



IHP Design Review Report

Great House Farm, St Fagans

DCFW Ref: IHP G

Meeting of 26th June 2018

Review Status	PUBLIC
Meeting date	26 th June 2018
Issue date	XXX June 2018
Scheme location	St Fagans
Scheme description	Residential
Scheme reference number	IHP G
Planning status	Full approved 2016

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

The Proposals

This small residential housing scheme aims to go beyond current building regulations to create sustainable housing at affordable prices to give lower fuel bills and create a happy community of residents. The project is funded solely by a private developer.

This is the final phase of the Eco Village on the edge of Cardiff built by LivEco. The developer team is trying to build housing commercially, but at a better standard than current regulations, and sell it at comparable prices. The new homes will be offering 'Zero Bills' by using a fabric first approach with a thermally tight building envelope, increased air tightness, with high insulation levels. A NIBE heat pump with an MVHR heat recovery system supply the hot water and heating via underfloor heating throughout the properties. The whole concept is innovative in comparison to national housebuilder supply. PV panels and Tesla batteries will also be provided on each house.

Main Points

This report is not a 'minute' 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 energy strategy should be reviewed as the number of green technologies incorporated into the scheme may be unnecessary. Streamlining the number of technologies could help the homes function more efficiently and reduce capital cost.
- An independent energy consultant could be usefully engaged in order to assess the appropriateness of renewable technologies.
- The shared space within the scheme could be better considered to reduce the impact of the highway and encourage social interaction between residents. The village green shown in an earlier iteration of the proposals could be reconsidered.

Placemaking

DCFW supports the aspiration to deliver additional sustainable homes in the new community of Great House Farm, St Fagan's. The focus on building a community is encouraged and has already been successfully demonstrated on previous phases.

Accessibility

A movement context plan would have been helpful to demonstrate how Great House Farm relates to local bus and cycle routes as well as public footpaths. The inclusion of an electric pool car within the development is a welcome addition to encourage reduced private vehicle ownership.

Amenity space

The shared amenity space within the proposal to the North West should be better considered so that it reads as a piece of communal outdoor space rather than a turning head with an adjacent grassed area. This may include exploring different options for materials and street furniture. Other amenities such as a meeting space and allotments are welcomed to create places to meet and enhance the residents' health and well-being.

Integration of innovation

Innovation approach: SME housebuilder delivering sustainable communities whilst monitoring technologies and developing construction processes which allow the model to be rolled out across further sites.

Post-occupancy monitoring

Post-occupancy monitoring of the sustainable technology is a key part of this proposal. The monitoring of technologies and sharing of information and experiences between members of the community can inform future delivery of the housing model.

Welsh skills resources

The applicant is seeking to develop the units using local skills and resources, however they are struggling to access good quality, independent consultants to advise on energy concerns. An independent energy consultant would be helpful in exploring the potential use of renewable technologies to make the scheme as efficient as possible and replicable on other plots. Consideration could be given to how access to this advice could be facilitated through the IHP process.

Replicability

The house types represent an approach to semi-rural typologies which could be usefully replicated elsewhere whilst considering the different context. The developer appears to have successfully built relationships with a building society which supports the scheme. Developing these relationships and ensuring warranties and mortgages are secured for the units is crucial to the successful roll out of this concept elsewhere.

Next Steps

- Engage with an energy consultant to review the energy strategy for the proposal.
- Better consider the design of the shared amenity spaces on site to encourage social interaction within the community.

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

Attendees

Agent/Client/Developer: Daniel Ball, LivEco Homes

Design Review Panel:
Chair Cora Kwiatkowski
Panel Lynne Sullivan
Wendy Maden
Chris Jefford
Amanda Spence