



IHP Design Review Report

STATION ROAD, LETTERSTON

DCFW Ref: 20Y IHP4

Meeting of 17th September 2020

Review Status

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

PUBLIC

17th September 2020
28th September 2020
Letterston
IHP Residential
20Y
Pre-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.

The Proposals

A housing development proposal located on Station Road, Letterston. The project hopes to develop 'quality homes that people recognise, relate to, can afford, and can live in modestly'. The scheme is being developed by ateb Group 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 potential for modular construction as the design is developed further could become an interesting design development opportunity.

The housing layouts will need to include the hot water storage that is needed when using air-source heat pumps. Meter boxes would also benefit from being hidden within the elevation design, and air-source heat pumps could be located further away from the front of the property.

Landscape

The green space at the centre of the site could become an important community asset, but its success will depend on the street space that is designed around it.

It is worth exploring whether a traditional kerb/pavement arrangement is truly necessary on a development of this size in this rural context. The streetscape could encourage people to use the streets of the development as a public space, creating more flexibility and walkability within the development. The softening of the road edges could result in a successful public space that would be used by the community. It is also worth exploring whether a throughway is needed on both sides of the green area.

Ultimately, the success of the public space will depend on the success of the landscape and public realm strategy.

The retention of the Pembrokeshire banked hedge is a positive aspect to the scheme. The consideration of walking routes to the local school and amenities within the village is also an important consideration while going forward with the design.

The relationship between the allotments and the back gardens of this development would benefit from further exploration.

The rural feel of the site could influence the landscape design, and the potential for street trees could be explored.

Connectivity

It is worth exploring whether the development could link into roads on adjacent developments, creating a useful route for delivery, service and emergency vehicles.

House Design

The simple house design, optimized modular construction and successful inclusion of technologies could result in an innovative development.

Including a range of colours in terms of the building renders on site could result in a development that feels more like a place, rather than a housing estate.

Next Steps

Exploration of spatial needs of the proposed technologies will be necessary as the design is developed. Further work is needed on the relationship between the road and the park, in order to create a successful community space. 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: Sam Stalbow, ateb Group

Philip Lewis – Lewis Partnership
Geraint Phillips – Lewis Partnership

Architect/Planning Consultant: Richard Bullock – Bullock Consulting
Paul Bullock – Bullock Consulting
Phil Lawrence – Roger Casey Associates

Design Review Panel:

Chair: Jonathan Vernon-Smith

Panel: Jen Heal, Design Advisor, DCFW
Efa Lois, Place Advisor, DCFW
Carole-Anne Davies, Chief Executive DCFW
Chris Jefford
Lynne Sullivan
Stephen Smith