



IHP Design Review Report

Heol Dowlais, Llantwit Fadre

DCFW Ref: IHP Y

Meeting of 6th July 2018

Review Status	PUBLIC
Meeting date	6 th July 2018
Issue date	12 th July 2018
Scheme location	Efail Isaf, Rhondda Cynon Taff
Scheme description	Residential
Scheme reference number	IHP Y
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.

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 to build 36 social housing homes in an area of housing need. 18 of the units will be built with the Ilke Homes modular homes system. This system is designed using factory production techniques in factory conditions and is not reliant on weather or the local supply of trades people. Further to the ground works being installed, up to six houses a day can be constructed on site enabling many more homes to be delivered.

The standardisation of house types will drive down costs as soon as a volume of housing and order book is established. However, the exterior vernacular can be altered by choosing from a suite of external finishes. The factory tolerances enable an air tightness that equate to homes being costing less than 20% to run when compare to traditionally constructed homes.

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 scheme faces inward on itself and fails to relate positively to its context.
- Proposed streets and footways are unnecessarily wide and the street scene feels car dominated.
- There is a lack of public space provision on the site.
- There is currently a lack of landscape and ecology input into the scheme.
- Selected housetypes do not appear to have been informed by analysis of the architectural language and materiality of the context.

Placemaking

The proposed layout feels inward facing and detached from the surroundings. The design of the site layout and homes should be well informed by thorough site and context

analysis. This could be usefully presented with the proposals in order to create a narrative for the design.

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>

The current street layout appears to be over-engineered and streets are unnecessarily wide and heavy. This is a rural site with no through road and as such the street network need only meet the requirements of the residents living there. A softer approach to streets should be taken which prioritises pedestrians and naturally slows traffic. This will encourage children to play in the streets and create an active community.

The amount and type of car parking makes a negative impact on the quality of the street scene. Opportunities to reduce the number of spaces should be explored in order to encourage residents to use public transport and active travel to get around. Diversifying the parking type and considering opportunities to store cars to the side of properties may reduce the impact. Along with the already included car charging points, opportunities to include an electric pool car could be explored to strengthen the long term sustainability of the scheme.

Currently there is a lack of shared public space within the scheme. Inclusion of this space could both encourage interaction between residents on the site but also provide a new facility for people living close to the site, which would integrate the new development into the wider community. An obvious opportunity to incorporate a piece of community open space in this layout arises if the central apartment block is removed. This plot lends itself to a central open space which is well overlooked and accessible to all. An innovative approach to the public realm and landscape could be demonstrated as an additional innovation.

A landscape architect could be usefully engaged to add value to the scheme through a landscape and ecology strategy, therefore making the development a nicer and more sustainable place to live.

Thorough analysis of the architectural language and materiality of the vernacular should be undertaken to inform both the form and materials of the proposed housetypes. This will ensure that the proposed development sits comfortably in its context. The proposed modular system should meet the needs of the vision for the site, rather than the system prescribing what housetypes will be used on the site.

Further consideration could be given to the internal layout of the dwellings proposed, including the potential provision of open plan living spaces and conflicts between living spaces and the ground floor WC.

Integration of innovation

Innovation approach: Introducing the Ilke modular system to Wales and evaluating how the system suits the RSL in contrast to SIPs construction.

This system has been selected as it most closely achieves the requirements of DQR. The mortgageability and accreditation of the model has been fully tested to ensure successful delivery. This development also contributes to the demand for a pop up modular factory coordinated between RSLs in Wales.

Next Steps

- Better consider the streets and movement strategy through the site to prioritise active travel and reduce the impact of private vehicles.
- Explore opportunities to incorporate a public space to encourage interaction between residents within and outside of the site.
- A landscape and ecology strategy should be explored.
- The proposed housetypes should be better informed by the local vernacular.

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

Attendees

Agent/Client/Developer:	Sara Brock - Hafod
Planning Consultant:	Jon Hurley – WYG
Construction:	Thomas James – Engie Julie Hood – Ilke Homes
Design Review Panel:	
Chair	Ed Green
Panel	Ashley Bateson Steve Smith Wendy Maden