



# IHP Design Review Report

GLANWERN HOUSE, PONTYPOOL

DCFW Ref: 20BB IHP4

Meeting of 16<sup>th</sup> September 2020

## **Review Status**

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

## **Confidential**

16<sup>th</sup> September 2020  
17<sup>th</sup> September 2020  
Pontypool  
IHP Residential  
20BB  
Pre planning

## 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 Proposals

Eleven houses, and a biodiversity monitoring hub, located on land adjacent to Glanwern House in Pontypool. The project hopes to create a new model for intergenerational living. The scheme is being developed by Bron Afon.

## 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.

### **Biodiversity**

The scheme may benefit from reassessing what the proposal hopes to achieve. Defining the project as being biodiversity-led seems unsubstantiated and may minimize the benefits of the broader landscape aspirations of the proposal, such as the gardens, allotments, and food production.

The houses could also be developed in order to add something to the biodiversity of the site – the inclusion of bat or bird boxes, as well as rain gardens and proposed trees could benefit the biodiversity of the site.

### **Location of the Apartment Block**

The location of the apartment block undermines the aspirations and vision for the site. The connections between the hub, the woodland, and the gardens are compromised by the current location of the apartment block. It would be highly beneficial to the project if more could be done to address these issues, and if more could be done to maintain the views and connectivity that the design statement aspires to.

### **The Road**

Further exploration is needed regarding the road – it's appearance, and how it could be developed in order to support the integration of the intergenerational aspect of the project. It would be beneficial if it could be designed to be perceived as a space that could join both communities, rather than being a road that separates them.

## **The Hub**

Further exploration of the spatial needs of the hub would be beneficial. Research into the types of activities that could be accommodated within the building, and the spatial and storage needs of these activities, could create a successful and thriving community space.

Further exploration of the roof and materials of the hub would be beneficial in the consideration of the possible changes to the appearance of the building to which it is attached (roof and cladding materials) and the proposed housing.

## **Level of detail**

As the site slopes, and the proposals aspire to have flat front gardens/driveways to the houses, a level of detail needs to be brought forward through the design stages in order to achieve a successful scheme.

## **Next Steps**

Exploration of spatial needs, as well as further exploration of the potential biodiversity aspects of the design could be beneficial as the design is developed. Further work is needed on the road that joins both communities, as it currently could be seen as a barrier to community integration. DCFW would welcome further consultation if the team would find it helpful within the timescales for IHP.

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

## **Attendees**

Agent/Client/Developer:	Oliver Smith, Bron Afon
Architect/Planning Consultant:	Karl Lewis, Le Trucco Andrew Perrigo, Tirlun Design Becky Davies – Bron Afon
Local Planning Authority:	Helen Smith, Torfaen County Borough Council

Design Review Panel:

Chair:

Andrew Linfoot

Toby Adam

Maria Asenjo

Panel:

Jen Heal, Design Advisor, DCFW

Efa Lois, Place Advisor, DCFW

Carole-Anne Davies, Chief Executive DCFW