



IHP Design Review Report

Glasdir 2, Ruthin

DCFW Ref: 20L

Meeting of 21st September 2020

Review Status

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

PUBLIC

21st September 2020
24th September 2020
Ruthin
Residential
20L
Pre revised 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

The proposal is for 63 dwellings with associated landscape and footpath connections. The aim is for Net Zero Whole Life carbon approach to the homes to be delivered in collaboration with HMP Berwyn to supply training and skills development for prisoners through involvement in the manufacturing process.

Main Points

This report is not a 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

Proposals for this site have been reviewed by DCFW as part of IHP3 and as a separate design review in May 2020. Changes have been made since the previous review but some of the key concerns remain, particularly regarding the clarity of definition between public fronts and private backs, and the lack of natural surveillance of some of the pedestrian routes and public spaces through the site. The layout would benefit from the input of an urban designer to address these issues at a masterplanning level. There are ways to design these issues out which do not result in compromised boundaries or poor-quality spaces. This is particularly an issue around the open space to the north and alongside the footpath entering the site from the east.

The overall masterplan still lacks cohesion. A single diagram showing key routes, public spaces and property fronts and backs could help to shape and give clarity to the layout which we are still missing.

The routes through the site must reflect desire lines and provide continuous links either on pavements or within appropriately designed shared spaces.

Plans and elevations for the house types were not provided so could not be commented on. We would be keen to see how the proposed dual aspect properties are to be configured.

Placemaking

The character of the development can be further developed through a more extensive consideration of the local context and what is distinctive to Ruthin. The character will be developed through the properties but also the boundary treatments and landscape approach to the streets and public spaces.

It is positive that the green space on the boundary of the existing housing development to the east of the site is being more positively integrated into the scheme to help unite the two sites.

A landscape plan that clearly shows how the different elements that were mentioned in the presentation are incorporated into the layout would help to reinforce this aspect of the scheme.

Integration of Innovation

The low-carbon ambitions of the proposal and the aim to improve on the previous IHP development would be strengthened by a commitment to a particular target and independent certification.

Next Steps

- Further review and refinement of the layout to design out the negative aspects relating to the current layout.

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

Attendees

Agent/Client/Developer:

Arwyn Evans, Clwyd Alyn
Penelope Storr, Clwyd Alyn
Tony Hughes, Williams Homes Ltd

Architect: Robert Blount, JPH Architects

Planning Consultant: Peter Lloyd, PL Planning

Design Review Panel:
Chair
Panel

Simon Richards
Michael Gwyther-Jones
Jen Heal, Design Advisor, DCFW
Efa Lois, Place Advisor, DCFW