



IHP Design Review Report

PLOT D9B SA1 SWANSEA

DCFW Ref: 20S IHP4

Meeting of 8th September 2020

Review Status

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

PUBLIC

8th September 2020
10th September 2020
SA 1, Swansea
IHP Residential
20S
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.

Stephen Smith is a DCFW panellist and officer of Swansea City Council and attended the meeting on their behalf.

The Proposals

Sixty-five energy-efficient, affordable homes in SA1 on plot D9b. The project is being developed by Coastal Housing. The scheme is located next to a proposed future park and the waterfront at SA1, a site originally the subject of a masterplan by Bennoy Architects, commissioned at the time by Welsh Government. A further guide was commissioned by the Welsh Government from Urban Narrative, which has no planning status. The proposals have not yet been considered in pre-application discussion with the local authority, due to the IHP timescales.

Main Points

This report is not a verbatim 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.

Design Concerns

The Waterfront edge has parking at ground floor level and therefore lacks activity and natural surveillance. This requires further design exploration including reviewing the parking requirements for the site which could free up some ground floor space. The success of the waterfront development is dependent on how safe people feel walking there, and a high-quality water's edge is necessary to accommodate walking, cycling and leisure activities sufficiently and comfortably.

Single aspect flats are harder to ventilate and those facing north receive limited sunlight, reducing the quality of the residential environment. They are a key concern in this scheme given the influence of government to date at this site and that further public investment is being sought. Proposals would benefit from further testing to establish whether this is the only solution and, if so, how the spatial quality of the north-facing flats could be improved.

It is worth exploring the value of putting a roof on the car park and creating a courtyard. This might improve the quality of life for residents living above and overlooking the car park.

Innovation

The innovation resides primarily in energy and carbon performance technologies and use of MMC.

Placemaking

Further work is needed on the placemaking aspects of the development. It is important that the design considers how this development feels as a place to live, and how to maximize the benefits of being close to the waterfront and future park. The balconies are an important aspect of the design; however, further work is needed on the routes in and out of the building, and the relationship of the building with its surroundings.

Opportunities for the creation of community

It would be beneficial if further design development considered incidental meeting spaces, where people would meet their neighbours and develop a sense of community. Further consideration of the likely profile of residents whether they are families or inter-generations and consideration of the qualities essential for successful home working would be useful to further inform design evolution. Some form of creche/café/social space could strengthen the potential for these 'neighbourhood' and place qualities to emerge.

Next Steps

Further analysis of the qualities of this as a place, as well as analysis of the tenant demographics, could inform the design as it is developed further. Further work is needed on the waterfront façade at ground floor level and the north-facing flats. It will be important for proposals for the park to be developed alongside the development of this plot. DCFW would welcome further consultation if the team would find it helpful within the timescales for IHP.

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

Attendees

Agent/Client/Developer:	Rhiannydd Jenkins, Coastal Housing Association Dyfan Williams, Coastal Housing Association Adam Roberts, Coastal Housing Association
Architect/Planning Consultant:	Rob Wheaton, Stride Treglown Gareth Davies, Red Six Andrew Griffiths, Expedite Caleb Shah, Expedite Matt Jones, Vale Consultancy Luke Grattarola, Geraint John Planning Carl Bassett, Drac Consulting
Client:	Lindsay Neville, Welsh Government Peter Kaminaris, Welsh Government Paul Williams, Welsh Government
Local Planning Authority:	Stephen Smith (Planning), Swansea Council David Owen (Planning), Swansea Council.
Design Review Panel:	
Chair:	Jen Heal, Design Advisor, DCFW
Panel:	Carole-Anne Davies, Chief Executive DCFW Efa Lois, Place Advisor, DCFW Simon Carne, Architect & Urban Designer, Angela Williams, Architect.