

Statws/Status:

Cyhoeddus (Public)



Adroddiad Adolygu Dylunio: Design Review Report:	15 July 2005
Dyddiad Cyfarfod / Cyflwyno'r Deunydd: Meeting Date / Material Submitted:	06 July 2005
Lleoliad/Location:	Llandrindod Wells
Disgrifiad o'r Cynllun Scheme Description:	Tesco store
Ymgynghorwyr Cynllunio: Planning Consultants:	DPP [Gary Sutton]
Client/Agent Cleient/Asiant:	Tesco Stores Ltd [Meimi Phillips, Neil Sampson, Steve Douglas] Setton & Durward Ltd [JS Fox]
Pensaer/Architect:	HLN Architects [Paul Frowen]
Awdurdod Cynllunio: Planning Authority:	Powys County Council [Chris Bailey, Jill Fairweather]
Statws Cynllunio: Planning Status:	Application Submitted
Y Panel Adolygu Dylunio/Design Review Panel: Alan Francis (cadeirydd/chair), Cindy Harris (Design Review Officer), Douglas Hogg Ann-Marie Smale	Kedrick Davies Wendy Hall Ed Colgan
Lead Panellist: Douglas Hogg	
Sylwedyddion/Observers:	Peter Roberts

Cyflwyniad/Presentation

This proposal is for a 20,000 sq.ft Tesco store with associated car parking at Waterloo Road, Llandrindod Wells. The site lies 400 metres north of the main shopping street and directly north of the Llandrindod Wells Conservation Area. To the east of the site lies the railway station and to the west is the Llanerch Hotel, a Grade 2 listed building. Directly south of the site is the Police Station and the rear of properties on Duffryn Road and Llaneron Lane. The site currently forms part of a group of industrial units and associated administration block, which are under the ownership of Setton & Durward Ltd.

The site layout is intended to give clear separation between the new store and the adjacent Conservation Area and surrounding listed buildings, and to provide a 'bookend' to the industrial area to the north. The customer car parking is located at the south of the site, forming an undeveloped parcel between the Conservation Area and the store itself. Servicing has been located at the rear of the store, away from the areas of sensitivity and is accessed separately from the customer car park so as to improve customer safety. The front of the store has been positioned so as to face towards the town centre.

The standard 'warehouse' design shows large areas of glazing facing the car park and Waterloo Road, with white 'Ranilla' cladding panels on obscure elevations. 'Y' shaped columns support a front canopy. There is no in-store café, so as not to conflict with existing local provision.

Discussions with the Local Planning Authority have resulted in a number of alternative site layouts being suggested. These involve positioning the store further south so as to move the store closer to the town, continue the street frontage of Waterloo Road and provide a strong link with the railway footbridge. Tesco consider this arrangement to be undesirable as it causes problems with access for servicing, which would have to be from Llaneron Lane, which cannot be altered, or from the same entrance as the customer car park. The alternative site layouts also increase proximity to neighbouring properties, which is likely to result in loss of amenity for residents.

Ymateb y Panel/Panel's Response

The Panel recognised the importance of the need to protect and enhance the Llandrindod Wells Conservation Area and strongly supported the positive enhancement of the adjoining High Street area, led by the Council. It is extremely important to the town that any new development does not detract from the character and appearance of the Conservation Area.

With this in mind, the Panel considered that the most appropriate siting for the new Tesco store would be to the north of the application site, adjoining the industrial area, with the car park located to the south so as to form a break in development between the new store and the Conservation Area. Provided that the car parking adjoining the Conservation Area is developed in a sensitive manner with appropriate levels of planting, and given its position on the lower part of site, the Panel felt that this would form a more sensitive relationship with the Conservation Area than if the store itself were to become its immediate neighbour.

It was considered that by situating the car park at the southern end of the site, it would offer opportunities for a significant link between the store and shops in the town, as it would allow people to use the [uncontrolled] Tesco car park while visiting the town centre. In order to strengthen this link, and that over the railway bridge, it was suggested that a dedicated and attractive footpath be incorporated into the design of the car park, linking the town with the store. In order to minimise the impact of the store on the Conservation Area, the boundary treatment should include significant amounts of planting. We would like to see the reconfiguration of parking spaces at the south-western corner of the car park, and possibly a reduction in pavement width, so as to provide sufficient space to allow a wide edge of planting to continue right around the southern end of the car park.

The Panel encouraged Tesco to take great care in designing the car park of the store, including the imaginative use of public art and bespoke design of trolley bays, in order to create the best possible environment for the store to sit in.

Although standard in its architectural form, the Panel thought that the contemporary treatment was appropriate and would form a preferable end to the industrial area than the industrial units of the Setton & Durward development. It was suggested that terracotta cladding might be more appropriate than white panels in this context. The Panel expressed some concern over the store's façade to Waterloo Road. We felt that this could include a greater degree of glazing, which could then be broken up, and we would encourage the continuation of the canopy around this side.

The Panel had great concerns over the proposed signage illustrated on the plans. A far more sensitive and non-standard method of incorporating signage into the design of the store was encouraged. The Panel referred to the Nailsea Tesco store as an example of where this has been achieved successfully. We suggested the possibility of a parapet roof, such as can be seen on the Tesco store in Nailsea, as this may help improve the interface between the store and surrounding buildings. The low-pitched roof onto Waterloo Road did not seem appropriate.

The Panel expressed concerns over the way in which the current design of the store dominates the Scout Hut. The treatment of the neighbouring wall is considered very important and needs further detailing in order to soften its relationship. The Panel suggested that use of green walls might assist in reducing the impact of the store on the Scout Hut, as could the installation of a canopy on the side of the store facing the hut.

We welcomed the fact that Tesco are beginning to improve the sustainability of their stores nationwide and urge them to make this the first new-build store in Wales to be powered in part by photovoltaic cells. We looked forward to seeing the inclusion of other sustainability measures such as rainwater recycling for toilet flushing; a more sustainable refrigeration system; and the possibility of a CHP retrofit. Tesco's policy on daylighting and electric lighting has recently been revised, and more daylighting will be provided through front and side elevations [not roof lights].

Crynodeb/Summary

While the Panel acknowledges the Local Authority's views on the siting of the Tesco store, we feel that the most appropriate solution is that proposed at

present. However, the Panel does think that the following suggestions could improve the scheme in order to lessen the impact of the store on its surroundings:

- The Waterloo Road façade of the store is in need of re-design so as to provide a more attractive and animated relationship with Waterloo Road.
- The design of the store around the Scout Hut should be reconsidered so as to soften its impact.
- An attractive, designated pedestrian link should be included to encourage pedestrian movement between the town, via the railway footbridge, and the store.
- A significant amount of planting is required at the site boundary to ensure that the car park provides a soft, sensitive edge to the Conservation Area.
- The design of the store's signage should be reconsidered so as to reduce its prominence.
- We urge Tesco to continue to advance their use of sustainable technology and would greatly support the introduction of photovoltaic cells into the store.

Diwedd/End

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