

Caerdydd

Canllaw Dylunio Bywiadwyedd



Creu Llefydd,
Dylunio Trefol,
Pensaerniaeth

Mai 2015

**Creu'r Brifddinas
Orau i Fyw ynddi
Yn Ewrop**

gwnewch
wahaniaeth



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Cyflawni safonau uchel

Caerdydd fydd y Brifddinas orau i fyw ynnddi yn Ewrop.

Bydd aneddiadau newydd yn dangos y gorau yn arfer da yn y DU ac Ewrop o ran ystod o ddangosyddion 'bywiadwyedd' allweddol fel ansawdd bywyd, hunaniaeth, manau cyhoeddus a gwyrdd, trafndiaeth a chynaliadwyedd. Ategir yr uchelgais hwn gan Archwiliad Trefol yr UE sy'n gosod Caerdydd yn uchel yn erbyn ystod o ddinasoedd cymharol yn Ewrop.

Bydd dylunio gwyb, egni creadigol a buddsoddiad sy'n edrych at y dyfodol yn rhan o'r gwaith o gynllunio a chreu safleoedd datblygu.

Byddwn yn gweithio'n galed i hwyluso cyfathrebu a gwaith partneriaeth cryf lle gall pobl weithio gyda'i gilydd i feddwl am atebion dros y blynyddoedd i ddatrys problemau a gwireddu gweledigaeth a rennir.

Byddwn yn hyrwyddo sicrwydd i gyflawni system drafnidiaeth gyhoeddus ragorol i argyhoeddi pobl i fuddsoddi. Byddwn yn annog dull rhagweithiol o ddiffinio gweledigaeth o drafnidiaeth gynaliadwy yn y rhanbarth ehangach, i alluogi Caerdydd i newid ymddygiad teithio pobl yn raddol.

Mae rhoi pobl a dyluniad wrth wraidd y syniad o greu lle yn hanfodol i lwyddo. Gwnawn hyn, gan annog datblygwyr i wneud yr un fath.

Gweledigaeth o brifddinas 'fywiadwy'

Creu Canolfannau, Strydoedd a Llefydd Newydd Deniadol a Bywiog Bywiog

Creu llefydd a strydoedd gwyh i bobl – llefydd croesawgar.

Canolfannau cymdogaethau a hybiau sy'n llawn bywyd, busnesau, siopau a chyfleusterau.

Ysbrydoli ffocws newydd i'r gymuned, rhannu a chyfarfod.

Cyfleusterau iechyd, hamdden a dysgu.

Integreiddio byw a gweithio'n llawn.



Brighton, New Road
drwy gwrteisi Jan Gehl Architects

Canolbwyntio ar Ddylunio

Gystal ag unrhyw beth yn Ewrop.

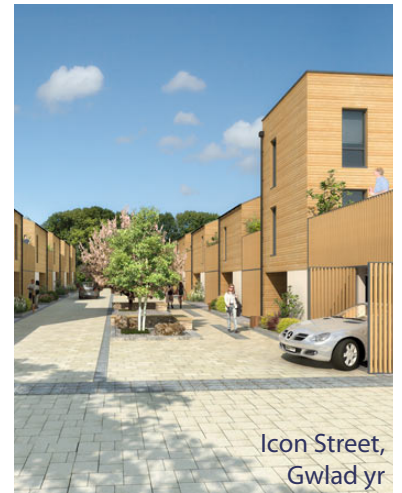
Pensaerniaeth ddeniadol a llefydd dymunol.

Strydoedd gwyrdd, tirluniau ac adeiladau ynni effeithlon.

Cartrefi at ffyrdd gwahanol o fyw a phobl o bob oedran, gyda digon o le a golau.

Cymunedau'n rheoli llefydd cyhoeddus.

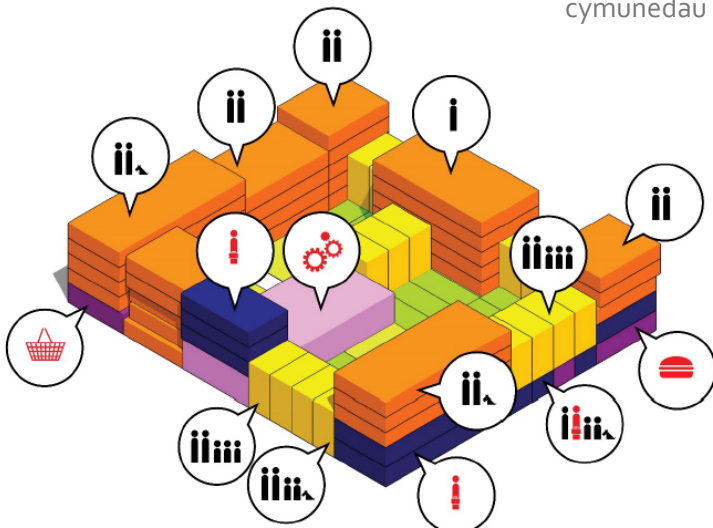
Dulliau cydweithredol o gefnogi cymunedau amrywiol a bywiog.



Icon Street,
Gwlad yr



liburg



Integreiddio Byw a
Gweithio'n Llawn,
Drwy gwrteisi
Urban linitiativess

Dathlu Caerdydd – Dinas Wych

Yn dathlu diwylliant a dylanwadau cyfoes Cymreig a rhyngwladol.

Gwneud y gorau o dirwedd, adeiladau, lonydd coedydd, afonydd a mannau agored lleol.

Olion y gorffennol: atgofion o dreftadaeth gyfoethog a bywiog.

Treftadaeth i ymfalchïo ynddi



Teithio Cyfleus, Cyflym a Chyfforddus

Creu rhwydwaith cyflym, cyfleus a chyfforddus o opsiynau teithio.

Gwasanaethau bws a thram parod i ganol y ddinas a thu hwnt.

Mwynhau taith ar y beic ar hyd llwybrau beic diogel a phrifyrdd beiciau newydd i'r gwaith.

Tripiau cyflym a chyfleus i'r ganolfan siopa neu'r ysgol leol.



Amgylchedd Gwyrdd a Chyrchfan Hamdden

Mynediad i dirweddau gwyrdd a pharciau gwyh; myfyrio am ennyd wrth nodwedd dŵr neu waith celf.

Llefydd i bobl ifanc eu mwynhau a'u crwydro'n ddiogel; amgylchedd lle gallant gerdded a beicio i'r ysgol yn ddiraffferth.

Cyfleoedd lleol i fod yn ffit a mwynhau byw'n iach, chwaraeon a hamdden.



Arloesol ym maes Ynni a Chysylltiadau digidol.

Y technolegau diweddaraf yn cysylltu'r gymuned leol â phobl ymhobman.

Cyflenwadau ynni cynaliadwy gan arbed adnoddau a lleihau'r effaith ar y byd.

Cartrefi a chymdogaethau newydd ynni effeithlon – rhoi pŵer yn ôl i'r gymuned



Am y ddogfen hon

Mae'r ddogfen hon yn cynnig canllawiau creu llefydd, cynllunio a dylunio trefol y bydd y Cyngor yn cadw atynt mewn safleoedd datblygu strategol ledled y ddinas. Cyflawnir hyn drwy gynnal trafodaeth barhaus â datblygwyr, rhanddeiliaid a'r cyhoedd.

Mae'r ddogfen yn nodi disgwyliadau'r Cyngor, gan amlygu nifer o egwyddorion sy'n cyfeirio at uwchgynllunio, y mae angen mynd i'r afael â nhw mewn ffordd holistig er mwyn gwireddu'r Weledigaeth a nodir yn y Cynllun Datblygu Lleol.

Disgwylir i ddatblygwyr allu defnyddio'r canllawiau hyn fel man cychwyn i lywio cynigion mewn trafodaeth â'r Cyngor. Mae'n benodol ar gyfer datblygiadau mawr, lle mae anheddiad neu gymuned newydd yn cael ei chreu a fydd yn cael effaith ar y Ddinas a'r Rhanbarth. Nid disodli'r cynllun polisi yw'r bwriad.

Mae'r wybodaeth yn bennaf ar gyfer datblygwyr a'u hasiantau, a gobeithio y bydd yn helpu aelodau'r cyhoedd i fod yn rhan o'r broses ddatblygu.

Mae'r wybodaeth yn datblygu'r Deg Egwyddor Gyffredinol yn y Papur Cefndirol ar y Fframwaith Uwchgynllunio (a atodir i'r CDLI er archwilio) gyda chanllawiau, darluniadau ac astudiaethau achos ychwanegol.

Mae'n ategu canllawiau cenedlaethol PCC, NCT 12: Dylunio a Chanllawiau Cynllunio Ategol y Cyngor.

10 Egwyddor uwchgynllunio

- 01 Dull / proses uwchgynllunio
- 02 Dwysedd datblygu
- 03 Coridorau trafnidiaeth gynaliadwy
- 04 Dewisiadau teithio cynaliadwy
- 05 Canolfannau cymdogaeth a defnydd cymysg
- 06 Cynllun tai a'u cymeriad unigryw
- 07 Integreiddio ag ardaloedd cyfagos
- 08 Mannau gwyrdd a glas agored strategol cysylltiedig
- 09 Tirlun, bioamrywiaeth, treftadaeth a'r Gymraeg
- 10 Effeithlonrwydd adnoddau a thechnoleg

01 Dull / proses uwchgynllunio

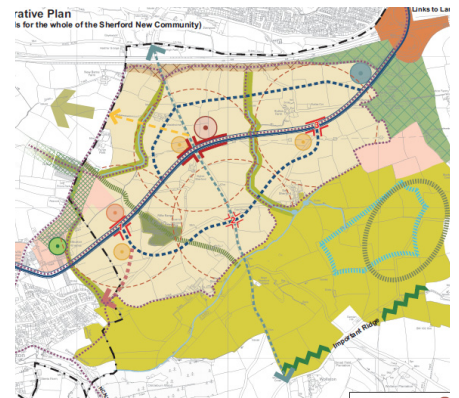
Beth rydym am ei gyflawni:

Partneriaeth rhwng ystod o bobl: gweithwyr proffesiynol, y cyhoedd, Cyngor Dinas Caerdydd a Chomisiwn Dylunio Cymru, sy'n rhan o broses gydweithio hirdymor i ddylunio llefydd cynaliadwy o'r radd flaenaf.



Cyfle:

- Paratoi uwchgynllun cydweithredol, gan gynnwys yr holl dirfeddianwyr, a chytuno arno cyn cais cynllunio.
- Defnyddio enghreifftiau o arfer gorau yn y DU ac Ewrop.
- Trin yr Uwchgynllun fel fframwaith hyblyg a 'dogfen fyw' gyda phroses ddylunio ailadroddol sy'n ymateb i wybodaeth newydd, profi ac adolygu i reoli dylunio a chyflawni yn yr hirdymor.
- Uwchgynllunio'r rhaglen a gweithdai dylunio i brofi syniadau a phrosesau ailadrodd gyda chynlluniau a modelau mewn senarios gwahanol.



Cynllun Fframwaith Strategol yn dynodi cyrchfannau a chysylltiadau allweddol..

I gyflawni hyn bydd yn rhaid i chi:

01. Sefydlu tîm uwchgynllunio y cytunwyd arno ar y cyd o'r dechrau gan gynnwys sgiliau o ran:

- Pensaerniaeth (gan gynnwys arferion gwahanol, gyda phenseiri proffil Ewropeaidd/DU o ran cynlluniau mawr);
- Pensaerniaeth tirlun;
- Dylunio trefol;
- Trafnidiaeth;
- Peirianeg;
- Ecoleg;
- Cynaliadwyedd;
- Rheoli Projectau;
- Rheoli a chaffael ariannol/ystadau;
- Rheoli a chynllunio datblygu;
- Cynnwys rhanddeiliaid a'r cyhoedd;
- Treftadaeth ac archeoleg;
- Artistiaid a chynhyrchwyr creadigol.

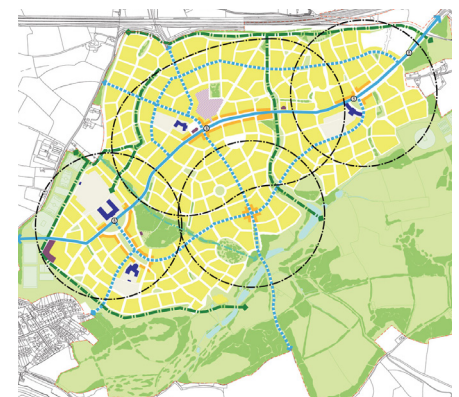


Diagram Uwchgynllunio Allweddol sy'n cynnwys adeiledd blociau dangosol

Sherford, Llyfr Uwchgynllunio (2006): hyd at 5500 o aneddiadau, manau masnachol, canolfannau cymdogaeth, ysgolion a manau gwyrdd. Strategaeth safle'n seiliedig ar 'gymdogaethau cerddadwy' gan ddefnyddio rhesymeg seiliedig ar ymchwil Defnyddiodd Ymddiriedolaeth y Tywysog broses gydweithredol Ymchwilio drwy Ddylunio

02. Cynnwys y cyflwyniad canlynol o'r uwchgynllun (croesyfeirio Atodiad A):

- Gweledigaeth;
- Nodau ac Amcanion;
- Crynodeb o'r Fethodoleg;
- Dadansoddiad darluniadol o gyd-destun ffisegol, amgylcheddol, polisi, cymdeithasol ac economaidd;
- Crynodeb dangosol i sefydlu cyfleoedd a chyfyngiadau;
- Cynllun fframwaith strategol;
- Diagram uwchgynllun allweddol;
- Cynlluniau ar wahân yn cynrychioli haenau thematig y diagram allweddol;
- Darluniadau artistiaid, diagramau a ffotograffau ar gyfer meysydd allweddol;
- Strategaeth Camau a Gweithredu gan gynnwys y Rhaglen¹.

03. Fel rhan o'r Crynodeb o'r Fethodoleg, cyfeirier at yr holl strategaethau a datganiadau a restrir yn y ddogfen hon. Ymhlith yr enghreifftiau a ddewiswyd mae:

- Datganiad Dylunio;
- Strategaeth Cymeriad Cymdogaeth gan gynnwys canolfan amldeffnydd;
- Strategaeth ynni;
- Strategaeth Ymgynghori a Chyfathrebu gyda'r Rhaglen. (Cynnwys profi dyluniad ac adolygu);
- Strategaeth Cyflawni (Mesurau clir o ran adeiladu, ariannu, camau gweithredu a seilwaith);
- Datganiad Rheoli a Chynnal a Chadw (Amlinellu perchenogaeth a rheoli hirdymor gan wahaniaethu deiliadaethau preswyl a masnachol).

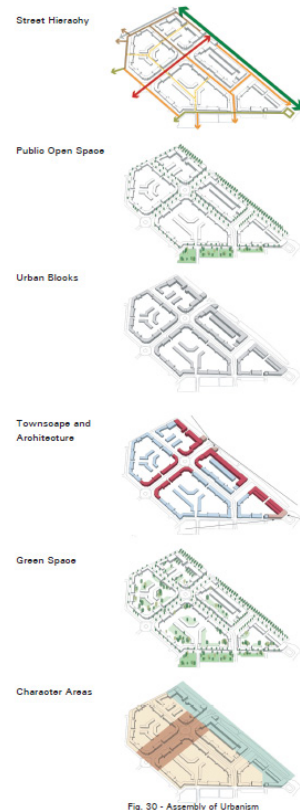
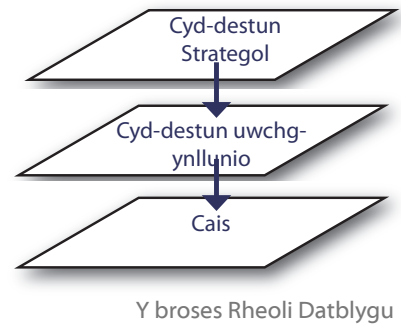


Fig. 30 - Assembly of Urbanism

'Haenau thematig' / 'cynlluniau paramedr' sy'n dangos Upton, Safle F a G y Briff Datblygu, drafft, Mehefin 08'

Rhanbarth

DINAS

Anheddiad

Cymdogaeth

STRYD

Uwchgynllun i gyfeirio at sut mae cynigion yn effeithio ar bob graddfa

¹ Addaswyd o: CABE's Creating Successful Masterplans, A Guide for Clients (fersiwn wreiddiol 2004; gwe-fersiwn wedi'i diweddarau 2011)

02 Dwysedd datblygiadau

Beth ydym ni am ei gyflawni:

Llefydd dymunol i fyw ynddynt gyda chanolfannau cymdogaeth bywiog, hyfyw a chlir, strydoedd difyr, gwasanaethau hygyrch a chymysgedd o dai. Gwireddir hyn drwy ddefnyddio lefelau dwysedd priodol a phensaerniaeth bwrsasol wrth adeiladu.

Cyfle:

Amrywio dwysedd datblygu i greu:

- Fflatiau mawr o safon uchel;
- Tai teras;
- Tai pâr a thai sengl;
- Tai i bobl hŷn a thai cymorth;
- Tai hyblyg/y gellir eu haddasu;
- Dim modd gweld eu bod yn wahanol i dai fforddiadwy o edrych arnynt;
- Modelau deiliadaeth a meddiannaeth gwahanol

Ystodau dwysedd arferol a ffurfiau adeiladu.
Amrywio canllawiau o ran hierarchaeth stryd, cilfeydd ac eglurder.
Cynyddu dwysedd o safleoedd tir llwyd trefnol

Stryd neu ardal	Dwyster (dph cyf. net)	Uchder (lloriau)	Math yr uned
Canolfan aml-ddefnydd	50-75 DPH	4-6	Fflatiau a rhai tai teras
Prif gefnffordd yn hwyluso trafnidiaeth gyhoeddus	40-60 DPH	2.5-5	Y rhan fwyaf yn fflatiau a thai teras Gyda rhai tai pâr
Strydoedd eilaidd allweddol	40-60 DPH	2.5-4	Nifer gyfartal o dai teras cymysg a thai pâr
Strydoedd eilaidd a thrydyddol eraill	30-50 DPH	2-3	Tai teras, pâr, sengl

I gyflawni hyn bydd angen i chi:

01. Gynnwys Strategaeth¹ Cymeriad Cymdogaeth gan gynnwys dwysedd a chymeriad.

02. Defnyddio amrywiad yn lled strydoedd yn yr hierarchaeth strydoedd ynghyd â mathau arloesol o dai gan ddefnyddio pellteroedd ar wahân agosach heb gyfaddawdu ar amwynderau.

03. Dangos sut y cyflawnir manau amwynder arloesol.

¹ Yn gyffredinol, yn nodi dwysedd o ran Aneddiadau yr Hectar (AH) NET a Gros. Gweler Urban Design Compendium 2, English Partnerships gynt.



Tai teras a ddyluniwyd yn bwrsasol â man amwynder preifat a chyhoeddus, Accordia, Caergrawnt, 67DPH Net



Fflatiau uwch y siopau, 3-5 llawr Amsterdam



Sherford, mae ardaloedd dwysedd gwahanol yn sicrhau bod digon o bobl mewn ardaloedd allweddol i gefnogi gwasanaethau lleol. Gwaith mewn cydweithrediad â 'chynlluniau paramedr' i greu ardaloedd datblygu a chymeriad eglur. Dwysedd cyfartalog safle 50PH net

03 Coridorau trafnidiaeth gynaliadwy

Beth ydym ni am ei gyflawni:

System drafnidiaeth gyhoeddus a phreifat gynaliadwy a hyfyw. Llwybrau uniongyrchol ar gyfer trafnidiaeth gyhoeddus aml, gyflym a dibynadwy (trenau, tramiau, bysus), beicwyr a cherddwyr, sy'n cysylltu cartrefi â chyrchfannau allweddol, canol y ddinas, y bae, cyflogaeth, canolfannau cymdogaeth, ysgolion a'r rhanbarth ehangach. Mesurir hyn drwy gyflawni hollt modal 50:50.

Cyfle:

- Dylunio ac annog newid i drafnidiaeth gyhoeddus, cerdded a beicio i deithiau dyddiol.
- Bydd coridor trafnidiaeth gynaliadwy strategol fel arfer yn:
 1. Brif ffordd/rhodfa yn cysylltu cyrchfannau allweddol wedi'u dylunio ar gyfer nifer o fathau gwahanol o drafnidiaeth gan yna flaenoriaethu trafnidiaeth gyhoeddus, beicio, cerdded a chyfleusterau i geir preifat. Fflatiau dwysedd uwch a thair teras ar hyd llwybrau trafnidiaeth gyhoeddus a chau arosfannau trafnidiaeth gyhoeddus;
NEU:
 2. Llwybr ymrwymedig i ddefnyddwyr penodol yn unig e.e. Taith Taf (cerdded a beicio).
 - Dylunio rhwydwaith priffyrdd sy'n cefnogi blaenoriaethau trafnidiaeth gynaliadwy a chanolfannau amldefnydd.

I gyflawni hyn bydd angen i chi:

01. Ddangos yn glir fod y rhwydwaith yn addas i bob dull trafnidiaeth.
02. Cynnwys adrannau darlunio mewn sawl man allweddol yn y rhwydwaith.
03. Dangos sut mae cyfleusterau, amldefnydd a chyflogaeth yn integreiddio â'r rhwydwaith ac arosfannau trafnidiaeth.



Reisfeld, tai dwysedd uchel ar gyfer y brif rodfa â thrafnidiaeth gyhoeddus



Llwybr bws tywys Caergrawnt



Cysylltiad beicio oddi ar y ffordd ar lwybr llydan, Parc Hyde



Tramiau wedi'u hintegreiddio â'r stryd, Barcelona

04. Profi rhannau o'r brif ffordd drwy ddarluniau cynllunio ac adrannau. Dangos digon o flaenoriaethu a dyrannu lle i gerddwyr a beiciau yn ogystal â hwyluso trafnidiaeth gyhoeddus a thraffig drwodd yn effeithlon.

05. Dangos yn glir lle mae gwahaniaethu rhwng defnyddwyr neu arwynebau a rennir.

06. Datblygu rhannau o'r stryd i bob topoleg stryd yn yr hierarchaeth strydoedd (prif ffordd/rhodfa i'r stryd bengaead/ manau a rennir) a defnyddio hyn i ddiffinio cymeriad pob stryd fel un unigryw. Cyflawni'r lefel gywir o symudiadau neu ddefnyddioldeb lle i'r math o stryd.

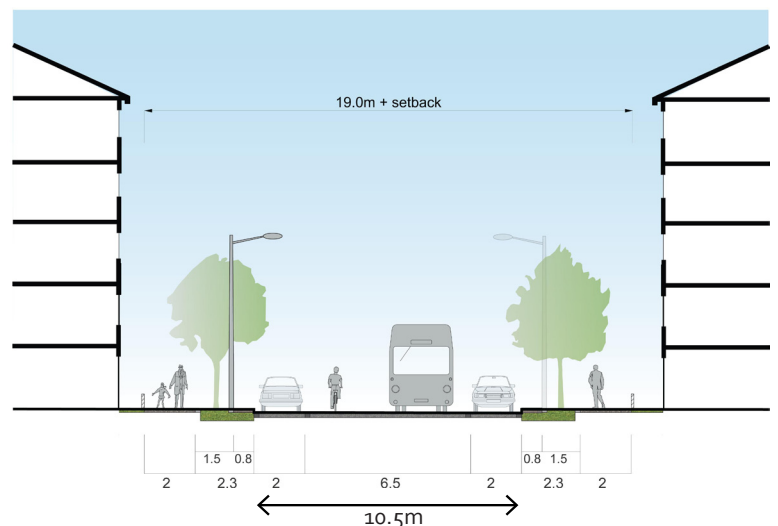
07. Sicrhau'r cydbwysedd iawn o ran athreiddedd i gerddwyr, beicwyr a cherbydau. Cynnwys mynediad cyfleus i bob rhan o'r safle gyda llwybrau diogel deniadol.



FIGURE 15: STREET HIERARCHY



The Mill DAS: Diagram yn dangos sut mae'r brif Rodfa'n rhan o hierarchaeth o strydoedd.



Enghraifft o ddarn arferol o rodfa, cynllun a darlun artist. Darn wedi'i addasu o Ddatganiad Dylunio a Mynediad The Mill; yn dangos elfennau allweddol fel parcio, tirweddau a chilfannau.

Strategaeth feicio sy'n cyfeirio at bob math o stryd angen cael ei llunio gyda'r hierarchaeth strydoedd ac adrannau.

04 Dewisiadau Teithio

Beth ydym ni am ei gyflawni:

Aneddiadau lle gall pobl gerdded, beicio a defnyddio trafndiaeth gyhoeddus ynddynt am mai'r rhain yw'r dewisiadau mwyaf deniadol a chyfleus.

Cyfle:

- Grid o lwybrau cerdded a beicio diogel, yn cysylltu cartrefi â thrafnidiaeth gyhoeddus, parciau, siopau, cyfleusterau cymunedol ac ysgolion.
- Strydoedd preswyl sy'n blaenoriaethu cerddwyr, beicwyr a chwarae i blant yn hytrach na lonydd cyflym i geir.
- Parcio hygyrch i feiciau a chlybiau ceir mewn cyrchfannau (e.e. Cyfnwidfeydd teithio, cyflogaeth a chanolfannau cymdogaeth).

I gyflawni bydd byddwch yn:

01. Defnyddio'r Llyfryn i Strydoedd 1 a 2.
02. Diffinio dull o ymdrin â thrafnidiaeth sy'n gwireddu gweledigaeth Trafnidiaeth Gynaliadwy'r ddinas.
03. Cynnwys diagramau symud sy'n dangos y cysylltedd ac athreiddedd gorau sy'n addas ar gyfer:
 - Cerdded (tua phob 50m-100m)
 - Beicio (nodi ar y ffordd, oddi ar y ffordd, llwybrau a rennir ac ati)
 - Trafnidiaeth Gyhoeddus
 - Cerbydau preifat (cyfyngu ar athreiddedd)
04. Defnyddio dadansoddiad cwt beiciau / proffil hygyrchedd (ystyried ansawdd y llwybr, topograffi) gan nodi sut mae cartrefi o fewn:
 - 5 mun ar droed (400m) o arosfannau trafndiaeth gyhoeddus;
 - 10 munud ar droed (800m) o siopau a chyfleusterau.
05. Cynnwys strategaeth parcio a arweinir gan ddylunio trefol sy'n bodloni safonau parcio preswyl.
06. Nodi lleoliadau ar gyfer seilwaith ar y safle (e.e. llefydd parcio diogel i feiciau, clybiau ceir, cyfleusterau newid a chawodydd, i ateg Cynlluniau Teithio).
07. Nodi ar gynllun yn lle y defnyddir parthau cartrefi a chynnwys strategaeth a fydd yn cynnwys Grwpiau Mynediad wrth eu dylunio.
08. Dylunio cyfyngiadau zomya a nodweddion dylunio ar rwydweithiau ffordd mewnol.



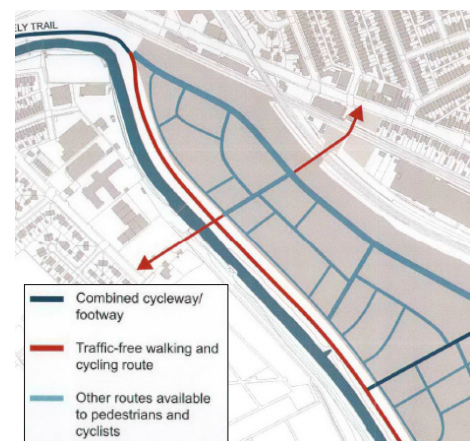
Llwybr hamdden 'Cerdded Er Lles Iechyd' tua Morglawdd Caerdydd



Arwydd yn rhoi gwybod i bobl ar drefn strydoedd, egwyddorion parthau cartrefi

Consider first ↓ ↓ ↓ ↓ Consider last	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic

Hierarchaeth defnyddwyr, Llawlyfr Strydoedd



Diagramau llwybrau cerdded a beicio, Aseiad Trafnidiaeth The Mill

05 Canolfannau cymdogaeth ac amldeffnydd

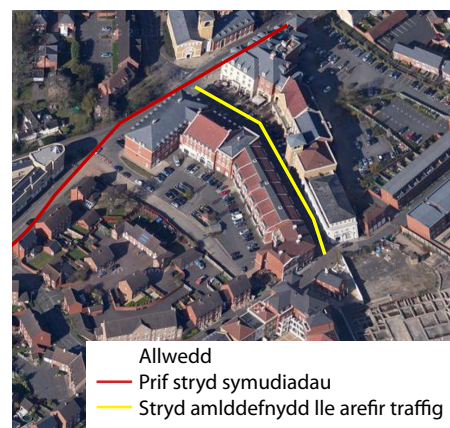
Beth rydym am ei gyflawni:

Canolbwynt hygyrch i gymdogaeth leol â ffocws cymdeithasol ac ymdeimlad cadarn o le y mae pobl yn mwynhau ei ddefnyddio a threulio amser ynddo. Lle deniadol a hyfw'n llawn bwrlwm masnachol a chymunedol drwy siopau, caffis, swyddfeydd ac adeiladau cymunedol yng nghyd-destun adeiladau cyffrous ac ardaloedd cyhoeddus o safon uchel.

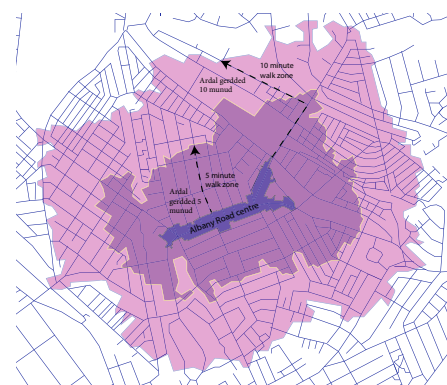


Cyfle:

- Lleoli canolbwyntiau masnachol a defnyddiau cymdeithasol/diwylliannol i gael budd o fod mewn lle amlwg a manteisio ar fasnach sy'n deillio o drafnidiaeth gyhoeddus, llwybrau i gerbydau, beicio a nifer uchel o bobl yn cerdded.
- Integreiddio'r canol yn agos â'r adeiledd bloc perimedr trefol ehangach yn hytrach na'u gosod ar wahân.
- Cynnwys datblygiadau dwysedd uwch ac adeiladau uwch yn y canol (h.y. fflatiau a thai teras) ac adeiladau amldeffnydd1 (manwerthu, cymdeithasol, diwylliannol a masnachol amrywiol gyda fflatiau uwch blaenau siopau masnachol).¹ Lleihau ar fylchau rhwng adeiladau i sicrhau amgaead digonol.
- Dylunio pensaernïaeth unigryw, adeiladau tirnod, tir cyhoeddus o safon uchel, plannu coed, tirwedd, palmentydd llydan, llefydd cyfforddus i eistedd allan, caffis stryd, bwytai a thafarndai, celfi stryd a chyfleusterau croesi, nodweddion difyr fel celf gyhoeddus ar safleoedd penodol (p'un ai'n barhaol, a arweinir gan y gymuned, dros dro ac ati), nodweddion dŵr, SDCau, manau gwyrdd a lle chwarae i blant.
- Dylunio man cyhoeddus pwrpasol, wedi'i amgáu, gyda thirwedd caled a/neu feddal fel y bo'n briodol i'r:
 - Unedau cyfagos (e.e. caffi, archfarchnad ac ati);
 - Lleoliad a maint y canol (e.e. stryd fawr brysur, stryd ochr ddistaw, neu ganol pentref);
 - Symudiadau a ragwelir o ran trafndiaeth heibio'r lle;
 - Anghenion mynediad a gwasanaethu;
 - Cymeriad a chyd-destun gan gynnwys golygfeydd;
 - Microhinsawdd gan gynnwys llwybrau haul a gwynt.



Dickens Heath, Solihull. Canol pentref masnachol newydd â 30,000 troedfedd sgwâr o le manwerthu, gydag archfarchnad fechan a swyddfeydd. Mewn lle amlwg oddi ar y brif stryd drwy'r gymdogaeth



Dadansoddiad cwt beiciau' yn dangos parthau o fewn 5 a 10 munud ar droed Mae gan ganol ardal Albany Road gysylltedd da drwy'r strydoedd i'r trigolion cyfagos (Pennod 2)

¹ Urban Design Compendium 2, English Partnerships gynt, gweler Pennod 2)

- Cysylltu egwyddorion yn y canllawiau hyn â diffiniadau polisiau manwerthu a chynllunio o ganolbwyntiau (e.e. Canol Ardal neu Leol)
- Sicrhau hygrychedd i bawb drwy siarad â Fforymau Mynediad a'r Tîm Cydraddoldeb, yn arbennig wrth gynnig unrhyw lefydd a rennir;
- Cydleoli defnyddiau addas yn yr un adeilad (e.e. neuadd bentref a lle amlbwrpas) i gyd-gronni adnoddau. Cynnig strategaeth ar ran meysydd rheoli, cyfrifoldeb ac atebolrwydd clir i greu hybiau amldefnydd â chymorth, addysg, cyngor a gofal iechyd cydlynol.
- Integreiddio unrhyw flaen archfarchnad â'r strydlun i sicrhau'r potensial economaidd mwyaf posibl. Defnyddio amryw atebion o ran parcio, fel llefydd ar y stryd a chyrtauu parcio yn y perimedr.
- Tai i bobl hŷn a phobl ag angen tai cymorth arnynt.
- Rhoi'r ysgol yn agos i'r canol a'i chysylltu drwy rwydwaith o strydoedd a llwybrau cerdded a beicio diogel.

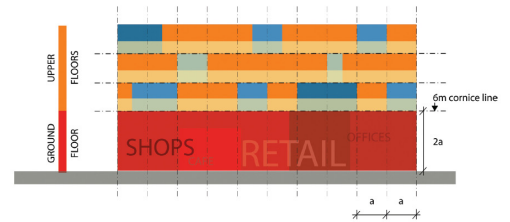


Fig. 41 - Colonnades - Elevation

Enghraifft o ddull dylunio canolfan defnydd cymysg yn Upton, Briff Datblygu Safle F a G, Drafft,



Mannau bywyd-gwaith gyda gwaith i nodi'r safle, Bryste.

I gyflawni hyn byddwch yn:

01. Cynnwys Strategaeth Cymeriad Cymdogaeth (Ardal/Canol Lleol/ Amldefnydd) sy'n dynodi ystod y defnyddiau, maint, lleoliad dewis (a gefnogir gan ymchwil gyd-destunol, profion senario a chyfiawnhad), cymeriad, adeiladau pwysig, cysylltiadau, manau allweddol a threfniadau cyffredinol.

02. Cynnwys strategaeth trafndiaeth gyhoeddus, mynediad i gerddwyr a beicwyr, meysydd parcio a gwasanaethu. Amlinellu'r ffordd y caiff symudiadau traffig yn rhwydwaith trafndiaeth presennol Caerdydd a'r hyn sydd angen mynd i'r afael ag ef.

03. Nodi adeiladau'n strategol ar hyd llwybrau allweddol gyda blaenau defnydd cymysg a ganiateir e.e. swyddfeydd, gweithgynhyrchu neu dafarn gornel. Gall hyn hwyluso bethau newid dros amser. hyblygrwydd yn yr

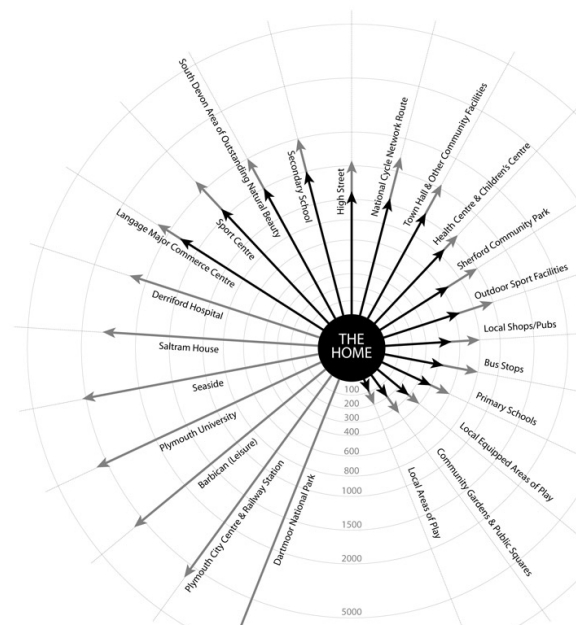


Diagram cyd-destunol yn mesur hygrychedd a cherddiadwyedd. Sherford Masterplan Book, yn seiliedig ar Shaping Neighbourhoods, Barton et al, 2il arg. 2010.

o6 Cynllun tai a chymeriad unigryw

Beth rydym am ei gyflawni:

Llefydd yn llawn cymeriad a phersonoliaeth, gydag adeiladau, strydoedd a mannau hyfryd, difyr a nodedig. Cynllun sy'n galluogi pobl i symud o amgylch yr ardal yn hawdd gan hwyluso ystod o ffyrdd o fyw ac ystodau oedran.

Cyfle:

- Ardaloedd preswyl o bob maint wedi'u dylunio'n dda o gymdogaethau, strydoedd i erddi blaen.
- Trefniant adeiladau, maint a ffurf adeiladau yn diffinio strydoedd a mannau wedi'u hamgáu'n ddigonol gan sicrhau golygfeydd gorau. Does dim man 'gweddilliol' nas diffinnir heb rôl neu ddiben clir.
- Adeiladau, plotiau, parseli, strydoedd a mannau wedi'u dylunio gan benseiri yn creu treflun difyr ac adeiladau unigryw.
- Triniaethau esgyniadol unigryw ar fathau safonol o dai i ffurfio rhan o gymeriad ardaloedd a'r hierarchaeth strydoedd. Lleihau'r defnydd ad-hoc a mympwyol o ddeunyddiau.
- Mannau gwyrdd a chyhoeddus diffiniedig, diogel, deniadol a chyfforddus i oedolion a phlant fel llefydd canolog yn y cynllun, i greu cyfleoedd i wneud gweithgareddau.
- Blaen adeiladau parhaus gyda llawer o ddrysau a ffenestri i gartrefi
- Mannau amwynder preifat ac a rennir wedi'u rhannu'n glir a'u dylunio at ddefnyddwyr penodol, maint unedau, lleoliad a hygyrchedd.
- Digon o le yn yr uned, plot a'r stryd, cyfleusterau byw cynaliadwy e.e. storfa feiciau, rheoli gwastraff cynaliadwy ac anghenion oes.
- Deunyddiau arwyneb a chelfi stryd cadarn o safon uchel yn diffinio cymeriad y stryd a'r hierarchaeth defnyddwyr (gweler Llawlyfr Tir Cyhoeddus Caerdydd).



deunyddiau o safon uchel a manwl gywirdeb yn bensaernïol wrth ddylunio'r adeilad newydd hwn, sy'n adlewyrchu'r steil adeiladu



Amgaead amrywiaeth o adeiladau a thoeon, nenlin ddifyr ac ymateb i dopograffi a thirlun y safle yn Portishead



Strydoedd defnydd a rennir yn arafu traffig. Blaenoriaethu cerdded, chwarae a beicio gan gynnwys ardaloedd eistedd. Pensaerniaeth bwrpasol, cynllun tai, amgáu strydoedd a gwaith ar dir cyhoeddus i greu ymdeimlad o Street.

I gyflawni hyn byddwch yn:

o.1 Diffinio cymeriad, dull dylunio a deunyddiau'r Strategaeth Cymeriad Cymdogaeth

o2. Dangos egwyddorion NCT 12: Dylunio, Llawlyfr i Strydoedd 1 a 2 ac arfer gorau mewn canllawiau dylunio trefol wrth ddylunio a chynllun.

o3. Cyfleu cysyniad dylunio cyffredinol cryf a gweledigaeth sy'n mynd y tu hwnt i arferion dwysedd tai wrth adeiladu tai.

o4. Cynnwys Strategaeth Pensaerniaeth Bwrpasol yn nodi ardaloedd (e.e. Canolfannau Cymdogaeth, rhodfeydd dwysedd uwch ac ardaloedd cymeriad) i'w dylunio drwy fframwaith o benseiri arfer gorau yn y DU ac ardaloedd hunan-adeiladu.

o5. Cynnwys dosbarthu gofodol rheolaidd mewn mannau amwynder gwyrdd / chwarae bach a mwy pwrpasol ym mhob ardal breswyl.

o6. Defnyddio ffotograffau a diagramau i gefnogi haenau thematig yn yr uwchgynllun allweddol (e.e. ardaloedd cymeriad, uchder adeiladau, parcio, dwysedd, adeiladau canolog ac ati).

o7. Llunio paramedrau/codau dylunio strydoedd a mannau allweddol. Sicrhau integreiddio ar draws pob parcel tir a ffiniau graddoli. Cynnwys ystod a math y deunyddiau ar gyfer adeiladau a thir cyhoeddus a lle/sut y caiff deunyddiau gwahanol eu defnyddio.

o8. Integreiddio llefydd parcio i geir yn llawn yn y cynllun stryd. Cynnig atebion parcio gwahanol (ar y stryd/plot/cyrtiau parcio/islawr/isgrofft) i fathau a dwyseddau tai gwahanol. Amlinellu effeithlonrwydd, cyfleuster, diogelwch, strydoedd actif ac effaith weledol.

o9. Comisiynu celf gyhoeddus sy'n ymateb i le, yn datgelu ac yn ehangu ar ei ystyr, gwerth a chymeriad unigryw, yn rhyngweithiol (gan gynnwys goleuadau a nodweddion dŵr adnodd-effeithlon) ac yn helpu i wella ymdeimlad o le i roi lliw i bontydd ac isffyrdd.



Staithes South Bank, Taylor Wimpey, mewn partneriaeth â Hemingway Design



Unedau teuluol dwysedd uchel mawr gyda digon o le amwynder allanol, Sweden (drwy gwrteisi White Architecture)..



Hanham Hall, adeiladau 4 llawr â phensaerniaeth ynni effeithlon i greu amgaead ar hyd y brif stryd Integreiddio amrywiaeth o fesurau parcio sensitif, triniaethau ffiniau a thirwedd.



Adeiladau'n diffinio man gwyrdd canolog ffurfiol, Gardd Bentref

07 Integreiddio ag ardaloedd cyfagos

Beth rydym am ei gyflawni:

Llefydd lle gall pobl symud yn hawdd rhwng cymdogaethau newydd a hen drwy gerdded, beicio a thrafnidiaeth gyhoeddus. Ardaloedd â chymeriad unigryw a ddiffinnir gan adeiladau neu dirwedd caled a meddal, lle mae datblygiadau creu blaenau ar hyd strydoedd a manau.

Cyfle:

- Wrth drin ymylon y safle a lefel yr integreiddiad mae angen dadansoddi'r ardal gyfagos gan ystyried themâu megis:
 - Blaen a chefn adeiladau;
 - Datblygiad hanesyddol a nodweddion treftadaeth;
 - Gwead trefol;
 - Cyfleusterau, canolfannau a defnydd cymysg cyfredol;
 - Cyrchfannau allweddol;
 - Cyd-destun tirweddau a bioamrywiaeth;
 - Cyfleoedd i greu cysylltiadau a gwneud gwelliannau.
- Lleoli cyfleusterau cymunedol a chymdeithasol â chysylltiadau da fel bod cymunedau hen a newydd yn gallu cerdded a beicio drwyddynt.
- Gall digwyddiadau creu llefydd creadigol fod yn gyfle i artistiaid a chymunedau gydweithio, i rannu a datblygu syniadau, sgiliau a phrofiadau.

I gyflawni hyn byddwch yn:

01. Llundio dadansoddiad cymeriad cyd-destunol a strategaeth sy'n cyfiawnhau yn lle y bwriedir cyfuno datblygiadau hen a newydd ynghyd; lle cynigir creu cysylltiadau rhwng ardaloedd; a lle y bo'n briodol creu gwahaniad sy'n diffinio'n glir ardaloedd sy'n creu argraff arnoch wrth eu cyrraedd.

02. Cael adborth gan gymunedau lleol yn fuan yn y broses



Poundbury, tai'n edrych dros fan agored



Yn Upton, Northampton, defnyddiwyd nifer o dechnegau gwahanol i gydblythu'r datblygiad hen â'r newydd.

o8 Mannau gwyrdd a glas agored strategol cysylltiedig

Beth rydym am ei gyflawni:

Rhwydwaith cysylltiedig o fannau gwyrdd, dyffrynnoedd afonig, ardaloedd bywyd gwylt a chaeau chwaraeon. Parhad o'r 'ysgyfaint gwyrdd' y mae nifer o ardaloedd o'r ddinas yn elwa ohono ar hyn o bryd, gan gynnwys nodwedd dŵr ym mhob safle.

Opportunity:

- Seilwaith gwyrdd a glas cysylltiedig
- Mannau gwyrdd ymarferol, amldeffnydd yn aml a ddylunnir â rôl a phwrpas diffiniedig.
- Ardaloedd gwyrdd ffurfiol, parciau trefol, ag ardaloedd chwarae naturiol, cyfleusterau chwaraeon, caeau chwarae, rhandiroedd ac ardaloedd tyfu bwyd cymunedol llai, mewn llefydd cysylltiedig, hygyrch â goruchwyliaeth dda.
- Mannau gwyrdd anffurfiol, llwybrau hamdden, ardaloedd bioamrywiaeth a SDCau a leolir yn briodol (yn seiliedig ar arolygon ecolegol ac ati) a lle rheolir hygyrchedd yn unol â hynny.

To deliver this you will:

01. Cynnwys dadansoddiad â diagramau o'r seilwaith gwyrdd presennol sydd o amgylch, ac yn y safle (e.e. Coridorau Afon ac ati), nodweddion naturiol (e.e. coed a gwrychoedd ac ati), cyfleusterau (e.e. caeau chwarae ac ardaloedd chwarae), manau agored, hawliau tramwy a thopograffi. Dehongli adroddiadau technegol a nodi nodweddion â dynodiadau ffurfiol a'r rhai hebddynt;
02. Dangos blaenoriaeth i nodweddion naturiol â chyfiawnhad clir o ran sut y cânt fudd o'r cyd-destun newydd;
03. Cynnwys strategaeth seilwaith gwyrdd drwy ddangos yn lle bydd y coridorau gwyrdd yn cysylltu â choridorau, parciau neu gefn gwlad, ar y safle ac o'i amgylch.
04. Cynnwys diagramau ac adrannau i ddangos ardaloedd allweddol e.e. llwybrau hamdden cysylltiedig i gerddwyr a beicwyr, coridorau cynefinoedd, chwaraeon a chwarae ac ati. Nodi'r defnyddwyr y mae pob man gwyrdd ar eu cyfer boed yn rhai amldeffnydd neu'n rhai at ddefnydd penodol.
- 05 . Amlinellu strategaeth rheoli a chynnal a chadw.



Parc Bute, rhan o Goridor Afon Taf



Bae Caerdydd



Perthynas ryngweithiol â'r dŵr, Stockholm



Ardal chwarae naturiol, the Triangle,



Rhandiroedd ac ardal gompost Hanham Hall

Lodge Hill, Seilwaith Gwyrd a Darparu – yn dangos drwy ddiagramau sut mae seilwaith gwyrd yn ymateb i'r broses uwchgyllunio.



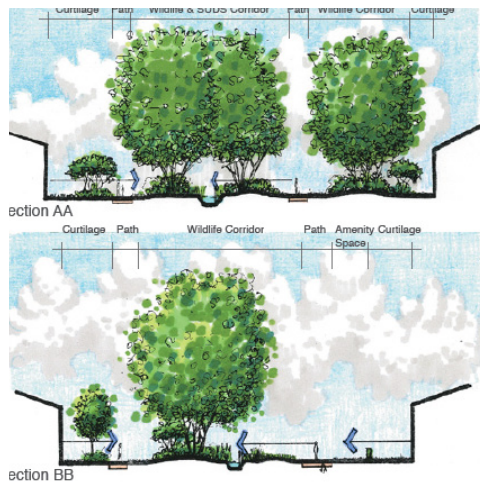
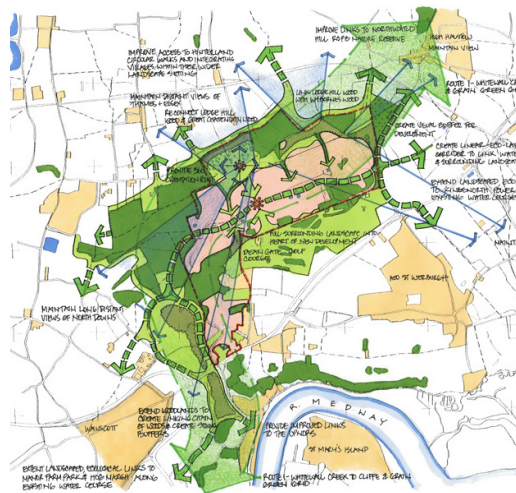
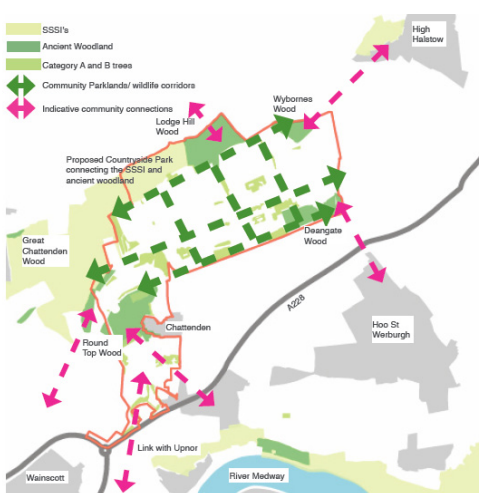
Gweledigaeth,
Amcanion a
Strategaethau
Cyffredinol



Cysylltedd y safle



Prof ardal oedd
allweddol â



og Tirlun, bioamrywiaeth, treftadaeth a'r Gymraeg

Beth rydym am ei gyflawni:

Llefydd dwyieithog lle gall pobl gydnabod a dathlu'r dirwedd, bioamrywiaeth a gwerth treftadaeth. Nodweddion sydd wedi'u hintegreiddio'n gadarnhaol â'r ardal i ddatblygu cymeriad unigryw Caerdydd a Chymru a mynegi'r unigrwydd hwn.

Cyfle

- Adlewyrchu elfennau o unigrwydd pensaernïaeth Gymreig wrth ddylunio a chreu.
- Cynnwys enwau llefydd, arwyddion, cyfleusterau cymunedol dwyieithog a chyfleoedd ieithyddol.
- Ailddefnyddio ac integreiddio unrhyw nodweddion difyr – adeiladau o ddiddordeb lleol, gan ddefnyddio syniadau creadigol ac arloesol.
- Creu cyfleoedd ar gyfer rhyngweithio â, a chael mynediad i, unrhyw nodweddion na gedwir i'r gymuned lle y bo'n briodol.
- Integreiddio golygfeydd o'r tirlun yn y cynllun a rhoi cyfleoedd i osod coed a gwneud gwaith tirweddu mewn gerddi blaen ac ar strydoedd.

I gyflawni hyn byddwch yn:

01. Dangos dadansoddiad a strategaeth gyd-destunol o sut mae tirwedd, bioamrywiaeth, y celfyddydau, treftadaeth (statudol ac anstatudol), pensaernïaeth, nodweddion cymeriad, deunyddiau, lliwiau, topograffi a choridorau â golygfeydd wedi dylanwadu ar ddyluniad a chynllun. Gwahaniaethu rhwng nodweddion a gedwir a rhai newydd, yn dangos sut y byddant yn gwella'r lle.

02. Nodi pa agweddau fydd modd i'r cyhoedd eu dehongli neu gael mynediad atynt.

03. Amlinellu pa elfennau o bensaernïaeth Gymreig (neu un draddodiadol Caerdydd) a'r Gymraeg a ddefnyddir mewn ardaloedd cymeriad a phensaernïaeth a pham. Ceisio dehongliad gwreiddiol ac edrych y tu hwnt i driniaeth ffasâd â manylion pastiche.

04. Nodi sut defnyddir y Gymraeg wrth enwi llefydd, strydoedd a chyfleusterau.



Hanham Hall, SDCau Gradd II
Rhestredig amldefnydd â thirweddu
ffurfiol sensitif



Y Maes, Caernarfon. Statws Treftadaeth y
Byd. Ffynhonnell. Maes [http://dcfw.org/
castle-square-caernarfon](http://dcfw.org/castle-square-caernarfon)



Arysgrif Gymraeg gan y bardd Gwyneth
Lewis ar Ganolfan y Mileniwm



Dysgu am fioamrywiaeth, Stockholm [www.
shapemytown.org](http://www.shapemytown.org)

10 Effeithlonrwydd adnoddau a thechnoleg

Beth rydym am ei gyflawni:

Aneddiadau cynaliadwy at y dyfodol sy'n hyrwyddo perthynas gadarnhaol rhwng adnoddau naturiol, y defnydd o ynni, technoleg, pobl a llefydd.

Cyfle

- Ystyried dulliau arloesol o ran carbon isel a dim carbon.
- Blaenoriaethu'r berthynas rhwng dŵr, pobl a llefydd i gynnig atebion integredig o reoli risg llifogydd. Cyfeirio at CIRIA Water Sensitive Urban Design. Integreiddio SDCau yn lle defnyddio ymylon arunig.
- Cynlluniau sy'n gwneud y mwyaf o'r haul
- Canolbwyntio ar strategaethau dylunio effeithlon a goddefgar i leihau'rgalw am ynni (e.e. ymdrin â ffabrig yn gyntaf). Ystyried cyfleoedd o ran ynni cynaliadwy a seilwaith ynni ar y safle cyfan.
- Cynnwys manau cymunedol i bobl eu haildefnyddio, ailgylchu a chompostio.
- Cynnwys mesurau newid yn yr hinsawdd i addasu dyluniad, adeiladau, seilwaith a thirwedd, strydoedd a manau.
- Gweithio gyda Caerdydd Ddigidol i fuddsoddi mewn seilwaith digidol e.e. band eang a diwifr i fusnesau, trigolion, ymwelwyr ac addysg.

I gyflawni hyn byddwch yn:

01 Cynnwys strategaeth ynni, gwastraff a chynaliadwyedd sy'n nodi gweledigaeth ac amcanion cynaliadwyedd, gan fynd i'r afael â'r holl gyfleoedd a amlinellir uchod. Cyflawni asesiad annibynnol o ynni yn amlinellu hyfywedd ariannol ac ymarferoldeb technegol.



Integreiddiwyd yn sensitif â phantiau, Scotland Expo Housing, Inverness



Solarsiedlung (Pentref Solar), Freiburg, tir cyhoeddus da a thrhinaethau ffin llwyddiannus wedi'u cynnwys â chynllun tai sy'n wynebu'r de.



Tŷ Unnos, cartref ynni isel, Glynwby (Uned Ymchwil Dylunio Cymru)



Adeilad cynaliadwy'n sensitif i'w gyd-destun, Tŷ Pren, Powys, www.feildenfowles.co.uk/projects/typren/

Atodiad A: Gwaddol

Sicrhau ansawdd ym mhob cam o'r datblygiad; nid yn unig yn ystod y broses gwneud cais ond hefyd wrth adeiladu ac wedi hynny. Gall gwaith i gwblhau rhai ffyrdd, parciau a chyfleusterau barhau am flynyddoedd ar ôl cael caniatâd cynllunio, ymhell ar ôl i drigolion newydd y cartrefi cyntaf symud i mewn.

Rheoli'r Project a Chyfrifoldeb Drosto

Mae gan y Cyngor ethos cydweithredol ac mae datblygiad cymunedau / canolfannau cymunedol cwbl integredig a chyfleusterau sy'n cynorthwyo ag ymrymuso cymunedau a chydlyniant eu hangen.

Dylid defnyddio rhaglenni Cyfrifoldeb Cymdeithasol Corfforaethol Datblygwyr mewn ffordd a fydd yn alinio â gweledigaethau'r Cyngor a datblygu ardal gymunedol cryf yn yr aneddiadau sy'n cael eu creu, y bydd cwmnïau'n allweddol wrth eu llunio.

Dylai'r datblygwr, y gymuned a'r awdurdod lleol drafod trefniadau rheoli a chynnal a chadw. Wrth ddylunio manau cyhoeddus â thirweddau caled, mae anghenion ardal angen bodloni gofynion gwasanaeth wrth osod cyfleustodau.

Caniatâd Cynllunio

Fel rhan o'r broses o rai caniatâd cynllunio o ran Materion wedi'u Cadw'n Ôl, dylid cyflwyno cynlluniau manwl i ardaloedd (e.e. cyrbau is i sicrhau hygyrchedd, cynlluniau goleuo i sicrhau digon o oleuadau mewn manau cyhoeddus a chyrtau parcio).

Cyflwyno cynlluniau i ymrannu / nodi perchenogaeth gyhoeddus a phreifat yn glir.

Mabwysiadu strydoedd a manau

Mae'n bwysig lleihau'r costau sy'n gysylltiedig â'r briffordd a fabwysiadwyd a'r seilwaith trafnidiaeth. Mae angen cynnal trafodaethau ar fabwysiadu priffyrdd a hygyrchedd hirdymor neu oblygiadau llywodraethiant i'r gymuned leol o ran unrhyw strydoedd, manau neu barciau wedi'u rheoli'n breifat.

Rheoli contractwyr ar y safle

Dewis contractwyr o safon uchel sy'n cydymffurfio â chynlluniau, yn cyflawni gwaith adeiladu ac sy'n bod yn fanwl gywir.

Tai

Dylid achub ar y cyfle i wneud trefniadau rheoli amgen gan gynnwys rhai cydweithredol, 3ydd sector a modelau rhannu rheoli i rai datblygiadau tai fforddiadwy, tai preifat a thai rhent.

Dylid rhoi strategaeth ar waith sy'n sicrhau bod yr holl gymdeithasau tai yn rhan lawn o'r gwaith o greu'r aneddiadau newydd mewn ffordd gytbwys.

Atodiad B: Rhestr Wirio Uwchgynllun

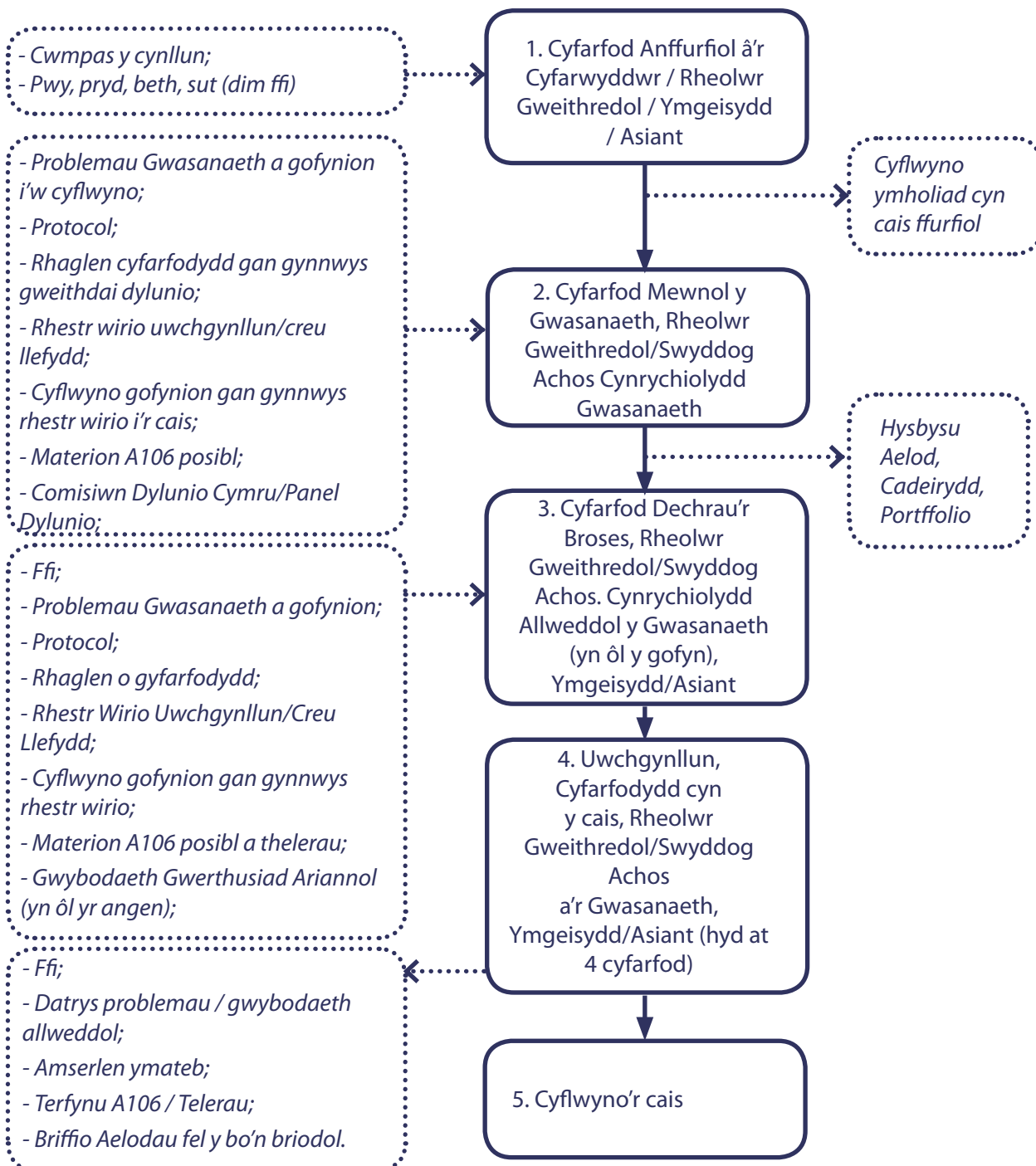
1. Dull / proses uwchgynllunio	1a) Penodi tîm uwchgynllunio y cytunwyd arno ar y cyd	
	b) Memorandwm Cyd-ddealltwriaeth o'r holl randdeiliaid perthnasol	
	c) Gweledigaeth, Nodau ac Amcanion	
	d) Crynodeb o'r Fethodoleg	
	e) Crynodeb o'r cyd-destun ffisegol, polisi a chymdeithasol ac economaidd. Mae tystiolaeth ar amrywiaeth o lefelau'n briodol gan gynnwys: Rhanbarthol; Dinas; Ardal; Cymdogaeth; Stryd	
	f) Crynodeb darluniadol i ddysgu beth yw'r cyfleoedd a'r	
	g) Cynllun fframwaith strategol	
	h) Diagram uwchgynllun allweddol	
	i) Cynlluniau ar wahân yn cynrychioli haenau thematig o'r diagram	
	j) Darluniadau artistiaid, diagramau a ffotograffau ar gyfer	
	k) Strategaeth Camau a Gweithredu gan gynnwys Rhaglen	
	l) Datganiad Dyluniad a Strategaeth Cymeriad Cymdogaethau	
	m) Strategaeth ynni	
	n) Strategaeth Ymgynghori a Chyfathrebu gyda'r Rhaglen	
	o) Cyflawni'r Strategaeth	
p) Datganiad Rheoli a Chynnal a Chadw		
2. Dwysedd datblygu	2a) Strategaeth Cymeriad gan gynnwys parthau dwysedd a	
	b) Uchder adeiladau	
	c) Cymysgedd o fathau o dai	
	d) Darluniau ac enghreifftiau sy'n egluro sut y caiff ardaloedd dethol o'r diagram parthau dwysedd eu cyflawni'n adeiledig. Cynnwys gwybodaeth am bellter gwahanu a pharcio	
	e) Dosbarthiad y tai fforddiadwy	
3. Coridorau trafndiaeth gynaliadwy	3 a) Coridorau strategol, sut maent yn cysylltu â'r rhwydwaith trafndiaeth gyhoeddus ac arosfannau	
	b) Mathau o drafndiaeth gyhoeddus	
	c) TIS/trefniadau trafndiaeth graddol	
	d) Nodi gwaith posibl oddi ar y safle	
	e) Cynllunio ac ymrannu (graddfa odd. 1:200) mewn mannau allweddol	
	f) Symudiadau defnyddwyr (cerddwyr, beicio, trafndiaeth gyhoeddus, cerbydau preifat) rhwng y prif goridorau, arosfannau	
4. Dewisiadau teithio cynaliadwy	4 a) Diffinio'r Dull Trafndiaeth Gynaliadwy	
	b) Diagram symudiadau manwl o ran cerdded, beicio, trafndiaeth gyhoeddus a cherbydau preifat	
	c) Seilwaith trafndiaeth gyhoeddus	
	d) Dadansoddiad / proffil hygyrchedd cytiau beiciau	
	e) Asesiad trafndiaeth i bob dull teithio (gan gynnwys asesiad	
	f) TIS/trefniadau trafndiaeth graddol	
	g) Nodi gwaith posibl oddi ar y safle	
	h) Strategaeth parcio wedi'i harwain dan ddylunio trefol, cymhareb, ffurf a threfniadau	
	i) Ardaloedd 20mya a pharthau cartrefi	
	j) Cynlluniau Teithio, seilwaith ar y safle a mesurau anffisegol	

5. Canolfannau cymdogaeth	5 a) Strategaeth Canol Cymdogaeth/Ardal gan gynnwys profion seiliedig ar dystiolaeth o leoliadau a phoblogaeth y dalgylch	
	b) Cysylltu llwybrau symudiadau (cerdded, beicio, trafndiaeth gyhoeddus, cerbydau cyhoeddus)	
	c) Ardaloedd amlddefnydd, gofod llawr ac adeiladau at ddibenion	
	d) Dangos cynllun, ffurf, mynedfeydd, llefydd parcio, parcio i feiciau, gofod gwasanaethu, tir cyhoeddus (graddfa odd. 1:500). Ategu argraffiadau artist ac enghreifftiau.	
	e) Cymdeithasol / masnachol / seilwaith iechyd / darparu.	
	f) Strategaeth rheoli ac atebolrwydd	
6. Cynllun a chymeriad unigryw tai	6 a) Datganiad Cymeriad Cymdogaeth	
	b) Ardaloedd cynllun pwrpasol	
	c) Cysyniad dylunio cryf cyffredinol sy'n mynd y tu hwnt i'r dull adeiladu tai dwysedd safonol.	
	d) Diagramau thematig sy'n ategu'r diagram allweddol yr Uwchgynllun (ardaloedd cymeriad, athreiddedd, treflun, hierarchaeth stryd, strydoedd a mannau allweddol, canolbwyntiau ac ati).	
	e) Cynllun manwl ac adran yn dangos pob math o hierarchaeth stryd (prif ffordd/rhodfa at y stryd bengaead/mannau a rennir) ac unrhyw fannau allweddol eraill neu gyffyrdd (Graddfa odd. 1: 200).	
	f) Egwyddorion dylunio strydoedd/strategaeth tir cyhoeddus gan gynnwys argraff arlunydd ar bob stryd a man allweddol. Trin arwyneb, celfi stryd, triniaeth mylon, plannu coed, tirweddu meddal a chaled, math o adeiladau a chelf gyhoeddus.	
	g) Cyfeirio at arfer gorau wedi'i feincnodi	
	h) Golygfeydd allweddol i'r safle ac oddi wrtho	
	i) Triniaeth bensaernïol	
	j) Amserlen, defnyddiau, gofod llawr a math o annedd a thir a gymerir	
7. Integreiddio ag ardaloedd cyfagos	7 a) Dadansoddiad cyd-destun/cymeriad ac adborth cymunedol yn llywio'r strategaeth sy'n amlinellu integreiddio, cysylltiadau neu wahanu mylon y safle. Graddfa ddigonol fanwl.	
8. Mannau agored gwyrdd a glas cysylltiedig strategol	8 a) Dadansoddiad o seilwaith a thopograffi gwyrdd sy'n bodoli. Blaenoriaethu'r nodweddion naturiol sydd i'w	
	b) Strategaeth Seilwaith Gwyrdd	
	c) Strategaeth Rheoli a Chynnal a Chadw i POS newydd/presennol	
	d) Cynllun mesurau lliniaru	
	e) Cyfrifol ardal POS newydd a'i mapio	
9. Tirlun, bioamrywiaeth, treftadaeth a'r Gymraeg	9 a) Dadansoddiad cyd-destunol a strategaeth yn dangos sut mae integreiddio'r tirlun, bioamrywiaeth, y celfyddydau, treftadaeth a'r Gymraeg	
	b) Dehongliad addysgol a chyfleoedd mynediad	
10. Effeithlonrwydd adnoddau a thechnoleg	a) Strategaeth Ynni, Gwastraff a Chynaliadwyedd, trothwyon cyflawni, mesurau lliniaru	
	b) Integreiddio SDCau a mesurau eraill i baratoi at newid yn yr hinsawdd wedi'u dylunio mewn strydoedd a mannau. Cynnwys manylion am reoli a chynnal a chadw.	
	c) Ardaloedd i'w hail-ddefnyddio, ailgylchu a chompostio	

Atodiad C: Nodyn proses

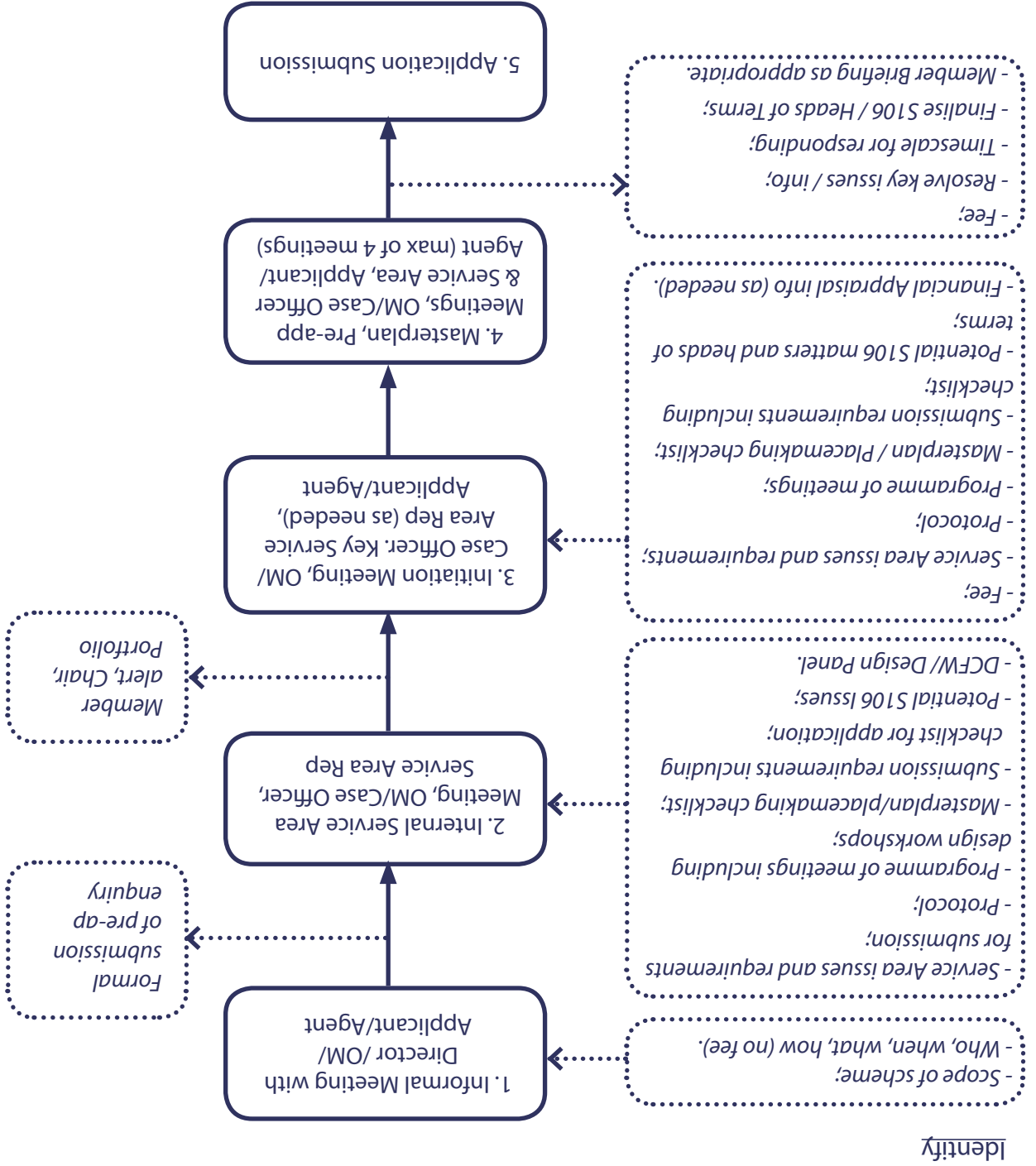
Cyn gwneud cais am Geisiadau Cynllunio Mawr

Nodi



Appendix C: Process note

Pre-application for Major Planning Applications



	5 a) Neighbourhood/District Centre Strategy includes evidence-based testing of locations and catchment population	
	b) Connecting movement routes (walking cycling, public transport, private vehicle)	
	c) Mixed-use areas, floorspace and buildings for flexible uses	
	d) Indicate layout, form, entrances, car-parking, cycle parking, servicing circulation space, public realm (approx scale 1:500). Supplement with artist impressions and exemplars.	
	e) Social/commercial/health infrastructure provision/delivery.	
	f) Strategy for management and accountability	
	6 a) Neighbourhood Character Statement	
	b) Areas for bespoke layout	
	c) Overall strong design concept that goes beyond standard volume housebuilder pattern-book approach.	
	d) Thematic diagrams underpinning key Masterplan Diagram (character areas, permeability, townscape, street hierarchy, key streets and spaces, focal points etc).	
	e) Detailed plan & section illustrating each type of street hierarchy (main spine road/boulevard through to mews/shared spaces) and any other key spaces or junctions (Approx. scale 1: 200).	
	f) Street design principles/public realm strategy including artist's impressions for each street and key space. Surface treatments, street furniture, boundary treatment, tree planting, soft and hard landscaping, building form and public art.	
	g) Reference to best practice bench-marked exemplars	
	h) Key views and vistas in and out of site	
	i) Architectural treatment	
	j) Schedule of accommodation, uses, floorspace and dwelling type and land take	
	7 a) Context/ character analysis and community feedback informs a strategy that outlines integration, connections or separation for edges of the site. Scale to show sufficient detail	
	8 a) Analysis of existing green infrastructure and topography. Prioritises existing natural features to be retained/enhanced.	
	b) Green Infrastructure Strategy	
	c) Management and Maintenance Strategy for new/existing POS	
	d) Mitigation measures plan	
	e) Calculation of new POS area and mapping	
	9 a) Contextual analysis and strategy showing integration of landscape, biodiversity, arts, heritage and Welsh language	
	b) Educational interpretation and access opportunities	
	10. Resource efficiency and technology	
	a) Energy, Waste and Sustainability Strategy, Trigger thresholds for delivery, Mitigation measures	
	b) SUDS integration and other measures in anticipation of climate change designed into streets and spaces. Include management and maintenance details.	
	c) Areas for re-use, recycling and composting	

Appendix B: Masterplan Checklist

1a) Appointment of mutually agreed masterplanning team	1. Masterplanning approach/ process		
b) <i>Memorandum of Understanding</i> of all relevant stakeholders			
c) Vision, Aims and Objectives			
d) Summary of the Methodology			
e) Summary of the physical, social and economic context. Evidence at a range of scales as appropriate, including: Regional; City; District; Neighbourhood; Street			
f) Illustrative summary to establish opportunities and constraints			
g) Strategic framework plan			
h) Key masterplan diagram			
i) Separate plans representing thematic layers of key diagram			
j) Artists impressions, diagrams and photos for key areas			
j) Phasing and implementation strategy including Programme.			
k) Design Statement and Neighbourhood Character Strategy			
l) Energy Strategy			
k) Consultation and communications strategy with Programme			
l) Deliver Strategy			
m) Management and Maintenance Statement	2. Development density		
2a) Character Strategy indicating density zones and character.			
b) Building heights			
c) Mix of housing types			
d) Illustrations and exemplars explain how selected areas from the density zoning diagram will be realised in built form. Include information on separation distances and parking			
e) Affordable housing provision distribution			
3 a) Strategic corridors, how they link to wider public transport network and stops		3. Sustainable transport corridors	
b) Form of public transport			
c) TIS/phased transport arrangement			
d) Identify potential off-site works			
e) Plan and section (approx. scale 1:200) at key intersections			
f) User movement (pedestrian, cycle, public transport, private vehicle) between main corridors, transport stops & street network			
4 a) Define Sustainable Transport Approach			4. Sustainable travel choices
b) Detailed movement diagrams for walking, cycling, public transport and private vehicles.			
c) Public transport infrastructure			
d) Ped-shed analysis / accessibility profile			
e) TA by all modes (including independent assessment)			
f) TIS/phased transport arrangements			
g) Identify potential off-site works			
h) Urban-design led parking strategy, ratio, form and arrangement			
i) 20mph zones and homezones			
j) Travel Plans, on-site infrastructure and non-physical measures			

Ensure quality throughout every stage of development; not only during the planning application process, but also through build-out and subsequent years. The on-site completion of some roads, parks and facilities can continue for several years after planning permission has been obtained and long after new residents of the first properties have moved in.

Project Management and Responsibility

The Council has a co-operative ethos and the development of fully integrated community/neighbourhood centres and facilities which assist community empowerment and cohesion are needed.

Developer's Corporate Social Responsibility (CSR) programmes should be used in a manner that align with this Council's visions and developing a strong communal 'capital' in the emerging settlements that companies will play a key role in shaping.

Management and maintenance arrangements should be discussed between the developer, the community and local authority. In the design of hard landscaped public spaces, areas need to accommodate service requirements of utility installation.

Planning Permission

As part of planning permission at Reserved Matters, detailed plans for key areas should be submitted, (e.g. dropped kerbs to ensure accessibility, lighting plans to ensure sufficient lighting of public spaces and parking courts).

Submit plans to clearly delineate / identify public and private ownership.

Adoption of streets and spaces

It is important to minimise the costs associated with adopted highway and transport infrastructure. Discussions need to take place with regards to adoption of highways and the long-term accessibility or governance implications for the local community of any privately managed streets, spaces, parks.

Managing on-site contractors

Choose high-quality contractors who adhere to plans, deliver robust construction and pay attention to detail.

Housing

The opportunity should be explored for alternative management arrangements including cooperative, 3rd sector and sharing models of management for some affordable, private rented and social housing development.

A strategy should be put in place that ensures all of the relevant housing associations are fully engaged in delivering the new settlements in a balanced way.

to Resource efficiency and technology

What we want to achieve:

Sustainable settlements that have been future-proofed and promote a positive relationship between natural resources, energy-use, technology, people and places.

Opportunity

- Explore innovative approaches to low-carbon and zero carbon.
- Prioritise the relationship between **water, people and place** to provide integrated solutions to flood risk management. Make reference to CIRIA *Water Sensitive Urban Design*. **Integrate SUDS** as opposed to using isolated fringes.
- Design layouts that **optimise solar orientation**
- Focus on efficient and passive design strategies to **reduce demand for energy** (e.g. fabric-first). Consider opportunities for renewable energy and site-wide energy infrastructure.
- Incorporate community spaces for people to **re-use, recycle and compost**.
- Incorporate measures for **climate change adaptation** in building design, infrastructure and landscaping, streets and spaces.
- Work with *Digital Cardiff* to invest in **digital infrastructure**, e.g. broadband and wireless for businesses, residents, visitors and education.

To deliver this you will:

01. Include an **energy, waste and sustainability strategy** that sets the sustainability vision and objectives, addressing all of the opportunities outlined above. Undertake an independent energy assessment outlining financial viability and technical feasibility.



Sensitively integrated street swales, Scotland Expo Housing, Inverness.



Solarisiedlung (Solar Village), Freiburg, good public realm and successful boundary treatments integrated with south-facing housing layout.



Ty Unnos Low Energy House, Ebbw Vale (Design Research Unit, Wales), <http://www.dru-w.co.uk/passivhaus.html>



Sustainable building sensitive to context, Ty Pren, Powys, www.feildenfowles.co.uk/projects/typren

09 Landscape, biodiversity, heritage and Welsh language

What we want to achieve:

Bilingual places where people can recognise and celebrate landscape, biodiversity and heritage value. Features that are positively integrated into the area to pick up on and develop the distinctive character that exists in Cardiff and Wales to effectively express this individual quality.

Opportunity

- Reflect elements of **Welsh vernacular** distinctiveness, design and style.

- Include **bilingual** place naming, signage, community and settlement facilities and linguistic opportunities.

- Re-use and integrate any interesting feature-buildings of local interest using creative and innovative ideas.

- Create opportunities for **interaction with and access** to any retained features for the community where appropriate.

- Integrate landscape views into the layout and provide opportunities for **trees and landscaping** in front gardens and streets.

To deliver this you will:

01. Demonstrate in a contextual analysis and strategy how landscape, biodiversity, arts, heritage (statutory and non-statutory), architecture, character features, materials, colours, topography and view corridors have influenced design and layout. Differentiate between retained and new physical features indicating how they will **enhance place creation**.

02. Identify which aspects will be readily **interpretable or accessible** by the public.

03. Outline which elements of the **Welsh (or local traditional Cardiff) vernacular** built features and Welsh language will be drawn upon in character areas and architecture and why. Seek authentic interpretation and look beyond bolt-on facade treatment with pastiche detailing.

04. State how the **Welsh language** will be used in place, street and facility naming.



Hanham Hall, Grade II Listed Hall mixed-use and sensitive formally landscaped SUDS.



Castle Square, Caernarfon. Reflects World Heritage status. Source: www. Square <http://dcfw.org/castle-square-caernarfon>.



Bilingual inscription by poet Gwyneth Lewis on Millennium Centre.



Learning about biodiversity, Stockholm www.shapemytown.org

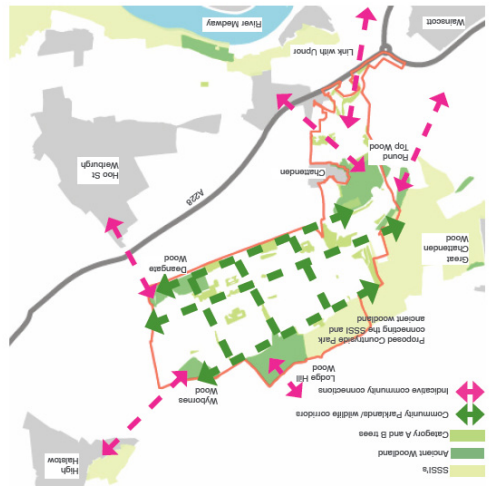
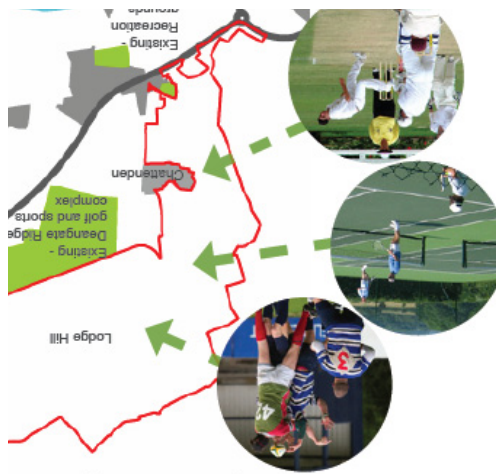
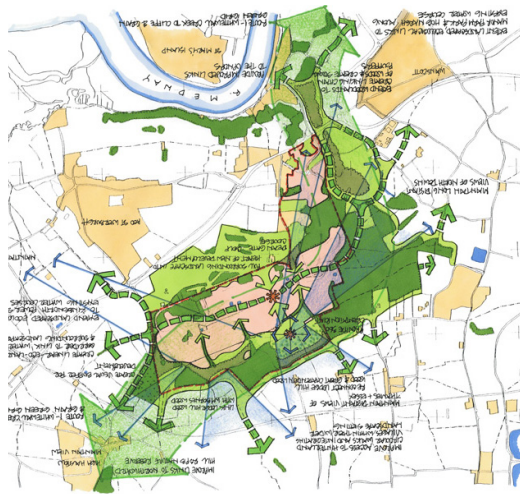
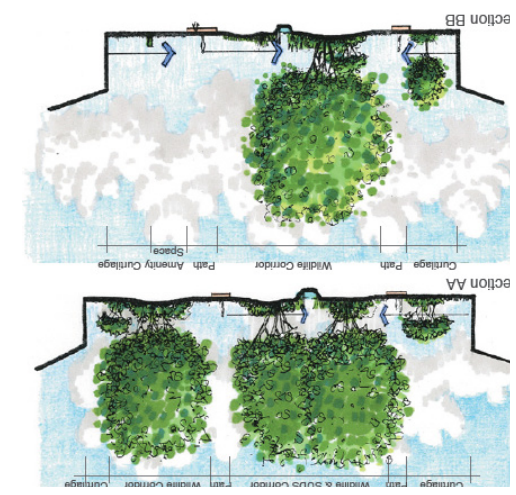
Testing key areas with detail



Site connectivity



Overarching Vision, objectives & strategies



Lodge Hill, Green Infrastructure and Delivery communicates through a range of diagrams how green infrastructure responds to masterplanning process.

08 Connected strategic green and blue open spaces

What we want to achieve:

A joined up network of green spaces, river valleys, wildlife areas and sports pitches. A continuation of the existing green lung that many areas of the city currently benefit from, and inclusion of a water feature within every site.

Opportunity:

- Connected green and blue infrastructure

- Functional, often multi-functional green spaces designed with clear role and purpose.

- Formal green areas, urban parks, equipped and natural play areas, sports facilities, playing fields, allotments and smaller community food growing areas, located in well-connected, accessible places with good surveillance.

- Informal green spaces, recreational routes, biodiversity areas, and SUDS located appropriately (based on ecological surveys etc) and where accessibility is managed accordingly.

To deliver this you will:

01. Include diagrammatic analysis of existing green infrastructure surrounding and within the site (e.g. River Corridors etc), natural features (e.g. trees and hedgerows etc), facilities (e.g. sports pitches and play areas), open spaces, public rights of way and topography. Interpret technical reports and identify features with formal designations and those without;
02. Show prioritisation of natural features with clear justification as to how they will benefit their new context;
03. Include a green infrastructure strategy showing where new green corridors will connect into existing corridors, parks or countryside, within and around the site.

04. Include diagrams and sections to illustrate key areas e.g. recreational connecting routes for pedestrians and cyclists, habitat corridors, sports and play etc. Identify intended users for all green spaces, whether multifunctional or for a specific use.

06. Outline a management and maintenance strategy.



Bute Park, part of Taff River Corridor



Cardiff Bay



Interactive relationship with water, Stockholm



Natural play area, the Triangle, Swindon



Hanham Hall allotments and compost.

07 Integration with neighbouring areas

What we want to achieve:

Places where people can move easily between new and old neighbouring areas by walking, cycling and public transport. Distinct character areas defined through built form or hard and soft landscaping, where development creates frontages along streets and spaces.

Opportunity:

- The treatment of the edges of the site and level of integration needs to be informed by an analysis of the surrounding area examining themes such as:

- Existing fronts and backs of buildings;
- Historical evolution and heritage features;
- Urban grain;
- Existing facilities, centres and mixed use;
- Key destinations;
- Landscape and biodiversity context;
- Opportunities for connections and improvements.

- Locate community and social facilities with good connections, so that both existing and new communities can walk and cycle to them.

- Creative placemaking events can provide an opportunity for artists and existing communities to collaborate, to share and develop ideas, skills and experiences.

To deliver this you will:

01. Produce a contextual character analysis and a strategy that justifies where it is intended to blend existing and new development together, where it is proposed to create connections between areas, and where it is appropriate to create separation that clearly defines areas with a sense of arrival.

02. Gain feedback from local communities early-on in the process.



Poundbury, houses overlook open space.



In Upton, Northampton there are a number of different techniques that have been used to knit together the existing development with the new.

To deliver this you will:

0.1 Define in **Neighbourhood Character Strategy** the character, design approach and materials.

02. **Demonstrate principles of TAN 12: Design, Manual for Streets 1 and 2** and best-practice urban design guidance in design and layout.

03. Communicate a **strong overall design concept** and vision that goes beyond volume housebuilder pattern-book.

04. Include a **Bespoke Architecture Strategy** identifying areas (e.g. Neighbourhood Centres, higher density boulevards and character areas) to be designed by a framework of UK best practice architects, and self-build areas.

05. Include regular spatial distribution of purposeful small and larger green **amenity / play spaces** in all residential areas.

06. **Use photos and diagrams** to support thematic layers of the key masterplan (e.g. character areas, building heights, parking, density, focal buildings etc).

07. Draw up design parameters/codes for **key streets and spaces**. Ensure integration across any land parcels and phasing boundaries. Include range and type of materials for buildings and public realm, and where/how different materials will be employed.

08. Fully integrate **car parking** with street layout. Offer different parking solutions (on-street/ on-plot/ parking courts/ basement/ undercroft) to suit differing house types & densities. Outline the efficiency, convenience, security, active streets and visual impact.

09. Commission **public art** that is place-responsive, reveals and enhances unique meaning, value and character, is interactive (including feature-lighting and resource-efficient water features) and helps enhance a sense of place and to enliven bridges and underpasses.



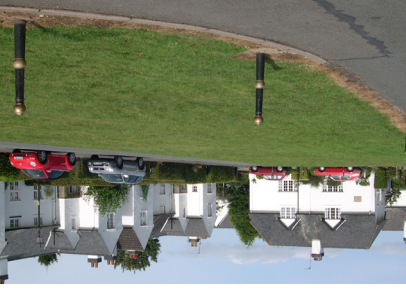
Staites South Bank, Taylor Wimpey worked in partnership with Hemingway design



Spacious high density family units with generous external amenity space, Sweden, (courtesy White Architecture).



Hanham Hall, 4-storey buildings with energy-efficient architecture create a variety of sensitive parking measures, boundary treatments and landscaping.



Buildings define a formal central green space, Rhwbina Garden Village.

06 Housing layout and distinctive character

What we want to achieve:

Places with character and personality, with beautifully designed, interesting and identifiable buildings, streets and spaces. A layout which enables people to move around the area easily facilitating a range of lifestyles and age ranges.

Opportunity:

- Well designed residential areas at all scales, from neighbourhood, to street, to front garden.
- Arrangement of buildings, scale and building form define streets and spaces with sufficient enclosure, maximising views and vistas. There is no undefined or 'left-over' space without role or clear purpose.
- Architect-designed buildings, plots, parcels, streets and spaces create interesting townscape and unique buildings.
- Customised elevational treatments on standardised house-type form part of character areas and hierarchy of streets. Minimise ad-hoc and arbitrary use of materials.
- Well defined, safe and attractive, comfortable green and public spaces designed for adults and children as central features/focal points within the layout, creating opportunities for activity.
- Continuous building frontages activated by frequent front doors and ground floor habitable room windows.
- Clearly delineated private and shared amenity spaces designed for intended users, unit-size, location and accessibility.
- Sufficient space within the unit, plot and street, facilitates sustainable living, e.g. cycle storage, sustainable waste management and lifetime needs.
- High quality, robust and well-executed surface materials and street furniture define character of the street and user-hierarchy (see Cardiff Public Realm Manual).



High quality materials and attention to architectural detailing in this new-build reflects traditional character in Pontcanna.

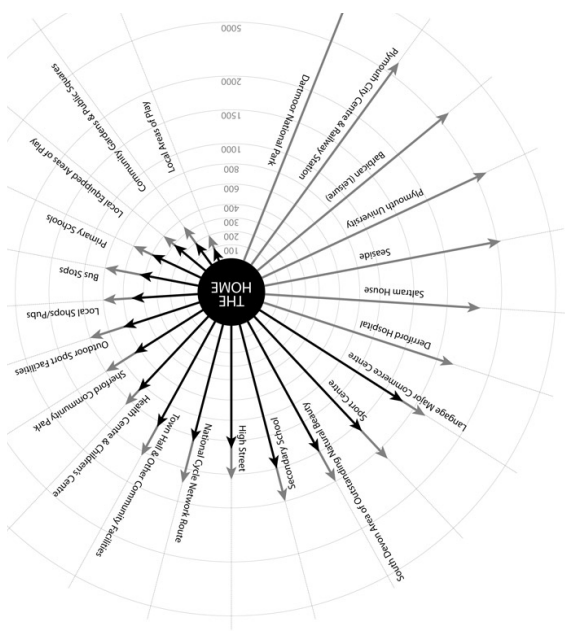


A variety of buildings and roof-types create enclosure, an interesting sky-line and respond to site-specific topography and landscape context in Portishead.

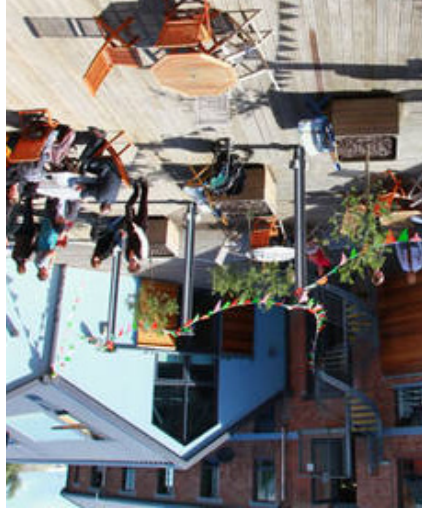


Shared surface-street encourages slow vehicular movement. Prioritisation of walking, playing and cycling with inclusion of sitting-out areas. Bespoke architecture, housing layout, street enclosure and public realm work together to create sense of place in Icon Street.

Conceptual diagram measures accessibility & walkability. *Sherford Masterplan Book*, based on Barton et al, 2nd ed. 2010.



Live-work spaces with place identity Paintworks, Bristol.



Example of design approach to mixed-use centre Upton, Site F & G Development Brief, Draft, June 08.

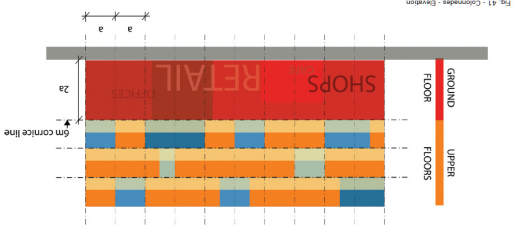


Fig 43 - Colonnades - Elevation

- Relate principles in this guidance to retail and planning policy definitions of centres (e.g. District or Local Centre)
- Ensure **accessibility for all** by engaging with Access Forums and Equalities Team, particularly when proposing any shared space;
- **Co-locate** suitable uses within the same building (e.g. village hall with multiple purpose space) to pool resources. Provide a strategy for clear lines of management responsibility and accountability to create mixed-use hubs with joined-up support, education, advice and health care.
- **Integrate any supermarket shop front into street scene** to maximise economic potential. Accommodate parking with a mixture of solutions, such as on-street and courts within a perimeter block.
- Include housing for older people and those with supported housing needs.
- Locate a **school** close to a centre and connect it via a network of streets with safe walking and cycling routes.

To deliver this you will:

01. Include a **Neighbourhood Character Strategy (District/Local Centre/Mixed-use)** indicating range of uses, scale, preferred location (supported by contextual research, scenario testing and justification), character, focal buildings, linkages, key spaces and general arrangement.
02. Include a strategy for **public transport, walking and cycle access, car parking and servicing**. Outline how transport movements will be managed within the existing Cardiff transport network, and what changes need to be addressed.
03. Strategically identify buildings along key arterial routes with **mixed-use permitted frontages**, e.g. offices, manufacturing or corner pub. This can facilitate flexibility in the settlement for changes over time.

05 Neighbourhood centres and mixed-use

What we want to achieve:

A well-connected heart to a local neighbourhood with a social focus and clear sense of place that people enjoy using and spending time in. A viable and attractive commercial and community hub of activity, generated by shops, cafes, offices and community buildings in a context of exciting buildings and high quality public spaces.

Opportunity:

- Locate commercial centres and social/cultural uses to benefit from prominent visibility and passing trade from frequent public transport, vehicular routes, cycling and high footfall.
- Closely integrate the centre into the wider urban perimeter block structure, rather than set apart/stand-alone.
- Include higher density development and taller buildings in the centre (i.e. flats and terraced housing) and 'fine-grain' mixed use (varied retail, social, cultural and commercial activities with flats above commercial and flush shop fronts). Minimise any gaps between buildings to ensure sufficient enclosure.

- Design unique architecture, landmark buildings, high quality public realm, tree planting, landscaping, wide pavements, comfortable places for sitting out, pavement cafes, restaurants and pubs, street furniture and crossing facilities, interesting features such as site-specific public art (whether permanent, community-led, temporary etc), water features, SUDS, green spaces and childrens' play space.
- Design a purposeful, enclosed, hard and/or soft landscaped public space, appropriate to:
 - The adjacent unit types (e.g. cafe, supermarket etc);
 - The location and size of the centre (e.g. busy high st, quiet side street or village centre);
 - Anticipated transport movement past the space;
 - Access and servicing needs;
 - Character and context including views;
 - Micro-climate including sun path and wind.

1 Urban Design Compendium 2, former English Partnerships, see Chapter 2)



Dickens Heath, Solihull. A new commercial village centre with 30,000 sq ft of retail accommodation, anchored by small supermarket & office space. Clearly visible, just off main street through neighbourhood.



'Ped-shed' analysis illustrating zones within a 5 min & 10 min walking distance. Albany Rd district centre exhibits good street connectivity for surrounding residents.

04 Sustainable Travel Choices

What we want to achieve:

Settlements where people walk, cycle and use public transport because they are the most attractive and convenient travel choice.

Opportunity:

- A grid of safe walking and cycling routes, connecting homes to public transport, parks, shops, community facilities and schools.
- Residential streets prioritising pedestrians, cyclists and childrens' play over fast vehicular movement.
- Accessible cycle parking and car clubs at destinations (e.g. travel interchanges, employment and neighbourhood centres).

To deliver this you will:

01. Utilise Manual for Streets 1 and 2.

02. Define a transport approach that delivers the City's Sustainable Transport Vision.

03. Include movement diagrams demonstrating optimum connectivity and permeability for:

- Walking (approx. 50m-100m intervals)
- Cycling (specify on-road, off-road, shared-space etc)
- Public transport
- Private vehicles (limit permeability)

04. Use a 'ped-shed' analysis / 'accessibility profile' (take account of route quality, topography) identifying how homes are within:

- 5 min walk (400m) of public transport stops;
- 10 minute walk (800m) of shops and facilities.

05. Include an urban design-led parking strategy meeting residential parking standards.

06. Identify locations for on-site infrastructure (e.g. safe and secure cycle parking and car clubs, changing facilities and showers, to complement Travel Plans).

07. Locate on a plan where homezones will be used and include a strategy to engage Access Groups in the design.

08. Design zomph speed limits and design features on internal road networks.



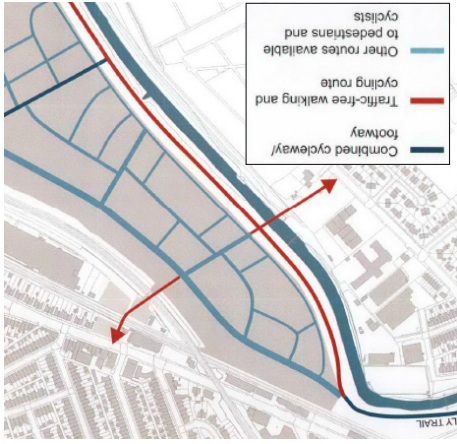
'Walking for health' leisure route, towards Cardiff barrage.



Sign informing people about user hierarchy, homezone principles.

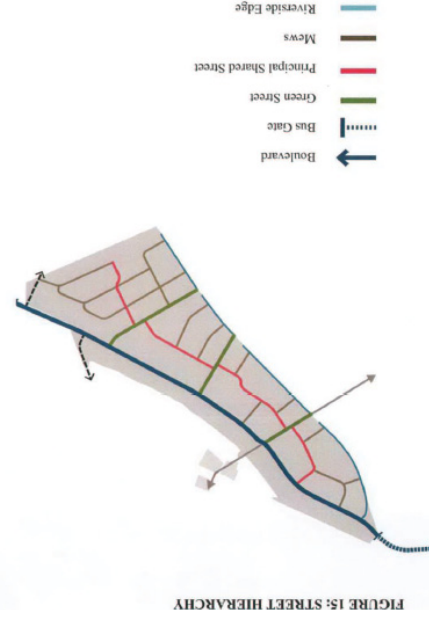
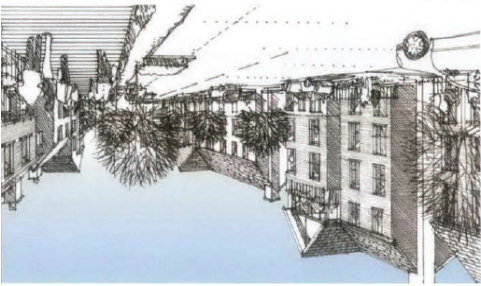
Consider first	↑	Pedestrians
		Cyclists
		Public transport users
		Specialist service vehicles (e.g. emergency services, waste, etc.)
Consider last		Other motor traffic

User Hierarchy, Manual for Streets, p.25

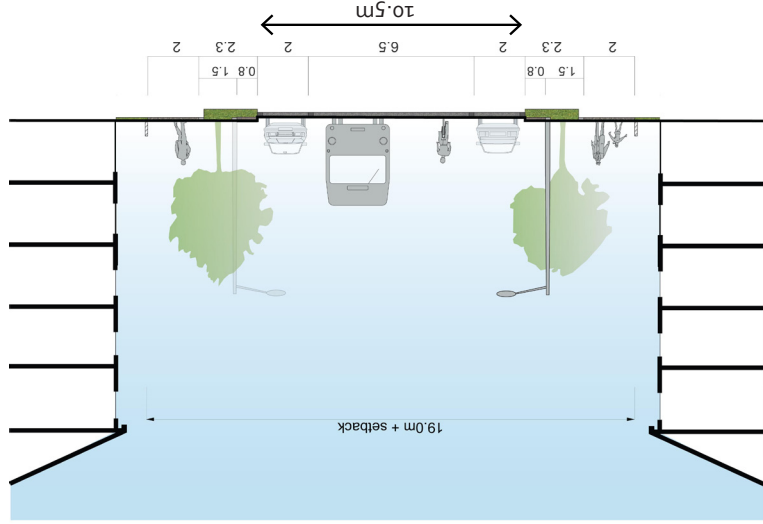


Diagrammatic walking and cycling routes, The Mill Transport Assessment.

- 04. Test intersections of the main spine corridor through plan and section drawings. Demonstrate sufficient prioritisation and allocation of space for pedestrian and cycle movement, as well as facilitation of efficient public transport and through-traffic.
- 05. Clearly show whether there is segregation between users, or shared surfaces.
- 06. Develop street sections for all street typologies in the hierarchy of streets (main spine road/boulevard through to mews/shared spaces) and use this to define the character of each street as clearly distinguishable from the next. Achieve the right movement or place function for the type of street.
- 07. Ensure right balance of permeability for pedestrians, cyclists and vehicles. Include convenient access to all parts of site with attractive secure routes.



The Mill DAS: Diagram shows how main Boulevard forms part of a hierarchy of streets.



Example of a typical boulevard section, plan and artist's impression. Edited excerpt from *The Mill Design and Access Statement*; illustrates key elements such as parking, landscaping and enclosure. A cycling strategy referencing every street-type needs to be developed in association with hierarchy of streets and sections.

03 Sustainable transport corridors

What we want to achieve:

A strategic sustainable and viable public and private transport system. Direct routes for frequent, fast and reliable public transport (trains, trams, buses), cyclists and pedestrians, that link homes with key destinations, the city centre, the day, employment, neighbourhood centres, schools and the wider region. This will be measured by achievement of a 50:50 modal split.

Opportunity:

- Design to encourage a shift to public transport, walking and cycling for daily journeys.

- A strategic sustainable transport corridor will normally be:

1. A **main spine street/boulevard** connecting key destinations, designed for several transport modes that prioritise public transport, walking, cycling, and facilities the private car. **Higher density** flats and terraced housing are along public transport routes and close to public transport stops;
- OR:

2. A **dedicated route** for particular users only e.g. Taff Trail (walking and cycling).

- Design a functioning **highway network** that supports sustainable transport priorities and mixed-use centres.

To deliver this you will:

01. Demonstrate clear network integration for all modes of transport.

02. Include drawing sections at several key places in the network

03. Illustrate how facilities, mixed-use and employment integrate with the network and transport stops.



Reiselfeld, high density housing along main boulevard with public transport.



Cambridge Guided Busway



Off-road cycle link on wide path, Hyde Park.



Tram line sensitively integrated with street, Barcelona.

02 Development density

What we want to achieve:

Desirable places to live with vibrant, viable and highly legible neighbourhood centres, interesting streets, accessible services and a mixture of housing choices. This is realised by using appropriate density levels and bespoke architecture to drive the built form.

Opportunity:

Vary development density to create:

- High quality, spacious flats;
- Terraced housing;
- Semi-detached and detached houses;
- Homes for older people and supported housing;
- Adaptable/flexible homes;
- Visually indistinguishable affordable housing;
- Different models of occupancy and tenures.

Typical density ranges and building forms.

Vary guidelines for street hierarchy, enclosure and legibility.

Increase densities for urban brownfield sites.

Street or area	Density (dph av. net)	Height (storeys)	Unit type
Mixed-use centre	50-75 DPH	4-6	Flats & some terraced houses
Main spine street facilitates public transport	40-60 DPH	2.5-5	Majority flats & terraced; some semi-detached.
Key secondary streets	40-60 DPH	2.5-4	Equal mix terraced & semi-detached.
Other secondary & tertiary streets	30-50 DPH	2-3	Terraced; semi-detached; detached.

To deliver this you will:

01. Include a Neighbourhood Character Strategy² indicating density zones and character.

02. Utilise variation in street widths within the hierarchy of streets, together with innovative housing types using closer separation distances, without compromising amenity.

03. Show how any innovative amenity space will be achieved.

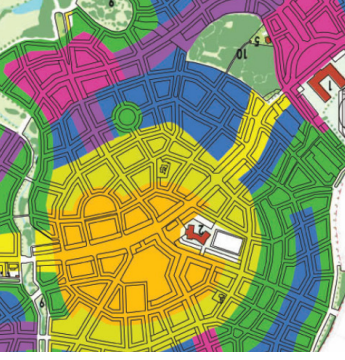
¹ As a general rule, indicate densities in Dwellings Per Hectare (DPH) NET and GROSS. See *Urban Design Compendium 2*, former English Partnerships.



Bespoke architect designed terraced houses with innovative private and public amenity space, Accordia, Cambridge, 67DPH Net.



Flats above shops, 3-5 storey Amsterdam.



Sherrford, differing density zones create sufficient number of people in key areas to support local services. Works in conjunction with other 'parameter plans' to create legible development & character areas. Site average density 50 DPH net.

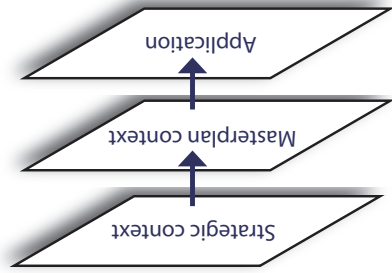
02. Include the following in a masterplan submission (cross reference Appendix A):

- Vision;
- Aims and objectives;
- Summary of the Methodology;
- Illustrative analysis of physical, environmental, policy, social and economic context;
- Illustrative summary to establish opportunities and constraints;
- Strategic framework plan;
- Key masterplan diagram;
- Separate plans representing thematic layers of key diagram;
- Artists impressions, diagrams and photos for key areas;
- Phasing and implementation strategy including Programme;

03: As part of the **Summary of the Methodology**, reference all strategies and statements listed throughout this document. Selected examples include:

- **Design Statement;**
- **Neighbourhood Character Strategy** including mixed-use centre;
- **Energy Strategy;**
- **Consultation and Communications Strategy** with Programme. (Factor in design testing and revision);
- **Delivery Strategy** (Articulate measures for land assembly, funding, phasing and infrastructure);
- **Management and Maintenance Statement.** (Outline long-term ownership and management, differing residential and commercial tenures).

1 Adapted from: *CABE's Creating Successful Masterplans, A Guide for Clients* (original version 2004; updated web-only version 2011)



Development Management Process

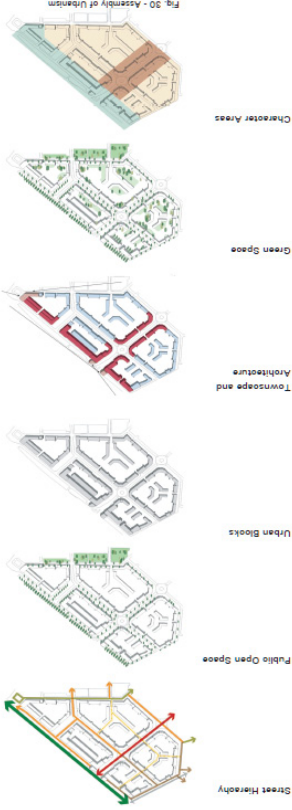


Fig. 30 - Assembly of Urbanism

'Thematic layers' / parameter plans' showing Upton, Site F & G Development Brief, draft, June 08.



Masterplan to reference how proposals impact on all scales.

01 Masterplanning approach / process

What we want to achieve:

A partnership approach between a range of people: professionals, the public, City of Cardiff Council and Design Commission for Wales (DCFW), who are engaged in a long-term process working together to design world class sustainable places.

Opportunity:

- Prepare a masterplan collaboratively, including all landowners, and agree it in advance of planning application.

- Utilise exemplars of UK and European best practice.

- Treat the Masterplan as a flexible framework and a living document within an iterative design process, that responds to new information, testing and revision to manage long-term design and delivery.

- Programme masterplanning and design workshops to test ideas and iterations with plans and models in different scenarios.

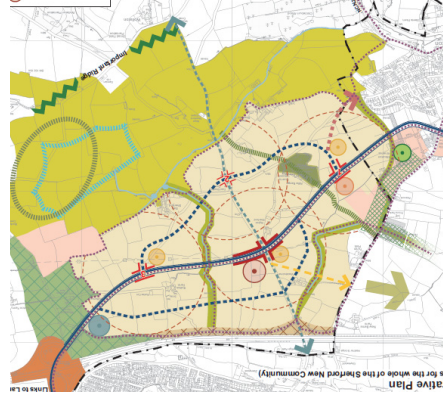
To deliver this you will:

01. Establish a mutually agreed masterplanning team from the outset including skills from:

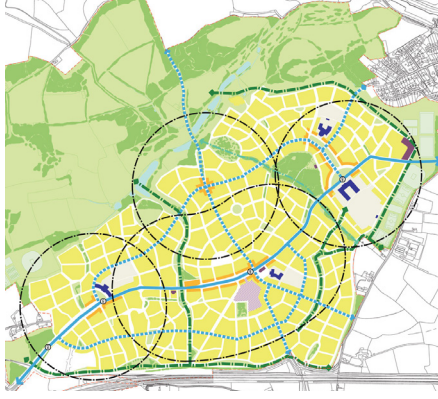
- Architecture (including different practices, with European/ UK profile architects for significant schemes);
- Landscape architecture;
- Urban design;
- Transport;
- Engineering;
- Ecology;
- Sustainability;
- Project management and procurement;
- Financial/estate management and planning;
- Development management and planning;
- Stakeholder and public engagement;
- Heritage and archaeology;
- Artists and creative producers.



Community Design Meeting, Photo: Robin Cordine, Flickr



Strategic Framework Plan indicates key destinations and linkages.



Key Masterplan Diagram includes indicative block structure

Sherford, Masterplan Book (2006): up to 5500 dwellings, commercial, neighbourhood centres, schools and green space. Site strategy based on 'walkable neighbourhood' and articulates research-based rationale. Princes Foundation used Enquiry by Design collaborative process.

10 masterplanning principles

01	Masterplanning approach / process
02	Development density
03	Sustainable transport corridors
04	Sustainable travel choices
05	Neighbourhood centres and mixed-use
06	Housing layout and distinctive character
07	Integration with neighbouring areas
08	Connected strategic green and blue open spaces
09	Landscape, biodiversity, heritage and Welsh language
10	Resource efficiency and technology

About this document

This document provides placemaking, planning and urban design guidelines which the Council will apply to strategic development sites throughout the city. This will be achieved by means of an ongoing dialogue with developers, stakeholders and the public.

The document sets out the Council's expectations, highlighting a number of principles that relate to masterplanning, and need to be addressed holistically to achieve the Vision set out in the Local Development Plan.

The expectation is that developers can use this guidance as a starting point to inform proposals in discussion with the Council. It is specifically for large-scale development where a new settlement or community is being created which will have an impact on the City and the Region. It is not intended to be a replacement for planning policy.

The information is aimed primarily at developers and their agents and it is also hoped that it will help members of the public to engage with the development process.

The information develops the *Ten General Principles in the Masterplanning Framework Background Paper* (appended to the LDP for examination) with additional guidance, illustrations and case studies.

It complements national guidance PPW, TAN 12: Design and the Council's Design Guide SPGs.

A Green Leisure Destination Environment and

Access to outstanding green landscapes and parks; contemplating a quiet five minutes by a water feature or artwork.
Places for young people to enjoy and explore safely; an environment where they can easily walk and cycle to school. Local opportunities to get fit and to enjoy healthy living, sport and recreation.

Innovation in Energy and Digital Connections

The latest smart technologies connecting the local community to people everywhere.
Sustainable energy supplies saving resources ensuring a light touch on the world.

Energy efficient new homes and neighbourhoods - give power back to the community.



Stockholm



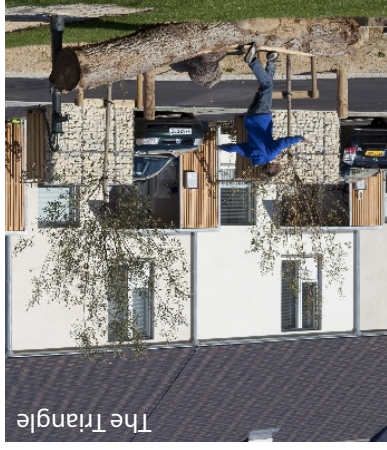
Movement
of choice



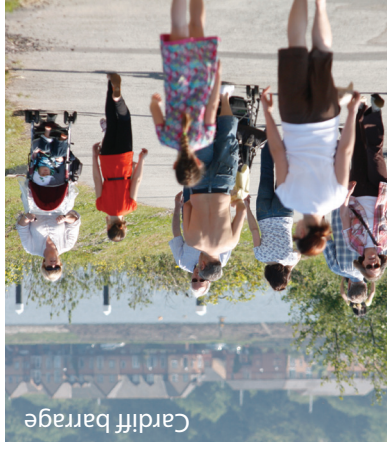
Exploration for children
-courtesy Eric Feldman, Plan Place



Community food growing



The Triangle



Cardiff barrage

Celebrating Cardiff as a Great City

Celebrating modern-day Welsh and international cultures and influences.

Making the most of local

landscape, buildings, lanes,

woods, rivers and open spaces.

Echoes of the past: reminders

of a rich and vibrant heritage.

A legacy to be proud of.

Convenient, Fast and Enjoyable Travel

Creating a fast, convenient and enjoyable network of transport options.

'Turn-up-and-go' bus and tram services to the city centre and

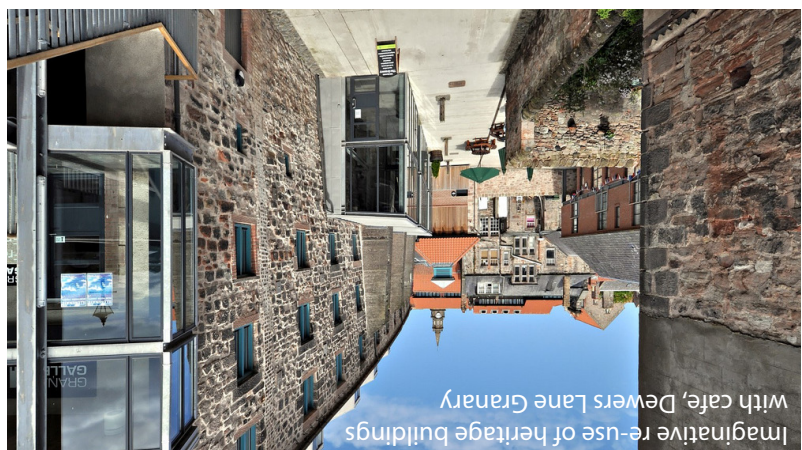
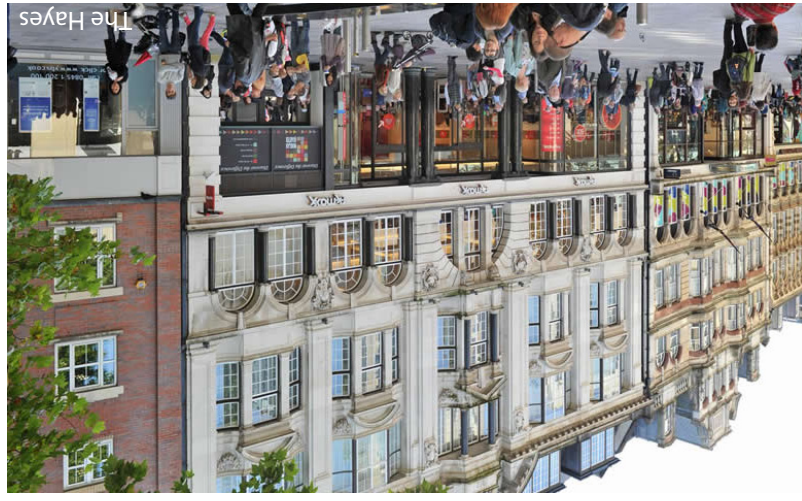
beyond.

Enjoying a pleasant bike ride

along safe cycle routes and new

cycle super-highways to work.

Quick and convenient trips into the local centre shops or school.



The Liveability Capital City Vision

Creating Attractive, Lively New Centres, Streets and Spaces

Creating great, people-friendly places and streets – welcoming neighbourhood centres and hubs bustling with life, businesses, shops and facilities.

Inspiring a new focus for community, sharing and meeting. Access to health facilities, leisure and learning.

Fully integrating living and working.

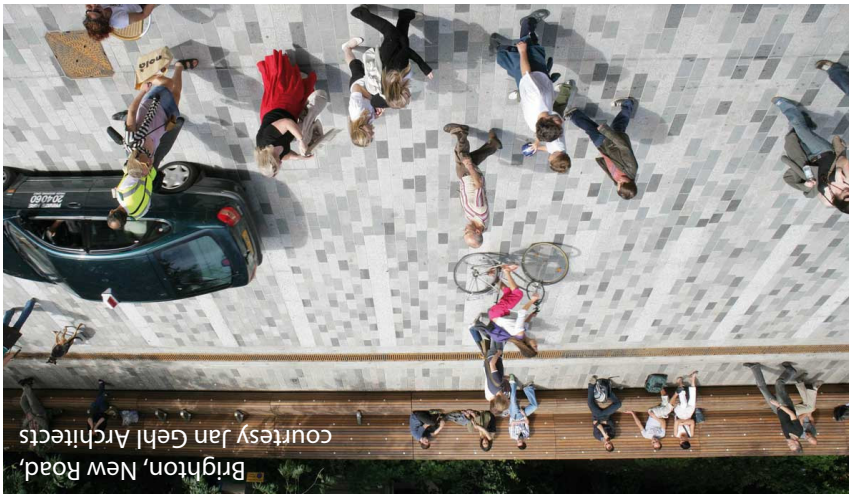
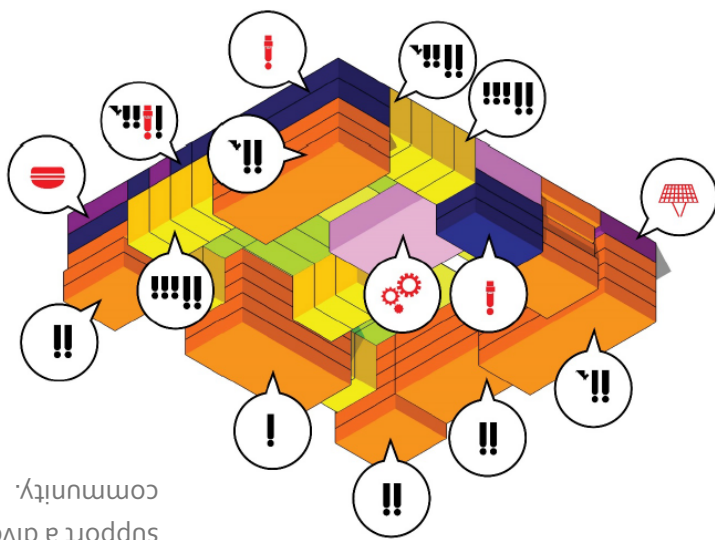
Focus on the Highest Design Quality

As good as the best in Europe. Stylish architecture and places with interesting character. Green streets, landscapes and energy efficient buildings.

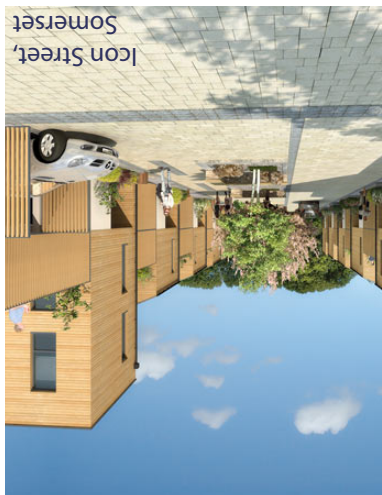
Homes to suit different lifestyles and all stages of life, with generous space and light.

Communities taking control of public spaces.

Cooperative approaches to support a diverse and lively community.



Brighton, New Road, courtesy Jan Gehl Architects



Icon Street, Somerset



Liburg

Left: Fully Integrating living and working, courtesy Urban Initiatives Studio

Achieving high standards

Cardiff will be the most liveable Capital City in Europe.

New settlements will exemplify the very best in UK and European good practice in terms of a range of key liveability indicators, such as quality of life, identity, public and green spaces, transport and sustainability. This ambition is supported by EU Urban Audit which ranked Cardiff very highly against a range of Europe-wide comparator cities.

Outstanding design, creative energies and forward-thinking investment will be channelled into the planning and delivery of development sites.

We will work hard to facilitate communication and strong partnership, where people can work together to come up with solutions to problem-solving over the years to deliver a shared vision.

We will promote certainty to deliver an excellent public transport system, to give people the courage and belief to invest. We will encourage a proactive approach to defining a sustainable transport vision within the wider region, to enable Cardiff to demonstrate a step-change in travel behaviour.

Our key to success is putting people and design at the heart of place creation. We will do this and encourage developers to do the same.

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make the
difference

Delivering the most
Liveable European
Capital City

May 2015

Placemaking,
Urban design,
Architecture,

Liveable Design Guide

Cardiff