



IHP Design Review Report

The Patch, Llanharry

DCFW Ref: 19G

Meeting of 21st June 2019

Review Status

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

PUBLIC

21st June 2019
27th June 2019
Llanharry, RCT
Residential
19G
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.

DCFW panellist Steve Smith is working with Holder Mathias on other schemes but is not involved in this project.

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 these declarations.

The Proposals

The proposal is for 22 dwellings that challenge 'affordable house' typologies, specifically DRQ requirements, though internal flexibility and future adaptability for users of all ages and needs.

This scheme attended IHP design review in April 2019 and returned for a second review. We welcomed the opportunity to review the proposals for a second time following revisions made in response to the first review.

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 review focused on the development of proposals for the site in Llanharry which have improved significantly since the previous review. The previous report highlighted the importance of testing the proposed aims of the pattern book approach and placemaking ambitions within the site. The standard layout that was in place did not match the ambition, but the revised layout has a much stronger placemaking focus and addresses many of the points raised in the previous review. The following points are raised for further consideration.

It is proposed that the parking will be located to the rear of properties to the north of the site. It is important that this is designed with good levels of natural surveillance,

appropriate boundaries, definition of public and private space and lighting for security and amenity purposes.

The proposed corner units with active gable frontage onto Llanharry Road are an important part of the design and should not be lost as the scheme progresses. A range of corner turning units may be necessary within the pattern book to address different corner arrangements on other sites.

Placemaking

The proposed central space provides a focus to the development and offers the potential for positive interactions between neighbours.

Flexibility is required in the design and format of the central space as, until the residents are known, it will be difficult to determine what the space will be used for. The design could be developed with the community over time to encourage a sense of ownership and promote the use of the space.

Moving away from an adopted road has provided much more flexibility within the space. Utilising the road as a permeable surface for SuDS purposes should be explored further and may result in an alternative maintenance option through SAB adoption.

Integration of innovation

The proposed layout for the site, although at a sketch scheme stage, helps to demonstrate the positive impact that the application of the pattern book can have on the creation of a more place-focused approach. In particular, reducing private garden sizes for the benefit of more communal space is evident here. However, it should be recognised that this may not always be the most suitable approach, and this should be addressed on a site by site basis.

The pattern book of properties should be accompanied by a supporting material on the process that is necessary to promote positive placemaking. It is evident that RHA has faced a range of challenges, from both internal and external parties, in developing the proposals for this site as it deviates from a more standard approach. A guide to support the pattern book could include information on who to engage with, when and on what aspects of the design to help generate collaboration and support.

Challenging the number of parking spaces provided on the site has allowed more space for other uses and is critical to the success of the layout. To strengthen the argument for fewer parking spaces RHA could use both quantitative and qualitative information from experience of working with residents on other sites.

Next Steps

- Developing the sketch scheme in more detail to check the pattern book house types work.
- Ensure that the proposed permeable paving as part of the SuDS approach is appropriate and acceptable.
- A strategy for working with residents in the design, use and management of the central space.

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

Attendees

Agent/Client/Developer: Gari Rowlands, Rhondda Housing Association

Architect/Planning Consultant: Richard Collins, Holder Mathias
Terry Morley, Holder Mathias

Local Planning Authority:

Design Review Panel:
Chair Andrew Linfoot
Panel Chris Jefford
Steve Smith
Jen Heal, DCFW
Larissa Berquò, DCFW

Observer Clair Linfoot