



IHP Design Review Report

Gateway Christian Centre, Abergavenny

DCFW Ref: 19N

Meeting of 30th May 2019

Review Status

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

PUBLIC

30th May 2019
11th June 2019
Abergavenny
Residential
19N
Completed

Declarations of Interest

None.

The Proposals

The project combines living accommodation with training facilities in conjunction with microbusiness enterprises meeting both sustainability and community needs. It aims to restore and transform lives of homeless individuals within a supportive environment and working in collaboration with other agencies.

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

There is a concern regarding how practical the scheme would be with people working and residing concomitantly and risks associate with using unskilled labour on cost and timeline need to be recognised. The following are some critical design aspects in need of attention: bedroom sizes as some are quite small, shared bedrooms physical and social practicalities, window and roof light opportunities for natural day light, corridors circulation. This will be a busy communal building and the layout sequence of uses in the ground floor needs to be addressed, for example, the café and children's play area proximity, routes of escape, especially from the back of the building and storage space for cleaning and maintenance materials.

Placemaking

The scheme will be a multifunctional building that includes a café, shop, launderette, offices and aims to part change its use to include residential accommodation for a number of residents living together as a single household. This will be done by adding an extra floor to the property. Design impact on people's behavior should not be underestimated and further overall refinement is needed as there are issues regarding the quality of spaces and areas proposed and it is suggested that further studies should explore floor arrangements on both ground and first proposed floor. There is a lack of social spaces in the first floor as well as questions about the design impact on people's behavior such as the management of mixed-use accommodation and the balance between social and residential social spaces. Service and ancillary areas are required and need to link to outside service spaces.

Integration of Innovation

The scheme will redevelop an existing building by adding an additional floor. This floor will be fabricated in a timber frame modular panels with insulation enabling minimal energy inputs. The innovative element of the scheme is its social value as the scheme is intended to be completed by individuals who are homeless and 'building their own home' whilst developing low tech/skills that later may be used in future similar jobs or replicable schemes. Timber elements production will be supervised by skilled experts and will be located in an open outside area part of the existing building in the form of a pop-up factory. The modular flexible concept of the walls has its merits and at the same time could not respond to the methodology to achieve the vision and accommodation as the outcome. Due to the nature of the project, the establishment of a flexible watertight envelope over the new space and over time is imperative. The Design Commission supports the scheme and would prefer that the client had engaged at an early stage.

Next Steps

Ensure that the proposals conform to Building Regulations.

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

Attendees

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|--------------------------|---|
| Agent/Client/Developer | Peter Hall, Mark Small Gateway Christian Centre, Abergavenny |
| Local Planning Authority | Kate Bingham – Monmouthshire County Council |
| Design Review Panel | Chair Jamie Brewester Panel Jonathan Adams, Matt Thomas, Jen Heal, Larissa Berquó Observer Bonnie Navarra - Future Generations Office |