



DESIGN
COMMISSION
FOR WALES
COMISIWN
DYLUNIO
CYMRU

IHP Design Review Report

Former Pirelli Site, Newport

DCFW Ref: 20J IHP4 2020

Meeting of 23rd September 2020

Review Status

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

CONFIDENTIAL

23rd September 2020
1st October 2020
Former Pirelli Site Newport
Residential, IHP4
20J
Pre-application; PAC imminent

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

Pobl Homes and Communities Ltd propose 55 dwellings on a circa 1Ha area of brownfield land at the former Pirelli Cables Site (phase 2), Telford St, Newport NP19 0LW. The development forms an extension to the existing Loftus Garden Village comprising affordable homes delivered via a collaboration with local suppliers, using Design for Manufacture principles established throughout partnership working and intelligent procurement. The stated ambition is for 'combustion free living', high energy performance, high quality landscape and a biodiverse environment.

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.

Design Concerns

We caution the use of language relating to so called 'passivhaus' principles and advocate a clear commitment and intent toward design and performance.

Integration of Innovation

Collaborating with a Wales-based off-site manufacturer, the homes are 'designed for manufacture' with the aim of mainstreaming modern methods of construction (MMC). The design approach aims to maximise efficiency, flexibility and performance at every part of the supply, manufacture and delivery chain and recognizes that a good design interface can achieve good placemaking whilst also employing off-site/MMC. The approach to procurement is interesting and has the potential to avoid 'cookie cutter' MMC outputs due to the commitment to good architectural design and manufacturing principles which allow site specific responses. Its mainstream potential if done well is of particular interest. Prototype testing for a range of built forms would be beneficial.

Placemaking

The proposal to link with and extend Loftus Garden Village are a key strength and offers opportunities for greening the streetscape, integrating SUDs and landscape design along

with improving linkages and connections via the adjacent railway line. The strengthening of the existing community initiatives by including kitchen garden and growing network strengthens distinctiveness and potential for community development which accompanies the approach to innovation.

Issues attending active uses and landscape integration need attention including clarity as to fronts and backs, primary entrances and how areas of public and private space will be managed. The masterplan needs to establish without ambiguity whether 'cars and letterboxes' are on the same side or on opposite sides of the house. Either is tenable, but clarity is important at this stage of design. The areas to the north bring connecting opportunities but great care is needed in relation to the quality of outdoor space, connecting routes and the 'underpass'. Presently the PRow connects awkwardly with the Greenway through-route, and this could be readily addressed. Careful consideration of the level of the underpass in relation to its connecting footpath and adjacent landscape will help the underpass feel less threatening, particularly if an extended view from it to the south is achieved.

Attention is needed at the edges and northern part of the site including a consideration of the layout in proximity to the railway line. Boundary treatments, planting and acoustics are key considerations along with the need to establish a sense of safety and security with subtlety. Orientation of the flat to north are a critical consideration.

Active travel and pedestrian capacity across the piece, should be considered for future-proofing purposes and to ensure a high-quality environment on foot.

As yet there is no detail offered on the external appearance of the houses, which is a vital component of place-making, and a key challenge for an MMC project to avoid looking like 'any-place'.

Next Steps

The proposals are encouraging, and the unit design is vital for success along with sound placemaking. 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:	Sarah Hodges, Pobl Homes and Communities Mark Trounce, Pobl Homes and Communities Elfed Roberts, Pobl Homes and Communities Neil Taylor, Pobl Homes and Communities Andrew Duggan, Castleoak
Architect/Planning Consultant:	Andy Sutton, Sero Gill Boit, Hammond
Local Planning Authority:	Joanne Davidson, Newport City Council
Design Review Panel:	
Chair:	Carole-Anne Davies, Chief Executive, DCFW
Panel:	Richard Woods Amanda Spence Efa Lois, Place Advisor, DCFW