



IHP Design Review Report

Gwynfaen, Swansea

DCFW Ref: 19A

Meeting of 26th June 2019

Review Status

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

PUBLIC

26th June 2019
9th July 2019
Swansea
Residential
19A
Reserved Matters

Declarations of Interest

Elfed Roberts, attending on behalf of Pobl Group, is a DCFW panel member.

The land is owned by Welsh Government and the City and County of Swansea Council.

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

The panel Chair was advised that Gayna Jones, Chair of the Design Commission for Wales, chairs the IHP Group. Gayna was not present in the meeting.

The Proposals

Gwynfaen is a joint-venture housing development by Pobl Group and Coastal housing Association for 165 low carbon new homes in Penyrheol, Swansea, overlooking the Loughor Estuary. The site is formed by two contiguous parcels of greenfield land, jointly owned by the Welsh Government and Swansea Council.

This scheme attended IHP design review in May 2019 and returned for a second review. We welcomed the opportunity to review the proposals for a second time following revisions made in response to the first review. The scheme has been revised to 155 dwellings.

Main Points

This report is not a record of the full discussion that took place during the review, rather a summary of the key points that have been identified that would help to improve the project and any concerns regarding the funding of the project.

Urgent Design Concerns

Overall the scheme has been evolving positively towards its vision of a sustainable, low-carbon, quality place. The following are key points are not urgent but need further consideration:

Practical considerations such as where bins and bikes will be stored and how the entrances to the houses function effectively for family life need further consideration. What would traditionally be the front garden to many properties is shown as rain garden as part of the SuDS approach and will need to be managed to prevent people from putting up boundaries and changing the planting.

The entrance canopies could be more generous to offer greater shelter.

Corner units will be an important part of the suite of proposed house types to address the different corner scenarios.

It is important that the house plans are now applied to the layout so that the next level of detail can be considered, and any necessary adjustments made to the layout of the site.

Placemaking

It is positive that consideration is being given to how the Hub could serve the wider community and will be flexible to provide the opportunity for a range of uses such as a café, shop, community meeting space run by residents. Placemaking considerations should extend to how the internal and external community spaces will be programmed.

Integration of innovation

The overall management of the site is critical to its success, particularly the SuDS infrastructure. A coordinated management plan between SABs, Coastal, Pobl and the Local Authority will be needed. Knowledge of how to manage the landscape will be vital and may need on on-site gardener.

Next Steps

- Integrate the house types into the layout.
- Develop the management and maintenance plan

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

Attendees

Agent/Client/Developer:	Elfed Roberts, Pobl Group Katheryn Morris, Pobl Group Adam Roberts, Coastal Housing
Architect/Design Team:	Rob Wheaton, Stride Treglown Dai Lewis, EDP Paul Dascombe, EDP Amy Beacham, WSP Tim Whitehouse, Hoare Lea

Planning Consultant:

Richard Bowen, Asbri Planning
Eleanor Sullivan, Asbri Planning

Local Planning Authority:

Andrew Ferguson, City & County of Swansea

Design Review Panel:

Chair
Panel

Jen Heal, DCFW
Simon Richards
Angela Williams
Larissa Berquó, DCFW