



IHP Design Review Report

LLanbedr

DCFW Ref: IHP AA

Meeting of 6th July 2018

Review Status	PUBLIC
Meeting date	6 th July 2018
Issue date	12 th July 2018
Scheme location	Llanbedr, Gwynedd
Scheme description	Residential
Scheme reference number	IHP AA
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 aim of the scheme is to produce a highly desirable development for local residents whilst delivering excellent sustainability outcomes. The timber fabric solution will enable the supply of high performance timber products from Local manufacturers using local and home-grown timber. The high-performance timber fabric will ensure low whole-life carbon homes with both reduced operational emissions (low energy bills) and reduced embodied carbon (sustainable materials) as proven through post-completion assessment. Residents will be involved in the construction and post-completion performance evaluation of their homes to ensure excellent health and well-being outcomes. The scheme uses an entirely Welsh supply chain.

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 street layout should be better considered in order to avoid a cul de sac arrangement.
- The layout of site feels car dominated at present.
- Opportunities for shared space on the site should be explored in order to build a community.

Placemaking

Site analysis should be presented to explain how the site and context have informed the layout of the scheme. The current layout fails to create a convenient and comfortable street network through the site and the development consequently feels inward facing and detached from the surroundings. The movement strategy for the site should consider pedestrians and cyclists as the priority. Further site analysis may help to inform

how the site layout could better connect to the surroundings, perhaps by creating some frontage along the street.

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>

DCFW would question whether two parking spaces per dwelling are required on a scheme which intends to be as environmentally sustainable as possible. However, if it is deemed that this number of spaces are required, the layout of these spaces should be better considered so the streetscape is not dominated by vehicles. Diversifying the parking type and considering opportunities to store cars to the side of properties may reduce the impact.

To lessen the need for private vehicles on site, an electric pool car could be included within the scheme. This would futureproof mobility on the site as society moves towards subscription-based services. A cycle hire station could also be considered in order to reduce environmental impact by encouraging active travel.

The type of energy centre required should be determined and designed into the layout from the outset to ensure it is appropriately located on the site to reduce its visual and aural impact.

Integration of innovation

Innovation approach: This affordable low-carbon construction method has low embodied and whole-life carbon, provides opportunities to monitor and evaluate sustainable technologies, and will demonstrate how post-occupancy support can be given to residents.

The three primary elements to the innovation are:

Reduction in whole life carbon

The low carbon construction method reduces both embodied and whole life carbon by using a Welsh timber supply chain to develop a low carbon structure both internally and externally.

Monitoring and evaluation

The post-occupancy monitoring and evaluation will be shared with Wood Knowledge Wales who will use the results to develop knowledge in the area and make this information available to the public. Evaluation of the District Heating System and dissemination of that learning to the public will allow lessons to impact future schemes with DHS.

Post-occupancy support

Post-occupancy support will be delivered to residents to ensure a smooth handover and efficient use of the sustainable technologies. The building fabric and technologies will demand different levels of resident support.

Next Steps

- Undertake thorough site analysis to better inform a layout which fits comfortably within the context.
- Better consider the movement strategy and opportunities to future proof.
- Determine the scale of the required energy centre in order to sensitively integrate it into the layout.

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

Attendees

Agent/Client/Developer:	Arwyn Evans – Pennaf Housing Group Owain Williams & Tony Hughes – Williams Homes Gary Newman – Wood Knowledge Wales
Design Review Panel:	
Chair	Ed Green
Panel	Ashley Bateson Wendy Maden
Observer:	Greg Jones – Hoare Lea