

MAELFA OLDER PERSONS INDEPENDENT LIVING CARDIFF



LOCATION: CARDIFF
CLIENT: CARDIFF COUNCIL HOUSING DEVELOPMENT
COMPLETION: ONGOING
VALUE: £7.5M
SIZE: 41 FLATS
SERVICE: ARCHITECTURE
SECTOR: RESIDENTIAL
LANDSCAPE: WHITE YOUNG GREEN
STRUCTURES: CAMBRIA
SERVICES: DRAC CONSULTING
PLANNING CONSULTANT: LRM

This high quality housing development, consisting of 41 care-ready flats, will provide fully accessible one and two bedroom homes and a range of communal facilities to serve both this new development and the existing Maelfa House tower block.

A garden connection between the development and the existing block will provide a direct link between them, as well as quality external space for the residents.

The project, being developed for Cardiff Council, is part of the ongoing transformation of the Maelfa neighbourhood, with Austin-Smith:Lord having been previously involved in the masterplanning and delivery of mixed use, housing and public realm spaces for the wider regeneration of the area.

Planning permission was received in March 2020.

As masterplanners of the reinvigorated Maelfa Estate, we felt A-S:L were perfectly placed to assist us with the nature of the proposal and challenges the site presented given their knowledge and interest in the local area.

A-S:L's team managed to take on board the design challenge and inputs from a number of stakeholders to bring together a thoughtfully designed scheme meeting our new older persons housing standards. We are delighted with the result and have decided to continue to work with A-S:L to ensure the high quality of the scheme continues across to the construction of the building.

**Joseph Thomas - Programme Manager,
Housing Development, Cardiff Council**



Design Principles

To deliver a high quality building and landscaped areas that will offer new and existing Maelfa House block residents a high standard of living and social spaces.

To design interconnecting spaces that encourage social interaction and sense of community.

To incorporate HAPPI design principles including:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings, mobility scooters, wheelchairs and bicycles
- External shared spaces

One of the main aims of the Maelfa Independent Living design strategy is to create an environment that encourages interaction and inclusion. This is why the proposal evolves around interconnected communal spaces that could offer opportunities for casual encounters, socialising and sharing activities. The building would be also outward looking with large openings and visual connection to the street. This potentially could promote and invite wider social inclusion.

To underline the feeling of openness and light the spaces are arranged on clear view-through axes. The axis east-west allows visual connection from the main entrance through the building and out, and the north-south axis opens views to the shared garden and Round Wood's mature tree groupings to the north.

Creating circulation without dead ends and with plentiful natural light and views has been proven not only to deliver pleasant spaces but also has a significantly positive effect on people with dementia and partial sight loss.

The scheme will have Sustainable Drainage System (SuDS) designed to reduce the potential impact of the development on surface water drainage

Residential Accommodation

- DQR compliant fully accessible care-ready flats with ample storage:
 - 38 one bedroom homes
 - 3 two bedroom homes
- Garden space connection to existing tower block community including sheltered or enclosed glazed link
- Fully accessible building with power assisted entrance doors
- 2no. Lifts, one of which should be fire lift
- Sprinklers required (3.3m Floor to Floor)

Communal & Ancillary Accommodation

- 180m² Activity Room with kitchenette
- Landscaped garden with spaces to socialise
- Generous reception with waiting area
- Atrium with social spaces overlooking the communal garden at each floor
- Mobility scooter store and bicycle storage
- Warden office with secure storage
- Visiting health/social professionals room
- Staff area with changing and shower facilities
- New Day Room and launderette facilities in Maelfa House block
- Plant room and sprinkler tank
- Parking 14 + 3 disable spaces