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IHP Design Review Report

Sandfields Redevelopment, Port Talbot
DCFW Ref: 20H IHP4

Meeting of 8th September 2020

Review Status	PUBLIC
Meeting date	8 th September 2020
Issue date	11 th September 2020
Scheme location	Port Talbot
Scheme description	IHP Residential
Scheme reference number	20H
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 Proposals

The Sandfields redevelopment is the proposed refurbishment and reconfiguration of existing 72 2 bed flats on site and the construction of an additional 2 bed flat and 54 new 1 bed flats, with associated car parking, landscaping, and infrastructure works. The project is being developed by Tai Tarian. The site lies 2.5 kilometres to the west of Port Talbot Town Centre in the residential area of Sandfields, which was constructed as an expansion area for the town during the post war period.

Main Points

This report is not a verbatim 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.

Integration of Active Travel

Travel plans, cycle storage and pedestrian routes and connections around the buildings would benefit from further exploration to find optimum solutions. Double-decker bike storage could be seen as being inconvenient by residents and may not be used, therefore, more cycle parking in more locations is encouraged.

Design Concerns

Overall, this is an interesting and potentially high-quality proposal integrating commitment to the WBFG Act, provision of good quality dwellings, retrofit improvements and enhanced building and energy performance. It has been further considered and significantly improved since the early iterations presented last year. The challenges that remain are in detail design and ensuring successful connections between old and new; the balance between amenity provision for all ages/all uses and SuDS requirements and ensuring appropriate management arrangements.

The relationship and link between the new build and the existing structures requires further design exploration and detailing. The current proposal could result in the creation of unpleasant spaces in between buildings, which could negatively affect residents.

Further work is needed on the PV and ventilation strategy, as well as the wider energy and sustainability strategy.

The materials palette would benefit from further exploration and simplification. It would be beneficial if the materials palette were to become more uniform, and calmer in appearance.

Landscape

Opportunities for growing space, foraging gardens, and fruit tree species within the landscaped areas could enhance the quality of amenity space and wider benefits for residents.

Addressing SuDS requirements via a high-quality landscape approach is a key strength, however, the proposals would also benefit from further analysis of amenity provision and how children could use the space, and more joyfulness could be incorporated into the design.

Management

The proposed refuse and cycle stores will require a detailed management strategy. As Tai Tarian intend for this scheme to become a flagship scheme, successful management of the development will be essential.

Placemaking

The proposal would benefit from further site analysis. Engagement with the local community could help provide an insight into things that could be incorporated into this development, such as a shop, a creche or a café. Supported by the increase in density on the site, the incorporation of an additional uses could accommodate for the needs, aspirations, and the well-being of the population of the new development, as well as the surrounding population.

Next Steps

Further site analysis, analysis of the tenant demographics, as well as further analysis of how people would negotiate entering and exiting the proposals would be beneficial to the scheme. Exploration of the relationship between the existing buildings and the new proposed buildings could further inform the design. Elevational treatment would benefit from further iterations, streamlining the materials palette. DCFW would welcome further consultation if the team would find it helpful within the timescales for IHP.

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

Attendees

Agent/Client/Developer:	Andrew Hall, Tai Tarian Richard Oatway, Tai Tarian
Architect/Planning Consultant:	Dennis Hellyar, Dennis Hellyar Architects Richard B, Asbri Planning Kevin O'Donell, BEP Ltd
Local Planning Authority:	Cyngor Castell-nedd Port Talbot Neath Port Talbot Council
Design Review Panel:	
Chair:	Carole-Anne Davies, Chief Executive DCFW
Panel:	Efa Lois, Place Advisor, DCFW Simon Carne, Architect & Urban Designer, Angela Williams, Architect.