



IHP Design Review Report

Marleyfiled House Expansion, Flintshire

DCFW Ref: 19Q

Meeting of 19th June 2019

Review Status

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

PUBLIC

19th June 2019
25th June 2019
Flintshire
Care Facility
19Q
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.

The Proposals

The proposal is for the expansion of an existing older people's care home to double the capacity from 32 to 62 residents. The expansion will support an integrated operational model. A proportion of the new beds will be used for short term discharge access to step-up/step-down functions including therapeutic support. The landscape proposals are intended to support the therapeutic ambitions of the development.

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

The design has been developed positively with evidently good collaboration between the client and design team. Design decisions have been well considered and respond to a sound analysis and vision for the project. The following points are highlighted to further refine the proposals.

The space between the retaining wall and the rear of the new development is the main area of concern. This has the potential to be dark, damp and poorly integrated with the rest of the space. Consideration could be given to how this space better relates to the interior so, for example, the lounge spaces might blur the boundary between interior and exterior.

The focus in the design of the link between the existing and new building has been on the view through to the south, but more consideration should be given to the journey along this route and other corridors. The aim is to ensure it isn't daunting or overwhelming for residents and that it provides the opportunity for resting and different experiences along the route. The link could be used for a number of staff functions as well as by residents and this should inform its final position and form.

Greater variety in the type of spaces that are being created could be integrated into the proposals. Open views are clearly a benefit to be exploited but other, more intimate spaces may have other benefits.

The amount of space, layout and location of the car park appears dominant. The potential to redistribute some of these spaces into the less prominent parts of the site could be explored along with the treatment of car park itself to help it blend into the landscape more.

Placemaking

The approach to landscape design is the essence of placemaking in this scheme as it provides the opportunity for residents to interact and takes advantage of the setting. A positive link has developed between the architecture and landscape and this concept should be protected through the design development and build stage.

Integration of innovation

This proposal integrates the benefits of a landscape approach and maximisation of benefits of views for residential quality and therapeutic value. The key aspects of innovation could be explained and highlighted more overtly to ensure they are evident in the proposal. A clearer focus on what innovation is being invested in, how this is represented in the design and what the anticipated benefits will be would be helpful.

Next Steps

- Develop the architectural expression further to ensure it is appropriate for the landscape setting. Consider greater use of natural materials.
- Develop the environmental performance targets of the building and ensure this is well integrated into the design.
- Develop the quality of internal spaces to ensure that they match the quality of external spaces.

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

Attendees

Agent/Client/Developer: Susie Lunt, Flintshire County Council
Karen Chambers, Flintshire County Council
Gary Thorogood, Willmott Dixon

Architect/Landscape Consultant: Tom Rhodes, Lovelock Mitchell Architects
Rachael Fenton, Land Studio

Local Planning Authority: James Beattie, Flintshire County Council

Design Review Panel:
Chair Jonathan Vernon-Smith
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Maria Asenjo
Jen Heal, DCFW
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