



IHP Design Review Report

YSGOL LLAINGOCH, HOLYHEAD

DCFW Ref: 20T IHP4

Meeting of 21st September 2020

Review Status

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

PUBLIC

21st September 2020
28th September 2020
Holyhead
IHP Residential
20T
Post-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.

Simon Richards, the chair of this review, works for a practice called Land Studio, who occasionally work with Cadnant and WM Design, but Land Studio are not working on this particular project.

The Proposals

A mixed tenure affordable housing development on a brownfield redundant school site in Holyhead. The scheme is being developed by DU Construction.

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

Although the panel had concerns regarding the design, the proposal had come in for review post-planning. It was noted that this was because the proposal had been fully designed before the IHP funding was announced. Although a package deal for traditional construction of the project had been agreed, the design team hoped to apply for IHP funding in order to overcome barriers for MMC, and to accommodate the overcost to build the proposed dwellings to a passivhaus standard.

MMC

The idea of using the process of an MMC build to upskill training within the local supply chain and to upskill local trade is commendable. However, it would be beneficial if some research was conducted and presented into the possibility for the integration of Welsh timber in this design.

Passivhaus

Although the design team aspire to get near a passivhaus standard, the panel would encourage them to embrace the standard, and to aspire to get certification. This could provide an opportunity for local universities to study the efficiency of the buildings in the long-term.

Warranty for inhabitants

Given the innovation proposed for this development, it would be beneficial if there were to be an LABC warranty in place. This could give people the confidence to live in dwellings of this nature, if they were previously apprehensive.

Inclusivity

The proposal would benefit from an equality impact assessment. Although the design is fixed, the assessment would demonstrate that the design has a commitment to inclusivity.

Urban design

The proposal would benefit from greater connections to the neighbouring housing development. The development feels very parking dominated. Bringing vertical landscaping elements into the design, in particular around the boundary treatments to front garden spaces could help split up the car parking areas.

Next Steps

Further exploration of the road design would be key to this scheme. The design exploration of whether more landscaping elements could be included within the scheme in order to soften its highway-dominated nature would be highly beneficial.

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

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

Attendees

Agent/Client/Developer:	Trystan Evans – Ynys Môn
Architect/Planning Consultant:	Adrian Williamson – WM Design and Architecture Rhys Davies – Cadnant Planning Mark Blackwell – DU Construction Paul Owen – DU Construction

Design Review Panel:

Chair: Simon Richards

Panel: Jen Heal, Design Advisor, DCFW
Efa Lois, Place Advisor, DCFW
Carole-Anne Davies, Chief Executive DCFW
Michael Gwyther-Jones