

## Creating Beautiful Homes and Places

Enjoyment of internal and external spaces is enabled by place-making, good building design and excellent maintenance. We aim to achieve this by focusing on:

- Considerate architecture
- Generous space standards
- High quality public spaces
- Access to a wide range of services
- Community cohesion through a 'tenure blind' approach to design and a focus on engagement
- Climate aware built environment.



Achieving universally admired beauty is extremely difficult. We have studied traditional and contemporary precedents. A key influence for us is an enduring aesthetic that will not diminish over time. To date this has led us to a modern interpretation of traditional architecture as exemplified in our development at The Mill in Cardiff.



We are committed to improving space standards in line with Welsh Government Design Quality Standards and modern living, including accommodating home working and carbon/cost efficient building services. Our designs will be adaptable to future changes in tenants living or health needs.



As we consider the influence of MMC, zero carbon technology and climate change, our architecture will evolve to include more emphasis on ventilation, passive shading (such as overhangs & external shutters), and roof forms that sensitively maximise the contribution of solar energy. Designs will also respond to the evolution of travel, parking, electric charging and refuse re-cycling.



New, sustainable drainage regulations present opportunities and problems. Enhanced landscaping may be created by the introduction of open streams and swales instead of buried pipes. Problems relating to cost and management can be overcome through Tirion's long-term ownership and commitment to ensure quality does not diminish.

