



IHP Design Review Report

Woods of Wales, Llangefni

DCFW Ref: IHP P

Meeting of 19th June 2018

Review Status	CONFIDENTIAL
Meeting date	19 th June 2018
Issue date	26 th June 2018
Scheme location	Llangefni
Scheme description	Residential
Scheme reference number	IHP P
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. 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 provide a social housing solution which delivers a flexible living environment which embraces social, environmental and economic benefits through its materials palette, layout, landscape design and living costs using natural resources sourced locally through a supply chain set up to deliver for current and future housing needs within the Welsh timber industry.

The scheme proposes to deliver off-site fabricated timber houses and bungalows across multiple rural housing sites in Anglesey. The proposals will make use of innovative engineered timber construction components developed to make use of Welsh grown Sitka Spruce, seldom used in the construction industry. Developed as a variety of standard housing types, the system will offer improved quality and speed of site construction, combining prefabricated components and volumetric units all manufactured in Wales. Promoting a fabric first approach to environmental performance, homegrown timber, natural and recycled materials will be utilised throughout to provide a high-performance fabric which comfortably surpasses Building Regulations.

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

- The design team should confirm that they can achieve the deadlines required by the IHP process within their programme.

Placemaking

DCFW support the aspiration to deliver flexible, mixed-typology residential units on potentially complex sites with well-designed shared streets and generous green infrastructure. The intention to implement SUDs within the site and throughout the wider streetscape is encouraged.

Feasibility studies were presented for the two sites which demonstrated the capacity and principle of development. The surrounding communities have been consulted as part of these studies.

The proposed layouts for the schemes were not presented at the review, so it is not possible for DCFW to comment on how the placemaking aspirations have been designed into the sites.

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>

The two sites have different characteristics which will allow the design team to demonstrate that their approach is replicable in varied contexts.

Integration of innovation

Innovation approach: Delivering and ensuring the marketability of the concept at scale in varied site contexts.

The primary innovation in this project could lie in taking the unaccredited system to market, with associated warranties and reassurances, and developing the idea beyond individual prototypes to deliverable schemes. The importance of achieving such accreditation will be fundamental to the wider roll out of this concept and providing confidence to the market.

The aspiration to develop a timber component supply chain which supports Welsh agriculture is encouraged, however demonstrating replicability of this process is key to its success.

Next Steps

- The principles and aspirations of the project must be evident in the proposed designs that are submitted to the IHP programme.
- Exploration of the potential warranties and mortgage ability of the proposals.

Comisiwn Dylunio Cymru Design Commission for Wales is the trading name of DCFW LIMITED, a Private Limited Company established under the Companies Act 1985 and 2006, Company No: 04391072 incorporated in England and Wales as a wholly owned subsidiary of the Welsh Government. Registered office: 4th Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL T: 029 2045 1964 E connect@dcfw.org. The comment recorded in this report, arising from formal Design Review through our Design Review Service, is provided in the public interest for the consideration of local planning authorities as a material consideration, and other users of the Design Review Service. It is not and should not be considered 'advice' and no third party is bound or required to act upon it. The Design Review Service is delivered in line with DCFW's published protocols, code of conduct and complaints procedure, which should be read and considered by users of the service.

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

Attendees

Agent/Client/Developer:

Kenton Jones, Woods of Wales

Architect/Planning Consultant:

Rob Thomas, Davies Sutton Architects
Lorna Davies, Lorna Davies Designs

Local Planning Authority:

Design Review Panel:

Chair

Panel

Jonathan Vernon-Smith

Ed Green, WG

Wendy Maden

Kedrick Davies

Ashley Bateson

Amanda Spence