IHP Design Review Report

Crynant Renewable Energy Village

DCFW Ref: 19H

Meeting of 25th April 2019
**Review Status**
Meeting date: 25th April 2019
Issue date: 8th May 2019
Scheme location: Crynant
Scheme description: Residential/Housing
Scheme reference number: 19H
Planning status: 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:


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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