



IHP Design Review Report

Crynant Renewable Energy Village

DCFW Ref: 19H

Meeting of 25th April 2019

Review Status

Meeting date
Issue date
Scheme location
Scheme description
Scheme reference number
Planning status

PUBLIC

25th April 2019
8th May 2019
Crynant
Residential/Housing
19H
Full

Declarations of Interest

Panel members, observers and other relevant parties are required to declare ***in advance*** any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.

Standing Declaration: Gayna Jones, Chair of the Design Commission for Wales, chairs the IHP Group. Gayna was not present in the meeting.

All present at the review were content to proceed following these declarations.

The Proposals

The scheme comprises the development of 22 new affordable homes on the 0,85 Ha derelict site of a former residential home closed and demolished by the Neath Port Talbot Local Authority in recent years. The site relates to an existing planning consent carrying 36 conditions. Physical development has not begun on site.

Main Points

The Commission was surprised to see a scheme with a heavily conditioned planning consent already in place, come forward for the IHP fund. DCFW recognizes the proposed use of sustainable technologies however the Commission was concerned to see the wider wealth of place-making and sustainability benefits being missed and the lack of a holistic approach.

Based on the discussion the following key design issues were identified as those which could assist the development of proposals which maximise the social and environmental value of the site, enhancing the quality of place and residential experience:

- consider a new proposal with a holistic approach to the site
- improve accesses, rethinking car parking and public transport
- fully explore opportunities for the sustainable management of domestic waste
- explore the use of a natural passive design approach
- provision of quality community spaces and storage for further activities, based on future user's consultation
- explore house site patterns and distribution, encouraging social spaces and interaction between communal and private landscape, minimizing 'blind' corner walls, possibly increasing density

The team may benefit from reference to:

Site & Context Analysis Guide: Capturing the value of a site <https://gov.wales/planning-sustainable-buildings-guidance>

Planning for Sustainable Buildings Practice Guidance
<https://gov.wales/planning-developments-site-and-context-analysis-guide>

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A Welsh language copy of this report is available upon request.

Attendees

Agent/Client/Developer	Glyndulais Developments Ltd
Architect/Planning Consultant	CLC Design

Local Planning Authority -

Design Review Panel	
Chair	Jamie Brewster
Panel	Kedrick Davies
	Angela Williams
	Jen Heal
	Carole-Anne Davies
	Larissa Berquó