



IHP Design Review Report

Mixed Housing, Burry Port

DCFW Ref: IHP AH

Meeting of 12th July 2018

Review Status	PUBLIC
Meeting date	12 th July 2018
Issue date	18 th July 2018
Scheme location	Burry Port
Scheme description	Residential
Scheme reference number	IHP AH
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.

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

The Proposals

The vision is to create a mixed community of affordable sustainable housing built almost entirely of locally sourced timber. The vision is to repurpose a difficult brown field site with known contamination and provide new low carbon homes which are future proofed and supporting of the Well-Being of Future Generation Act.

The over 55s segment is highly in demand and there is a need to provide homes which are low energy and enhance a sense of wellbeing. 10 of these homes will be designed specifically with the over 55s in mind with single floor living with each block having two floors and 2 homes, each single bed. The development is next door to a care home allowing access to services. The other 20 homes will be 2-bed homes using passive concepts, built also in timber and maximising local skills and resources. The entire development will employ integrated solar powered PV. 40% of the content will be built off-site in a factory in Ammanford. A significant effort will go into cleaning and capping the site which has known contaminants from a former power station. This reclamation will help 'green' the site and restore it for public use as affordable housing to the community.

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

- A better approach to the overall site layout is required. This should be in response to analysis of the site and context and urban design principles.

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>

Approaches to site layout

The site and context analysis should inform the site layout along with consideration of urban design principles.

The cluster layout presented at the review did not positively address the surroundings, especially Glan y Mor Terrace. A simplified layout with back-to-back properties and some direct access off Glan y Mor Terrace should be explored. This would provide active frontages onto the existing street and a better relationship with the existing houses opposite the site.

As the design/developer team understands, the orientation of properties for solar PV and passive design is also important.

It may be beneficial to consider a wider scale conceptual masterplan for the wider site which provides a rationale for phasing and ensures integration of future development.

Landscape and street design

Landscape and street design strategies should consider the following:

- Future management of shared spaces
- Prioritised pedestrian and cycle routes
- Provision of useable shared amenity space including play
- Public-private hierarchy
- Manageable private gardens
- Relationship of homes to streetscape
- 'Homezone' type approach to new streets to achieve a safe, pedestrian friendly environment
- Engagement with local authority highways team
- Parking strategies
- Views

Integration of innovation

Innovation approach: The innovation approach is clearly defined. The ambition to utilise local timber and scale up local manufacturing with a new factory and licence the design is commendable. It is good that post-occupancy monitoring has been considered, and that lessons are already being learned from a previous, much smaller development. The monitoring should provide evidence to support development of the product.

This project has the potential to demonstrate how the idea could be rolled out at a larger scale in an urban setting. It would also provide opportunity for training apprentices and local employment.

Next Steps

- Revisit the approach to site layout in light of site and context analysis and urban design principles.

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

Attendees

Agent/Client/Developer:	Jonathan Morgan, Carmarthenshire CC
Design/Planning Team:	Gareth Dauncey & Glen Peters, Western Solar
Design Review Panel:	
Chair	Kedrick Davies
Panel	Steve Smith
	Jamie Yeoman
	Amanda Spence
Observing:	Nada Anwar