



IHP Design Review Report

Pennard Drive, Swansea

DCFW Ref: IHP AG

Meeting of 12th July 2018

Review Status	PUBLIC
Meeting date	12 th July 2018
Issue date	18 th July 2018
Scheme location	Gower, Swansea
Scheme description	Residential
Scheme reference number	IHP AG
Planning status	Pre-application

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.

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. . Steve Smith was a panellist for this review and also works for Swansea Council which regularly submits its own schemes for design review and is likely to be involved in pre-planning discussions around the wider site at Pennard Drive.

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

The Proposals

This site will feature 6 low-carbon homes which will be constructed by the charity Down to Earth (DtE), which specialises in rehabilitating people through construction projects. This scheme will be their first residential build, and is part of a larger residential development.

The team proposes to construct 6 timber-framed homes for social rent which will include solar photovoltaic panels (PV) on their roofs in order to partially meet occupants' energy needs using local, micro-renewable sources. The main area of innovation here is the method of procurement, which will see Coastal contract DtE through direct negotiation. DtE will construct the houses with the help of people from hard-to-reach and disadvantaged backgrounds. The construction will present an opportunity for rehabilitation and training for these people who will be well supervised whilst on site with highly enhanced health and safety measures due to the nature of the workforce.

Main Points

This report is not minutes 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

- Architectural language is being unhelpfully constrained by subjective and unqualified interpretations of planning guidance.

Placemaking

Informative site and context analysis

It is important that good analysis of the site and context is undertaken so that opportunities and constraints can be identified early and inform the design process. This will enable the team to get best value from the site.

DCFW's guide for Welsh Government, *Site and Context Analysis: Capturing the Value of Site*, can be found here:

<https://gov.wales/topics/planning/policy/guidanceandleaflets/site-and-context-analysis-guide/?lang=en>

The Swansea Council's *Gower AONB Design Guide* will also need to be considered.

Layout and orientation

It is understood that layout and orientation will be partly dictated by passive design principles and design to maximise benefits of solar PV. However, issues such as overshadowing of gardens and relationships to streets and site boundaries should also be considered.

Architectural language

The Commission encourages the design team to develop the architectural language in response to the site and context analysis, construction method, materials, environmental design and philosophy for living.

Although planning policy and guidance need to be considered, the team should be comfortable that they have a clear rationale which answers the question, 'why is it like that?' Good design should not be compromised by subjective and unqualified interpretations of planning guidance.

Integration of innovation

Innovation approach: The model of delivery is at the heart of the innovation. The supported hands-on building approach has potential for wide reaching social value through rehabilitation, reducing demands on other healthcare and community services, providing affordable housing and up-skilling vulnerable and hard-to-reach sectors of society to increase employability.

The process address a number of the goals and ways of working set out in the Well-being of Future generations (Wales) Act.

This project would provide opportunities to develop, test and scale up the innovative delivery process for residential building in Wales.

It would be good to see the project given more prominence on the site so that the innovation is showcased.

Next Steps

- Consider whether a more prominent location within the site would be more appropriate.
- Develop the architectural language in response to site and context analysis, the construction process, materials and philosophy for living.

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

Attendees

Agent/Client/Developer:	Adam West, Coastal Housing
Design/Planning Team:	Mark McKenna & Tasha Aitken, Down to Earth
Design Review Panel:	
Chair	Kedrick Davies
Panel	Steve Smith Jamie Yeoman Amanda Spence
Observing:	Nada Anwar