

# SCHOONER WAY RESIDENTIAL DEVELOPMENT, CARDIFF BAY



<b>LOCATION:</b> CARDIFF
<b>CLIENT:</b> CARDIFF COMMUNITY HOUSING ASSOCIATION
<b>COMPLETION:</b> 2018
<b>VALUE:</b> £14M
<b>SIZE:</b> 85 APARTMENTS & 32 AFFORDABLE FAMILY HOMES
<b>SERVICE:</b> ARCHITECTURE, LANDSCAPE
<b>SECTOR:</b> RESIDENTIAL
<b>CONTRACTOR:</b> MORGANSTONE
<b>LANDSCAPE:</b> AUSTIN-SMITH: LORD
<b>STRUCTURES:</b> BLACKBURN GRIFFITHS, METSEC
<b>COST CONSULTANT:</b> RPA
<b>SERVICES:</b> SABA, ISTL ENGINEERING
<b>AWARDS:</b> 2018 FIS AWARDS: STEEL FRAMED SYSTEMS GOLD AWARD

In response to affordable housing priority needs, Austin-Smith:Lord were commissioned by Cardiff Community Housing Association to design a new build mixed tenure housing development in a prominent waterside location in Cardiff Bay.

The site layout is based upon the continuation of taller, linear waterside development with 85 apartments for private sale along the water's edge, forming an eastern boundary and 32 high quality affordable family homes in the form of two and three storey houses and townhouses to the west towards the other, existing residential developments which also drop in height and scale away from the waterside. The affordable homes are designed to meet Welsh DQR, Lifetime Homes and RNIB Standards.



A high quality 'heartspace' in the form of a landscaped 'homezone', with shared surfaces for pedestrians and cars, links the waterside apartment building both visually and physically with Schooner Way. The front doors and entrances to the new dwellings either side are located off this central heartspace to create an animated space, which is well overlooked to provide a safe and welcoming environment.

The remainder of the houses face out onto the existing streetscape, with front doors and habitable spaces ensuring this previously abandoned and blank area of Schooner Way is rejuvenated and enlivened.

All houses and townhouses have a private space towards the central heartspace or surrounding streets created by low brick walls and railings which will help to provide both individual identity and a strong sense of community.

Private garden spaces are provided to the houses and townhouses, away from the central heartspace, towards County Hall to the south or within the northern 'block'.

County Hall site will be provided by fencing, reinforced by strong existing landscape and helped by being at a higher level than the adjacent parking area.

The houses and townhouses are contemporary in design and utilise a combination of traditional and contemporary materials. This creates a development that has a readily identifiable and fresh, modern character whilst also providing the sense of solidity and reassurance that comes from the

recognisable layout and scale. The apartment block is constructed using light gauge steel offsite manufacture whilst the houses utilise timber frame kits. Swift boxes are incorporated in the facade to encourage biodiversity

The development was completed to time and budget through a design and build procurement route with our services switched to the contractor client at the end of RIBA Stage 3.

