



IHP Design Review Report

Former Afan Lido, Neath Port Talbot

DCFW Ref: 19AQ

Desktop Review

Review Status

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

Confidential

Desktop review
17th July 2019
NPT
Residential
19AQ
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.

Gayna Jones, Chair of the Design Commission for Wales, chairs the IHP Group. Gayna was not involved in the desktop review.

The Proposals

The proposal is for circa 161 new homes on the site of the former Afan Lido and car park in Port Talbot. The aim is to achieve low energy homes and transition Tirion Homes' financial model to enable them to deliver such homes without IHP in the future.

Main Points

Please note: This report follows a desktop review of the information provided within the registration document and supporting material. Without a full explanation of the proposals the ability to comment on and provide constructive input into all aspects of the proposal is limited. However, the following are key points that should be considered in the development of the proposals if they haven't already.

Urgent Design Concerns

Proposals for this site are clearly at an early stage and the programme will be tight to deliver within the IHP timescales. Very limited information was provided regarding the site and the proposed housing other than a sketch layout. No site analysis, plans, sections or elevations have been provided. It is therefore difficult to comment on the design in detail at this stage.

It is not clear how the aims of the project have informed the layout, for example, orientation.

In the development of the design, further consideration should be given to: better footpaths and links to the seafront both within and beyond the site; the number and integration of parking spaces; resolving the arrangement of fronts and backs; and connectivity through the site for example to the north and west.

A landscape strategy for the site should reflect its seaside location in terms of appearance and robustness.

Placemaking

This site has great potential for creating a healthy and sustainable residential environment being located close to the sea and within an existing community with a range of facilities and public transport connections. The sketch site layout presents an approach which does not seem to fully embrace the opportunities of the site, but no analysis or concept information has been provided to support the approach. In developing the layout further consideration should be given to how to create meaningful spaces within the site and linked to the public open space and seafront beyond as well as how to design the streets to be high quality spaces. Addressing the environment of Princess Margret Way seems a key part of this.

Integration of innovation

The proposals seek to build on the delivery of homes of a similar nature at The Mill and Parc Eirin rather than introduce new technology or a different approach. Some analysis of learning from previous developments would be helpful in the narrative of project. The potential for Tirion to deliver residential developments of this nature as standard is positive but no detail was provided regarding how this development will help to achieve this.

Next Steps

- Integrate learning from previous developments.
- Present site analysis and concept plans that will provide a narrative and rationale for the layout.
- Maximise the opportunities of the site location in the layout.

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

Project team

Agent/Client/Developer:	Tirion Homes Ltd Sero Energy Ltd
Architect/Planning Consultant: Desktop Review:	Powell Dobson Architects Jen Heal, DCFW