



IHP Design Review Report

Hillview and Breconsview Homes

DCFW Ref: 19F

Meeting of 22nd May 2019

Review Status

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

PUBLIC

22nd May 2019
10th June 2019
Swansea
Residential Affordable Housing
19F

Declarations of Interest

None.

The Proposals

The proposal is a Swansea Council scheme for 24 new build high quality affordable homes on vacant HRA land and it is part of a regeneration scheme enabled by a new Welsh medium primary school on the site. The scheme comes under the Swansea Bay City Deal project and will be a sequence of Homes as a Power Station concept, a project that has successfully secured IHP2 for 2 smaller schemes.

Main Points

The Design Commission welcomed the opportunity to review the proposal for this site at an early stage when there is scope to contribute to the site design development. The following are the key points that are considered most important to address in moving the proposal forward.

Design Concerns

Explore alternative pedestrian and cycle routes to the new school that could benefit and link the new school to the play area through the scheme. This may help in terms of less traffic and car use, whilst offering the to create well used, overlooked and diverse public spaces.

Placemaking

The relationship between the school and the new houses can be a constraint (as a road) but also an opportunity to explore new ways of linking them together; security boundary measures, access choices, road treatments and crossing, can create pleasant areas which can be visually connected through consistent landscape measures.

Exploring the site layout can offer new approaches to green areas opportunities, for example by the houses facing the open space, promoting experiences of delight and encouraging social activities.

Exploring house layouts flexibility in terms of mass articulation within site, sympathetically incorporate service areas between/amongst houses, reducing outdoor impractical spaces and weak additions, improve internal spaces layout in terms size and quality of space and lighting, elevation fenestration and material options.

Integration of innovation

The proposal will combine Passivhaus with previous outcomes from the Home as Power Station schemes with innovative latest technologies. The aim is to apply the lessons learnt into the future schemes and at scale.

The strength of this scheme is the potential opportunity to deliver quality design to an existing community and its future generations, which is appropriate to its context and modest in nature. There are opportunities for lessons learnt to inform future housing development as well as residents of the existing housing.

The strength of this approach is commendable as it will draw positive lessons from a modest start that will evolve from learning and evaluating innovative specifications while sharing knowledge across the housing sector.

The Design Commission encourages the scheme that will potentially evolve to an ambitious future project.

Next Steps

The Commission would encourage further consultations through the design review service.

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

Attendees

Agent/Client/Developer	Carol Morgan, Martin Caddell, Tim Padfield City & County of Swansea	
Local Planning Authority	Andrew Fergusson, City & County of Swansea	
Design Review Panel	Chair Panel	Andrew Linfoot Jen Heal, Richard Woods, Carole-Anne Davies, Jun Huang, Larissa Berquó