



IHP Design Review Report

Coalshill Terrace, Llanelli

DCFW Ref: 19AH

Meeting of 5rd July 2019

Review Status

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

Confidential

5rd July 2019
12th July 2019
Llanelli
Residential
19AH
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.

The site is owned by Welsh Government.

The Proposals

The proposal is to convert two existing commercial dwellings into four self-contained flats and a shared accommodation scheme with self-contained en-suite bedrooms and communal areas. It is intended that the development will provide safe and comfortable accommodation for young people with learning difficulties or mental health needs who may face homelessness.

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

This proposal will bring empty properties back into use as well as providing necessary accommodation for a range of young people with particular needs. The aspirations of the project and the long-term intentions to learn from this development and the potential to apply the approach to other sites is supported. The following elements of the design could be considered to further refine the proposals.

Further opportunities to improve the environmental performance of the existing buildings and proposed extensions should be explored to reduce energy demand. This could include the potential of triple glazing, considering other options for the fabric of the extension such as a timber frame to maximise the insulation standard and air tightness, and further improving the envelope of the existing buildings.

The current plan indicates that the bedrooms in the chapel upper level will only have roof lights whereas the storage areas and staircase will have a window. Reviewing the internal arrangement to enable more bedrooms to have windows will benefit the residents. The

layouts of the flats did not lend themselves to open plan living, but the panel were told that at this stage these were representative of overall area allocation and other configurations would be explored with potential residents in mind.

The proposed corrugated cladding to the extension, while low maintenance, had an industrial and temporary appearance. Alternative cladding treatments should be explored.

Whilst there is ramped access to both ground floors, consideration should be given to making the upper floors more accessible such as providing the space to incorporate a lift.

Placemaking

The proposal includes shared amenity space at the rear of the buildings which will incorporate bike storage. The potential to design the amenity space with residents and encourage involvement in the maintenance of this space will promote social interaction between residents and provide the opportunity for further skills development. Greening of the space will have therapeutic benefits.

Integration of innovation

The proposed hybrid system utilises air source heat pumps with a combi boiler, with the potential once tested to be used in other retro-fit conversion projects. However, fully exploring how to improve the fabric of the buildings could reduce the energy demand and therefore specification for the active energy systems.

Next Steps

- Fully explore the fabric of the existing buildings and proposed extension to ensure it is as thermally efficient as possible.
- Explain clearly how the learning outcomes of the project could be applied to other existing sites.

Comisiwn Dylunio Cymru Design Commission for Wales is the trading name of DCFW LIMITED, a Private Limited Company established under the Companies Act 1985 and 2006, Company No: 04391072 incorporated in England and Wales as a wholly owned subsidiary of the Welsh Government. Registered office: 4th Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL T: 029 2045 1964 E connect@dcfw.org. The comment recorded in this report, arising from formal Design Review through our Design Review Service, is provided in the public interest for the consideration of local planning authorities as a material consideration, and other users of the Design Review Service. It is not and should not be considered 'advice' and no third party is bound or required to act upon it. The Design Review Service is delivered in line with DCFW's published protocols, code of conduct and complaints procedure, which should be read and considered by users of the service.

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

Attendees

Agent/Client/Developer: Nathan Hartley, Carmarthenshire County Council

Angela Bowen, Carmarthenshire County Council
Rachel Davies, Carmarthenshire County Council

Architect/Design Consultant:

Paul Bullock, Bullock Consultancy
Geraint Phillips, Lewis Partnership

Design Review Panel:

Chair
Panel

Lynne Sullivan
Chris Jefford
Sue Jones, DCFW