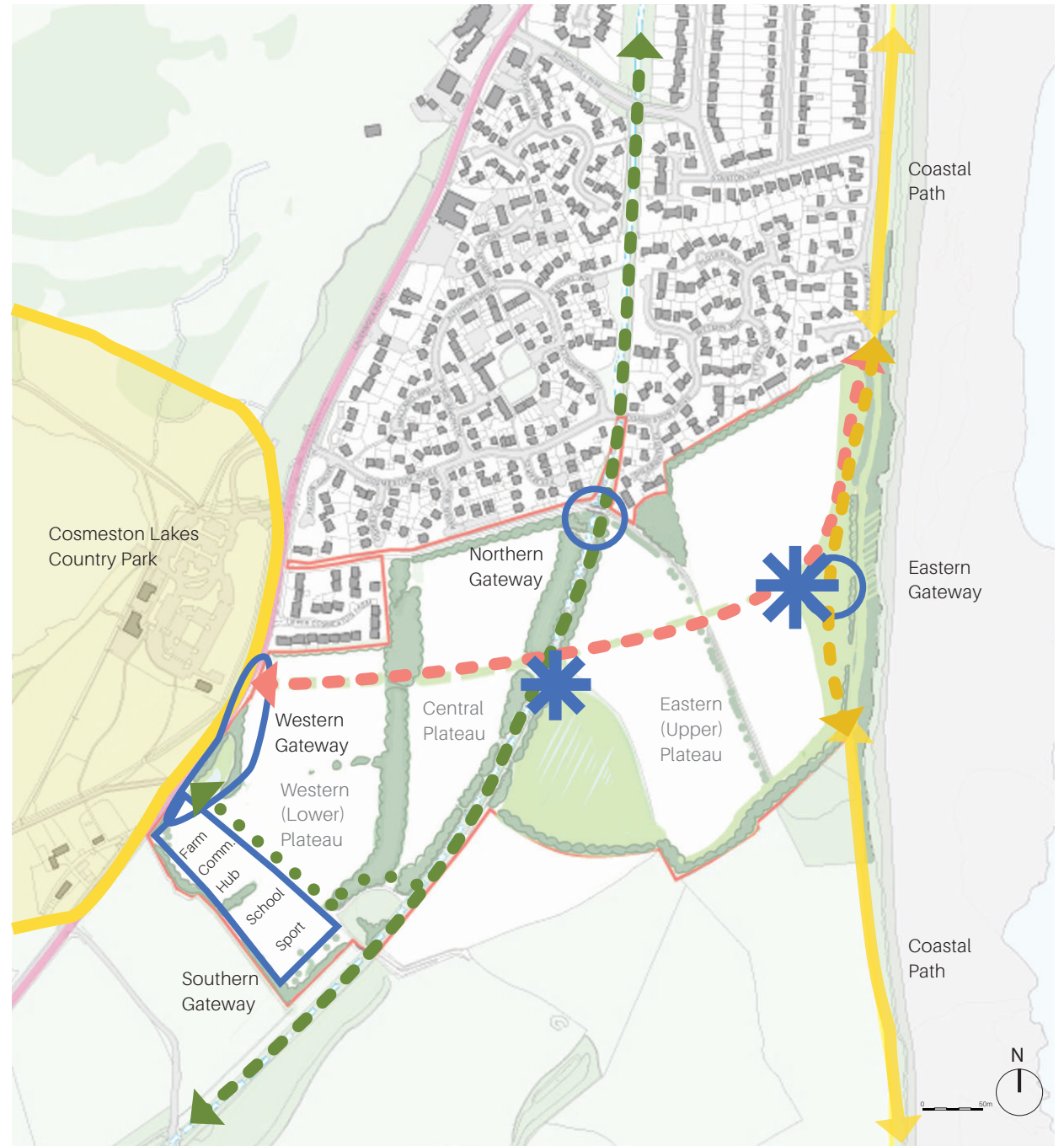
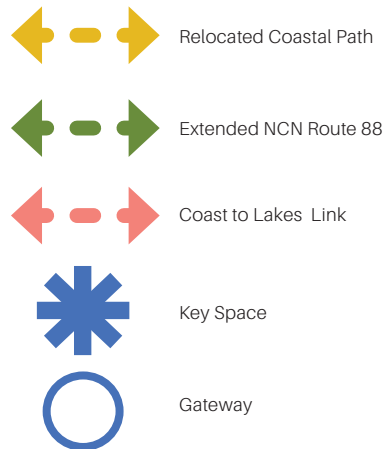


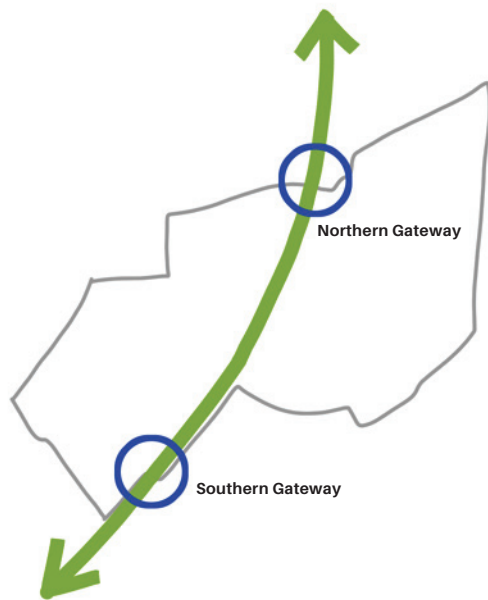
2.4 CONCEPT

The Masterplan is predicated on the adoption of a limited number of Key Principles.

Those Key Principles are set out in 6 steps over the following pages and summarised opposite.

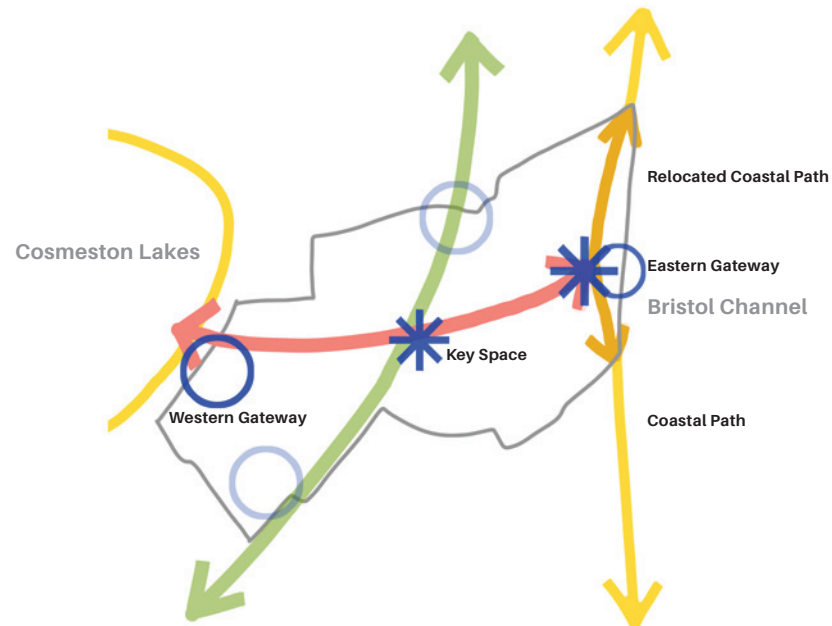
Part 2 of the Design Code sets out in further detail how these Key Principles have been developed through distinct Design Strategies and are manifested through the Indicative Masterplan which can be found at section 2.5.





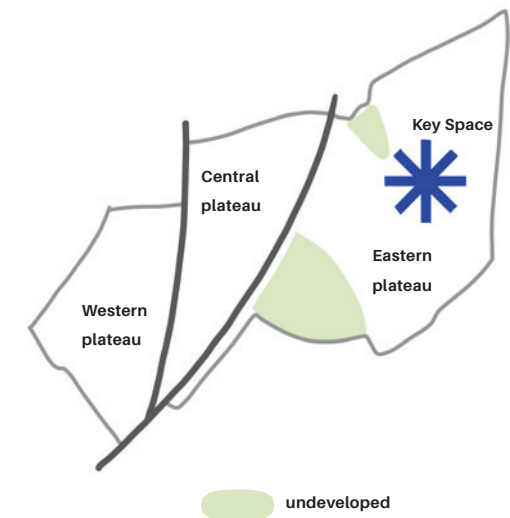
1 Extend and enhance 'Green' line cycle/pedestrian and ecological corridor (NCN Route 88)

This follows the route of a former Victorian railway line, which is already well used north of the site, leading directly to Penarth Railway Station



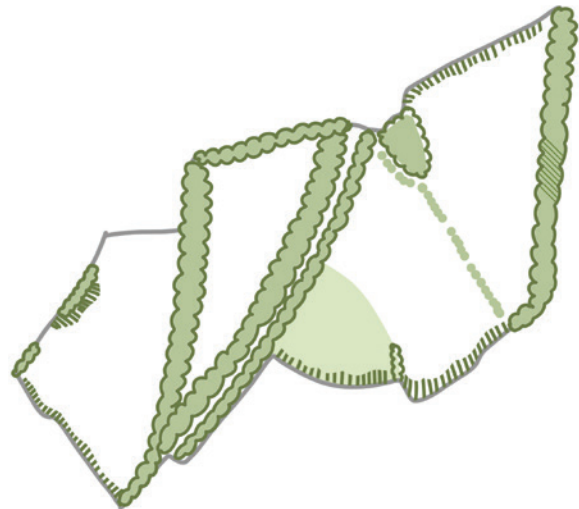
2 Create a strong cycle/pedestrian link between Coast and Cosmeston Lakes Country Park. Celebrate intersection with NCN Route 88 with Key Space





This is an entirely new route which connects to an enhanced Coastal Path, relocated inboard to protect it from future erosion, at an Eastern Gateway before falling back down to a new connection with Lavernock Road and Cosmeston Lakes opposite. NCN Route 88 takes precedence where the two routes cross.



3 Respect existing site topography and celebrate the 'high point' with Key Space. Leave landfill area and quarry area undeveloped

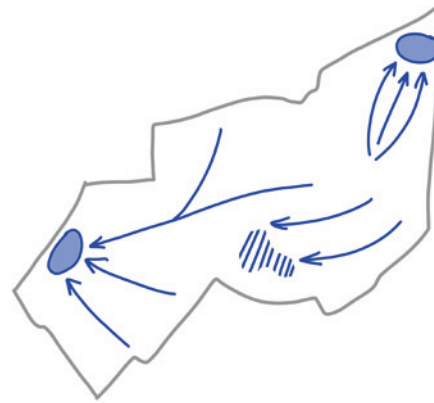
The site has three distinct plateaus created in part through former quarrying activity. The plateaus rise in elevation from west to east with a level difference of 22m.



-  low height hedgerows
-  new hedgerows
-  existing hedgerows
-  healthier tree specimens retained where possible

4 Retain and enhance major existing ecological corridors and create east/west nature corridors to link them

The site has significant corridors of existing trees, bushes and hedgerows, particularly along the north/south orientated plateau edges and former railway lines. There is a weaker existing network east/west. Where lesser quality hedgerow are removed. Individual healthier specimens will be retained where possible and new hedgerow planted in mitigation.



5 Create network of sustainable urban drainage, using natural topography to new water 'features' at eastern, western gateways and at public open space

In addition to serving the practical purposes of rainwater disposal, open channels will provide a rich resource for biodiversity and shape the overall character of the development.



6 Create two vehicular access points and design to allow bus service. Vehicular route crosses plateaus where they naturally coincide.

Whilst the development will promote active travel, vehicular access must also be accommodated and connected to the existing road network. This occurs to the west only through two access points.



7 Retain listed building and curtilage

Create flexible community, educational and commercial spaces by incorporating Lower Cosmeston Farm into the placemaking strategy. Optimise access, visibility and create strong linkages with educational and public amenities adjacent to the listed building to catalyse function and use opportunities.

2.5 Indicative Masterplan

This visualisation is indicative of how future development may be brought forward to follow the Key Principles embedded within the Masterplan and this Design Code.

KEY

1. Primary School
2. LAP (Local Area for Play) approx. area 120m²each (5x)
3. LEAP (Local Equipped Area for Play) 01-1100m², 02-620m², 03-570m²
4. NEAP (Neighbourhood Equipped Area for Play) approx. area 1400m²
5. Outdoor Gym
6. Cycle Path
7. Water Feature; Attenuation Ponds or Reed Beds
8. Hedgerow
9. New Coastal Path
10. Public Space - Limestone Square
11. Community Gardens & Orchards
12. Coastal Park
13. Swales
14. Bus Stop
15. Bicycle Hire (indicative)
16. Pedestrian Cyclist Crossing
17. Public Art/Dormice Bridge - Marconi Crossing
18. Community Sport Pitch
19. Hedgerow maintained at lower height (1-1.5m)
20. Lower Cosmeston Farm - community, educational or commercial use



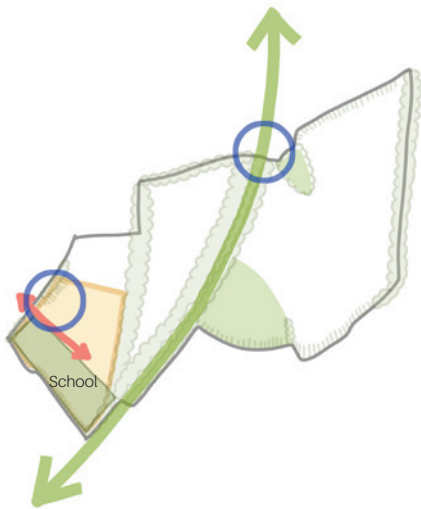
This image is illustrative of how the required elements could be arranged

Illustrative Axonmetric View



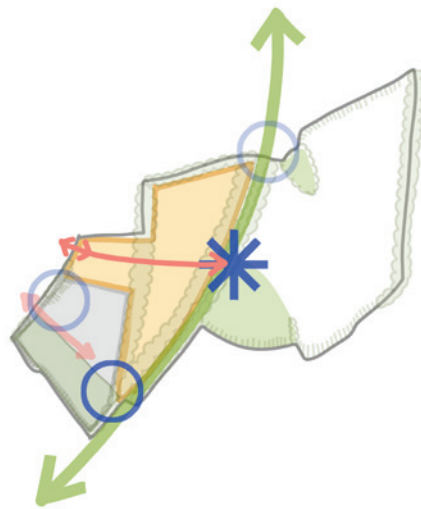
2.6 Development Phases

Whilst recognising that the approach to phasing may change over time, potential phasing is set out below.



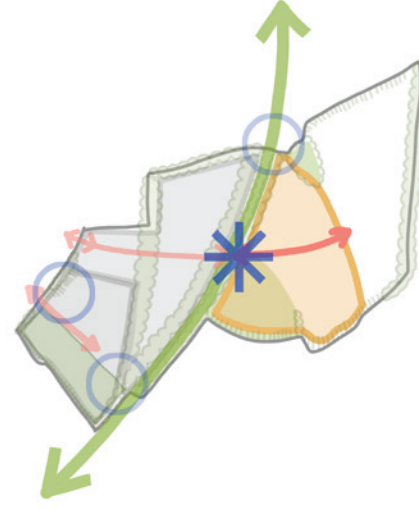
Phase 1

- Southern Access Road
- Western Gateway; Landscaped Water Feature and LEAP
- 90% of housing on the Western Plateau
- LAP (Local Area for Play)
- Associated roads/paths and SUDS
- Primary school and community facilities
- Retention of Lower Cosmeston Farm; conversion to community, commercial and/or educational use
- NCN Route 88 extension
- Northern Gateway
- Bus stops and Pedestrian Crossing on Lavernock Road



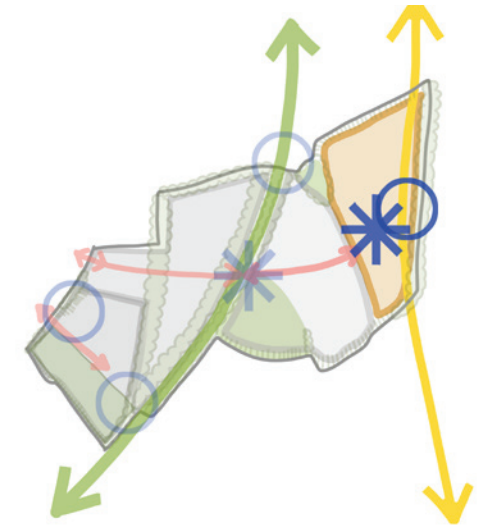
Phase 2

- Northern Access Road as far as NCN 88
- Key Space - Marconi Crossing including Public Art
- Remaining housing on the Western Plateau
- Housing on Central Plateau
- Associated roads/paths and SUDS
- Southern Gateway including Community Sport Pitch and LAP
- Community Gardens/Allotments and LAP



Phase 3

- Continue primary road
- Public Open Space / Attenuation Ponds
- New hedgerow to Southern Boundary
- Housing on Eastern Plateau in the zone shown
- Associated roads/paths and SUDS
- LAP, LEAP and HEAP
- Orchard
- Community Gardens/Allotments



Phase 4

- Key Space - Limestone Square
- Relocated Coastal Path and Linear Park
- Remaining Housing on Eastern Plateau
- Associated roads/paths and SUDS
- Eastern Gateway
- Outdoor GYM, LAP and a LEAP