

Addroddiad Adolygu Dylunio Design Review Report

Statws/Status: **Public**

Dyddiad Cyfarfod / Meeting Date:	20 August 2008
Lleoliad/Location:	Ford Farm, Langstone, Newport
Disgrifiad o'r Cynllun Scheme Description:	Residential
Cleient/Asiant: Client/Agent:	Tribute Homes Ltd [Mike Joyce]
Developer/Datblygwr:	As above
Pensaer/Architect:	Richard Reed & Associates [Richard Reed, Mike Beeton]
Ymgynghorwyr Cynllunio: Planning Consultants:	CSJ Planning
Awdurdod Cynllunio: Planning Authority:	Newport City Council [Tracey Brooks, Bob Bowler]
Statws Cynllunio: Planning Status:	Full planning application and listed building consent submitted October 2006
Y Panel Adolygu Dylunio/ Design Review Panel: Wendy Richards (cadeirydd/chair) Cindy Harris (swyddog/officer)	Ewan Jones Richard Parnaby Steve Smith Roger Ayton
Lead Panellist:	Roger Ayton
Sylwedyddion/Observers:	Barrie Todd, MAG, N Ireland

Cyflwyniad/Presentation

This proposal is for 16 residential units, five of which will come from the conversion or replacement of existing farm buildings, including conversion of the Grade II listed farmhouse currently identified as 'at risk'. Eight of the new houses are grouped informally around the farmhouse and three more contemporary detached dwellings are located on elevated land nearby.

The proposed use is accepted in principle by the Local Authority. However, a concern has emerged from the LA during extensive pre-application discussions, and relates to the impact of the new buildings on the setting of the listed buildings.

Ymateb y Panel/Panel's Response

The Panel identified the following key issues for discussion:

Site layout

The Panel understands the desire for an informal haphazard arrangement, but we think that establishing a unifying thematic treatment and a hierarchy of architectural form and space would reinforce the historic importance of the listed structures. We have some concern that the new build adjacent to the listed buildings may dominate the setting because of its scale. A simpler approach to the massing and architecture would be a more appropriate response to the site. There is also concern that one of the proposed contemporary styled units would overlook the grouping and we think that a landscape scheme should include additional boundary planting to soften this impact.

We think this proposal is an overdevelopment of the site and there is a danger that this would be expressed most visibly in a courtyard and shared access areas dominated by parking. The design team agreed to look at alternative parking arrangements.

Landscape, watercourse and woodland

This site and the surrounding area are classified as a C2 flood zone. A hydrodynamic analysis of the stream is being considered by the Environment Agency and may require reinforcement of the banks.

We would like to see a more detailed landscape strategy for the site. Plots 8 and 9 appear to impact on the walnut tree which is the subject of a Tree Preservation Order. Accurate information on canopy spread and the extent of the required tree protection zone should be used to inform the design and layout. The implications of visual connections, eg plot 14 viewed from the old lane, should be recognised and allowed to influence the elevational and landscape treatment.

Sustainability Strategy

We support the target of Code for Sustainable Homes Level 4, and the intention to install a single site-wide heating system, possibly run on biomass. A space has already been identified for a central boiler house and plant room.

Crynodeb/Summary

The Panel welcomed the proposal for new development which included the re-use of buildings at risk, and we commended the architectural quality of the proposal. The proposal is an acceptable response to the site and the brief, but requires minor revision:

- The design and access statement should provide a rigorous site analysis which identifies how it has informed the design development.
- The relationship between the new and existing buildings within the old farmyard needs to be reviewed.
- There is overdevelopment on this congested site, which is most likely to be apparent in the communal spaces. Plots 10-13 are over-scaled and their arrangement on either side of the old road appears too formal and urban.
- A more thorough landscape strategy with basic supporting information is necessary to justify the plot layout and integrate the stream and woodland areas.
- We support the sustainability strategy based on achieving CSH level 4 and the provision of a single heating system for the whole site.

The Design Commission for Wales Design Review Panel and staff welcome further consultation and will be happy to provide further feedback on this report and/or where appropriate, to receive further presentations. Thank you for consulting the Commission and please keep in touch with us about the progress of your project.

Diwedd/End

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

Issued 28 August 2008

Previous Reviews: None