



IHP Design Review Report

Redcastle Barn, Magor

DCFW Ref: 19D

Meeting of 25th April 2019

Review Status

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

PUBLIC

25th April 2019
8th May 2019
Monmouthshire
Residential
19D
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 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.

Ben Lewis the client is an employee of Welsh Government working in a separate department that is not related to the IHP program.

All present at the review were content to proceed following these declarations.

The Proposals

Redcastle Barn at Sycamore Farm, Magor is a semi-derelict farm building located in Monmouthshire to be renovated as a private dwelling.

Main Points

The client was advised by DCFW that it was possible this proposal for a single private dwelling barn conversion may not be eligible for the IHP fund. However, the Commission welcomed being consulted on the proposal and used the opportunity to review the project in a valuable discussion with the client, who demonstrated clear willingness to deliver a good quality, well-designed project. Whilst there is still some work to do, the discussion was timely and provided an opportunity to think about the following areas which would benefit from further consideration.

The client's architect was unable to attend however the Commission would be pleased to meet again when the architect is available to come along with the client.

Urgent Design Concerns

The proposed reuse of a considerably dilapidated stone farm building and its transformation into a home which contributes positively to its location is commendable. The policy context would benefit from examination given the undoubted wider benefits of bringing this derelict barn back in to use. Given that each proposal must be weighed on its merits, we would urge continued dialogue and consideration of whether some policy aspects could have a constraining effect both on the opportunity, and the design approach.

Placemaking

The proposals could benefit further from exploring alternatives for the building curtilage design and the relationship with the external spaces.

Integration and Innovation

Defining a clear energy strategy, with passive measures and consideration of orientation and openings will help prioritize efficiency and comfort as well as quality of daylight and the use of technologies. An existing agricultural building perhaps offers opportunities for a vertical 'energy wall' installation where the use of photovoltaic and solar thermal panels could be explored and tested further.

Next Steps

Reconsideration of alternatives to the plan design and new relationships between openings and walls, together with the architect would be beneficial. In particular looking at opportunities to benefit from south-facing openings that would provide passive solar gain.

Attention to detail to achieve the desired building quality.

Exploring the introduction of other quality materials throughout the building, including the roof could add further value.

The Commission would encourage a further consultation through the design review service given the commitment of the client to a project with considerable potential.

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

Attendees

Agent/Client/Developer	Ben Lewis
Architect/Planning Consultant	N/A
Local Planning Authority	Kate Young, Monmouthshire County Council
Design Review Panel	
Chair	Jamie Brewster
Panel	Kedrick Davies, Angela Williams, Jen Heal, Carole-Anne Davies, Larissa Berquó