

MAELFA MIXED USE REGENERATION, CARDIFF



LOCATION: CARDIFF

CLIENT: CCHA IN PARTNERSHIP WITH CARDIFF COUNCIL TO END STAGE 3 THEN JEHU THEREAFTER

COMPLETION: (PH1) 2019, (PH2) 2020

VALUE: £10M

SIZE: 111 HOMES (COMPRISING, 41 AFFORDABLE APARTMENTS, 16 AFFORDABLE TOWNHOUSES AND 57 HOUSES FOR PRIVATE SALE), 1150 SQM OF RETAIL TOGETHER WITH NEW PUBLIC SQUARE

SERVICE: ARCHITECTURE, LANDSCAPE, MASTERPLANNING

SECTOR: RESIDENTIAL, COMMERCIAL

CONTRACTOR: JEHU

LANDSCAPE: AUSTIN-SMITH:LORD

STRUCTURES: BLACKBURN GRIFFITHS

SERVICES: HOARE LEA

COST CONSULTANT: RPA

PROCUREMENT: DESIGN AND BUILD FROM END RIBA STAGE 3

AWARDS: RICS WALES AWARD, REFURBISHMENT/REVITALISATION CATEGORY

Following a long association with regeneration initiatives in this area of North East Cardiff, Austin-Smith:Lord were appointed by Cardiff Community Housing Association to develop proposals for this challenging project, with the aim of providing a mix of affordable homes and local retail whilst also delivering significant change and much needed improvements to a tired and failing 1970's shopping centre environment.

The practice worked closely with CCHA and their development partner, Cardiff City Council, to overcome significant challenges to deliverability and affordability requiring a phased solution to maintain continuity of local retail and occupancy of an existing 10 storey residential tower throughout the development period.

All homes are designed to meet Welsh DQR, Lifetime Homes and RNIB standards.



A masterplan was developed that retained as much highway and infrastructure as possible to control viability whilst ensuring significant improvement to the environment would be delivered to the local community.

The masterplan included the complete demolition of the existing shopping centre, designed in 1972, and by now accommodating just a handful of shops. In order to reduce impact on the community and comply with lease obligations, demolition of the shopping centre was phased and incorporated temporary decant of existing traders whilst new shops were constructed.

A further key aspect of the masterplan is the zoning of 57 homes for private sale which enabled a private sector developer to be brought into the development in support of the public sector elements and infrastructure works. The masterplan was designed to integrate important existing facilities including a 10 storey residential tower with a well-established community, a local health care centre and newly refurbished/extended community facilities operated by Cardiff Council.

The masterplan also incorporates vital links from the surrounding residential area to existing schools.

A new three storey building with retail units at ground floor sits opposite the existing tower block forming a new public square and parking court. The court is designed to intercept the steeply sloping Llanedeyrn Drive at the optimum point to provide safe vehicular and pedestrian access with new bus stops and crossings, whilst minimising potentially expensive utilities diversions.

The central 'heartspace' is welcoming and vibrant, benefiting from high levels of overlooking to improve security and safety. A number of existing traders moved over in to the new retail units with further new retailers added, including a convenience store as an 'anchor'.

The new vehicular route through the site is interrupted by a pedestrianised 'turntable' crossing reinforcing the link from the new public square to the health centre and community centre. These routes are bounded by terraces of townhouses of a significant and civic scale.

The masterplan anticipates future development of independent living units which will complete regeneration north of the residential tower and also facilitates future redevelopment of the health centre.



Phase 1, comprising 41 affordable apartments, local retail and the central courtyard was completed in 2019 and is already proving to be hugely successful with greatly and a vibrant community amenity established.

Despite the difficulties Covid 19 pandemic presented, Phase 2, comprising 16 townhouses was completed in 2020 and tenants moved into their new homes before Christmas.