



IHP Design Review Report

Cae Glas, Welshpool

DCFW Ref: IHP F

Meeting of 8th June 2018

Review Status	PUBLIC
Meeting date	8 th June 2018
Issue date	15 th June 2018
Scheme location	Welshpool
Scheme description	Residential
Scheme reference number	IHP F
Planning status	Permission granted

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

The Proposals

The scheme proposes two general needs units with six supported living bungalows constructed to Passivhaus standards.

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

- Little site analysis was presented to inform the design of the scheme.
- Retrofitting passive design principles and autism friendly design into the existing housing layout is unlikely to result in a high quality place to live.
- Consideration should be given to redesigning the scheme using autism-friendly principles and Passivhaus principles to create a comfortable and enjoyable place to live.

Placemaking

Autism-friendly passive design

This scheme provides the opportunity to design and deliver homes for people on the autism spectrum that positively impact the health and wellbeing of tenants. The nature of Passivhaus design principles are such that they could be used to design homes that are uniquely suited to people on the autism spectrum, specifically in terms of temperature comfort, noise control and air quality.

Site layout

The layout of the site currently fails to deliver a high quality place to live. The outdoor spaces could be better considered to create comfortable spaces for social interaction between residents. The layout fails to relate to the surrounding area which may prevent this new group of residents integrating into the existing community. Specific needs of people on the autism spectrum could be considered within the layout of the site, with special consideration of sight lines and corners for example. The site layout should better orientate the buildings to private and shared space and with the surrounding context.

Legibility

The site should be legible for residents and visitors, incorporating a sense of arrival with clear routes to front doors and a clear relationship between public and private space.

Sensory landscapes

The outdoor space could be better configured and designed to positively impact the experience of residents. Incorporating a sensory landscape, in addition to spaces for social interaction, could improve the wellbeing of tenants and really add value to their experience of this place.

Density

The design team could consider the potential to deliver a higher density scheme which could unlock the potential for shared services to take place on the site and serve a larger group at once. Delivery could be phased so that the 8 units required now are developed as the initial phase, with others completed as demand increases.

Integration of innovation

Innovation approach: Using Passivhaus principles to create autism-friendly environments.

Passivhaus design principles hold the potential to create the type of homes which could be well suited to people on the autism spectrum. Careful design for these specific needs could create comfortable, quiet, healthy homes which are uniquely suited to tenants with these specific needs. Additional thought could also be given to how the outdoor spaces positively impact the experience of the residents, through social interaction or sensory gardens, for example. This design process could provide some valuable lessons for designing for people on the autism spectrum, which could be replicated elsewhere.

Next Steps

- Full site analysis which considers the surrounding context should be undertaken and presented with the proposals for the site.
- Autism-friendly design and Passivhaus principles should lead the design of the layout and individual units, to create homes which contribute to the quality of life of residents.

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

Attendees

Agent/Client/Developer:
Housing

Grant Prosser & Gary Cook, Wales and West

Design Review Panel:
Chair
Panel

Simon Richards
Ed Green
Wendy Maden
Mark Hallett
Angela Williams
Amanda Spence
Carole-Anne Davies