



IHP Design Review Report

North Wales Collaboration

DCFW Ref: 20R

Meeting of 23rd September 2020

Review Status

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

PUBLIC

23rd September 2020
28th September 2020
North Wales
Residential
20R
Mixed

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.

Mark French from Ainsley Gommon Architects is also a member of the IHP assessment panel he observed the review and did not contribute to the presentation or discussion.

The Proposals

The proposal is for 113 homes across four sites in North Wales. A range of 10 house types have been developed to be adapted and applied across the sites.

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

It is positive that some of the design considerations raised when this proposal was reviewed as part of IHP 19 last year have been taken on board and integrated into the proposal. This has included increasing floor to ceiling heights to help manage overheating as well as creating an enhanced living environment. Enhanced landscape proposals have also been integrated but it would be beneficial if these aspects were considered as part of a green infrastructure strategy for the sites at an early stage.

Placemaking

We encourage the team to keep working to improve the dominance of roads and parking in some areas. Most of these sites have roads that serve a small number of properties so further opportunities for moving more towards a place-led street should be explored. This seems to be particularly prominent in the Penygroes and Rachub schemes.

The context analysis that informs the customisation of the dwellings should seek to understand the essence of the place which may not necessarily be found in the immediately adjacent properties and will also include the landscape and boundary treatments that are prevalent in the local area.

Options for ramped rather than just staired routes to connect the sites to the surrounding areas should be fully explored.

Integration of Innovation

Overall, the proposals present an increasingly convincing package of volumetric MMC using Welsh timber, an integrated energy strategy, electric car charging and the opportunity for training through construction. Setting an overall target for operational or whole life costs could help to further guide decision making.

Working with MMC and DRQ, the proposals show that there is scope for flexibility in the house types that can help respond to different site contexts. A good corner turning dwelling is important for these sites with a sufficiently large window from a habitable room to promote natural surveillance.

Next Steps

- Further development of highway proposals.

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

Attendees

Agent/Client/Developer:

Penelope Storr, Clwyd Alyn
Dylan Davies, Clwyd Alyn
Huw Evans, Adra
Ian Gillespie, Adra
Chris Wells, North Wales Housing
Gwyndaf Williams, Grwp Cynefin

Architect:

David Parry, Ainsley Gommon Architects
Gethin Jones, Ainsley Gommon Architects
Sarah Davies, Ainsley Gommon Architects
Arwyn Lloyd, Ainsley Gommon Architects
Mark French, Ainsley Gommon Architects

Local Authority:

Keira Sweenie, Gwynedd Council
Iwan Wyn Jones, Isle of Anglesey County Council
Nia Jones, Isle of Anglesey County Council

Design Review Panel:
Chair
Panel

Jen Heal, Design Advisor, DCFW
John Lloyd
Lynne Sullivan
Steve Smith
Efa Lois, Place Advisor, DCFW