



IHP Design Review Report

Stackpole

DCFW Ref: IHP AJ

Meeting of 12th July 2018

Review Status	PUBLIC
Meeting date	12 th July 2018
Issue date	19 th July 2018
Scheme location	Stackpole, Pembrokeshire
Scheme description	Residential
Scheme reference number	IHP AJ
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

To fill in an existing blank space in the village of Stackpole used for garages. The vision is to provide low energy homes for the over 55s maximising the use of space in this village

The over 55s segment is highly in demand and the need to provide homes which are low energy and enhance a sense of wellbeing. The County Council wish to test the idea of low energy homes as a fill in development to maximise the use of available space. The small space is used as garages which can be freed up for affordable accommodation. 40% of the content will be built off sit in a factory in Pembrokeshire where local apprentices will be trained. Housing need has already been identified by discussions with the Council

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 relationship of the buildings to the street feels unresolved.
- Private space could be better considered.

Placemaking

DCFW supports the aspiration to deliver low energy homes for the over 55s which enhance wellbeing, however the current layout feels 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 materiality.

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>

The site is challenging in terms of topography and the nature of the street, with complex front and backs of adjacent properties. The development should contribute as much as possible to the street scene. The current site layout shows gable ends facing the street, although the boundary wall will front the footway. Fenestration at the first floor level of the gable end of the property would help to activate the street. The boundary treatment should be considered with the architecture and materiality of the buildings, so they present as a complete whole. A high quality boundary treatment which relates well to the associated dwelling could help to improve the street scene.

The private outdoor spaces should be well considered to ensure there is usable space which is neither shaded nor overlooked.

The design process for this site has highlighted the limitations of working with only one house type. Consideration could be given to developing a small number of house types which can be used on a variety of sites, whilst maintaining the benefits of production.

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 licence the design is commendable. It is good that post-occupancy monitoring has been considered, and that lessons are already being learned from a previous, much smaller development. The monitoring will provide evidence to support development of the product.

This project has the potential to demonstrate how the idea could be used on small, complex sites, in a way which positively contributes to the street scene.

Next Steps

- Reconsider the relationship of the buildings to the street, including the boundary treatment.
- Consider the use of a small range of house types to respond to challenging sites.

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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

Panel

Kedrick Davies

Steve Smith

Jamie Yeoman

Wendy Maden