



IHP Design Review Report

Killan Road, Swansea

DCFW Ref: 19K

Meeting of 22nd May 2019

Review Status

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

PUBLIC

22nd May 2019
31st May 2019
Swansea
Residential
19K
Application submitted for part of
proposed development

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.

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

The Proposals

The proposal is for the development of up to 23 houses on the site of one large property with associated land. The developer, Coastal, is seeking to test the potential to use its own labour force to build the new homes with the aim of overcoming some of the challenges of finding and securing contractors for smaller developments. Ground works and infrastructure will be competitively procured externally and it is intended that, from slab level up, Coastal's own operatives will construct the houses. The potential of working with homeless charity Llamau to provide on-site accommodation and training opportunities is being explored.

The scheme was submitted for IHP year 2 but withdrawn due to challenges with contractors. The team have taken the opportunity to review their approach to this site as part of their application for IHP year 3.

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 Design Commission is supportive of the direction of this project, but the current site layout is very traditional and does not reflect the ambitions of the scheme. The design of the street and the space between the front of the properties and the eastern boundary of the site provide the potential to be more innovative and create more positive and, in some areas, communal spaces such as play, growing and ecological enhancement. Engaging a landscape architect would help with this.

Options for supporting low car ownership are suggested but must be fully explored to ensure that people can live here sustainably. Shared bikes and a communal electric vehicle are positive ideas that need to be well integrated into the layout of the site. This may result in the potential to free up some parking spaces for other uses.

The area to the west of the entrance to the site currently poses some concerns particularly with the communal drying area and bike store to the rear of properties, and it is unclear who these facilities serve. This area needs to be reconsidered to achieve a more efficient use of the land.

The pumping station could be better integrated.

Greater variation in properties could help the layout, for example including some terraced houses.

The suggested materials for the houses are not convincing. A more consistent and simplified approach with the potential for genuine rather than replica materials should be explored. A simplified design would also be easier to build.

Placemaking

The standard highway design currently dominates the site. Opportunities to downgrade the road must be explored which may result in the need to make it a private rather than adopted road. Considerations should include narrowing with passing points and alternative materials.

The potential to provide a collective space within the site would build on the legacy of living together during construction and provide additional support for a strong sense of community to grow.

Integration of innovation

The combined approach of establishing an in-house construction arm and the potential links with Llamau to support homeless people back into accommodation and employment is commendable and compelling. The potential to use the existing house for accommodation during construction and the scale of the proposed development make this an appropriate development to explore these opportunities. The full potential of this approach could be greater if the idea of more communal living is carried through into the design of the development as outlined above. The aim should be to ensure that viable low-cost living with a strong sense of a supportive community is possible in this location.

Next Steps

This is a very compelling proposal that now needs to be worked through all elements of the design. We would welcome the opportunity for further review.

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

Attendees

Agent/Client/Developer: Stephen Yaneck, Coastal Housing
Adam Roberts, Coastal Housing
Rhianydd Jenkins, Coastal Housing

Architect/Planning Consultant:

Local Planning Authority:

Design Review Panel:
Chair Andrew Linfoot
Panel Jun Huang
Richard Woods
Jen Heal, DCFW
Larissa Berquò, DCFW