



IHP Design Review Report

Cwrt Canna, Llangan

DCFW Ref: IHP D

Meeting of 26th June 2018

Review Status	CONFIDENTIAL
Meeting date	26 th June 2018
Issue date	3 rd July 2018
Scheme location	Llangan
Scheme description	Residential
Scheme reference number	IHP G
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 development proposes to incorporate the delivery of a sustainable, affordability-led housing project designed to PassivHaus Standards with complementary commercial units and integral landscape areas.

The development will provide 10 affordable units and 3 open market units based around a central courtyard. Significant landscape areas will be incorporated to reflect the surroundings, which will be managed and funded by the letting of existing and proposed commercial units.

Main Points

This report is not minutes 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

- None

Placemaking

Affordable rural quality

The ambition to provide an affordable, good quality place to live in this rural settlement, so that local people are not priced out is positive. Although the site is outside of the official settlement boundary, it seems appropriate to develop this site between the school and the linear settlement to north. The vision of providing a healthy environment for living, work, education, food and relaxing is in line with best practice and the ethos of the Well-being of Future Generations Act.

It is good that future adaptability of homes has been considered by designing in a flexible roof space. The robustness and long term maintenance of the materials used in

the buildings is an important consideration for the design team and the Housing Association.

Urban design

It is positive that parking standards are being challenged, but there may be more that can be done to help the development feel less dominated by cars and more pedestrian friendly. Such steps might include the following:

- Strengthen a pedestrian route to the school through the site
- Create a change in feel to the entrance lane where it joins the square so that it has more of a 'home zone' feel
- Use surface treatment to communicate pedestrian priority areas
- Where possible, remove kerbs so that cars and pedestrians share the space
- Positioning of the tree in the square
- Pedestrian routes should be pushchair, wheelchair and scooter friendly

The privacy hierarchy and strategy for fronts and backs of homes could be further refined. In particular, the corner property which runs along the entrance street may need a special treatment as the rear will be seen by those arriving at the site.

Landscape strategy

It is encouraging to see a landscape-led housing development where all parts of the landscape and public realm are considered, defined and have a positive purpose. The team and land owner deserve praise for this. The long term strategy for funding management of the landscape and shared spaces is positive.

It would good to see spaces for play integral to the landscape strategy.

It would be beneficial to illustrate how the square and nature square might be used for different community events or everyday occasions. This might provide useful clues for the detailed design of these important community spaces.

Integration of innovation

Innovation approach: There are a number of innovative aspects to the scheme which it would be useful to clearly define and prioritise. These include:

- Partnership between Beattie and Emmaus charity to deliver certified PassivHaus whilst training homeless people to fill a construction skills gap.
- Cross-funding maintenance of the shared landscape area through integration of employment uses on the site to avoid services charges for residents whilst maintaining landscape value.
- Linking to and supporting the local rural school, by providing better 'travel to school' routes and opportunities for environmental education and outdoor play.
- The Housing Association/Private Landowner partnership to deliver affordable rural housing which meets the needs of the local community. The mix of uses on the site creates a mini-community itself.

It will be important to find a way to ensure quality control is achieved through the homeless training partnership so that homes meet performance predictions. However, this initiative presents an opportunity to fill a skills gap in PassivHaus construction which would benefit the wider construction industry in Wales.

Next Steps

- Further develop the landscape strategy and detail to maximise value and benefits for residents and the local community.
- Although not a concern at this stage, the specification of materials and detail design will be important. Robustness, maintenance and cost effectiveness should be considered.

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

Attendees

Agent/Client/Developer: Rhodri Crandon, TDA (also landscape architect)
Victoria Bolton & Darrel Powell, Newydd HA

Architect/Planning Consultant: Russell Jones & Duygu Jones, Russell Jones
Architects
Owain Griffiths & Ed Parsons, GVA
David Richards, Architectural Design

Local Planning Authority:

Design Review Panel:
Chair Cora Kwiatkowski
Panel Lynne Sullivan
Wendy Maden
Chris Jefford
Amanda Spence