



DESIGN
COMMISSION
FOR WALES
COMISIWN
DYLUNIO
CYMRU

IHP Design Review Report

Land off Kilvert View, Clyro

DCFW Ref: 20P IHP4 2020

Meeting of 21st September 2020

Review Status

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

PUBLIC

21st September 2020
2nd October 2020
Land off Kilvert View, Clyro
Residential, IHP4
20P
Consented

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

The proposals from Powys County Council is for 17 dwellings on 0.35ha of land off Kilvert View, Clyro, Powys. The stated aim is to *'contribute positively to the WG housing demand with an innovative social housing project of high quality, low energy homes with low running costs, that are easily adaptable for future changes in circumstances to users; homeworking or family expansion, and to take forward the learnings to other projects by PCC and other partners'*. A £2.5m budget is allocated and the proposals are connected to the Home Grown Homes concept.

NB: Planning consent was granted for this scheme in December 2019 and a design and build contract has already been tendered, with an imminent start on site. The Design Commission was surprised to see a request for an IHP4 review and to hear during the meeting that there was a possibility of a re-submission for planning consent for an extension to the scheme.

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

The schemes is already consented and on site or close to starting on site. It is heavily highways dominated to the detriment of good placemaking and layout. We caution the use of language relating to so called 'passivhaus' principles on all schemes and advocate a clear commitment and intent toward design and performance.

Integration of Innovation

The scheme employs MMC.

Placemaking

See our design concerns noted above.

Next Steps

All parties recognised that coming to DCFW for an IHP4 review was not the best route. The Commission recognised that the whole team wished to learn more and establish a longer term relationship with the Design Commission to add value to Powys CC approach to its housing need and the development of its housing stock. The findings of the public engagement used to inform this scheme identified what were described as 'hidden needs' and a higher live/work need that responds to the rural nature of the area and the nature of employment/self-employment, but which also address housing need and demand.

Care is needed in understanding the profile of needs and the Design Commission is able to engage in a longer term engagement to find out more about Powys' housing programme and work more strategically with the local authority. In the first instance the local authority will need to follow up with DCFW by contacting the chief executive and sharing further information with a view to opening up the wider conversation.

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

Attendees

Agent/Client/Developer:	Simone Hodges, Powys CC
Architect/Planning Consultant:	Arwyn George, George + Tomos Architects Barrie Davies, Asbri Planning
Local Planning Authority:	Powys CC
Design Review Panel:	
Chair:	Simon Richards
Panel:	Michael Gwyther-Jones Carole-Anne Davies, Chief Executive, DCFW Efa Lois, Place Advisor, DCFW