



IHP Design Review Report

Sealand Avenue, Queensferry

DCFW Ref: IHP AD

Meeting of 19th July 2018

Review Status	PUBLIC
Meeting date	19 th July 2018
Issue date	23 rd July 2018
Scheme location	Queensferry, Flirtshire
Scheme description	Residential
Scheme reference number	IHP AD
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. All present at the review were content to proceed following the declarations.

The Proposals

The project will look to develop high quality, modern and flexible housing scheme which integrates with both the existing built environment and also complements and enhances services and support being delivered from the nearby St Andrew's Church through its Community Hub Centre which includes a Dementia Café.

Modern methods of construction using sustainable materials and intuitive design will be fully utilised to deliver a scheme which is flexible in layout and which can be easily tailored to meet the requirements of a broad range of households living in the new scheme.

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 landscape strategy needs further consideration.
- The architectural approach could be simplified.

Placemaking

DCFW supports the aspiration to deliver homes for a mix of residents which enhances the nearby services and creates a sense of place, however the current proposals feel unresolved. The contribution to wellbeing of residents could be enhanced by the design team reconsidering elements of the scheme.

Thorough site and context analysis was not presented for review. Given the complex nature of the site, further site and context analysis could be undertaken to better inform the site layout and constraints.

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>

Given the Garden City context, further consideration should be given to the landscape strategy for the site. The outside spaces could be better designed for particular functions and to encourage use. The village green does not sit comfortably in the development and appears unlikely to be used in its current position. Given how constrained the site is, consideration could be given to making the streets the primary shared spaces. Through considered design of the public realm these spaces could be pedestrian dominated and incorporate landscape in interesting ways to soften the streetscape. Consideration must also be given to designing in semi-defensible space to create a sense of ownership and security.

Given that the site is highly accessible and the intended residents, consideration could be given to reducing the number of car parking spaces on the site. This would prevent the development feeling car dominated and could free up some space for other uses.

DCFW encourages the design team's non-traditional approach to architecture and private outdoor spaces. However, the proposal could be rationalised and simplified with a greater focus on the quality of the public realm. The approach could be simple and elegant with high quality materials and external spaces. The opportunities to use SIP panels for flexibility and futureproofing of the scheme should be explored and optimised.

Boundaries with adjacent sites should be visually permeable and of a high quality to ensure there is no detrimental effect to this development or existing neighbours. Consideration could be given to use of adjacent sites for shared facilities with the adjacent user groups, to alleviate pressure on this constrained site. This could include shared parking or open space, for example.

Integration of innovation

Innovation approach: The approach to innovation was not clear. However, the proposals suggest a new approach to development by the Council which uses contemporary materials with a dedication to sense of place which delivers a community feel on a constrained site.

Next Steps

- Reconsider the outdoor spaces and use of the street as shared space.
- Look at opportunities to simplify the architectural approach.

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: 4th Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL T: 029 2045 1964 E 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:	Mel Evans & Jeff Williams – SHARP, Flintshire CC
Architect:	Jeremy Wong – Patterson, Macaulay and Owens
Contractor:	Ian Sharrocks – Wates
Design Review Panel:	
Chair	Jonathan Vernon-Smith
Panel	Angela Williams Richard Woods Gayna Jones Wendy Maden