



IHP Design Review Report

Caerphilly Homes, Caerphilly

DCFW Ref: 20E IHP4

Meeting of 16 September 2020

Review Status

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

CONFIDENTIAL

16th September 2020
29th September 2020
Caerphilly
IHP4 Residential
20E
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.

None.

The Proposals

Two pilot areas are proposed for 12 new units at Trethomas and 8 at Trecenydd. The aim is for good quality homes for 100% affordable social rent, that deliver the greatest efficiency possible via a fabric first approach. Objectives and vision include addressing fuel poverty and responding to the effects of climate change as well as using a local supply chain which aims to stimulate opportunities for training, skill development and employment. The proposal has been subject to feasibility considerations via the Caerphilly Homes/Willmott Dixon partnership including consideration of development of a steel framed product that is sourced locally and delivers a Passivhaus, non-combustible envelope solution for optimum performance, climate resilience and reduced running costs. Particular manufacturing principles have been adopted for a 'kit of parts' approach which may be adaptable for site conditions and orientation alongside circular economy, use and reuse principles. The use of MVHR and a locally developed steel frame system is thought potentially to be among the first steel framed Passivhaus certified product of its type. A project budget of £3,761,673.00 is estimated with a planning application programmed for submission in November 2020.

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.

Urgent Design Concerns

The proposal is founded on a welcome aspiration for good quality, high performance homes. The focus to date has been to a large extent on feasibility and the development of the Passivhaus 'kit of parts' and the performance of the units. Significant work is needed now to protect the vision through sound placemaking and good urban design.

Integration of Innovation

Innovation focus is on a distinct Passivhaus approach and local supply chain.

Placemaking

Early work on feasibility and optimising the 'kit of parts' for the units themselves, including manufacturing issues, needs to shift focus to placemaking and good urban design. The layout, quality of external spaces and connections need to be fully resolved to ensure the homes sit comfortably in the space and offer high quality amenity.

General layout, external spaces, paths, parking provision, and boundaries all need careful consideration and in particular the relationships between the gardens and homes, as these will all be critical factors for success. The potential for good quality amenity gardens and amenity space should not be lost. A highly important aspect is the approach to site constraints, a sound understanding of context, and the presence of a watermain at one of the sites. Considerable design work is needed here to successfully resolve the space and how well it functions.

Detail will be important, and care should be taken with 'additions', services etc and how they are dealt with both in terms of the building fabric and as well as appearance.

Next Steps

Development and testing of the design response to the placemaking elements, layout and connections will be necessary given that there remain some key questions to resolve. The team are to be credited for consulting early and at the right stage in the evolution of the proposals. A follow up opportunity would be welcomed by the Commission should the team find it useful.

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

Attendees

Agent/Client/Developer:	Andrew Dobbs, Willmott Dixon Jamie Duggan, Willmott Dixon Shaun Couzens, Caerphilly County Borough Council Jane Roberts-Waite, Caerphilly County Borough Council Chris Boardman, Caerphilly County Borough Council
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Architect/Planning Consultant: Craig Jones, Holder Mathias
Local Planning Authority: Mark Noakes, Caerphilly County Borough Council

Design Review Panel:

Chair Andrew Linfoot
Panel Maria Asenjo
Toby Adam
Jen Heal, Design Advisor DCFW
Efa Lois, Place Advisor, DCFW
Carole-Anne Davies, Chief Executive, DCFW