



DESIGN
COMMISSION
FOR WALES
COMISIWN
DYLUNIO
CYMRU

Design Review Report

Llantilio Pertholey Eco Village

DCFW Ref: N180

Meeting of 11th October 2018



Review Status

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

PUBLIC

11th October 2018
22nd October 2018
Monmouthshire
Residential
N180

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.

Consultations to Date

Formal pre-application consultation has been undertaken and ended on the 9th October 2018. The planning application has not yet been submitted.

The Proposals

The proposal is to deliver a high quality, eco-housing development of 32 residential units, of mixed type, across 26 plots. Just over 35% of the units will be affordable.

Main Points

DCFW supports the aspiration to deliver a development of high quality, sustainable, lifetime dwellings on this constrained site, with a proportion of affordable homes above the Local Authority requirement.

However, further design development is needed to fully achieve this vision and the following points summarise key issues from the review that should be considered in further design development:

Design narrative

The rationale for the design of the proposals should be justified with robust material which demonstrates the design narrative. Drawings that could helpfully be included in the submission to the Local Authority include; site and context analysis, sun path testing, design concept and site sections. Inclusion of these drawings would strengthen the design narrative, communicating the scheme's response to site conditions and context, and ensure the application can be assessed with full information.

Sustainability

Sustainable elements of the scheme appear to include; use of a renewable energy supplier, inclusion of an air source heat pump, an in-house app to control comfort, use of a local supply chain, electric vehicle charging points in each home and guidance to be given to home owners on how to live more sustainably within this development. This education programme should include reduced dependency on the private vehicle, maintenance of homes and use of the ecological corridor.

The use of renewable technologies should be incorporated into the scheme from the outset of the design process, rather than appearing as an add-on later in the process.

Public transport accessibility will be imperative to reducing dependence on private vehicles. Opportunities to secure future bus routes should be explored by the design team, with the Local Authority and other developers building nearby, at this early stage.

In terms of passive environmental design the proposed layout presents some challenges. Each home has an east west orientation, meaning that testing should be undertaken to ensure that these homes will be comfortable all year round.

Amenity space

Private amenity space within the site seems constrained for some homes, aggregated by the proximity of these rear gardens to the railway and to Hereford Road (with associated noise); level changes at these boundaries; and potential overshadowing by adjacent homes. The low quality of this external amenity space may lead to it being unused and leftover. The layout could be refined by decreasing the amount of space for highways and parking drives and reallocating this to private amenity space. Although the intention is to create a large central green space to be used by all residents, further consideration could be given to how this could be designed to encourage use whilst respecting ecological constraints.

Ecological corridor

The concept of residents using the central green spine of the site causes a tension against the protection of this ecological asset. Heavy use by residents, especially as a play space by children, is likely to reduce the ecological value. Further consideration should be given to how this can be protected and managed if this valuable asset is to be maintained.

Delivery

The Commission is supportive of the aspiration to delivery contemporary architecture on this site, however, procurement and delivery will be imperative to the success of this scheme. Installation of the curved roof with SIPs panels will required skilled workmanship to guarantee quality. Likewise, expert installation and detailing will be required to ensure the sustainable technology is effective and doesn't cause issues to the future homeowners.

Materiality

Given the climatic conditions of the site, the proposed materials palette may benefit from further consideration. Alternative materials which may weather better could ensure the longevity of the quality of the scheme.

All the proposed units on the site appear very similar in terms of elevation and materials at present. Differentiation in the units should respond to the different locations on the site, orientation and size of units. Creating this variety will positively contribute to placemaking aspirations.

Highways

The highways appear to be over engineered and perhaps unnecessarily wide for a development of this scale, notwithstanding the applicant's intention to have these adopted. A more pedestrian-focussed approach to the streets could encourage more

sustainable lifestyles, reduced traffic speeds and a move away from private-vehicle use. Termination of the vistas along parts of the street network could be better considered to create pleasant views through the site. Communal spaces should be considered in place of highways standard turning heads (whilst accommodating vehicle movements) to improve the public realm.

Next steps

The Commission would welcome further opportunity to review the scheme with the aim of improving design quality through constructive dialogue.

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

Attendees

Agent/Client/Developer:	Edward Phipps, Tensteps Properties Ltd
Design Team:	James Bennett, Greenspace Architects
Local Planning Authority:	Kate Bingham, Monmouthshire County Council
Design Review Panel:	
Chair	Cora Kwiatkowski
Lead Panellist	Jonathan Vernon-Smith
	Simon Power
	Andrew Linfoot
	Wendy Maden, Design Advisor, DCFW