



IHP Design Review Report

Sageston, Carew, Tenby

DCFW Ref: 20AA

Meeting of 17th September 2020

Review Status

Meeting date
Issue date
Scheme location
Scheme description
Scheme reference number
Planning status

PUBLIC

17th September 2020
24th September 2020
Tenby, Pembrokeshire
Residential
20AA
Reserved matters 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.

Panelist Steve Smith is working with Hammond Architectural on a separate project in Swansea.

The Proposals

The proposed development consists of 40 homes for affordable rent to be delivered by ATEB Group Ltd. It forms part of a larger site of up to 100 homes with the remaining 60 properties being delivered by Mill Bay Homes. Outline planning permission exists for the whole of the site with reserved matters submitted and well progressed for the part of the site in question.

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 proposals for this site are well progressed resulting in reduced scope for change or added value following the review. However, our report highlights some significant concerns with the proposals as they are currently presented.

The division of the site into two distinct sections for social housing and private housing is not good practice and does not help to contribute to an inclusive and integrated community. They are not only separated physically but they are also visually distinct with different materials in the public realm and different house types which goes against the principle of a tenure-blind development. A much more integrated development that might have clusters of social housing dispersed amongst the private housing with shared public spaces and a standard approach to the public realm would be expected on a site such as this.

Placemaking

The public open spaces are not clearly defined in purpose or well-integrated into the development. There are a range of types of public space that could be incorporated such as space for biodiversity, growing space, incidental play, community events. The

space for the LEAP in the centre of the site looks tight. The LAPs are not well overlooked by adjacent properties which will reduce their feeling of safety.

The streets are very standard and engineered rather than contributing to the quality of the place. The streets could be softer, more shared space, more connected and form places to play. They could incorporate more street trees to contribute to the green infrastructure of the site.

If the access road connected up to create a joined-up route around the site would reduce the need for turning heads and create more connectivity around the site.

Active travel routes through the site to connect to the local school, bus stops and other amenities should also be incorporated, and the surrounding space designed in response to this.

Integration of Innovation

The use of MMC will be new for ATEB and a potential provider has been identified, however contract arrangements have not yet been worked through. The aims for using MMC are cost and time benefits alongside reduced fuel consumption due to better insulation but this needs to be presented clearly and in more detail to support the approach. The flexibility of the closed panel modular units needs to be understood, for example whether a corner or side window can be added to particular units to correspond with the layout.

Air source heat pumps are proposed but have not yet been designed into the scheme and may result in some rearrangement of the site to accommodate them.

Next Steps

- Explore opportunities to respond to the design concerns raised.

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

Attendees

Agent/Client/Developer:

Peter Owen, ATEB

Design Review Panel:
Chair
Panel

Jonathan Vernon-Smith
Chris Jefford
Lynne Sullivan
Stephen Smith
Jen Heal, Design Advisor, DCFW
Efa Lois, Place Advisor, DCFW