



IHP Design Review Report

Goods Shed, Barry

DCFW Ref: IHP K

Meeting of 8th June 2018

Review Status	CONFIDENTIAL
Meeting date	8 th June 2018
Issue date	15 th June 2018
Scheme location	Barry
Scheme description	Residential
Scheme reference number	IHP K
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.

Mark Hallett is a Design Review Panel Member and is working with DS Properties on other projects. Steve Smith is a Design Review Panel Member but also works for Swansea Council who regularly bring their own schemes to design review. All present at the review were happy to proceed following the declarations. 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 formation of a new innovative and cultural hub in the heart of Barry that will capitalise on the success of the adjacent Pump House redevelopment, creating 42 new homes for affordable/market rent as well as new retail units, business hubs, a farmers' market and rooftop gardens.

The scheme has a clear vision with urban regeneration at its core; as well as bringing a derelict site back into a beneficial use, the proposal marries housing led regeneration with an innovative street scene of complementary mixed uses and unique public realm comprising a farmers' market, play space and rooftop gardens. Construction methods will include a blend of new build, containers and refurbished former buildings to transform this otherwise derelict and under used area.

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

- Design of the new-build housing element and landscape/streetscape to ensure housing feels fully integrated with the rest of the scheme and does not lack the quality and character of the reuse elements.

- Achieving the best integration with the context through a process based on good site and context analysis and urban design strategies which stretch beyond the boundaries of the site.
- The ground floor of the new residential block would benefit from active uses/frontages on the ground floor so that it contributes positively to place-making and experience.

Placemaking

Site and Context Analysis

The idea to create a new model for a town high street based on a mixed-use approach is supported. Designing an 'experience' for visitors, workers and residents will require excellent placemaking to work as intended, and designs must be based on good analysis of the site and wider context. DCFW's guide for Welsh Government, Site and Context Analysis: Capturing the Value of Site, can be found here:

<https://gov.wales/topics/planning/policy/guidanceandleaflets/site-and-context-analysis-guide/?lang=en>

Streetscapes and spaces between buildings

The spaces between the buildings in this scheme need to be very well designed to make the integration of different uses work and to create a destination which people will want to return to. All spaces and streets should be designed with a positive purpose which will encourage increased dwell times. Left over spaces should be avoided and designed out.

Connections

Active travel opportunities, including integration with existing and proposed pedestrian and cycle routes should be considered. Connections to the town centre, surrounding community facilities and the Pump House should be explored and strengthened.

Ways of integrating parking which do not prevent connections or eliminate active ground floor uses should be explored.

Positive partnerships

It is good that positive partnerships and opportunities for involvement of local communities are being considered from the early design stages. It would be good to see this way of working expanded. The team might consider links with Cardiff and Vale College, such as providing training and start-up opportunities.

The Commission encourages the design/developer team to work with the local authority to look at ways for the scheme to make the best impact on the surrounding urban realm. This might include suggesting improvements to streets, footpaths and open spaces which are outside the red line boundary.

Short term and meanwhile uses

The inclusion of facilities and opportunities which encourage meanwhile uses and short term lets to allow ideas to be tested is positive in terms of making the development vibrant and regenerative.

New life for heritage buildings

It is positive that viable new uses are proposed for heritage buildings. Giving these buildings, which are of local interest, a new purpose will add character and quality to the development and is a sustainable approach to regeneration.

Housing identity

It is important that the new-build housing has a strong identity and sense of belonging to its site and context. It should not feel like a separate scheme. Consideration of active ground floor uses and connections to the public realm will be important.

The Commission encourages an innovative and different approach to the model or typology for affordable housing, which might include live-work opportunities. Shared facilities, such as meeting rooms, children's play room, a guest unit and spaces which encourage communication and create opportunities for synergies between residents and businesses should be explored.

The human scale, experiential elements of the design of the housing should be given careful thought. The reused Goods Shed will automatically have a character and scale from its historic use, but the new building will require proper investment in good design skills and design time. However, pastiche copying of local historic buildings should be avoided.

Integration of innovation

Innovation approach: A genuine mixed-use approach with integrated housing to support regeneration of the town/area, combining re-use of historic buildings, temporary units and new-build.

This approach is very interesting and many struggling towns in Wales could benefit from replication of this approach. The funding model, opportunities for short term business lets, integration of a flexible live-work model and opportunities for meanwhile uses demonstrate an innovative approach to housing and regeneration – a move away from the usual zoning of separate areas for retail, work and living which fails to deliver viable, good places which support well-being.

The innovation and merits of the scheme are found in the integration of the different uses, meaning that the scheme should be submitted to IHP and viewed as a whole masterplan, rather than only the residential element in isolation.

It may be useful to learn from other innovative precedent schemes which have successfully taken an integrated, mixed-use approach to affordable housing and regeneration. Lessons should also be drawn for projects which have successfully used shipping containers to make interesting, vibrant public spaces, including the scheme in Las Vegas and Christchurch's temporary Re:Start project. Examples of mixed-use affordable housing might include, Coastal Housing's High Street scheme in Swansea.

Next Steps

- Discuss benefits of wider urban design strategies with Vale of Glamorgan Council.
- Exemplary design of new-build residential.
- The Commission would welcome the opportunity to review the scheme again, outside of the IHP design review process, once design work has progressed.

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

Attendees

Agent/Client/Developer:	Simon Baston, DS Properties Elise Coalter & Steffan Jones, Newydd HA
Architect/Planning Consultant:	Phil Chamberlin, Tony King Architects
Local Planning Authority:	
Design Review Panel:	
Chair	Simon Richards
Panel	Ed Green Wendy Maden Mark Hallett Angela Williams Amanda Spence