



IHP Design Review Report

PANTMAENOG FOREST, SIR BENFRO

DCFW Ref: 20B IHP4

Meeting of 16th September 2020

Review Status

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

PUBLIC

16th September 2020
2nd October 2020
Pembrokeshire
IHP Residential
20B
Pre-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.

Phil Roberts, attending on behalf of the client, is a Design Review Panel member.

The Proposals

The scheme proposes six houses, six workshops and an eco-house Factory, located in Pantmaenog Forest, in Rosebush, Pembrokeshire. The scheme is being developed by Down to Earth and has previously been consulted upon with DCFW. It promotes an ethos of rural/forest live-work and wellbeing.

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.

Site Layout

The proposed scheme would benefit from further exploration of the site layout and the relationships between the components.

Resolving how the relationship between public and private spaces on site will be key to the success of the proposal considering the potential variety of users and visitors, or an acknowledgement that traditional distinctions do not apply, and boundaries are deliberately blurred.

It is important that the design considers how this development feels as a place to live, as well as a place to visit. Further work is needed on the routes in and out of the workshop building. It would be beneficial if further design development considered how materials made here for sale can be presented, incidental meeting spaces where people would meet their neighbours and develop a sense of community.

Spatial Qualities

The orientation of the dwellings, as well as the orientation of the workshop and communal spaces would benefit from further exploration. It would be beneficial to see some evidence regarding the quality of natural light in the workshop spaces, as well as illustrations of the proposed interior qualities. A section cut through the site, as well as

sections cut through different rooms in the buildings, would be extremely beneficial to those hoping to gain an understanding of the scheme.

Further consideration is needed of the visitor experience. Light and airy communal eating places, and workshop spaces could improve the wellbeing of residents, as well as creating a space for a community to develop and thrive.

Project Narrative

The current project narrative is unclear. The proposal documents would benefit from a clear and succinct explanation of who will be living in these buildings, what are their needs, what is potentially expected of them as part of this community, and how these buildings relate to the existing local community.

The creation of an amenity for the existing local community on site is to be commended, but it would be beneficial to see evidence of consultation and greater engagement with the local/proximate community, and how this has informed the decisions.

Massing and Cladding

Contextual analysis of local villages could help inform the massing and cladding of the housing within the new development. The panel understands that this is a test site for a new building construction method, however, it is currently inappropriate massing for a development of this nature. The proposed buildings are currently sub-urban in nature but located in the middle of a forest. Further exploration of massing options would be highly beneficial to this scheme, as the house types lack the flexibility and joyfulness that a proposal of this nature could aspire to have.

Next Steps

The site is the subject of an important discussion with the planning authority as to its allocation and the status of any application. This should be resolved as soon as possible. In terms of the project development, further site analysis, exploring massing alternatives, and exploration of the building orientation and natural lighting levels could inform the design as it is developed further. DCFW would welcome further consultation if the team would find it helpful.

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

Attendees

Agent/Client/Developer: Phil Roberts, representing client.

Architect/Planning Consultant: Mark Waghorn, Mark Waghorn Design
Seb Haley, Down to Earth
Tasha Aitken, Down to Earth
Mark McKenna, Down to Earth

Local Planning Authority: Kate Attrill, PCNCPA

Design Review Panel:

Chair: Andrew Linfoot

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