



# IHP Design Review Report

Glanrafon, Llanwrst

DCFW Ref: 19AL

Meeting of 3<sup>rd</sup> July 2019

**Review Status**

Meeting date  
Issue date  
Scheme location  
Scheme description  
Scheme reference number  
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**PUBLIC**

3<sup>rd</sup> July 2019  
12<sup>th</sup> July 2019  
Llanwrst  
Residential  
19AL  
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.

## The Proposals

The proposal is for the demolition of existing outdated one bed flats/garages and 3 bed maisonettes and replacement with 14 new affordable dwellings utilising MMC via Creating Enterprise's current factory delivering a Beattie Passive product.

## 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

The proposed development provides the opportunity to tackle a poorly performing residential area which exhibits many issues common to developments of this era and nature. There are a number of constraints that need addressing which have been considered but further evolution of the design could result in additional opportunities for the improvement of the area.

The potential to incorporate the road into the proposed improvements to the area should be fully explored. This is a small residential road serving a few properties and there should be scope for the design to reflect this with a more place-led rather than engineered approach. Manual for Streets design principles should be employed. There may be merit in considering whether the road alignment could be changed to improve the orientation of the properties, address the river and for new rear gardens to back on to existing rear gardens. If this does not prove possible, the condition of the rear of existing properties which will be the outlook for the new houses should be considered and improved where possible.

The space between the buildings is an essential consideration and any left-over spaces should be designed out. How boundary fences, shed locations and level changes across the site are dealt with will also be important.

Any ramps needed to address the raising of the site to overcome flooding should be well integrated and avoid a proliferation of handrails at the front of the development. An accessibility plan of the site would be helpful to show how people can move around the site and enter the properties.

### **Placemaking**

It is positive that an improved public space will be accommodated within the proposals and that more natural play integrated into the space is being considered. It is important that the public space is well overlooked and the boundaries between public, semi-private and private space are clearly defined. A corner unit is needed to address the prominent corners of the site and ensure that they are adequately overlooked.

The development provides the opportunity to improve connections to the town centre by improving the quality of the environment for walking and cycling. Consideration should be given to whether more of the riverside could be opened up and become part of the public realm for residents of the development and wider town to benefit from.

Maintaining existing trees along the riverbank within rear gardens may be challenging.

### **Integration of innovation**

This site provides the opportunity for further implementation of the Beattie Passive MMC model and will improve the residential environment. It is important for all sites that a clear site and context analysis informs the proposals and that the placemaking ambitions are fully integrated.

### **Next Steps**

- Consider the road within the site.
- Ensure the orientation is right for passive standards, natural surveillance of routes and spaces and maximising the quality of the setting of the houses.

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

Attendees

Agent/Client/Developer:

David Lowe, Cartrefi Conwy  
Owain Roberts, Cartrefi Conwy

Architect/Design Consultant:

Design Review Panel:

Chair  
Panel

Jamie Brewster  
Toby Adam  
Jamie Yeoman  
Jen Heal, DCFW