



DESIGN
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IHP Design Review Report

Trem Elidir, Bangor

DCFW Ref: IHP M

Meeting of 19th June 2018

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| Review Status | PUBLIC |
| Meeting date | 19 th June 2018 |
| Issue date | 26 th June 2018 |
| Scheme location | Bangor |
| Scheme description | Residential |
| Scheme reference number | IHP M |
| Planning status | Full planning approval |

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

The Proposals

The scheme aims to be 'the most honest and ethical trade partner of choice for our stakeholders and residents. To provide superior housing products and building components within the residential construction industry. Additionally, we aim to foster a work environment, that encourages new ideas, new innovations and growth.'

The Sub-Structure of the scheme, (off-site Modular Units) will be factory finished by Premier modular and completely fitted out internally to CCG's specification. All units will conform to DQR, SBD & Lifetime Homes design criteria, with the modular skeleton manufactured to from a highly efficient light gauge steel frame, which is factory engineered. The housing product meets all 5 main elements for a BRE Green Guide Rating of B or above. The External envelope will be formed using a Weber Rend MT148P Substrate system with a mixture of a Brick Span Finish & Weber Rend MT and Weber Plast TF finishes. These systems carry full LABC Accreditation. All Cavities will have a blown insulation fill and the drainage systems will be designed using the SUDs 'hierarchy' criteria, with the sprinkler system linked to a Grey water harvest system. (To be confirmed by M&E Designer).

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 identified that could help to improve the project and any concerns regarding the funding of the project.

Urgent Design Concerns

- The layout does not currently make best use of the prominent corner site. Despite the scheme being permitted, our view is that the corner site could have accommodated greater scale and presence. Configuration of parking, amenity space and bin storage should be better considered.

- The south facing courtyard provides an opportunity to create a shared space for necessary facilities along with amenity space to encourage social interaction and stronger cohesion.
- Proposed materiality should be well considered in terms of resilience and maintaining quality.

Placemaking

Site layout

The current layout does not appear to make best use of the corner site. The location of the building, car parking, amenity space and bin storage on the site feels unresolved. Further site analysis could be undertaken to inform the design.

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>

Outdoor amenity space

Incorporating a landscape architect into the design team could better deliver outdoor amenity space which is usable for a variety of activities and increases opportunities for interaction between residents. The south-facing courtyard has the capacity to accommodate the necessary cycle storage, drying spaces and water tank, in addition to pleasant amenity space which would improve the quality of life of residents. Incorporating some defensible space into the scheme along the elevations adjacent to the road could make better use of the site and integrate the development into the surrounding area.

Materiality

The design team intend to use a brick slip cladding system to reflect the materiality of the locality, given that the skills shortage in the area prevents them using a traditional brick construction method. The quality and longevity of using this material should be explored to ensure the resilience of the cladding long term.

Integration of innovation

Above and beyond modular construction, the innovation of the scheme should be better defined.

Environmental strategy

The proposals should be underpinned by an environmental strategy which explores any potential benefits of modular construction to energy consumption. This element could make the justification of innovation more robust.

Next Steps

- Consider refining the site layout to make better use of the corner site.
- Further explore the opportunities to engage a landscape architect in design of the site, including the potential for defensible spaces and shared courtyard.

- Consider the resilience and longevity of proposed materials.
- Better define the proposed innovation, beyond modular construction.
- Explore and present the environmental strategy for the proposal.

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

Attendees

Agent/Client/Developer:

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Cartrefi Cymunedol Gwynedd

Design Review Panel:

Chair

Jonathan Vernon-Smith

Panel

Ed Green, WG
Wendy Maden
Kedrick Davies
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