



IHP Design Review Report

Pantmaenog Forest, Sir Benfro

DCFW Ref: 19W

Meeting of 30th May 2019

Review Status

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

PUBLIC

30th May 2019
4th June 2019
Pembrokeshire
Residential
19W
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 client agent Phil Roberts is also DCFW design review panellist.

All present at the review were content to proceed following these declarations.

The Proposals

The proposal is for the construction of six live/work units incorporating workshops for woodworking at the edge of an existing village together with a timber processing facility. The aim is for the project is to be sustainable in all respects including construction using materials largely sourced from within the forest, education and skills development from self-building, promotion of sustainable forest management, bio-diversity and provision of opportunities for local people to support health and wellbeing. The proposals seek to pilot a new form of insulating with waste timber shavings and use only natural materials.

The proposals were reviewed by DCFW in February and the comments made in the report were addressed at this review. The scheme has evolved since the previous review as referenced below.

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

Overall the Design Commission is supportive of the intention this project which has an interesting narrative and the potential for multiple benefits. However, this narrative and ambition is not reflected fully in the current layout and the level of information provided.

Access and circulation should be further refined to address the double road that would be created by the new access route adjacent to the existing track, access to the processing

facility from the forest track and the connection from the processing facility to the workshops. The number of proposed parking spaces needs to be justified.

The layout of the houses is not yet convincing. They are distributed somewhat randomly, but rigidly all orientated the same way which is not aligned due south. The placing of the dwelling within the plot needs to be more carefully considered particularly in relation to boundary treatment, ownership and maintenance. Applying the boundaries to the plans and drawings will significantly change the nature of the site. The input of a landscape architect would help to resolve the spaces around the houses.

The precedent images presented in the report are largely single storey, simple forms whereas the proposed house types are two storey. Consideration should be given to whether a single storey is a more appropriate form given the context and that there is ample space on the site.

For all the above design matters a rationale is required that links to the aims of the project to demonstrate the rigor of the design processes.

Placemaking

The change to centralised workshops rather than individual units within each plot since the last review provides a better focus for the development, the potential for more interaction between residents and the opportunity to accommodate community activities. The requirements of this space need to be more fully understood and addressed. For example, community uses may require facilities such as toilets, a kitchen and storage space. A design with much greater flexibility would allow the space to be adapted to different requirements more easily and may enable the workshop spaces to vary in size in response to the needs of users.

Practical considerations need to be addressed at this stage so they can be integrated into the design including where bins are stored and collected from and how deliveries are made.

Integration of innovation

Innovation is threaded throughout the narrative of this proposal and has the potential to address many of the Well-being of Future Generations goals. However, this is not yet being fully translated into the design so what is presented on plan is not aligning with the ambition. By addressing the design concerns that are highlighted above through further review, refinement and testing of the layout and applying a greater level of detail, this can be overcome.

Next Steps

This is a very compelling proposal that now needs to be worked through all elements of the design. We would welcome the opportunity for further review, however this is likely to fall outside the programme of IHP.

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

Attendees

Agent/Client/Developer:	Mark McKenna, Down to Earth Phil Roberts, client agent
Architect/Planning Consultant:	Mark Waghorn, Mark Waghorn Design
Local Planning Authority:	
Design Review Panel: Chair Panel	Jamie Brewster Jonathan Adams Matt Thomas Jen Heal, DCFW Larissa Berquò, DCFW
Observer	Bonnie Navarra, Future Generations Office