



IHP Design Review Report

LADYHILL DAY CENTRE, NEWPORT

DCFW Ref: 20K IHP4

Meeting of 23rd September 2020

Review Status

Meeting date
Issue date
Scheme location
Scheme description
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Planning status

PUBLIC

23rd September 2020
28th September 2020
Newport
IHP Residential
20K
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

40 MMC residential dwellings on a brownfield site in Newport with some open space and landscaping including a raingarden and SUDS. This scheme is being developed by Pobl Homes and Communities Limited.

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 proposal is highway-dominated and lacks responsiveness to the landscape. The site layout needs to be reviewed bearing all principles of placemaking in mind to ensure it is an attractive development. Especially the area with the parking court to the South West as it is not overlooked, and some of the adjacent houses have high boundary fencing, limiting their views.

Given the planning status of this project, the inclusion of pocket parks may be a way to improve the quality of green infrastructure on site and incorporate areas of informal play and seating. The inclusion of external seating areas in green space, rather than on the side of the road, could create pleasant spaces for people to sit, and use. The Eastern parking court could also be linked to the green area to the east and right choice of soft landscaping can ensure it is not car-dominated.

Open space should be allocated to specific uses, and the ownership and management of those spaces should be decided before the residents move in.

Footpaths should be designed to generously link spaces, and to follow routes that people are likely to use such as between the site and the bus stop, and to the nearby shopping facilities.

Boundaries, specifically boundaries near the bungalows facing the northern boundary of the site, require further design exploration.

Front gardens and footpaths, separating the dwellings from the car parking spaces, are commendable as they create a more pleasant environment, and allow placemaking opportunities if people want to personalise their front garden.

Internal layouts

The building layouts in the other scheme presented by Pobl – the former Pirelli Cables site- are much stronger. These layouts are inferior in terms of flexibility, space and design quality to those presented in the earlier scheme and there is opportunity to rationalise those. Flexibility such as the (temporary) inclusion of a home office should be considered.

Elevations

The building elevations are currently unresolved and require further development – there is an opportunity here to do something very contemporary that creates its own identity. The façade design could be much more aesthetically aspirational than what is currently being proposed. We also recommend reconsidering any use of UPVC and plastic.

Passivhaus

Although the project aspires to be 'basic' Passivhaus, it will be highly beneficial for this scheme to incorporate all principles even if no formal certification will be sought. Embodied carbon should also be considered in the proposals and be compared to other schemes.

Next Steps

Placemaking, design quality and a whole place approach will be key to the success of this scheme. Further development of the site layout and floor plans is necessary in order for this to become a successful scheme.

Revisiting the internal layouts, as well as the layouts proposed on the Pirelli site, would be highly beneficial to this scheme.

Consideration of the place that is being created, developing a sense of place, and the understanding of how it feels to live here is of key importance while developing this design further.

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

Attendees

Agent/Client/Developer:	Arwyn Lloyd – Ainsley Gommon Architects Simon Venables – Ainsley Gommon Architects
Architect/Planning Consultant:	Andrew Duggan, Castleoak Gavin Howells – Pobl Elfed Roberts – Pobl Neil Taylor – Pobl Steffan Harries – LRM Planning
Local Authority:	Grant Hawkins – Newport Council
Design Review Panel:	
Chair :	Cora Kwiatkowski
Panel:	Carole-Anne Davies, Chief Executive DCFW Jen Heal, Design Advisor, DCFW Efa Lois, Place Advisor, DCFW Richard Woods Amanda Spence