

# Design Code PART 3 CHARACTER AREAS

April 2022



**Contents**

|  |   |                             |                          |
|--|---|-----------------------------|--------------------------|
| <b>PART 1</b>                            | <b>PART 2</b>                             | <b>PART 3</b>               | <b>PART 4</b>            |
| CONTEXT                                  | SITE-WIDE                                 | CHARACTER AREAS             | SUMMARY                  |
| 1.0 INTRODUCTION                         | 3.0 DESIGN STRATEGIES                     | 7.0 CHARACTER AREAS         | 8.0 DESIGN CODE SCHEDULE |
| 1.1 Design Documentation                 | 3.1 Environment and Views                 | 7.1 Character Area Strategy |                          |
| 1.1 Design Code Structure                | 3.2 Nature Corridors                      | 7.2 Lakeside Crescent       |                          |
|  | 3.3 Movement and Streets                  | 7.3 Limestone Terrace       |                          |
| 2.0 MASTERPLAN                           | 3.4 Frontage Hierarchy                    | 7.4 Marconi's Vistas        |                          |
| 2.1 Vision                               | 3.5 Activation and Uses                   | 7.5 Garden by the Sea       |                          |
| 2.2 Mission and Values                   | 3.6 Community Safety                      |                             |                          |
| 2.3 Well-being of Future Generations Act | 3.7 Sustainable Drainage                  |                             |                          |
| 2.4 Concept                              | 3.8 Net Zero Carbon Development           |                             |                          |
| 2.5 Indicative Masterplan                |   |                             |                          |
| 2.6 Development Phases                   | 4.0 KEY SPACES AND GATEWAYS               |                             |                          |
|  | 4.1 Over-arching Principles and Narrative |                             |                          |
|  | 4.2 Limestone Square                      |                             |                          |
|  | 4.3 Marconi's Crossing                    |                             |                          |
|  | 4.4 Western Gateway                       |                             |                          |
|  | 4.5 Eastern Gateway                       |                             |                          |
|  | 4.6 Northern Gateway                      |                             |                          |
|  | 4.7 Southern Gateway                      |                             |                          |
|  | 5.0 STREET TYPOLOGIES                     |                             |                          |
|  | 5.1 Overview                              |                             |                          |
|  | 5.2 01 Main Boulevard/Primary Road        |                             |                          |
|  | 5.3 02 Secondary Street                   |                             |                          |
|  | 5.4 03 Home Zone Street                   |                             |                          |
|  | 5.5 04 Active Travel Corridor             |                             |                          |
|  | 5.6 05 Pedestrian Path                    |                             |                          |
|  | 5.7 06 Hedgerow Connection                |                             |                          |
|  | 6.0 ARCHITECTURAL CHARACTER               |                             |                          |
|  | 6.1 Context                               |                             |                          |
|  | 6.2 Principles                            |                             |                          |

## 7.0 CHARACTER AREAS

### 7.1 Strategy

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.





## 7.2 Lakeside Crescents

### Introduction and Vision

A community of 110 homes which nestle into the lower plateau of the site, forming a gateway to the wider development. Closely associated with the new primary school and retained Lower Cosmeston Farm, 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. The area will feel discreet and distinct, enclosed by the natural embankment to the east with its mature belt of trees and hedging. The greenspace captured within the heart of the area will offer valuable, flexible and well over-looked safe recreation space as will the local equipped area of play. The school, its playing fields and pitches will offer further community facilities, as could the retained buildings of Lower Cosmeston Farm. The Listed buildings will provide a unique character on entering the development.

The northernmost part of this area will have a slightly different feel with a variety of homes organised into short terraces either side of the boulevard giving access to the wider development and forming the new pedestrian and cycle link between Cosmeston Lakes and the Coastal Path. This generous landscaped corridor with its sustainable drainage reens and dedicated active travel routes will provide some sense of formality whilst the homes, which will share the same architectural language and materials as the rest of Area 01, will provide sufficient variation to create visual interest, marking key corners and punctuating the route.



Illustrative bird's eye view of Lakeside Crescents








# Lakeside Crescents

## General Layout

**KEY FEATURES:**

- 2 access points from Lavernock Road - One serving the Primary School and Lower Plateau and the other serving the Upper Plateaus.
- Western Gateway to development signified with large feature attenuation pond and reed beds.
- Active frontages and prominent buildings promoted on primary access route to create clear street hierarchy.
- Prominent feature corner buildings signifying main vehicular access point and addressing School and playgrounds.
- Grouping of new primary school and retained Listed farm buildings as a community, commercial and educational hub
- New bus stops on Lavernock Road.
- Passive supervision of green spaces afforded by arrangement of houses.

-  Feature Building
-  Main Vehicular access
-  Pedestrian link
-  SUDs
-  Primary Frontage

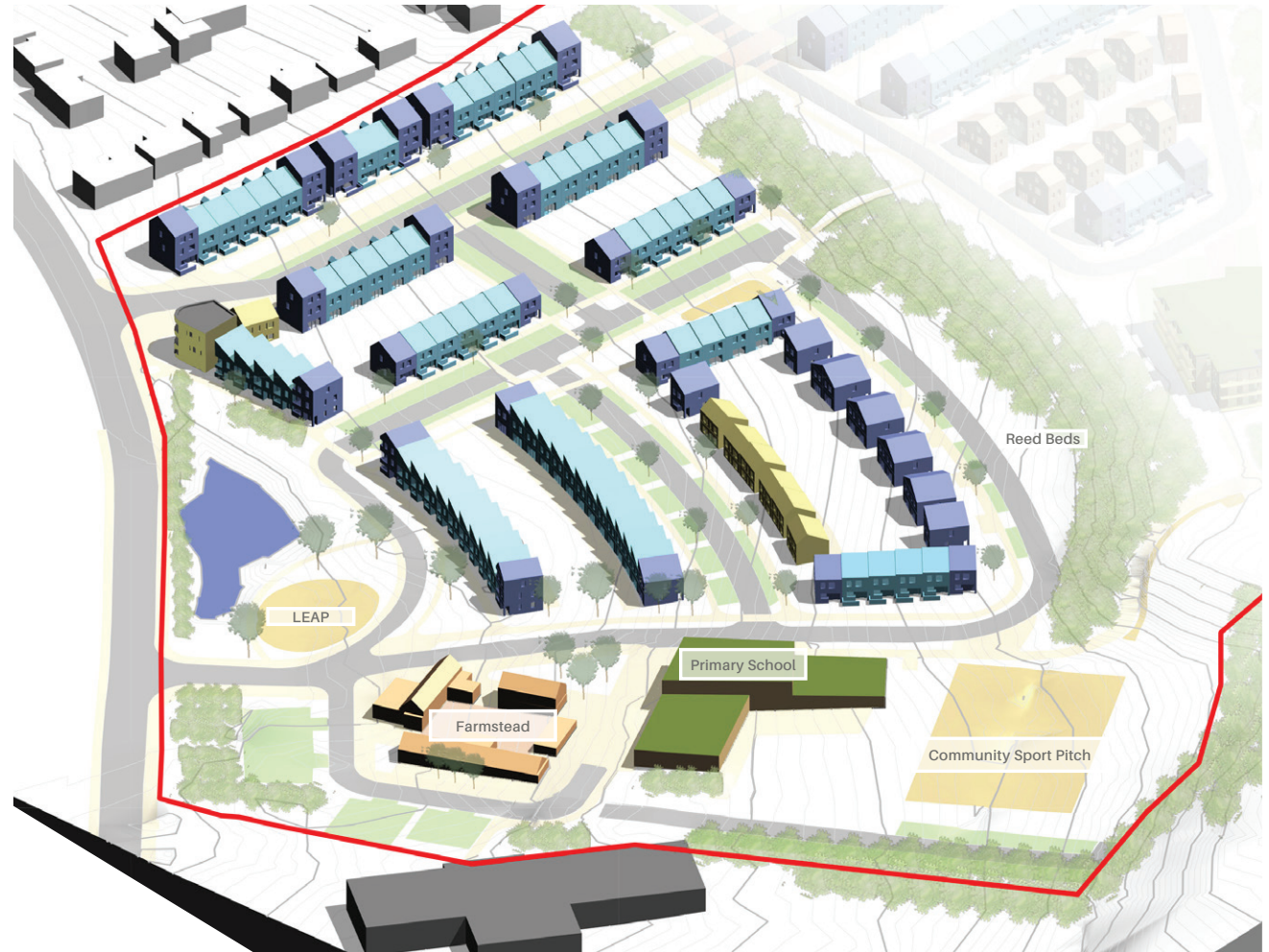


# Lakeside Crescents

## Usage and Housing Mix

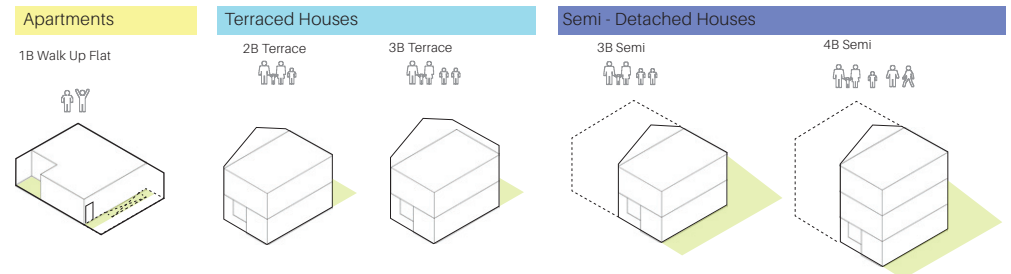
### KEY FEATURES:

- 1 FE Primary School
- Lower Cosmeston Farm - potential community use/start up or craft businesses/ social enterprise/ 'outdoor' classrooms/ heritage trail.
- Community Sport Pitch
- LEAP
- Feature attenuation pond



### POTENTIAL HOUSING MIX:

- 110 homes consisting of:
  - 3/4 Bed Semi detached houses
  - 2/3/4 Bed Terraced houses
  - 1/2 Bed Flats
- Dwellings per hectare: 39.2





## Lakeside Crescents

### Landscape Strategy

The landscape framework within this part of the site will reinforce this zone as the Western Gateway to the site. The landscape framework has a key role in setting the development context as well as ensuring compatibility with the existing surrounding landscape; Penarth's highly valued amenity spaces; Cosmeston Country Park Lakes; the Coastal Path.

The landscape in this particular area will be characterised by a defined boundary to the east and south formed by the retention of the existing hedgerows and trees, providing a spine of mature vegetation reflecting the wider landscape setting. Set within this natural boundary will be a contemporary landscape approach which mirrors and strengthens the structured layout of the development and the geometry of the curve. The planting palette will consist of;

- Tree avenues of a single species, generously but rigorously spaced following the street geometry and rhythm
- Groupings of trees with a mix of species at the key nodes, prominent corners and open play spaces.
- The tree planting will have consistent clear stem heights to maintain open views and visual connections between the streets and community amenities.
- Linear swales, running north south, introducing another consistent planting palette reinforce the geometry and simplicity
- Amenity grass and meadow grass will be introduced to the margins of the hedgerows and to the open space areas on the periphery of this character zone
- The area around the retained farm will be sympathetically landscaped using natural materials evocative of an historic agricultural setting





## Lakeside Crescents

### Precedent Images



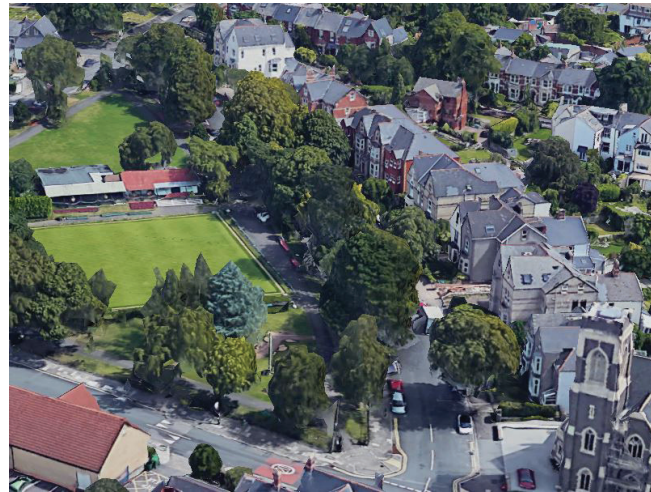
**SuDS Integrated with Placemaking**

Derwenthorpe, York  
Studio Partington



**Landscape; Historic Farm**

National Botanic Gardens of Wales, Stableblock.  
Sympathetic hard landscape evocative of historic agricultural setting



**Landscape; Local Precedent**

Albert Crescent, Penarth  
Formal crescents around leafy gardens



**Form and Massing**

Keystone Crescent, London  
Mid-1840s, early Victorian workers' housing



## 7.3 Limestone Terraces

### Introduction and Vision

An exciting and vibrant community of 110 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.

House and street layouts will reflect new approaches to individual and community living introducing 'courtyard' housing with smaller, easily manageable private external spaces, together with Home Zones with social and play spaces. The area will lend itself to some experimentation, perhaps into self-build or occupier designed facades under the control of further design code. There will be a strong and distinct sense of community linked by a shared desire to be bold and challenge tradition. The community will span a wide

range of ages and household sizes.

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. Occupying an elevated position, many homes will have panoramic views out into the Vale of Glamorgan and sit at the crossroads of the newly extended national cycle route, utilising the former railway corridor, and new active travel link between Cosmeston Lakes and the Coastal Path.

A local equipped area of play is located at the apex of the promontory at the Southern Gateway, overlooked by a taller apartment development and linking directly to the new primary school and community facilities below.



Illustrative aerial view










# Limestone Terraces

## General Layout

### KEY FEATURES:

- Primary frontages and located buildings promoted on primary access road.
- Existing Railway Bridge opened up at Northern Gateway and NCN88 cycle route extended through site.
- Passive supervision of NCN88 cycle route from arrangement of adjacent houses.
- Enhanced and new hedgerows along northern boundary to create east-west green corridor.
- Feature building created at a prominent part of the site overlooking adjacent LAP and the Sport Pitch at the Southern Gateway.
- Passive supervision of green spaces afforded by arrangement of houses.
- Self-build potential

-  Feature Building
-  Main Boulevard vehicular access loop
-  Bicycle lane
-  Pedestrian links through hedgerow
-  SUDs
-  Active/Prominent Frontage
-  Bicycle hire





## Limestone Terraces

### Usage and Housing Mix

#### POTENTIAL HOUSING MIX:

- 110 homes consisting of:
  - 2 Bed Courtyard houses
  - 3/4 Detached houses
  - 2/3 Bed Terraced houses
  - 1/2 Bed Flats
- Dwellings per hectare: 38.7



Self-build potential



| Courtyard Houses | Apartments          | Terraced Houses |                | Detached House                   | Semi - Detached Houses |
|------------------|---------------------|-----------------|----------------|----------------------------------|------------------------|
| 2B L-House<br>   | 1B and 2B Flats<br> | 2B Terrace<br>  | 3B Terrace<br> | 3b-4B House with Side Garden<br> | 4B Semi<br>            |
|                  |                     |                 |                |                                  |                        |



## Limestone Terraces Landscape Strategy

Limestone Terraces are enclosed by generous bands of the existing hedgerows and mature woodland. These ecological corridors create a distinct foundation for the character of this area. The landscape spaces between the built development will offer a continuous and consistent “floodscape” to the variety of the architecture and materials. The public realm will consist of a limited palette of hard landscape materials and plant species to provide a homogeneous basis to the development. The planting palette will respect the scale of the relatively tight knit streets and pedestrian focused spaces with a simple mix of species within the swales and rain gardens and selected areas of tree planting at key community nodes and where this zone is intersected by the active travel corridor and main vehicular route. The shared space approach is further supplemented by possible orchard planting and allotment spaces on the periphery of this character zone.





## Limestone Terraces

### Precedent Images



**Local Precedent**  
Cogan, Penarth

Terraces with repetitive rhythm arranged on intimate sized streets with a green prospect



**Courtyard Houses**  
Finsbury, London  
Peter Barber Architects



**Self build**  
Nieuw Leyden



**Home Zone**



## 7.4 Marconi's Vistas

This area, occupying part of the most elevated area of site, is characterised by a rich mix of housing typologies which include relatively dense terraces of family homes, larger pavillion style homes standing in their own grounds and innovative 'double fronted' courtyard homes.

The area accomodates the new Active Travel route east-west and interfaces with Limestone Square at the natural high point of the site. The primary access road passes through Area 3, maintaining a generous width to accommodate buses and lined by trees softening parallel on street parking spaces. Secondary streets, with sustainable drainage swales fall gently to provides further routes directly from the Coastal Path to a new Community Park.

A gently curving terrace of homes marks the boundary of development above the community park, providing natural surveillance over the generous park area which includes equipped areas of play, a flexible outdoor space for community events 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.

To the south, larger homes will sit within their own plots. Many will have unique and individual designs to respond to their specific location whilst maintaining a shared approach to materials and detailing which binds them together visually. 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.

The line of the existing track to the former ROC post is retained, as are a number of better trees within the existing hedgerow



Illustrative Aerial View







# Marconi's Vistas

## General Arrangement

**KEY FEATURES:**

- Higher plateau offering superb views west and south over Cosmeston Lakes and the Vale
- Rich mix of housing typologies
- Strong east-west street pattern for permeability and natural SUDs solutions.
- Primary frontages promoted to face new Community Park for passive supervision.
- Primary frontages and prominent buildings located on primary route to create clear street hierarchy.
- Apartment typologies located at corners of streets
- Urban form and density dissapates at site boundary with detached house typologies.
- Enhanced and new hedgerows along southern boundary to create east-west green corridor.
- Passive supervision of green spaces afforded by arrangement of houses.

-  Main Boulevard vehicular access loop
-  Pedestrian link
-  SUDs
-  Prominent Frontage



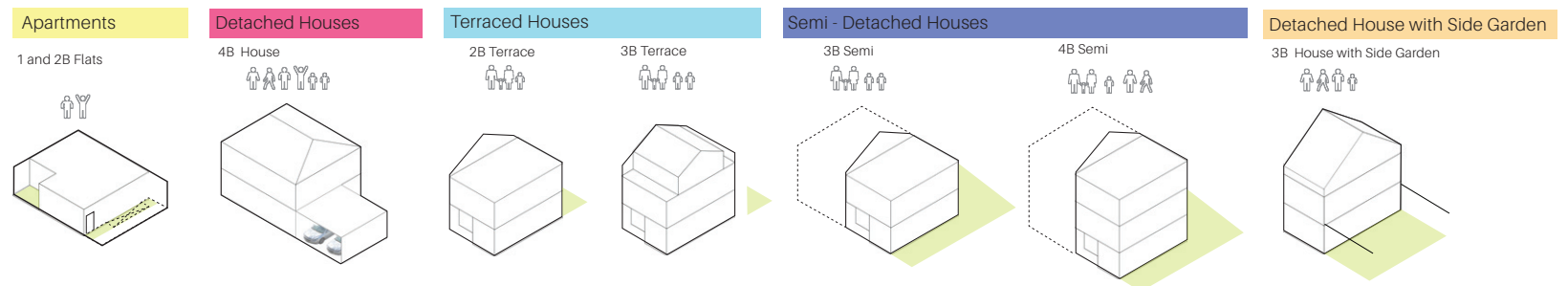
# Marconi's Vistas

## Usage and Housing Mix



### POTENTIAL HOUSING MIX:

- 150 homes consisting of:
  - 1/2 Bed Flats  
(walk-up and communal circ.)
  - 4 Bed detached houses
  - 3 Bed detached houses with side gardens
  - 3/4 Bed Semi detached houses
  - 2/3 Bed Terraced houses
  
- Dwellings per hectare: 37.5





## **Marconi's Vistas**

### **Landscape Strategy**

The landscape structure at Marconi's Vista provides a number of facets creating a distinct character, reed beds to the south and former quarry area to the north. The hard landscape material palette selection provides scope to create a coherent, homogenous scheme throughout this zone, tying together the various scales of development; townhouses, semi-detached properties and the courtyard homes. In addition, formal and rigorous avenue planting together with the swale and rain garden planting, highlight the formal geometry of the principal vehicular thoroughfare.





## **Marconi's Vistas**

### **Precedent Images**



The Avenue, Saffron Walden  
Pollard Thomas Edwards



The Avenue, Saffron Walden  
Pollard Thomas Edwards



Carrowbreck Meadow, Norwich  
Hamson Barron Smith



## 7.5 Garden by the Sea

The easternmost 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 relocate the Coastal Path and provide a 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. A linear park is created incorporating the Coastal Path and linking the Esplanade to the highest point of the development which is marked by slightly taller building groups with community and commercial facilities at ground floor defining and animating a central 'limestone square'. This high quality public space will act both as a destination in its own right and also a punctuation mark along the new route to the Lakes beyond.

The 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. The space is overlooked by contemporary new homes, gently climbing the rolling hillside and having fantastic views back toward Penarth Pier and St Augustine's Head.

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. This area will be full of life and visible activity through the day and not be characterised by a morning exodus and evening influx of residents. Home working, social enterprise, community gatherings, active travel and healthy recreation will be promoted and encouraged through the environment and facilities provided.

The Eastern Gateway is also marked by a widening of the open green space and a LEAP overlooked by a cafe and community space. Cars are removed from this principal route to create a pedestrian focused green space with high amenity value. The homes themselves will be well designed and of high quality traditional materials with recognisable traditional features such as pitched roofs and dormers treated in a contemporary fashion. The slightly taller central building group, whilst different in scale will be designed to sit comfortably amongst its neighbours with recognisable cross referencing of materials and approach to fenestration.

Illustrative Aerial View into Linear Park









# Garden by the Sea

## General Arrangement

**KEY FEATURES:**

- Relocated Coastal Path as part of a Linear Park.
- Limestone Square at the site's high point - commercial and community facilities located at street level.
- Site's high point celebrated with slightly taller feature buildings of high design quality.
- Living spaces elevated to first floor near the coast to take advantage of coastal views,
- Eastern Gateway to the site from the Coastal Path, with play area and ascending park created encouraging people into the site.
- Primary frontages and prominent buildings located on linearpark.
- Linear Park is vehicle free. Vehicle and servicing accommodated in Parking Streets away from park
- Enhanced and new hedgerows along northern boundary and through centre of the area to create east-west green corridors.
- Passive supervision of green spaces afforded by arrangement of houses



-  Feature Buildings
-  Pedestrian link
-  SUDs
-  Prominent Frontage

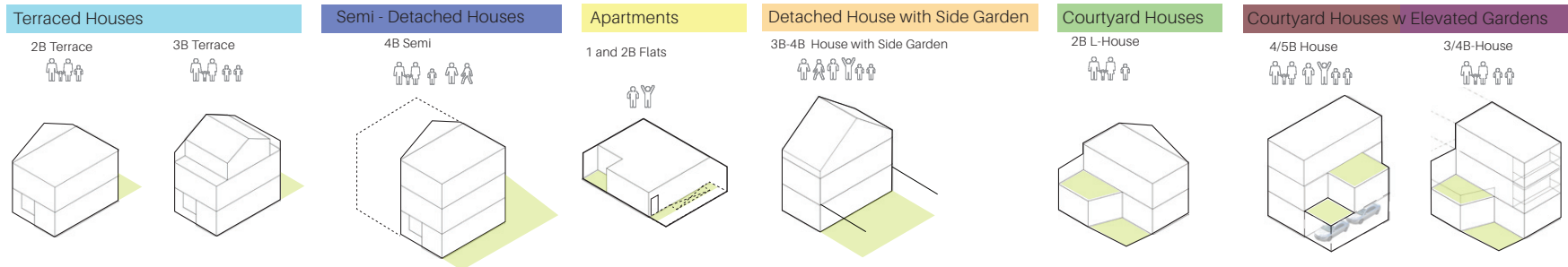


# Garden by the Sea

## Usage and Housing Mix

**POTENTIAL HOUSING MIX:**

- 206 homes consisting of:
  - 2/3 Bed Terraced houses
  - 4 Bed Semi-Detached houses
  - 1/2 Bed Flats
  - 3/4 Bed Detached houses w Side garden
  - 2 Bed Courtyard houses
  - 3-5 Bed Courtyard Houses with Elevated Gardens
  
- Dwellings per hectare: 43.8





## Garden by the Sea Landscape Strategy

This unique character zone provides the opportunity to integrate the development with the coastal path allowing the development to provide an enhanced amenity to this asset.

The landscape palette will share a level of consistency with the adjacent character areas such as the swales and rain gardens and the retention of existing hedges and woodland. However the scale of this development and the generous open spaces allow for a large proportion of green space where there is opportunity to introduce changes in level, gentle landforms, natural play areas, seating and civic spaces. An attractive planting species mix will add vibrancy, seasonal interest and scope to provide visual definition between the public spaces and semi-private spaces.

The palette of hard landscape materials will also create a hierarchy between public and private space and culminate at the public space at Limestone Square. This will be designed to reinforce the unique community space offered by the adjacent café/ co-worker spaces. Planting spacing will ensure there are open views retained to the coast line.





# Garden by the Sea

## Precedent Images

Quays of the Oise, France  
Atelie Ruelle



Timekeepers Square, Manchester  
by Buttress



Local Precedent  
Windsor Gardens