



IHP Design Review Report

Golwg y Bryn, Ebbw Vale

DCFW Ref: 19AD

Meeting of 3rd July 2019

Review Status

Meeting date
Issue date
Scheme location
Scheme description
Scheme reference number
Planning status

PUBLIC

3rd July 2019
9th July 2019
Ebbw Vale
Residential
19AD
Approved

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.

The Proposals

The proposal is for 100 dwellings of which 30 will be affordable to be managed by Melin Homes. 32 of the proposed dwellings are proposed to be developed using the FastHouse MMC system. Five of these will be affordable units.

The development already has full planning permission and works have already commenced on site.

Main Points

This report is not a record 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

This is a well-developed proposal with full planning permission. There is very limited scope at this stage to influence the design of proposals.

The proposal includes an increased percentage of affordable housing over the required 10%, however, in all other respects it is a standard residential development of standard house types arranged around standard streets. The site will deliver housing which is needed in the area but does not demonstrate improvements in design quality or placemaking.

Placemaking

This is an isolated site with limited access to community facilities and little provided on site to support the development of community.

No additional improvements to public transport or active travel to address the isolated location have been proposed over what is normally required.

The public open space is on the periphery of the development offering limited benefits to the majority of residents.

Integration of innovation

The aim is to demonstrate that MMC systems can work commercially and be successfully marketed. There may be some merit in this in terms of enabling a shift for a commercial residential developer.

The potential data collection that would enable standard properties to be compared with the FastHouse properties both during construction and occupation could be explored further.

The proposed FastHouse system is well established, delivering up to 1,800 units a year currently. A more local UK factory is proposed but it is not clear whether the timing of this will align with the proposed development or whether the properties will be brought in from the current factory in Northern Island.

Although the properties can be constructed more quickly, they will still be released to the market at the same pace as they would normally.

Next Steps

- Elaborate further on the potential for monitoring and measuring the benefits of the FastHouse in comparison to the standard properties.

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

Attendees

Agent/Client/Developer: James Poole, Lovell Partnership Ltd
Shane Jay, Lovell Partnership Ltd
Sean Fox, FastHouse Ltd
Ian Campbell, FastHouse Ltd

Local Planning Authority: Joanne White, Blaenau Gwent CBC

Design Review Panel:
Chair
Panel

Jamie Brewster
Toby Adam
Jamie Yeoman
Jen Heal, DCFW