

# Design Review Report

Respite House, Llanrhian

**DCFW Ref: N275**

Meeting of 17<sup>th</sup> February 2022



## Review Status

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

## PUBLIC

17<sup>th</sup> February 2022  
25<sup>th</sup> February 2022  
Llanrhian, Pembrokeshire  
Residential single dwelling  
N275  
Pre-planning

## 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 and meeting Agenda items. Any such declarations are recorded here and in DCFW's central records.

None recorded.

## Consultations to Date

---

None.

## The Proposals

---

The materials propose a single storey holiday home intended for rent to families and organisations who care for disabled people, located in a relatively remote location near to Llanrhian, Pembrokeshire. The proposed site comprises a small parcel of land, immediately alongside the public highway, forming part of the cluster of buildings known as Trefacwn, Noddfa Farm and Noddfa Camping, to the South-West of Llanrhian. It lies just within the boundary of the Pembrokeshire Coast National Park.

## Main Points

---

The panel welcomes engagement at this early stage in the development of the proposals.

### **Building a business case**

The Commission understands that a new dwelling for holiday use, out with the boundary of an existing settlement, would run contrary to the Local Development Plan. An exceptional case may be made for a facility which provides accommodation for a user group not otherwise provided for, and for a design of exceptional quality. However, the case for exceptional circumstances needs to be clearly set out.

The proposals would benefit from a more detailed business case. It is important that a short, medium and long-term plan is developed, which includes the not-for-profit

aspirations of the scheme. Working with other potential partners/stakeholders at this stage to explore how the facility may be used and managed, to maximise its potential benefits and long-term viability could prove worthwhile and help build confidence.

It is important that the potential uses and management of a facility of this nature are fully considered and explored, as well as how the facility's management would evolve over time. A management strategy will be key to the business case and both should inform the design evolution and preparations for a planning application. It is suggested that attention is also given to the appropriate use class.

### **Next stages of design**

Although the building was presented in its early stages, further design work is needed in order to explore the relationship of the site to the building, both in terms of the wider landscape and the adjacent buildings and other features. The design as currently presented focusses on the building and taking a step back to further consider the wider context and whether the design approach currently takes advantage of the location – which is described as the 'raison d'être' for providing such a facility in the first place.

The design team are to be credited for engaging and involving various individuals, charities and organisations to help refine the brief. However, it is not yet clear how that engagement has informed the detailed development of the designs. Further refinement of the brief could result in a scheme that could be enjoyed by people with a range of disabilities which could help strengthen the scheme.

Intermediate plans may help the design team to communicate and explain the building to a range of stakeholders, and exploratory sketches of internal spaces could further explore the concept of the building being a 'place of joy'. Returning to the earliest aspirations for the project and examining whether the building is too inward-looking on the site would be useful. This revisiting of the 'purpose' may help integration in the setting and context and follow through on the concept of an outward looking building which celebrates and embraces the landscape. A more specific focus on the hedge in relation to the building, as well as access routes around the site may also be useful.

It is important to consider how people would spend their days here. It is important to consider how an adult carer, or a child's day would progress in these spaces. It is also important to further consider how children may want to use the space along with how more able-bodied children and adults, perhaps siblings and others, might also enjoy and share in the experience. This consideration of ease of use and enjoyment for all users would further benefit a fully inclusive approach to the design.

## **Sustainability**

A fabric first approach, combined with PV and a ground source heat pump is suggested and could work for this site. The design team acknowledged that further design exploration and detail were needed to progress the sustainability aspect of the design. It is worth recognising when exploring further options that a building of this nature is not occupied every day, and that this factor may have a significant influence over the viability of different forms of heating and energy provision.

The Design Commission would welcome further engagement from the design team on this scheme as it evolves.

**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: 4<sup>th</sup> Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL T: 029 2045 1964 E [connect@dcfw.org](mailto: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:	Jacqui Walmsley
Architect/Design Team:	Chris Loyn, Loyn & Co Architects Geraint John, Geraint John Planning
Chair:	Andrew Linfoot
Lead Panellist:	Angela Williams
Design Review Panel:	Richard Woods John Lloyd Chris Jefford Efa Lois, Place Advisor, DCFW
Observing:	Barny Evans, DCFW Panel Member Sian Baker, Jacobs Megan Griffiths