



IHP Design Review Report

Health and Wellbeing Pods, Wrexham

DCFW Ref: 19V

Meeting of 21st June 2019

Review Status

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

PUBLIC

21st June 2019
2nd July 2019
Wrexham
Residential
19V
No

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.

The Proposals

The proposed prototype Health & Well-being Pod is a bespoke, flexible panel system (rather than a pod) that can be produced at speed as a response to urgent and specific housing needs. It can be produced to retrofit or to connect to an existing building. There is a consideration of scalability in the proposals.

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.

Design Concerns

The Commission welcomes the 'rapid response' element of the proposed (pod) system as a housing solution for special needs persons, the elderly and as a response to urgent needs. The following key issues need to be reviewed:

The uniqueness of each site in terms of connecting the pod to the adjacent building needs to be considered further, notably in the context of rapid installation. How does the pod interface with the existing structure? How would a linking element be developed and implemented?

Consideration should be given to the site or enabling works and utility connections which could be similarly rapid e.g. a concrete slab is shown on the proposal drawings.

Placemaking

The envisaged (pod) system scalability needs to be further explored in terms of users and their needs, and the system will need to contribute to placemaking criteria and respond to site analysis. How will the system work in a large scale? Is it sustainable? What kind of places will be created, notably with stacked units and the design and management of open/communal spaces?

Integration of Innovation

Further consideration should be given to understanding the benefits of standardisation against the need for a bespoke response. Is there a standard construction pattern or language which can be readily adapted for each situation?

Consideration of building lifespan need to be considered. Is this a permanent or temporary solution? As part of a bespoke individual needs response, how long will the (pod) system take to be developed and implemented to sustain the 'rapid response' approach?

There is a scope to further explore the (pod) panel system flexibility in terms of re-using and transferring them from one site to another according to needs.

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

Attendees

Agent/Client/Developer		Richard Lloyd (First Choice Housing Association)
Architect/Planning Consultant		Simon Venables (Ainsley Gommon Architects) Owain Williams, Tony Hughes (Williams Homes)
Local Planning Authority		
Design Review Panel	Chair Panel	Andrew Linfoot Chris Jefford Jen Heal Larissa Berquó
	Observer	Claire Linfoot