



IHP Design Review Report

PEMBROKE ROAD, PEMBROKE

DCFW Ref: 20V IHP4

Meeting of 22nd September 2020

Review Status

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22nd September 2020
29th September 2020
Pembroke
IHP Residential
20V
Outline and Reserved Matters
Approved

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

This scheme focusses on the potential for 34 affordable rental properties on 1.2 hectares of former agricultural land at Pembroke Road, Pembroke, using modular construction and with the ambition to avoid reliance on the gas network and achieve high energy and building performance. The scheme is being developed by ateb group Ltd.

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 site analysis has been conducted for this site, it is now some years old and wellbeing, active travel and placemaking are of key importance when analysing this site for future use. It would be of benefit to update the exercise to inform the proposals.

The green spaces around the site would benefit from definitive functions and linkages. Exploration of local community food growing opportunities, as well as integration of the stream on-site, could help to create a place with a distinctive identity in keeping with the ambition of the energy performance specifications. It is important to remember that a place is being created here, rather than an estate, and the stream and green areas add value and distinctive character. The site plan is currently very highway and parking-dominated. The creation of place-led streets within this development is highly important and requires further resolution.

Active Travel

The routes between the site and the local secondary school to the east, as well as the main community to the west require further exploration within the design. The landscape buffers and green areas within the proposal would benefit from being integrated into an active travel strategy.

Energy strategy

The energy performance ambition should include assessment of the risk of the dwellings overheating both in the current and in future climatic conditions.

The energy performance aspirations for this development are sound, but it is important that these targets are clearly set out and embedded in the construction stage of the project.

Design of the homes should optimise the technology, rather than the technology being bolted on to a design that does not respond to it. This could make a big difference to how well the technologies perform in the dwellings once constructed.

The future-proofing of any proposed technologies, such as car charging points, will minimise post-occupancy costs for this development in the longer term.

Next Steps

Although the buildings are aspirational in terms of technology and efficiency, the masterplan and layout of the site do not yet reflect the wider ethos of sustainability.

There is an enormous potential for this site, with its drainage, ecology, and green areas, to become a pleasant site. We encourage further exploration of walking routes through and around the site, the potential for trim trails along the easement route, and ecological linkages to the green space and SUDs area to the South of the site, and a comprehensive green infrastructure in the streetscape is key to the success of this scheme. It is important to note that green infrastructure will have a microclimatic benefit for this site given the falls and exposure. Street planting and maximising green areas will celebrate the innovation of this development

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: Jonathan Cole – ateb Group.

Architect/Planning Consultant: Matt Goddard – RLH Architectural Ltd.

Design Review Panel:

Chair: Lynne Sullivan OBE

Panel: John Lloyd
Stephen Smith
Jen Heal, Design Advisor, DCFW
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