

# Caerau Park Renewal Plan

November 2006

Final Report



## Estate Renewal Document

Prepared on behalf of  
Valleys to Coast

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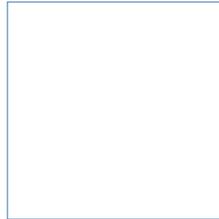
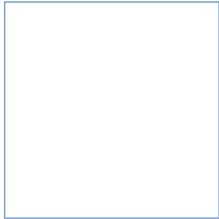
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## glossary of terms

WORD	MEANING
<i>Estate Renewal Framework</i>	The amalgamation of projects and tasks which will generate the renewal of the Estate
<i>Strategic Recommendations Report</i>	The overarching document which contains recommendations common to the four estates for which Powell Dobson have been commissioned to prepare Estate Renewal Frameworks.
<i>Sustainable / Sustainability</i>	a means of configuring society so that its members and its economies are able to meet their needs and express their greatest potential in the present, while preserving biodiversity and natural ecosystems, and planning and acting for the ability to maintain these ideals in a very long term.
<i>Community Capacity</i>	The ability or extent to which a community is able to play a part in determining its own destiny
<i>Shared Ownership</i>	Where a resident owns a proportion of their home and rents the remainder from a Registered Social Landlord (e.g., V2C)
<i>Permeability</i>	The choice of routes that one can take (e.g., paths, streets and roads) through the built environment to get from one point to another
<i>Curtilage</i>	The area of land surrounding a dwelling within the property boundaries
<i>Public realm</i>	The spaces between buildings that are not in private ownership
<i>External elevations</i>	The outward facing walls of a building incorporating windows, doors, lintels, sills, etc.



1.0

introduction

## Aims and Objectives



Powell Dobson Urbanists were commissioned by Valleys to Coast to formulate action plans for the renewal of four of the key estates under their management.

In December 2005 we prepared a Key Issues Report outlining our initial understanding of each estate and results of Stage 1 Consultation.

**This report outlines our specific recommendations for the Caerau Park estate.**

The **aim** is to make each estate a model of regeneration good practice.

The Estate Renewal Plans propose a number of projects guided by a framework for change.

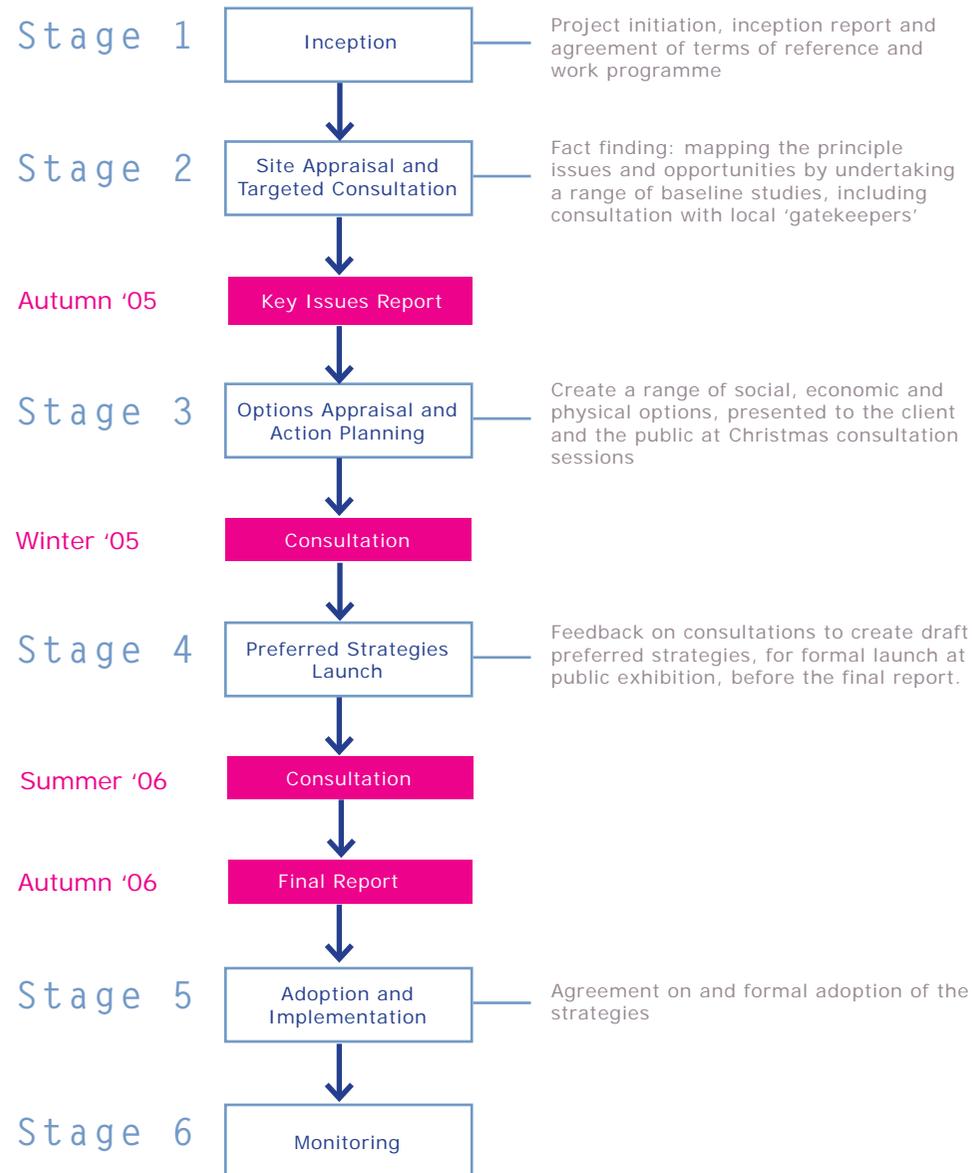
The renewal process aims to breathe a new confidence, pride and a sense of responsibility amongst those living on the estate but more importantly it needs to build and maintain a momentum which ensures that people's expectations are met over an agreed timescale

**Caerau Park** has a strong sense of community, a fantastic landscape setting and housing forms similar to traditional "garden villages" with lots of private open space and spectacular views. However, the estate is isolated, was not planned for the car, and has suffered years of under investment.

The key **objectives** are as follows:

- To build upon the baseline studies that informed us of the estates' physical, and socio-economic context
- To build in the knowledge gained from the consultation process to date
- To create a framework that allows a continued working relationship with the community
- To identify the issues, specific to the estates decline
- To identify a range of projects to tackle these problems
- To prioritise the projects, and set a timescale for their completion
- To show V2C what they can do, and what other organisations can help; and
- To identify possible sources of funding.

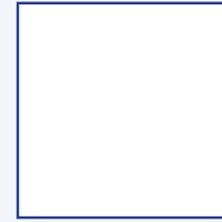
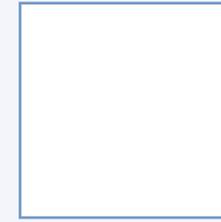
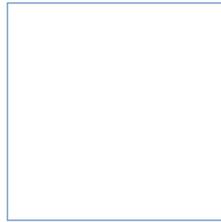
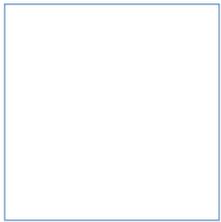
## Scope and Process



The **scope** of the work was to:

- To take an objective view of the estate's problems
- To combine this with the views of the residents, other local people connected to the estate, and the officers working on the estate
- To devise a regeneration strategy which deals comprehensively with community and business development, landscape, recreation and play
- To make the strategy deliverable by translating the renewal themes into a series of projects
- To focus on the implementation of these projects, by setting up a programme for delivery, and identifying the key players and funding possibilities
- To maintain an open dialogue with local people, respond to their needs and gain support for the work

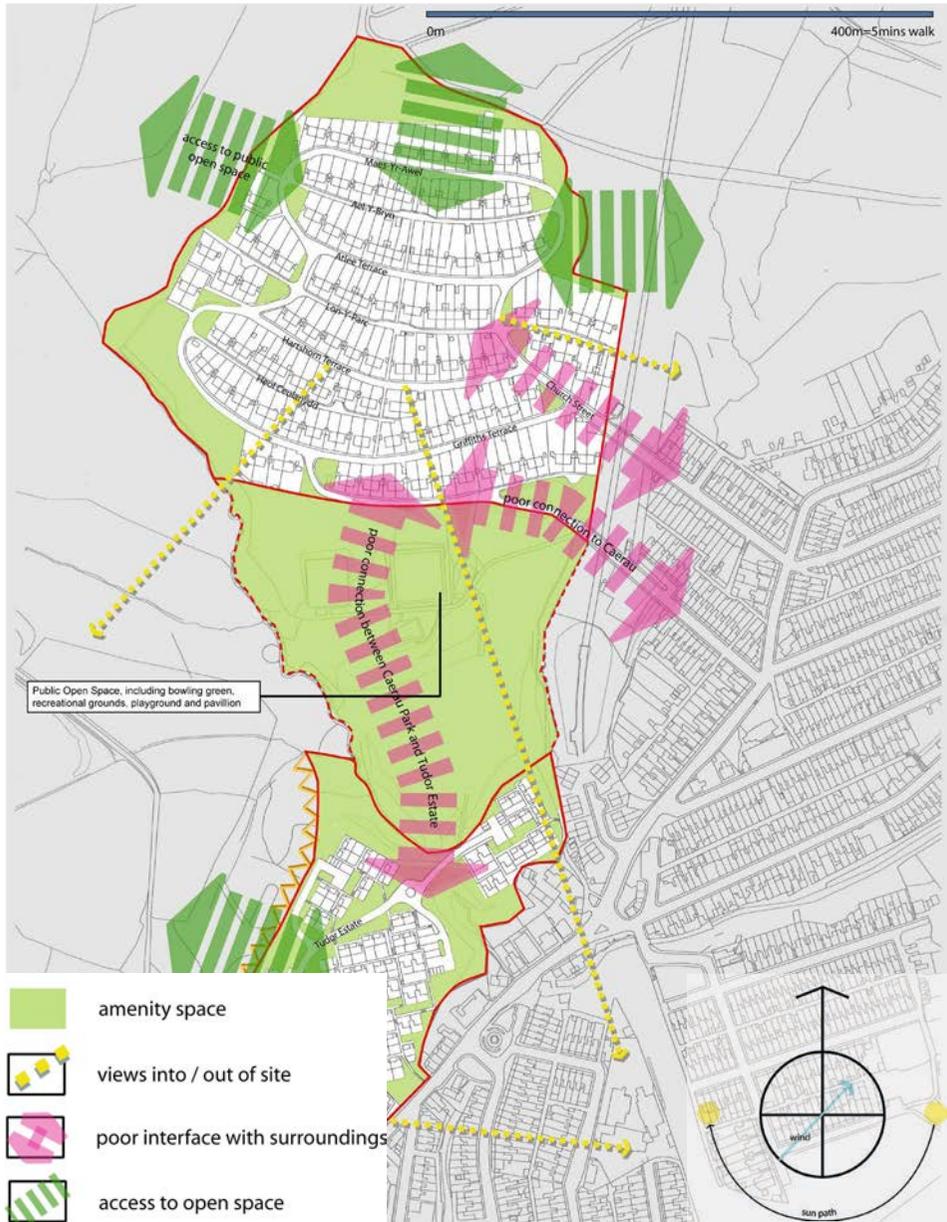
The **process** for the development of the action plans, and where we should go from here is illustrated in the diagram opposite.



2.0

# understanding Caerau Park

## Issues and Opportunities



### Issues

- Vehicular and emergency access is made difficult by narrow roads
- Footpaths through and around the estate are poor
- Property boundaries, particularly at the back, are unsightly
- The buildings appear to be poorly maintained
- The estate is isolated, and physical links to the local community are few
- The pedestrian linkages to the park and Tudor to the south are limited



Sheep invade the estate



Narrow roads prevent emergency vehicle access and reduce the accessibility of the fronts of houses

### Opportunities

- Strong landscape setting with excellent views to the open countryside
- Layout of buildings maximise views down the valley
- Access to public open space, and recreation facilities including: a bowling green, a football pitch, a hard multi-use games area and locally equipped area of play for young children
- A new YouthWorks facility on-site
- Attractive "Garden Village" style built form



Estate layout maximise views



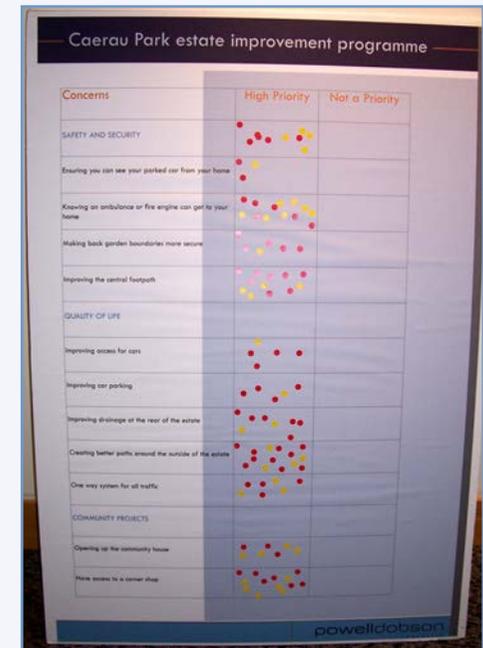
popular MUGA in poor state of repair

### Initial Consultation Outcomes

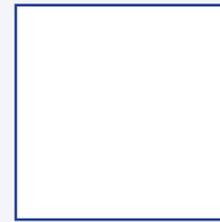
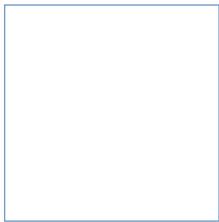
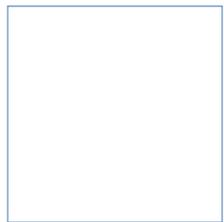


The main areas of concern identified in the Christmas consultation event are as follows:

- The narrow roads and thereby parking, passing, congestion and the nuisance of moving cars to permit passing, entry and exiting from the streets are key issues;
  - Emergency access is a problem;
  - There is strong local demand for on-plot parking;
  - Fences to the side and rear of the estate are poor and fly tipping takes place;
  - The paths around the sides and rear of the estate are overgrown and unclear;
  - Decay of external boundaries /fences/ walls/ general unsightliness of external works
  - Boundary to external space is open to ingress from sheep;
  - Road surfaces are chronic and the 'sleeping policemen' appear to attract joy riders on bikes;
  - The alleyway through the centre of the estate is broken, overgrown and poorly lit;
  - Lighting is generally poor
- People are adamant there is demand for properties and cannot understand why V2C allows voids;
  - Poor public transport links creating a reliance on private transport and taxis;
  - No focal point on estate at present, also no shop etc. and
  - A lack of estate neighbourhood management, and other agency and support service delivery point (in process via Communities First house).



Consultation feedback board



## 3.0 Key Renewal Themes

## Renewal Themes



Improve local play opportunities



Tackle neglected boundary treatments



Improve circulation around the estate

The suggested themes for the renewal of Caerau Park are:

- Improving accessibility, appearance and **usefulness of streets**
- Making **movement** around the **estate safer**
- Reducing the **maintenance costs of soft landscaping**
- **'Softening'** the estate's interior and boundaries
- **Improving the appearance and security of backs of properties**
- Improving opportunities for **play and adult recreation**
- Improving the **landscape value of the Country Park**, and giving spaces a specific function
- **Connecting the estate** to its landscape setting and the surrounding community
- Engender **local pride in their surroundings**, by improving the appearance of the estate
- Building **community capacity**
- Create greater sense of **ownership**

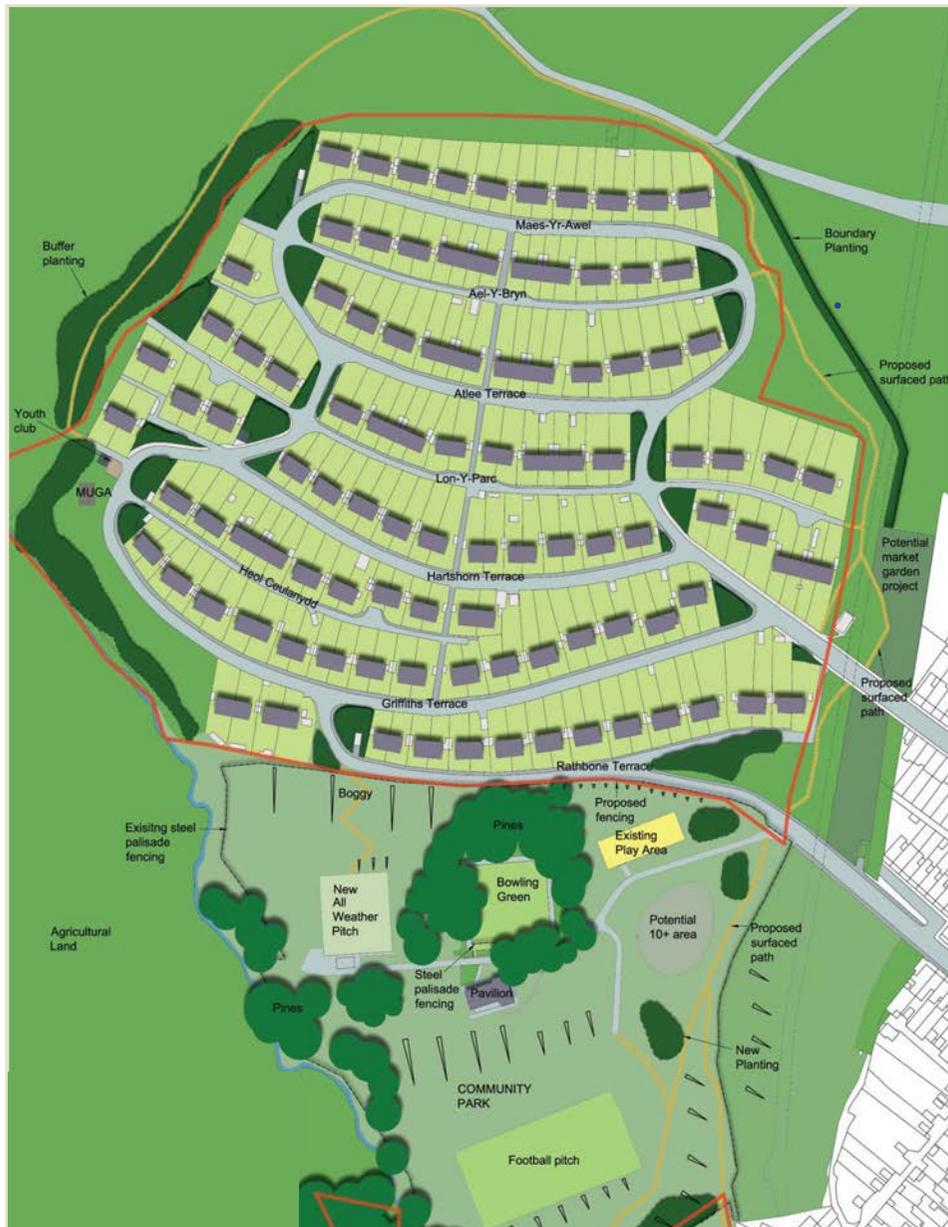


Improve central pathway



Improve connections to local landscape

## Renewal Framework



Communal Space	Planted with low maintenance shrubs to reduce the maintenance burden
Private Gardens	Rear gardens reduced over time to provide off-street parking with boundary treatment improved and standardised
Community Park	Improved by fencing & gating, providing surfaced footpaths, a 10-plus area, an all weather pitch on the existing car park, enhancing the tree planting and converting the pavilion to a multi-use centre
Proposed Footpaths	Existing desire lines surfaced with tarmac and linked with existing footpaths. Drainage and footbridges constructed where necessary
Existing Vegetation	
Proposed Vegetation	<ul style="list-style-type: none"> <li>· Buffer planting</li> <li>· Band of native planting to provide a screen from the prevailing winds</li> <li>· Boundary Planting</li> <li>· Informal native hedge protected with a ditch and stockproof fencing to provide a attractive visual barrier to the estate</li> </ul>
Site Boundary	
Buildings	
Roads	
Pavement	

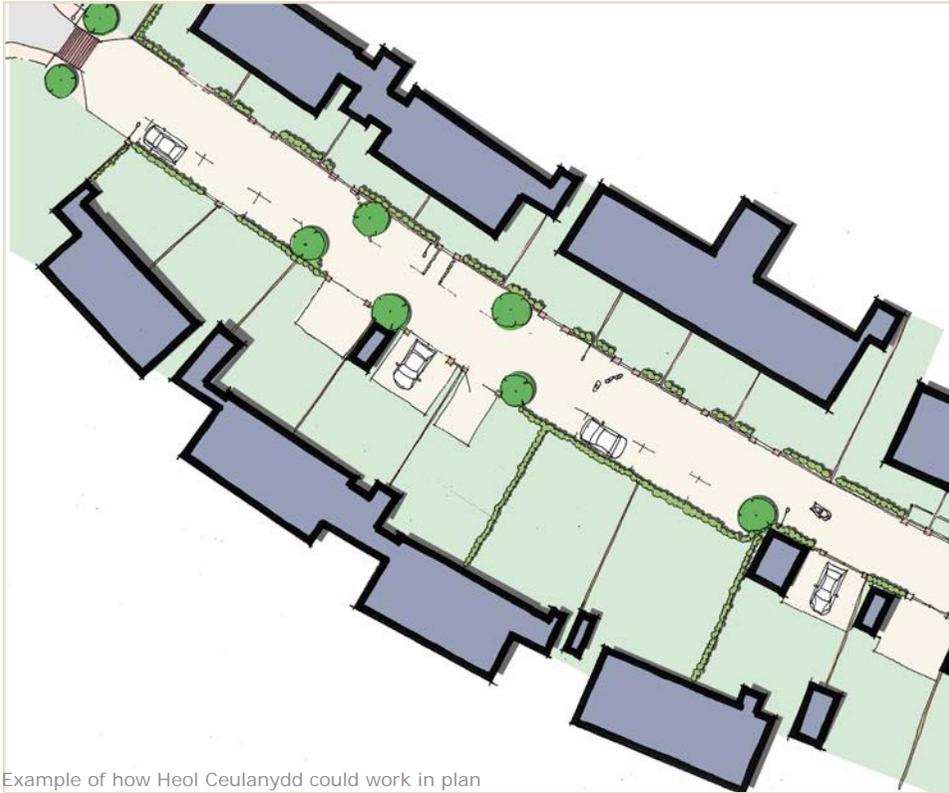
The renewal framework opposite illustrates, as far as possible, the primary areas of action on the estate, and the community park to the south:

- Street and public realm improvements to ease parking and accessibility issues, and improve the estate's appearance
- Possible one-way system to improve traffic circulation around the estate
- Improve pathways through the estate and to the local park, community and landscape resources
- Proposed cycle path to the upland areas to the west, through the estate and linking to Cymer Road to the east, where there is a regular bus service. Links are considered important, since the bus service has extended hours of operation, compared to the bus that comes into the estate
- Standardisation and improvements to curtilage treatments, and maintenance works to the buildings to engender local pride
- Landscape strategy for the park and improved play facilities, including a 10+ play area and an all-weather pitch
- A landscape strategy for the boundary of the estate



retrofit homezone: indicates possible public realm interventions

## Regeneration Approach



Example of how Heol Ceulanydd could work in plan



People getting together to improve their street



Example of how Heol Ceulanydd could look

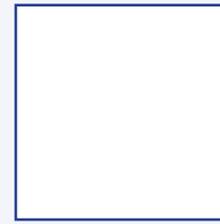
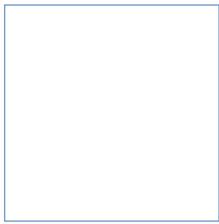
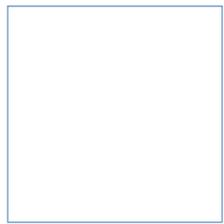
All the estates require social, economic and physical interventions in order to deliver self sustaining regeneration. At present the only community facility in the locale is the newly completed YouthWorks building. The estate requires a focal centre - a social hub for the community. From such a place, an estate management base, and support services could be delivered. These type of community uses, in addition to any commercial uses that could be attracted would act to build community capacity that would help enable future regeneration projects on the estate.

Physical regeneration and renewal of the estate will focus upon a number of themes:

- Improving linkages and pathways within the estate, and to the local landscape and local community;
- Changing the way people move round the estate, to improve road safety, ease parking and access issues and create a more pedestrian friendly environment;
- Improving the aesthetics of the houses, streets and boundaries, to create a home environment that people can be proud of; and
- Creating a landscape and play strategy, to extend opportunities for, and access to formal and informal recreation.



Party held to encourage people to get involved



# 4.0 key renewal projects

### Overview

The Estate Renewal Plan (page 12) illustrates the proposals that we feel should be implemented to renew Caerau Park.

This section goes into more specific details. It breaks down the main themes of the renewal plan and translates these into distinct projects and provides details about:

- what the project aims to achieve
- how we propose the project will work
- role and value in the context of the wider renewal
- the communities response, comments and criticisms of the project

In addition, this section will also highlight, where appropriate links to further information or advice on best practice that V2C and their partners can follow up at a later date.



Play facilities for young children close to Caerau



Extremely narrow roads cause a host of problems



On-plot parking is in high demand

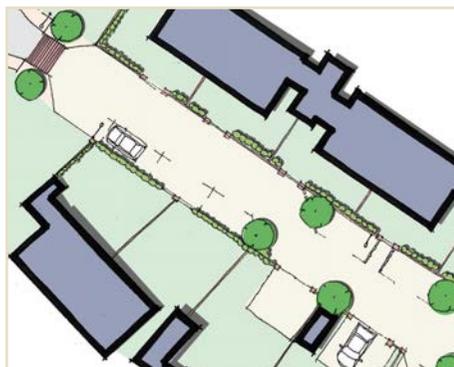
## Public Realm Improvements



Sketch of how Heol Ceulanydd could be improved



View down the very narrow road: Heol Ceulanydd



Plan of how Heol Ceulanydd could be widened

Many of the streets in Caerau Park were not designed for the level of vehicular access that is now imposed upon them. There are conflicts between parked and moving vehicles, restricted emergency access, problems of speeding, and narrow pavements. The purpose of this project is to create streets for people, by designing out the aforementioned conflicts.

We recommend that one of the more challenging streets, such as Heol Ceulanydd, or Ael-Y-Bryn are redesigned as a pilot 'Home Zone'. The residents must be involved in the design process to reach agreement on:

- Street trees and planting;
- Materials for street surfaces;
- Public art, lighting and street furniture;
- The degree of street widening and the location of new on-street parking bays;

- Opportunities for informal play;
- Boundary interventions.

The designers must work closely with local residents to create a street that responds to local needs and desires, where people take ownership, and have pride in the place. This project is linked to improving the aesthetic quality of streets by improving the boundaries. Both projects will work together to add value to the homes on the street, and to the estate as a whole.

The first public consultation revealed that traffic control and parking were primary concerns. However, the attendance of the recent consultation event was disappointing. This highlights the need for immediate action to show V2C's commitment to the estate, and to give residents something physical to comment upon. There were no negative response to the concept, although it should be recognised that a degree of explanation to the residents is required if the project is to go ahead.



Precedent for retrospective street improvements



Materials used to improve the visual environment

## Boundary Improvements



Proposed changes to create neat and attractive front boundaries



Existing mismatched boundaries of variable quality



Existing boundary treatments are tatty



An existing rear boundary treatment



Suggested alternative boundary treatment

The layout of Caerau Park reflects the topography, maximising views over the valley. A negative side-effect of the layout is the single-frontage streets, with one side of exposed unsightly backs of properties. Moreover, throughout the estate, boundaries are mismatched and neglected; contributing to the perception of decline.

We recommend that V2C take action to improve and unify the boundaries using brick, timber and privet hedge in a range of ways to create a well-cared for and green environment.

These upgrades are envisaged to take place in conjunction with the public realm improvements pilot project. Undertaking the works together would reduce the level of disruption and could provide cost benefits, since boundaries may be subject to relocation, and contractors would already be on-site.

Furthermore, the boundary re-design could be incorporated in the design and consultation process for the public realm improvements.

These changes are hoped to install a sense of local pride in their surroundings, raise the value of the properties and kick-start a virtuous cycle of improvement.

Again, the community's response was limited, and therefore more focussed consultation would be required to determine whether there is adequate support in the chosen pilot area.

It is suggested that local materials and labour will be used, and the possibility of training local residents so they can contribute to the building and planting of the boundaries.

### Painting properties

The boundary and streetscape improvements will have a visible impact upon the aesthetic quality of the estate. To finish this process we recommend that each house owned by V2C and each property subject to NRA related improvements should be painted in colours which enhance the appearance of the estate.

There should be guidelines to enable people to choose what colour their house should be, but these choices should be bound by the appearance of the estate in its entirety.

Here we have shown pastel colours and the guidelines have been expanded upon on p.25 in the design guidelines.



LEFT: How some of the properties look now

ABOVE: How they could appear if painted complementary colours of the same depth.

Perhaps this technique could be used with residents to enable them to see beyond their house and think about the appearance of groups of houses.

## Pathways and Linkages

The pathways and linkages project aims to:

- Improve access to formal and informal recreation resources by enhancing connections to the community park and Caerau Park's landscape setting
- Encourage walking and cycling as part of a healthy lifestyle
- Improve the central pathway, which is overgrown, the surface uneven, and the lighting inadequate in places
- Improve the estate's permeability by upgrading the user-friendliness of this central path, which is the only route through the estate's linear layout

The value of improving local linkages and the estate's permeability are three-fold:

1. Increasing accessibility for people with impaired mobility, the elderly, and those pushing buggies or carrying heavy bags;
2. Encouraging walking and cycling as leisure pursuits, and use of the local countryside as a resource for informal recreation; and
3. Increasing access to public transport and the local shop, by creating a new link to Cymer Road.

The pathways project should be undertaken in a number of phases, each with a programme of public consultation to secure and confirm public support.

Some projects, for instance the new linkage between the local landscape, the centre of the community and Cymer Road, will involve longer timescales, and will require work with a broader range of groups, that might include the Local Authority and Sustrans.

This project in particular generated much interest and generally support at consultation.

There was particular Councillor support for the creation of this pedestrian and cycle link between the uplands to the west, through the estate to Caerau village centre in the east.

The idea of a new linkage is popular among the youth on the estate, as a recreational facility, and is popular among others, as a convenient, non-muddy route to the bus-stop once the service through the estate has stopped. However, there may be barriers to the progress of this project, such as the disused tunnel, that would require investigation.



Existing



Proposed



Existing



Proposed

Indicative imagery of pathway improvements

## Traffic Circulation



Traffic, parking and circulation are significant issues on the estate. Some of the roads are very narrow, and on-street parking act to further restrict vehicular movement and forward visibility. Speeding is also considered to be an issue, which has not been resolved by the installation of speed humps.

The project considers the use of a one-way system, in conjunction with the 'home zone'/public realm improvements to:

- reduce the conflict between parked and passing cars, and
- make a safer environment for pedestrians; and
- improve access for emergency vehicles.

Changing the way vehicles move around the estate will allow more space to be allocated to modes of transport other than the car and the designation of parking bays in more appropriate locations.

Proposed features of the project include:

- An easily understood **one-way system**, that allows on-street parking without impeding vehicular movement
- **Areas where on-street parking is restricted** to allow free movement
- Connecting streets largely two-way to improve **legibility**
- **Shared surface spaces** on the narrowest streets to allow free pedestrian movement

Access and vehicular circulation, and abuse by speeding cars and motorcycles were highlighted as major issues in the consultation event in the winter of 2005.

The suggestions of a one-way system, along with traffic calming as part of the public realm interventions were outlined in the summer consultation event. However, since there were no firm proposals the responses were limited. As with previous projects, it is suggested that a pilot project is undertaken in the worst affected streets, such as Ael-Y-Bryn, in order for the public to have something tangible to comment upon.



left: parked cars restrict movement at this junction

## Green Landscape and Play



The landscape surrounding Caerau Park is the strongest influence upon the estate's character. Set up on the hill, it has green space on all sides and a spectacular view down the valley can be gained from every house.

The landscape and play project is connected with the linkages project, in improving the accessibility of these recreational facilities. The aim of the project is to:

- Improve views into and out of the estate
- Discourage the intrusion of farm animals into the estate
- Improve the connection with the Tudor estate
- To improve the landscape quality of the surrounding countryside and park to create a recreational resource for the local community
- To extend the range of formal play facilities

The proposed features include:

- New planting strategies for green spaces on the estate and at the periphery
- New surfaced footpaths
- Converting existing pavilion into a multi-use area
- A new all weather pitch
- A new football pitch
- Improved MUGA
- Enhanced tree planting in the country park
- A new 10+ play area; and
- Potentially a market garden.

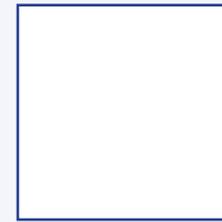
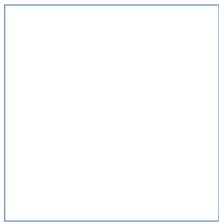
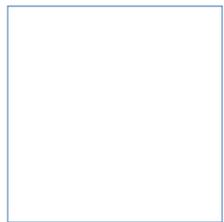
At consultation the feedback was generally supportive, although there were concerns about maintenance of new soft landscaping and security of additional play facilities.



existing play facilities



possible play facilities shown at consultation



# 5.0 Caerau Park design guidelines

### Improving the public realm

Public realm improvements include all of the hard spaces between buildings and around open space.

The quality of the public realm improvements will have a marked impact upon the success of the renewal plan for Caerau. The reason for this is that the most significant intervention on the estate will be to make the public spaces (streets, footpaths etc.) work more effectively and appear more attractive.

The phasing for this will be dictated by the phasing arrangements (see page 33). The palette of materials (especially the theme or appearance of them) should be consistent throughout the estate, even if individual street design differs.

Due to Caerau Park's Garden Suburb heritage, we recommend that generally, a palette of rustic looking materials that are hardwearing should be utilised.

#### Pedestrian Footways and Kerbs

Throughout the perimeter of the estate the pedestrian footways should use tarmac finish and a conservation 'granite effect' kerb. Within the traffic calmed streets, or 'home zones' materials should be used to slow traffic and highlight dedicated parking bays. In these locations surface design could incorporate resin bonded aggregate or a resin topcoat dressing, or aggregate concrete blocks.

Within all of these streets darker secondary materials like conservation concrete setts should be used to highlight edges, parking spaces, align drainage channels and create an interesting floorscape.

Effective maintenance of footways and kerbs is essential. V2C and its Partners should create a maintenance manual which outlines the product names and suppliers and includes post completion drawings. This will enable future contractors, mains service works and maintenance teams to maintain the appearance and quality of the public realm over time.

Resin topcoat dressing should be used on pedestrian pathways and on traffic calmed parts of the highway.



Primary streetscape material (right) - an aggregate flag. With conservation concrete setts used for emphasis and visual relief.



Conservation kerbs as recommended for Tudor.



### Improving the public realm

The Caerau Park estate is densely developed within the site boundary, but there is a larger tract of open land to the north and to the east which is poorly drained and is prone to fly-tipping.

Within the site, the great majority of the open space is comprised of close-mown grass, often on sloping ground. Obstacles to mowing are commonplace, notably uneven ground, raised paved edges, service manholes, kerbs and informal car-parking spaces. A review of these spaces is required in the short term, with the purpose of defining which grass spaces are able to be maintained in a cost-effective manner. The options for conversion of such spaces include:

- selling to an adjoining owner-occupier for garden extensions
- conversion to parking spaces for dedicated users – since car parking space is at a premium
- planting with trees and shrubs or groundcover plants (woody or herbaceous).

Occupiers of the estate have expressed a desire for more footpath links along the east and west perimeters together with planting for the land to the north. These aspirations, together with a stated dissatisfaction as to the quality of maintenance of the public areas, would justify a planting scheme and footpath construction in the short term. The planting to the north and west should be designed in such a way as to provide shelter for the houses on the perimeter from the prevailing westerly winds and the cold northerly winds. This should have the effect of reducing the wind-chill effect on walls exposed to cold moisture-laden winds and thus reduce heating costs, provided that roof and wall insulation is carried out to current Building Regulations standards.



Planting which provides shelter to housing in an exposed upland setting

### Caerau urban design guidelines

Unlike the other estates, we are not proposing any significant programmes of buildings alterations on Caerau Park.

The external elevations of the dwellings on Caerau Park are well balanced and successful and we feel that this area could be an attractive estate once the works are carried out to improve the spaces between the buildings. The design of the estate means that the front elevations of the homes are very visible when looking at Caerau Park from outside of the estate.

These simple guidelines should be expanded to guide the appearance of building improvements to Caerau - so that the buildings appear more attractive when read as a group. V2C and other owners need to understand that if the appearance of buildings follow consistent themes, the entire estate will look a better place and that this will have a positive impact upon property values. Thus we recommend that the following should be brought together into more detailed guidelines:

- paint colour
- window type
- door type
- roof materials

These guidelines should be used by V2C when carrying out repairs and any other works that are being carried out by individual owners using the Neighbourhood Renewal Area grant assistance. Owners undertaking improvements independently must be made to understand the value of fitting with the wider themes.

The building elements referred to above should be subject to guidance which still provides individual choice about appearance. However, this choice may be limited to a number of different options.

#### Paint Colour

Each property owner should be able to paint their dwelling any colour they like - as long as they choose a colour from the same colour depth and that adjacent homes are not painted the same colour. This way the estate will appear harmonised although there will be scope for significant differences.



The recommended response for Caerau is that pastel colour tones (a selection of which are presented above and on p18), or conservation colours would add character to the estate. V2C should avoid painting adjacent houses the same colour and colour schemes should be adopted for groups of buildings.

#### Windows and Doors

Unit types which are readily available, easy to maintain and install and likely to be easy to replace are crucial. We recommend that the types of windows and doors should complement the age of the properties and afford suitable levels of security and insulation. Colours of units should be white, or colours which suit the building around it. Additional work should be prepared which works with suppliers and costs to determine several 'types' of door / window combinations that would enhance the appearance of the estate.

#### Roof Materials

The roofscape of Caerau is visually prominent from the outside the estate. Over time V2C, private owners and local contractors should work together to ensure that a common style emerges. Chimneys should never be replaced with flues and where this has occurred they should be remediated. Roofing materials should commonly be a slate substitute with terracotta hip tiles.



## 6.0 making Caerau Park a more sustainable community

## 6.0 making Caerau Park a more sustainable community

### a sustainable community

Caerau Park estate is a relatively small estate within the much larger community of Caerau. The future fortunes of Caerau Park, whether it will become a truly sustainable estate in years to come, are intricately bound up with the long-term development and regeneration of Caerau as a whole.

Essentially the estate is a traditional one, brick-built and solid houses with generous gardens, and would, in times gone by, have been a popular, even desirable place to live. For many it remains so – there has been considerable Right to Buy; but for others it now represents a peripheral estate that they do not want to live in, and it appears ‘worn out’ in that its large gardens are generally untended, its road system is far from appropriate to the modern, two-car household, and it feels cut off from the mainstream, perched high above the valley, cold and distant from more modern transport links, and without convenient access to services.

#### Local Regeneration initiatives

In comparison to Bridgend as a whole, the Caerau community has become a centre of considerable regeneration investment, and in policy terms there are several spheres of activity that could change the longterm fortunes of such a marginalised old community. The northern ends of the Valleys are seen more and more in terms of their Quality of Life factors – countryside, rivers, fresh air, cycling and walking activities, tourism, heritage projects and cultural industry possibilities. All of which spell change and an imperative to consider new opportunities to encourage and create choices for different stakeholders to invest, both economically and socially.

One of the key drivers for future change must be the Communities First Partnership and its various activities; another is the planned investment in a new Comprehensive School; another is tied to plans for linkage with the Afon Valley Mountain Biking routes; one of the largest potential drivers is already underway through the Neighbourhood Renewal Area programme which Caerau Park has been recently included within. The Training Centre which V2C supports will develop greater links with some of these initiatives and encourage construction skilling to maximise the community benefits of such local investment. Through Communities First all these activities are gradually coming to be more integrated and subject to joint information and planning. All of this is good news for the Caerau Park estate which can only benefit from a general upturn in local investment and activity.

We have explored with V2C various options for encouraging and supporting greater household investment in the estate properties through a mix of partial purchase and mixed equity schemes and V2C themselves have looked at ‘Homesteading’ as a possible solution to the expensive voids situation. We believe that these mixed investment schemes would create a chance for some of the poorer households to build a real stake in the estate’s future and we would encourage further development of these options.

#### The Youthworks Project

V2C has worked in partnership with Youthworks to allocate land and permit the siting of a temporary youth project building on the edge of the estate. This is an important initiative since young people are often the most excluded from their own community and see little future for themselves in the place they live. We would encourage greater linkage across from Youthworks to the other activities that we propose on and around the estate, enabling young people to assist with planning and publicity and generally to find projects that integrate with the changes to the estate, and to give a sense of ‘ownership’ to the young through volunteering and skills development.

We suggest that even more land might be offered over time to support other outdoor activities to develop under the Youthworks project. Such projects might include works to the Dingle stream and banking on the Tudor estate, cycle repair and maintenance in conjunction with the new cycle route initiatives, possibly growing and planting for street and community park improvements, assisting with the design and layout of new peripheral pathways around Caerau Park, wardenship of tree planting schemes etc etc.

#### Community ‘Hub’ services

One of the clearest needs which V2C can satisfy is through the offering of its assets for support and service delivery schemes on the estate, and we suggest that this can best be done in conjunction with a more visible management and housing service presence. This is already partially underway through linkage to the Communities First workers and the BAVO development worker. We would urge V2C to regard this as investment not philanthropy.

## 6.0 making Caerau Park a more sustainable community

### a sustainable community

Such initiatives can change the desire to exit and disinvest from the estate into local engagement and involvement. Furthermore, if there are support services that tackle financial exclusion for example, then family breakdown, tenancy turnover, rent loss, and the costs of reallocation etc, can be reduced. We suggest too that a visible and regular V2C presence will become even more critical as regeneration and renewal works begin on the estate.

#### Demonstrations and Exemplars

One of the key issues for local residents that we met during our consultation concerns the roads, parking and street congestion, the inability of many to see their cars and the security issues that are a fact of everyday life on Caerau Park.

There is no shortage of land, gardens and underused space to undertake the task of reconfiguring and improving the current street scheme. But there is cynicism that this long standing problem will actually get sorted. It is also an intricate and complex issue and not subject to one formulaic solution. The impact of Right to Buy has brought with it even more complexity and need for delicate and sensitive planning.

For all these reasons we believe that V2C has to demonstrate potential solutions and do this incrementally, in order to show people that there are potential solutions that will benefit them and their properties. This will enable people to see the long-term value to purchased properties, and the increased desirability of tenanted properties.

Hopefully it will enable greater 'buy-in' as the scheme progresses and lessons concerning implementation will serve to improve on the initial scheme. We realise that this will be a complex scheme and a costly one, and we firmly believe it needs to be taken slowly but with commitment and engagement.

#### Representation

Dialogue with residents, and securing their engagement on Caerau Park is difficult. For many people on the estate there are personal issues and problems which require immediate support and getting engaged with estate regeneration comes low on their priority list.

For this reason we would encourage V2C to support the process of re-engagement through a representative mechanism, such as an estate forum, or association, which in turn can take its place in other local partnerships and projects. We are convinced that there is enough capacity within the Caerau regeneration landscape to support this process (see above). The example of the Tudor Tenants and Residents Association and the potential support and experience that they would bring to this process is an asset that should not be overlooked.

Currently there is an atmosphere of exclusion and marginalisation apparent on the estate, yet despite years of decline, the current opportunities for integrating the estate into the wider regeneration scene of Caerau must be built on and exploited if the estate is to gain a truly sustainable future.

## 6.0 making Caerau Park a more sustainable community

### towards a sustainable estate

The sustainability guidelines outlined in the Strategic Recommendations Report are to be applied to Caerau Park. In addition to these, the following recommendations outline how specific local factors can help to make Tudor a more self-sufficient community.

#### Thinking Local

This is the ideal opportunity to make Caerau less dependent on external energy, less wasteful and more self sufficient.

V2C will have long term stewardship of this estate and over this period we are likely to see enormous changes in the way we obtain and use energy. Acting now will provide significant benefits to V2C and its clients in the future.

Caerau is at the head of the Valley and is extremely exposed to the prevailing wind. This could provide interesting opportunities for local wind generation. Generally speaking areas where there are lots of trees or buildings are not good locations for producing electricity from the wind. Turbines are also visually intrusive and noisy.

A possible approach will be for V2C to connect groups of buildings to a single central turbine. (Perhaps located at on the central parkland between Tudor and Caerau). This

could have an iconic visual presence and be lit at night as well as an environmental purpose. Further feasibility work would need to be done to assess the true potential.

The front facing pitch of the roofs in Caerau Park has the appropriate aspect for harnessing solar energy (i.e., within thirty degrees of south) and V2C should explore how they may capitalise upon this. Opportunities to enhance the levels of insulation and energy independence should be promoted and explored as a result of 'homesteading' and NRA related improvements.

#### Transportation

Transportation and access to services is an important issue for residents of Caerau park, both from a sustainability and lifestyle point of view.

Caerau Park's location means that the people who live there are reliant upon non-renewable energy sources to access many basic services. Private vehicles and taxi's carry frequent fares between Tudor and Maesteg. The outcome of this is that four journeys are generated for a single trip, which is not sustainable.

A project which will probably have more impact than any other in reducing the energy consumption of Caerau residents will be a constant,

zero-carbon bus. Fuel Cell buses are currently being piloted in several European cities (including London). This technology may be more widely available in the near future. In the meantime a small number of vehicles which utilise bio-diesel, LPG or hybrid engines should be considered and the technical aspects of various combustion systems should be appraised.

This service should run in a loop which incorporates, Tudor, Caerau Park and a stop which benefits the other residents of Caerau.

TOP: A sculptural wind turbine

MIDDLE: Zero-carbon buses

BOTTOM RIGHT: Photo-voltaic (PV) cells

BOTTOM LEFT: PV cells and passive solar gain on properties facing due south





# 7.0 delivering change

## Delivering renewal on Caerau Park

Strategic recommendations regarding the broader delivery matters are to be found in the Strategic Recommendations Report. This document outlines the overarching proposals for how V2C can lead and manage the renewal of each estate that our team has been focussed upon.

However, there are some estate specific proposals which are relevant and these are outlined in this section.

### Build partnerships

Whilst building partnerships at the strategic level is going to be essential there are several partnerships that can be developed at the local level.

Caerau Park has many opportunities largely due to the extent of other regeneration activities taking place in the locality. Initiatives such as Communities First and Neighbourhood Renewal Area mean that V2C have mainstream regeneration processes that they can become part of.

The Caerau Park environmental street improvements should be subject to a shared responsibility with BCBC as the streets are statutorily the responsibility of BCBC. BCBC and V2C should also bid for monies to spend on street-scape improvements and improved lighting through NRA status. Each property

improved through NRA status will release funds available for public realm enhancements. This package should be used to draw down the resources for the range of street improvements outlined in this report.

On Caerau Park it is likely that there are already proposals to create a new community hub through the Communities First Scheme. Supporting this would be a worthwhile investment by V2C in terms of capacity building and this is how V2C should see it – not as a favour to a project, but as an investment in its own estate.

### Building consensus

This is crucial to the long term viability of the Estate Renewal Programme. As raised in the Strategic Recommendations Report, the local community do not believe that V2C are capable of delivering the level of change that we think is necessary.

Consultation highlighted a general support for the initiatives that we have developed this far. Therefore it is essential that V2C and their Partners work with the community to build their trust and support.

One way of doing this is to develop projects on a small scale with considerable involvement from the people that will benefit from them.

### Piloting Projects on a Small Scale

The best way of building consensus is by showing the community that renewal is real and achievable. Building projects from a small scale will also be part of a phased approach to the regeneration of Caerau Park.

The SRR outlines the need for a Strategic Management Plan to guide the renewal of Caerau Park and the other estates. For Caerau Park (as with the others) this must include **developing pilot projects** at a small scale. These projects are referred to as the Phase 1 but will be ongoing.

### Visiting Exemplar Schemes

V2C should arrange for residents benefitting from Pilot Projects, V2C staff and Partners to go and **see similar schemes in other parts of the UK** and speak to those residents and professionals who have been through the process. V2C do not always have to come up with answers, the community should be able to do that as well. What is important is that V2C show leadership and this is a good way of demonstrating that.

### Showcasing Regeneration

Once the pilot projects have been satisfactorily completed they should be formally opened and showcased to the rest of the community. At these events V2C need to make clear

where this is happening next and that people will have a hand in the final design.

### Dealing with Owner Occupiers

Allowing home owners to participate in change will be achievable in Caerau Park largely due to the grant support for improvements through the designation of the area as part of the wider Caerau Renewal Area.

### Delivering change: a phased approach

The factors guiding phasing will become more apparent as V2C build the structures necessary to deliver change (e.g., funding).

The phasing has been ordered to ensure that the process gets off to a strong start which will make it easier to broker other projects later on.

Like Tudor the phasing in Caerau Park has been designed so that complex problems on a small scale can be dealt with on a small scale. These benefits must be in place to demonstrate what is possible to the rest of the estate.

It will be essential for V2C to co-operate with the community to ensure they understand what will be happening where and when and crucially why it will be happening in this order. It will be important that this information is available to the community upon completion and opening of the showcase projects. At this stage the community will want to know if their homes and streets are going to be subject to similar works and when.

## Delivering change: a phased approach

### Phase 1: Making an Impact

V2C and their Partners must demonstrate their ability to get to grips with the issues on the estate at an early stage. Improving pathways and linkages was a popular project with the community and should be acted upon as a priority.

The Public Realm Improvements and Enhancements to Buildings and Boundaries should be focussed upon Heol y Ceulanydd to demonstrate how the measures can improve the quality of life for residents.

We believe that to achieve similar improvements on other streets a wider traffic management re-think is required. Elements of this are likely to be distasteful to some residents of Caerau Park so demonstrating the benefits early on will be crucial when selling the scheme to the residents.

### Phase 2: Spreading the Benefits

V2C can build upon the successes of Phase 1 in Phase 2.

Enhancements to the landscape and play areas around the estate should be completed as part of Phase 2.

We think that the street improvements undertaken in Phase 1 will build sufficient consensus to allow residents to accept the need for a one way system to be designed for Caerau Park. This needs to be planned carefully and with involvement from the people who will ultimately use it. If not it is likely that the system will be abused.

Once the parameters of estate movement have been established, individual streets should be re-designed at an individual scale. Again, community involvement should be extensive. Phase 2 will become a rolling process of street improvements. Precise timescales are likely to be driven by the street design process and funding opportunities.



8.0

next steps

## Next Steps

V2C have a significant responsibility but one that they can share with Communities First and BCBC through the Neighbourhood Renewal Area.

In the context of the commitment shown to Caerau Park the Renewal Framework outlined in this document is achievable and has the capacity to make a considerable difference to the lives of local people.

### Action Planning

One of the ways of structuring the delivery of projects will be to develop an Action Plan. This should include information relative to the delivery of each type of project, like:

- outline costs
- funding opportunities
- links with other projects
- links with ongoing initiatives
- project champion / delivery responsibility
- timescales
- targets
- themes addressed and
- partner agencies

This Action Plan should be developed as the relationships become established to deliver these recommendations.

### Funding Opportunities

The Action Planning process and the organisational arrangements outlined in the Strategic Recommendations Report will provide the opportunity to explore resource procurement more fully. At the initial Scoping Report stage we outlined a range of different funding streams. V2C and their Partners must attribute mainstream budgets and additional funding opportunities to the Renewal Framework and programme of projects that we have recommended.

### Next Steps

Through the Action Plan for Caerau, V2C must make improving one street their priority to test out ideas and demonstrate action. In doing this maximising opportunities for people to get involved in the design, planning and physical work should be encouraged.

In addition to this completing the **Estate Development and Renewal Framework** will be essential to guide immediate and longer term improvements.

This will be the very start of what is likely to be 5 year programme of improvement. At the end of this programme we are confident that the overarching strategy and the suite of projects that we, as a group, have developed will make Caerau Park into a really popular place to live.

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