

PENARTH HEIGHTS REGENERATION

Location: Penarth, Cardiff, UK
Client: Crest Nicholson (SW) Ltd

Appointed: July 2004
Planning Consent: December 2007
Size: 6.7Ha
Construction cost: £45m approx.
No. of units: 376
Density: 54dph

Penarth Heights is a flagship regeneration project located north west of Penarth town centre, overlooking Cardiff bay.

This exemplar sustainable community development replaces a derelict 1970s residential estate with 376 new houses and apartments. Our masterplan creates a distinct residential quarter in the town, within which individual streets and buildings are designed with subtle variations to give a real local sense of place.

The predominantly low rise scheme, with a traditional urban character, is a highly specific response to the site, working closely with the existing contours, using a palette of materials based on local precedents and a strong landscape structure that links to the site's green surroundings and neighbouring street structure.

We collaborated closely with United Welsh Housing Association to design the affordable housing - 20% of the total - which is evenly pepper-potted across the scheme, in groups of ten units typically, to be tenure blind.

Community

The concerns of the local community focused on three issues - parking, community facilities and provision of affordable housing. We worked with consultation specialists Green Issues to manage community engagement.

We assisted in setting up the Penarth Heights Consultative Group (PHCG) which had representatives from the local community association and town and district councillors. The PHCG met monthly to discuss our evolving scheme and public exhibitions were held to reach a wider audience. Our scheme was successful in planning at its first attempt.



Above: A strong landscape structure is integral to the scheme, both to calm the predominance of the car, and to link with the site's green surroundings.



Above: The side streets off The Ridgeway follow 'home zone' principles in the treatment of the street surfaces and good planting to create a street environment in which cars do not dominate.



Above: Artist's impression of the masterplan overlooking Cardiff Bay. The affordable housing - 20% of the total - is evenly pepper-potted across the scheme, with groups of ten houses typically and one complete apartment block to assist management.