



# IHP Design Review Report

Killian Road, Swansea

DCFW Ref: IHP H

Meeting of 26<sup>th</sup> June 2018

Review Status	PUBLIC
Meeting date	26 <sup>th</sup> June 2018
Issue date	XXX June 2018
Scheme location	Swansea
Scheme description	Residential
Scheme reference number	IHP H
Planning status	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 scheme aims to create an energy positive community incorporating sustainable transport options and using highly energy efficient homes procured from an existing Welsh supply chain.

A fabric first approach to modular construction, incorporating 'active homes' technologies integrated into the fabric of the buildings is proposed, relying on electricity only for heating and hot water and incorporating an electric powered car for communal use. A partnership with SPECIFIC from Swansea University incorporates the latest renewable technologies, ensuring the development is both in keeping with the local environment but featuring novel means of producing its own energy. In addition the team will be exploring working with a local community owned solar farm.

## 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**

- The current layout has little sense of place or local distinctiveness.
- House types should be more locally appropriate and of diverse types.
- Shared space should be designed to encourage interaction between residents.

### **Placemaking**

DCFW welcomes this early engagement and supports the aspiration to deliver sustainable homes on this edge of settlement site. Feasibility drawings were presented to the panel for comment, with the intention that the discussion can positively influence the ongoing design of the scheme.

### Sense of place

The current feasibility layout lacks a commitment to placemaking. However, the panel understands that full site investigation results are yet to emerge and as such the layout is due to change. The constraints and characteristics of the site could be exploited to create a distinct and interesting development. Homes should better relate to the street to ensure there is a degree of overlooking and a sense of containment.

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>

#### Housing typologies

A variety of housing typologies on the site would create a more diverse development and community. The design team could also explore a ground floor layout with open plan living spaces possibly opening up to the gardens in response to contemporary ways of living.

#### Local vernacular

The elevations of the proposed dwellings do not currently represent a sensitive vernacular response to the site setting. Further exploration of the local vernacular may be necessary to better inform the designs and make them more locally appropriate.

#### Reducing the impact of private vehicles

DCFW supports efforts made to reduce the impact of private vehicles including an intention to reduce the number of spaces per home and installing electric car charging points on the site as well as providing an electric car as a pool car.

#### Shared space and facilities

DCFW encourages the incorporation of children's play facilities on the site. The proposed cycle sport 'pump track' could animate the area and be a focal point for activity within the site. Given the nature of the track, this could usefully be located on a newly created cycle route linking in with the existing network to encourage children living in nearby areas to use this facility.

### **Integration of innovation**

Innovation approach: Integrated sustainable technologies in homes within a community which endeavours to reduce carbon impact.

The innovation lies in the challenge of integrating sustainable technologies into the fabric of the buildings. These will be monitored to ensure efficiency. The approach to integrated technologies is intended to be replicated in the future on other sites by Coastal Housing.

### **Next Steps**

- Once site investigation results emerge the site should be designed to respond to identified constraints whilst using them to create character and distinctiveness in the layout where possible. The turning head should be better integrated into the layout.
- The design team should explore opportunities to diversify house types and make them more locally appropriate.

- The design of shared space on the site should be better developed.

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

## Attendees

Agent/Client/Developer:	Dave Cox, Adam West, Dan Lloyd, Lindsey Barnard – Coastal Housing
Architect:	Mike Batcup, Sarah Beynon – Buckmaster Batcup
Technology partner:	Johnny Williams – SPECIFIC, Swansea University
Design Review Panel: Chair Panel	Cora Kwiatkowski Lynne Sullivan Wendy Maden Chris Jefford Amanda Spence