



IHP Design Review Report

Collier's Way Phase 2, Swansea

DCFW Ref: IHP 0

Meeting of 19th June 2018

Review Status

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

CONFIDENTIAL

19th June 2018
28th June 2018
Swansea
Residential
IHP O
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. All present at the review were content to proceed following the declarations.

The Proposals

The council is keen to follow on from its first passivhaus build scheme and continue to support WG in increasing the supply of affordable housing and testing innovative specifications, and sharing learning across the housing sector.

The Council is developing a Swansea Standard that can achieve high quality energy efficient homes in a way that doesn't compromise the numbers that can be delivered. The Standard can be combined with the latest technology to test performance and support local delivery and move towards delivery at scale. The aim is to help Wales to become a centre of excellence of low carbon construction through delivery of high quality affordable, energy efficient housing in areas of high housing need where there has been little developer interest for years.

The council is committed to energy efficient housing with additional renewable technology, which comes under the Swansea Bay City Deal Homes as Power Stations project.

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

- Urban design strategy which relates proposal to context and potential future phases need to inform the design/layout.
- The road layout and relationships between homes and with landscape are poorly considered and do not foster a sense of community or well-being.

Placemaking

Site Strategy

An urban design strategy for the site, which positively connect the development with its context is required. It should take into account the following:

- Routes for walking and cycling, including Active Travel
- Green infrastructure
- Sustainable drainage
- Fronts and backs of properties so that buildings make a positive contribution to streetscapes and green/open spaces
- Landscape strategy so that all green spaces have function
- Density – higher densities may be more positive in term of creating activity and community
- Design for social interaction
- Parking and street design so that cars do not dominate
- Potential future phases and other local development
- Layout and orientation for efficient Homes as Power Stations and effective implementation of the Swansea Standard

There may be lessons which can be learned from phase 1 which can usefully inform the urban design and placemaking in this phase; a workshop with residents may be a useful way to draw out ideas for improvements.

Site Analysis

The strategy should be informed by good analysis of the site and context. 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>

Street Design

The design and nature of the streets will be important to achieving a good place to live.

Integration of innovation

Innovation approach: The project provides an opportunity to test and monitor the development of the 'Swansea Standard' and Homes as Power Stations idea, and to compare this to the PassivHaus homes delivered in the first round of IHP.

It may be useful for this site and the proposal for Parc yr Helyg to form one single IHP application, so that the application and performance of the Swansea Standard and Homes as Power Stations with differences in site conditions and context can be tested and compared.

It is important that the Swansea Standard is developed and implemented in such a way that design checks, approval stages and construction rigour lead to performance which matches predictions. There are other standards in the UK and beyond which can be learned from through desktop review, such as the BRE's Home Quality Mark and the WELL Building Standard.

The scope of post occupancy monitoring should extend beyond technical performance and include methodical qualitative assessment, such as well-being.

Alongside the Homes for Power Stations initiative, it is important that energy systems, user controls, comfort and well-being and long term maintenance are designed for.

Next Steps

- Revisit a strategy/masterplan for the extended site, context and potential future phases
- This project and the Parc Yr Helyg scheme may benefit from a further design review meeting with the Commission.

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

Attendees

Agent/Client/Developer: Carol Morgan, Darrel Barnes & Martin Caddell
City & County of Swansea

Architect/Planning Consultant:

Local Planning Authority:

Design Review Panel:

Chair

Panel

Jonathan Vernon-Smith

Ed Green, WG

Wendy Maden

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