



IHP Design Review Report

Parc Yr Helyg, Swansea

DCFW Ref: IHP N

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 N
Application made, new required

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 does not 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.

Placemaking

Phasing and site strategy

A strategy for the site should include future phases and relationship to context so that the best value from the site is achieved. It is important that the first phase of development does not create problems for the interim or next phases.

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>

Landscape design and site layout

A landscape design and open space strategy would usefully guide other design decisions. The strategy should make sure that all spaces have a positive purpose and are not 'leftover' to encourage anti-social behaviour. The relationships of fronts and backs of properties to gardens, open space and streets is important.

The current proposed layout appears ad hoc and has problems. It would be good to see a clear evidence base informing the design and layout. Alternative layouts should be considered, and learning from precedent is encouraged. A strategic approach to layout should consider the following:

- Routes for walking and cycling, including Active Travel
- Green infrastructure and 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
- 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

Dealing with surface water drainage through swales which are integral to the landscape strategy could be more cost effective and would help bring character to the development. They are easier to maintain and free up more space the proposed drainage system.

Street design and parking

The street design should consider potential future development of other parts of the site. Street should have a community feel and be pedestrian friendly, whilst allowing for good permeability. It would be good to reduce the dominance of cars in front of homes and on-plot parking strategies should be explored.

Quality homes to live in

Care should be taken that the innovative technology and Swansea Standard do not get in the way of delivery excellent places for people to live in. Any technology should be user friendly and promote well-being. A retrofit study by Affinity Sutton may be useful to look at.

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 by Swansea in the first round of IHP.

It may be useful for this site and the proposal for Colliers Way phase 2 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 Colliers Way 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 Jonathan Vernon-Smith
Panel Ed Green, WG
Wendy Maden
Kedrick Davies
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