



# IHP Design Review Report

Former Larkfield Care Home, Rhos on Sea

DCFW Ref: 19AM

Meeting of 3<sup>rd</sup> July 2019

## **Review Status**

Meeting date  
Issue date  
Scheme location  
Scheme description  
Scheme reference number  
Planning status

## **PUBLIC**

3<sup>rd</sup> July 2019  
12<sup>th</sup> July 2019  
Rhos on Sea  
Residential  
19AM  
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.

## The Proposals

The proposal is for the demolition of a former care home and church hall and development of 18 affordable housing units utilising MMC delivered via Creating Enterprise's current factory which is delivering a Beattie Passive product. This is an upscaling from IHP round two and a move into developing apartments.

## 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**

This was an appropriate stage to review proposals for this site as the design is still in the relatively early stages of development. The panel identified the following aspects that should be considered as the design progresses.

The proposal to follow passive house principles is positive but needs to be considered right through the design and layout of the site. In particular, orientation is an important factor which does not seem to be informing the layout significantly at this stage. Consequently, some of the apartments are not ideally located, particularly the unit to the north east of the site.

Further exploration of the form and materials should consider the nature of the proposed building in its context – considering whether it is a large house, two buildings or a collection of smaller units could help and should be informed by the context analysis.

It is positive that re-use of some onsite materials following demolition is being considered and this needs to be worked into the design.

## **Placemaking**

It is important to use this design development time to explore the site layout options fully. There could be potential to improve and refine the arrangement of parking, building line, landscape and frontage with further iterations. This could create more usable outdoor spaces and ensure the relationship with the street is as positive as possible.

Entrances and internal common spaces could provide the opportunity for social interaction and provide greater sense of place if they are designed with this in mind and if minimum standards are challenged for the benefit of residents. A balance between increased service charges to maintain these common areas and reduced energy bills for residents could be explored.

## **Integration of innovation**

The proposed development will allow the Beattie Passive House timber SIP system to be used for apartments which is important in the testing of different house types using the system.

Considerations that the panel would expect to be informing the site layout and design for a passive house model, such orientation and window sizes do not seem to be sufficiently prominent.

## **Next Steps**

- Continue testing layout options to find the right fit for this prominent corner site.
- Ensure that the layout meets the passive house requirements.
- Develop the character of the building in response to its use, context analysis and concept.

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

## **Attendees**

Agent/Client/Developer:

David Lowe, Cartrefi Conwy  
Owain Roberts, Cartrefi Conwy

Architect/Design Consultant:

Simon Venables, AGA  
Neil McGill, AGA

Design Review Panel:

Chair  
Panel

Jamie Brewster  
Toby Adam  
Jamie Yeoman  
Jen Heal, DCFW