



# IHP Design Review Report

Former Glynhafod Junior School, Cwmaman

DCFW Ref: 19AN

Desktop Review

## Review Status

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

## Confidential

Desktop review  
12<sup>th</sup> July 2019  
Cwmaman  
Residential  
19AN  
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.

Gayna Jones, Chair of the Design Commission for Wales, chairs the IHP Group. Gayna was not involved in the desktop review.

## The Proposals

The proposal is for 11 dwellings on the site of the former Glynhafod Junior School in Cwmaman which is in a C2 flood zone. The use of a FloodSafe House is proposed which would enable the house to be raised up above the flood plain in the event of a flood.

## Main Points

**Please note:** This report follows a desktop review of the information provided within the registration document and supporting material. Without a full explanation of the proposals the ability to comment on and provide constructive input into all aspects of the proposal is limited. However, the following are key points that should be considered in the development of the proposals if they haven't already.

### Urgent Design Concerns

Very limited information was provided regarding the site, the proposed FloodSafe House design and the design approach other than a sketch layout. No site analysis, plans, sections or elevations have been provided. It is therefore difficult to comment on the design or the proposed technology that is at the heart of this proposal.

No detail is provided regarding the technology to raise the properties and the impact that this will have on the design of the properties and the site. The following key questions need to be addressed:

- What is the cost of such technology and how will affect the viability of the site whilst not limiting design quality?
- What is the flood level for this site and how far will the houses have to be raised?
- Have other design approaches been considered for the site that reduce reliance on technology?
- How do services connect to the house and disconnect/extend when the property is raised?

- Is a semi-detached arrangement the most appropriate response and will it cause any issues when the properties are to be raised?
- How will the technology be maintained over the long term to ensure it will work when needed?
- What will the implications be for residents?
- Will the proposed construction method and cladding need to be adjusted to respond to the movement of the house?

### **Placemaking**

This approach could enable sites within existing neighbourhoods to be brought forward for development that would otherwise be restricted by flooding constraints which could have regeneration benefits.

Wider placemaking considerations have not yet been addressed. The layout and orientation of properties indicated in the sketch scheme seem logical but further consideration needs to be given to the building line, relationship to existing properties, and parking requirements and arrangements.

### **Integration of innovation**

The proposed innovation addresses the problem of flooding and it is proposed that modern methods of construction will be used along with photovoltaics and battery storage. However, the implications of this approach are not clear.

A full story is needed to provide the context for this site that includes other options that have been considered and why this is the most appropriate response.

Consideration needs to be given to whether this is a long-term sustainable solution that can be replicated on many sites or whether it is bespoke response to certain conditions.

### **Next Steps**

- Further information is needed regarding how the proposed FloodSafe House will work.
- A full and proper site and context analysis and design response to the site is needed.

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

## Project team

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