



## Case Study

# BIOPHILIC LIVING

**Client:** Pobl Group, Development Bank of Wales,  
Swansea Council, Welsh Government

### Description

Biophilic living on the Kingsway in Swansea is a radical new approach to living and working in the city, providing affordable new homes and workspaces alongside a community urban farm in the heart of Swansea.

RPA are delighted to be supporting the delivery of this scheme working closely and representing all of the main funding parties involved within the scheme. This includes Pobl Homes, Development Bank Wales, Welsh Government IHP funds and Transforming Towns grant from the City & County of Swansea.

The scheme comprises a raft of innovative technologies to develop a first in kind 'living tower' in the centre of Swansea. Such technologies include, rainwater harvesting, heat storage utilising the sprinkler tanks, roof top green houses and innovative heat transfer techniques throughout the building.

The building will be one of Swansea's tallest buildings once completed, reaching 12 stories high. Included within the building will be a floor or retail, 3 floors of commercial space, 8 floors of apartments (all designated for social housing), roof gardens and green houses, along with community spaces.

Works are currently progressing well with completion pencilled for the Autumn of 2024

**Value:** £21M

**Procurement:** JCT D&B

**Sector:** Social Residence

**Role:** Employer's Agent  
Fund Monitor

The vision for Biophilic Living Swansea is to enable reconnection with nature in the urban environment, and the creation of a cohesive community to tackle issues of social exclusion and loneliness in an innovative way. The project will allow residents to help run an urban farm as a social enterprise, with home grown produce consumed and sold locally. Biophilic Living is founded on research that reconnecting with nature is essential to our well-being, and that there are positive community and health outcomes from living more closely with the natural world.

This project by Hacer Developments has been designed by Powell Dobson Architects in Swansea. The concept is the result of extensive collaborative working among a range of local organisations, including Swansea University, the Active Building Centre, Public Health Wales, Swansea Community Farm and Sero Homes Ltd.

“There is an urgent need for housing and mixed-use developments that are sustainable in terms of their environmental impact and economic viability, as a response to the climate emergency and to ensure greater resilience and well-being for urban communities”

“Launching the biophilic model here requires a huge collaborative effort. But the work of our project teams, designers, stakeholders and legal teams already demonstrates that Wales can lead the way in revolutionising how we design our living and working environments.”

