



IHP Design Review Report

Cedar Crescent, Swansea

DCFW Ref: 20D

Meeting of 23rd September 2020

Review Status

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

PUBLIC

23rd September 2020
24th September 2020
Swansea
Residential
20D
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.

None.

The Proposals

The proposal is for six bungalows aimed at people who may be wanting to downsize from larger properties. The proposals build on previous IHP developments and the properties will be built to Homes as Power Stations specification – highly insulated, with integrated PV solar roofs, ground source heat pumps, MVHR units and Tesla Battery storage.

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 parking and road dominate the space. Given the nature of the proposed development as housing for downsizers, as well as the location close to bus stops and local facilities, the number of parking spaces could be reviewed. It may be that a more flexible arrangement would be appropriate that would enable some spaces to be only used when necessary such as for visitors or health professionals.

The layout of the properties and the floor plans do not seem to take full advantage of the potential views to the sea which would be an asset for residents.

Some changes to the layout could benefit both the internal and external environment. Adjusting the internal arrangement so that the living room and kitchen are on the external edge would allow for additional windows to the gable end which would provide a greater level of natural surveillance and more daylight into the living space. Additionally, the window height of the living room could be adjusted to suit residents sitting and enjoying the view.

The possibility of utilising the loft space for some of the storage as well as plant such as the MVHR should be explored. Floor to floor heights should be reviewed as well as eaves' height to ensure the body of the building and the roof are in proportion.

Placemaking

The communal space to the front of the houses provides the opportunity for creating space for people to meet and a sense of community to develop both for new and potentially existing residents. It could also contribute to increased biodiversity. This is currently not capitalised on and the landscape approach to this space should be reviewed to ensure that each piece of the space has a clear purpose and benefit and avoids becoming a maintenance burden.

The transition between the outdoor and indoor space could be enhanced with an intermediate space where residents could sit out at the front of their properties.

The boundaries to existing properties need to be addressed.

Integration of Innovation

The proposals develop the learning from previous IHP schemes. The lessons learnt and how this scheme moves things forward should be clearly set out.

The opportunity to eliminate wet trades by avoiding blockwork construction on the timber frame needs to be explored as it will help to reduce on-site construction time, cost and have embodied carbon benefits.

We encourage further ambition in relation to reducing the overall environmental impact of the properties including the move towards 'plastic-free' which includes a review of UPVC windows, fascia boards, rainwater goods etc.

Further collaboration with Cardiff University and the BRE is positive and we encourage the team to explore opportunities for further input into addressing the design challenges that these sites present.

Next Steps

- As a planning application has already been submitted there may be limited opportunity for change. The external area should be a priority for improvement to create a positive setting for the properties.

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

Attendees

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Design Review Panel:

Chair

Panel

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