



IHP Design Review Report

Stone House, Dyffryn

DCFW Ref: IHP E

Meeting of 8th June 2018

Review Status	PUBLIC
Meeting date	8 th June 2018
Issue date	15 th June 2018
Scheme location	Vale of Glamorgan
Scheme description	Residential
Scheme reference number	IHP E
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.

Steve Smith is a Design Review Panel Member but also works for Swansea Council who regularly bring their own schemes to design review. He has also worked on other projects with Pobl Group and previously worked at RCT Council. 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. Ed Green is employed by and Amanda Spence teaches at the Welsh School of Architecture where other staff were involved in the design of Solcer House. All present at the review were content to proceed following the declarations.

The Proposals

This project aims to deliver an energy positive affordable home in a rural location for householders with a lack of mobility requiring additional live in care. Appropriate sustainable design and technology will combine renewable energy supply, thermal and electrical energy storage and reduced energy demand in a replicable way.

The proposed development aims to provide an affordable and replicable housing unit, incorporating a low carbon house design, integrating sustainable building technologies and small-scale renewable energy technologies to generate energy that will be used on-site by the housing occupants. It aims to provide a high-quality living environment with very low energy bills to reduce fuel poverty.

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.

The technologies proposed for the Stone House at Dyffryn seem well researched and technically sound, however improvements could be made to the site and internal layouts to make this a great place to live.

Urgent Design Concerns

- Analysis of the local context could better inform how the building sits within the site and contributes to the street scene.

- The internal layout could be better resolved to create more spacious, comfortable living spaces, especially for a less mobile tenant who is likely to spend more time indoors.
- Adaptability and replicability of the proposals should be better explored to allow ease of application to other site contexts

Placemaking

Contextual response to site

The site layout should be well informed by site analysis of the surrounding context. A study of typologies in the village would be helpful to explain the design rationale of the proposal. Whilst still meeting the requirements of PassivHaus principles, the orientation of the building could be better considered in order to contribute to the street scene. An orientation which better fits within the existing settlement could help to encourage interaction with, and passive surveillance by, neighbours. This in turn could help to prevent social isolation. The relationship between living spaces and outdoor amenity space could be explored further to make best use of the site.

Sense of arrival

A more prominent and contextually appropriate elevation onto the street could also provide legibility and sense of arrival. The proposal should be legible from the point of arrival, through the site to the front door and through the building. At present, the entrance point is not clear and little natural surveillance of the driveway is provided.

Internal layout

The internal layout feels unresolved and would benefit from further exploration in order to make the best use of space for key living spaces, such as the master bathroom and kitchen.

Materiality

The use of stone which references the vernacular of the area is encouraged; however this could be better integrated into the proposal and should sit more comfortably into the site and local context.

Integration of innovation

Innovation approach: Using new green technologies to increase energy efficiency of adapted properties in rural contexts.

Adaptability

Potential to duplicate the unit to create side by side semi detached dwellings has already been explored and this potential flexibility is encouraged and should be better detailed in the submitted materials.

Replicability

A potential strength in this proposal is the opportunity to replicate the model on a variety of sites. In order to deliver a similar proposal in different contexts, design rules could be developed which address embedding in context, orientation, amenity spaces etc.

PassivHaus

The design team's commitment to use of PassivHaus principles in the design of this home is encouraged. The design team do not intend to apply for PassivHaus certification as this is likely to make the scheme un-affordable and less easily replicated elsewhere. This is a reasonable decision given that passive design principles have been followed and the intention is to make this model replicable.

Next Steps

- A study of the local context should be used to inform the site layout and relationship of the building to the street
- Further design of the internal layout should create more spacious, comfortable indoor spaces.

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

Attendees

Agent/Client/Developer:	Victoria Bolton, Darrel Powell – Newydd Housing Association
Architect/Planning Consultant:	Esther Coma, Jo Patterson – Solcer Ltd Steffan Harries – LRM Planning
Design Review Panel:	
Chair	Simon Richards
Panel	Ed Green Mark Hallett Angela Williams Wendy Maden Amanda Spence Carole-Anne Davies