



# IHP Design Review Report

Bryn Bragl, Bridgend

DCFW Ref: IHP R

Meeting of 11<sup>th</sup> July 2018

Review Status	PUBLIC
Meeting date	11 <sup>th</sup> July 2018
Issue date	19 <sup>th</sup> July 2018
Scheme location	Bryn Bragl, Bridgend
Scheme description	Residential
Scheme reference number	IHP R
Planning status	Application submitted

## 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

A sustainably-designed, energy positive, affordable social housing development of mixed property types. Off the shelf technologies including a renewable energy supply, thermal and electrical energy storage and reduced energy demand will be combined. This model will be replicable and should provide householders with minimal energy bills and reduce fuel poverty whilst decarbonising the housing stock.

New Build development of 14 low energy dwellings for social rent on a site owned by WWHA and procured via WWHA Partnering Contractor. Each home will utilise an energy positive approach using a combination of:

- integrated Photovoltaic roof;
- lithium ion battery storage;
- Air Source Heat Pump providing heating and hot water;
- Mechanical Ventilation and Heat Recovery system;
- Structural Insulated Panel building insulated structure insulated;
- Transpired Solar Collectors utilising additional solar heat.

Controls and visual displays will help residents to maximise renewable energy use.

## Main Points

This report is not a 'minute' 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 street feels unnecessarily heavy, cluttered and vehicle-focussed.
- Some private gardens are constrained.
- The termination of the vista when entering the site is of car parking.
- Further consideration of the façade treatment needed.

## **Placemaking**

DCFW supports the aspiration to create a sustainable community on this complex site, however some elements of the layout feel unresolved. The linear site is constrained by woodland to the north and the rear of adjacent properties to the south. Presentation of site and context analysis would clarify how this proposal sits within the wider area.

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>

The site layout requires the proposed units to face the rear accesses and back fences of adjacent properties, meaning that the layout must work harder to create a pleasant street scene. The proposed street feels over-engineered and unnecessarily wide given the traffic it will accommodate. A narrower contraflow system could reduce traffic speeds and give more space over to the dwellings or planting.

Parking currently dominates the street scene, with a singular type at the front of homes and excessive barriers between plots. The design team could consider reconfiguring the site layout to allow different parking types, perhaps to the sides of dwellings. This could bring the units closer to the street and ease pressure on rear gardens.

An alternative layout to the front of properties could free up space to incorporate planting which could soften the streetscape. Some of the gardens to the rear of the properties are highly restricted and are likely to be in shadow. By reducing the number of units on the site and reconfiguring the parking arrangement, opportunities may arise to create more generous and usable rear gardens.

The layout suggests that the vista down the street is terminated with car parking. Further consideration could be given to how this vista could be better terminated by a building or stronger landscape. This would make a positive impact on the street scene, which is already limited by the adjacent property rear boundaries.

The materiality of the front elevations could be reconsidered as the current steel façade appears heavy. If this is the most appropriate material for the façade, consideration could be given to how this cladding could sit more comfortably in the façade and appear less prominent.

## **Integration of innovation**

Innovation approach: Use of this housing model to deliver energy positive, affordable communities on constrained rural sites.

The replicability of the model will be tested, including resolution of procurement, contracts and supply chains. The lessons learnt will be fed into future development.

The aspiration to create a green community is encouraged however this could be pushed further to challenge conventions, such as car ownership.

## **Next Steps**

- Better consider the layout of the site to; reduce the impact of vehicles, soften the street scene, increase garden sizes and improve the vista.
- Reconsider the front elevations to soften their impact on the street scene.

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

## Attendees

Agent/Client/Developer:	Grant Prosser & Mark Davies – Wales and West Housing
Architects:	Ester Coma & Jo Patterson – Solcer Ltd.
Design Review Panel:	
Chair	Kedrick Davies
Panel	Angela Williams
	Jamie Brewster
	Wendy Maden