



IHP Design Review Report

MMC Systems

DCFW Ref: IHP U

Meeting of 6th July 2018

Review Status	PUBLIC
Meeting date	6 th July 2018
Issue date	12 th July 2018
Scheme location	North Wales
Scheme description	Residential
Scheme reference number	IHP U
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

To build two properties in the North Wales area, one to be social housing, and both constructed using the unique and novel building system which incorporates innovative steel and SIP hybrid construction panels. Each of the SIP panels incorporates a precision rolled-steel internal frame bonded with injected polyurethane foam to create a building system that offers superior strength with great flexibility and precision. This SIP system de-skills the construction process and significantly increases the off-site element of the construction build, whilst reducing waste and snagging to a minimum. The environmental performance is high with Passivhaus standard air tightness and no overheating. Use of the panels often results in thinner walls than conventional masonry construction, leading to larger internal floor space.

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 innovative material is hidden and disguised within a traditional building form, when it could be celebrated.

Placemaking

Proposed site layouts or specific housetypes of the schemes were not available for comment. DCFW would encourage the design team to undertake thorough site and context analysis to inform the design of the schemes moving forward.

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>

As opposed to delivering a traditional house form, DCFW encourages the design team to consider a contemporary approach to architectural form in response to the innovative construction material used. An exciting new architectural approach could be taken which celebrates the flexibility and elegance of the panels.

Integration of innovation

Innovation approach: The proposed system uses steel in manufacture of SIPs to create highly accurate and strong panels which are easily constructed and have high environmental performance.

Lessons learnt from the construction process could be used to improve the system and ensure duplicability on other sites.

The innovation in these proposals could be strengthened by taking a different approach to the architectural language.

Next Steps

- Undertake full site and context analysis of the sites to inform future site layouts which help to create high quality places to live.
- Consider alternative approaches to architectural form which celebrate the innovate material used in construction.

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

Attendees

Agent/Client/Developer: Chris Dickson – MMC Systems

Design Review Panel:
Chair Ed Green
Panel Ashley Bateson
Steve Smith
Wendy Maden