



IHP Design Review Report

Congregate Living, Monmouthshire

DCFW Ref: 20A IHP4 2020

Meeting of 8th September 2020

Review Status

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

PUBLIC

8th September 2020
11th September 2020
Sites at Monmouth & Caldicot
Residential, IHP4
20A
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.

None.

The Proposals

Congregate Living in Monmouthshire is a proposal by Monmouthshire Housing Association working with the Welsh School of Architecture Design Research Unit Wales, LRM and the Centre for Research in the Built Environment. The schemes address three sites, one in Monmouth at Wyesham and two at Caldicot, attempting a novel approach for one hundred percent affordable homes for particular groups, aiming to achieve zero carbon in operation. The client/design team are currently working closely with the Local Authority to formulate a detailed comprehensive brief whilst preliminary site analysis and design work evolves. A project budget of £3.9m has been estimated for a Design & Build procurement process anticipating start on site at the end of April 2021. A planning application is planned for submission in December 2020 dependent on a successful IHP funding bid.

Main Points

This report is not a verbatim 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

None.

Placemaking

Site analysis to inform the design response and good placemaking has been hindered by Covid-19 measures. This is recognised by the design team and client as an area needing more work and greater attention and they are committed to completing it. In doing so they will need to consider responses to site in the layout, addressing edges and ensuring a relationship to existing/proximate sites, dealing with any vehicle/parking/transport items and inclusive design. Some sites being considered require that existing buildings be

demolished, in these cases, the team will need to demonstrate that other possibilities have been exhausted in the interests of achieving sustainable development.

Integration of Innovation

The innovation is well considered via a dual approach to design quality and building performance using modular construction, and to novel means of delivering affordable homes that respond specifically to housing need in the locale. A range of dwelling units address a 'triage' need, available for immediate and urgent housing responses, alongside units available for longer term and potential live-work/workshop provision.

Building on the quality of the homes delivered via this team in earlier IHP phases the proposals represent valuable systemic and positive change. The client, local authority and design team demonstrate a genuinely collaborative partnership and track record, bringing about long-term positive change, addressing challenging sites and addressing key housing need.

The proposals offer potentially high-quality dwellings with well-considered layouts, efficient construction and performance in use whilst addressing negative stigma and housing need. The quality of design and attention to detail exhibited in previous developments delivered by MHA through IHP should be upheld to maintain the positive contribution that they make to difficult, backland sites.

Next Steps

The analysis and placemaking work are vital for success. The team should be sure to make explicit their track record, the nature of the collaboration and 'whole- team' approach as well as the ambition of this new proposal. The Commission would welcome further consultation as the proposals evolve, should time allow.

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

Attendees

Agent/Client/Developer: Ian Bakewell, Monmouthshire County Council
Chris Kinsey, Monmouthshire Housing Association
Karen Tarbox, Monmouthshire Housing Association

Architect/Planning Consultant: Wayne Forster, WSA
Sam Courtney, LRM

Local Planning Authority: Craig O'Connor, Monmouthshire CC

Design Review Panel:

Chair: Jen Heal, Design Advisor, DCFW
Panel: Angela Williams
Simon Carne
Carole-Anne Davies, Chief Executive, DCFW
Efa Lois, Place Advisor, DCFW