



# IHP Design Review Report

Boncath Over 55s Living

DCFW Ref: IHP AI

Meeting of 12<sup>th</sup> July 2018

Review Status	PUBLIC
Meeting date	12 <sup>th</sup> July 2018
Issue date	19 <sup>th</sup> July 2018
Scheme location	Boncath, Pembrokeshire
Scheme description	Residential
Scheme reference number	IHP AI
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

Housing for the over 55s is in high demand and there is a need to provide homes which are low energy and enhance a sense of wellbeing. 6 of these homes will be designed specifically with the over 55s in mind with single floor living with each block having two floors and two homes, each with a single bedroom. The development will use passive design, be built in timber and will maximise local skills and resources. The entire development will employ integrated solar powered PV. 40% of the content will be built off site in a factory in Pembrokeshire where local apprentices will be trained.

## 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

- No site or context analysis was presented for review.
- The layout fails to reflect the character of the local area.
- The street infrastructure feels over-engineered.
- A landscape strategy should be considered.

### Placemaking

DCFW supports the aspiration for the site, however the layout could be better considered. No site analysis was presented for review, however thorough site and context analysis should be undertaken to inform design of the layout.

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>

Context analysis of the village would reveal that throughout the area homes face into the street with private drives. This gives a strong precedent to follow the same pattern for this development and create a similar character. The current layout is inward facing and fails to relate to the street and therefore fails to reflect the character of the village.

The proposed street appears over-engineered and unnecessarily heavy for this level of traffic. Reducing the scale of the street would save cost and create a more pedestrian and play friendly environment. By arranging some units to face the road with private drives, an opportunity arises to site the remaining units to the rear accessed by a shared private drive. This would create a softer environment which is more appropriate for the types of residents proposed and create opportunities for shared spaces.

DCFW encourages the design team to explore options for shared amenity space on site, including play space and allotments. A landscape architect could be usefully engaged to design a landscape strategy for the site.

Given that the proposed units are not designed for the context, the site layout should endeavor to sit comfortably with the character of the existing village.

### **Integration of innovation**

Innovation approach: The innovation approach is clearly defined. The ambition to utilise local timber and scale up local manufacturing with a new factory and licencing of the design is commendable. It is good that post-occupancy monitoring has been considered, and that lessons are already being learned from a previous development. The monitoring will provide evidence to support development of the product.

This project has the potential to demonstrate how the idea could be rolled out in a mixed community in a village setting.

### **Next Steps**

- Undertake further site and context analysis to inform a layout which better reflects the local village character.
- Reconsider the scale of the street infrastructure in order to create a softer, residential feel to the streets.
- Consider appointing a landscape architect to design for shared amenity spaces on the site.

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

## Attendees

Agent/Client/Developer: Glen Peters & Gareth Dauncey – Western Solar

Design Review Panel:  
Chair Kedrick Davies  
Panel Steve Smith  
Jamie Yeoman  
Wendy Maden