



# IHP Design Review Report

Ladyhill Day Centre, Newport

DCFW Ref: IHP AB

Meeting of 19<sup>th</sup> July 2018

Review Status	PUBLIC
Meeting date	19 <sup>th</sup> July 2018
Issue date	23 <sup>rd</sup> July 2018
Scheme location	Newport
Scheme description	Residential
Scheme reference number	IHP AB
Planning status	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. All present at the review were content to proceed following the declarations.

## The Proposals

The proposal is to deliver 42-46 zero-carbon modular homes on a brownfield site. The off-site nature of the construction will see the dwellings factory-finished and transported as ground floor and upper floor modules.

The modules are then fitted to a pre-installed ground beam / foundation solution and are connected to the services which have been carefully positioned and isolated.

## Main Points

This report is not a 'minute' 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

- Lack of site analysis presented.
- Several challenges with the proposed layout.
- Parking dominated streets.
- Modular system limiting the potential for placemaking in parts of the site.

### Placemaking

Thorough site and context analysis was not presented for review. Given the complex nature of the site, further site and context analysis could be undertaken to better inform the site layout and constraints.

DCFW's guide for Welsh Government, Site and Context Analysis: Capturing the Value of Site, can be found here:

<https://gov.wales/topics/planning/policy/guidanceandleaflets/site-and-context-analysis-guide/?lang=en>

Despite the contemporary construction method, the proposed layout appears generic in its approach. The movement strategy relies too heavily on a cul-de-sac arrangement with large parking courts. The current layout also creates challenging conditions with regard to fronts and backs of units.

Given the intention to create a sustainable development, thought could be given to reducing the number of car parking spaces. The spaces currently dominate the street scene and will encourage a continued reliance on private vehicle use, despite this site being well serviced with public transport.

Some thought has been given to softening the edges of the development with green infrastructure, however further consideration should be given to a landscape strategy which creates usable and interesting open spaces along with green infrastructure within the public realm.

The panel understands that the proposed housetypes are still being developed, however those presented for review appear almost traditional in their architectural form. The design team could explore the potential to use a more contemporary architectural language which is reflective of the contemporary method of construction being used. Newport has a history of innovation in testing new approaches to construction and this could be used as a rationale for testing a contemporary form.

In places the modular system appears to be limiting the potential for placemaking on the site, locations where this is particularly noticeable are the corner plots which would benefit from a double aspect dwelling. A solution may be to use traditional construction in some locations on the site to ensure the development is of high design quality.

### **Integration of innovation**

Innovation approach: Responding to local fuel poverty with contextual, designer-led modular homes which are zero carbon.

The carbon impact of transporting the individual units from Yorkshire to the site in Newport should be considered in the assessment of the sustainability of the scheme.

DCFW was disappointed to learn that uPVC windows were proposed for the units, as these are widely regarded as having a negative impact on the environment and short life span compared to timber or composite alternatives. Pobl could consider inclusion of alternatives to uPVC to create a more sustainable development.

### **Next Steps**

- Review the layout in light of these placemaking concerns.
- Consider a more contemporary architectural approach.
- Where necessary, consider the potential to use traditional construction on constrained plots.

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

## Attendees

Agent/Client/Developer:	Gavin Howells – Pobl
Architect:	Simon Venables & Matthew Reece – Ainsley Gomon Architects
Planning Consultant:	Steffan Harries – LRM Planning
Design Review Panel: Chair Panel	Jonathan Vernon-Smith Angela Williams Richard Woods Gayna Jones Wendy Maden