

Addroddiad Adolygu Dylunio Design Review Report

DATGANIADAU O DDIDDORDEB

Mae gofyn i aelodau o'r panel, arsyllwyr a phartion perthnasol eraill ddatgan unrhyw ddi-ddordebau sydd ganddynt **ymlaen llaw** mewn perthynas â'r eitemau Panel Adolygu Dylunio Bydd unrhyw ddatganiadau o'r fath yn cael eu cofnodi yma ac yng nghofnodion canolog Comisiwn Dylunio Cymru.

DECLARATIONS OF INTERESTS

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.

Statws adolygu/Review status

Cyfrinachol/Confidential

Dyddiad cyfarfod/meeting date	July 27th 2011
Dyddiad cyhoeddi/issue date	August 9th 2011
Lleoliad y cynllun/scheme location	Linkside Drive Swansea
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	None

Adran 1/part 1

Cyflwyniad/Presentation

This proposal is for four large detached houses on a site which is a landscape protection zone, within the Langland Bay Conservation Area, and abuts an island of land protected as Countryside Boundary. Protected badger setts on the site will be fenced to enclose an 8m² restricted area, as agreed with CCW in previous design proposals.

The design seeks to protect views from residential properties above to the north, by setting the houses into the hillside, using a green roof finish, and spacing the units to allow 'green wedges' of views. An active frontage will be created to Linkside Drive. A glass feature lantern at roof level acts as a staircase lightwell and may be illuminated at night to light the roof terrace.

A previous application (for 12 houses on a larger site) was refused in 1964. An appeal was dismissed in 1982 and two applications (for 12 houses and 6 houses)

were withdrawn in 2007 and 2008 respectively. The local planning authority have stated that they will not support the current proposal and have fundamental objections, in terms of the impact of the proposed development on the Langland Bay Conservation Area and its prominence from views within the Gower AONB.

Crynodeb o'r prif bwyntiau a gododd o'r drafodaeth, i'w darllen ochr yn ochr ag Adran 2 yr adroddiad hwn.

Summary of key points arising from discussion, to be read in conjunction with Part 2 of this report.

The Panel welcomed the opportunity to review the latest proposals for this sensitive site. However, in our view and with the limited information we have, this is an unsatisfactory response to the site context and surrounding area. In summary:

- We do not have sufficient information to assess the visual impact from different viewpoints. This is of critical importance to the success of the development as a whole and should have been used to drive the design.
- A great deal of information was provided on the house types and internal layouts, and it is unfortunate that this has proceeded ahead of the visual impact data.
- We think that the size and number of units proposed is not appropriate for this site, and would prefer to see a lighter touch approach with smaller and/or fewer units.
- We found some of the presented material misleading. Accurate photomontages of long distance views from agreed viewpoints should be provided, and we suggested the use of a 3D model showing the contours down to the coastline.
- We were disappointed by the lack of any information on environmental performance and advised that a detailed sustainability strategy should be developed at this stage for inclusion in the planning application.

Adran 2/part 2

Trafodaeth ac Ymateb y Panel yn Llawn Discussion and panel response in full

The Panel noted that insufficient contextual information was provided, to enable us to assess the likely impact of this scheme in its sensitive landscape context. In particular, views from Langland Bay and the coastal path would be very important and should be used to test different design solutions. Although the design team have agreed viewpoints with the local planning authority, we were told that the views had not yet been finalised, pending agreement on the height, massing and layout of the dwellings. The Panel stated that this was the wrong way round and the visual impact should help to drive the design development. A full visual impact analysis will be included with the planning application.

The Panel pointed out that the large size and footprint of the houses was not conducive to minimising their visual impact. We questioned the relevance of the

precedents shown, many of which were 'one-off' developments. In our view the size and number of the proposed units are not appropriate for this site and the plot ratio is too high. Any future proposal should demonstrate a lighter touch, more sensitive approach.

The Panel questioned the accuracy of the sightline diagram on p16 of the presented document. The 'green wedges' drawing on p13 is unconvincing, and the apex of the green cones in this drawing do not relate to actual viewing points. We would have liked to see perspective drawings, of the houses and the street frontage, as well as sections across the site including the housing to the north and extending down to Langland Bay.

With regard to the claimed active street frontage, the Panel was not convinced that this was a relevant consideration in a residential cul-de-sac, but in any event we thought that this had not been achieved, in light of the large double garage doors facing the street and setback of the main entrance behind a small courtyard. The assertion that the houses are set as close as possible to the road, away from the wooded boundary, is inconsistent with the proposed layout.

It was confirmed that the steep area of TPO trees to the south of the site is the property of the individual dwellings below. We were informed that no geological study has been carried out to test the stability of the slope. Vegetation on the proposal site is mainly thorny scrub with the occasional small tree but no significant mature growth. Fencing around the badger sett will be 1.5m high closeboarded timber. As this would be approximately 2m away from the living room of the middle house, we thought this would impact negatively on its amenity. The design team stated that their intention was to contrast the formal courtyards and hard landscaping (which would be treated as 'outdoor rooms') with the surrounding natural landscape.

The Panel noted the lack of any information on an environmental strategy for the proposed development. We were informed that it would achieve a minimum of Code Level 4, using green roofs, natural ventilation and a highly insulated envelope, but this could not be verified without evidence. A strategy for achieving Code 4 should be included in the Design & Access statement as part of the planning application.

The Panel understood that at the public inquiry into the UDP, the northern section of the site adjacent to the golf course was judged as not suitable for development, but the southern section (which is the application site) remains within the settlement boundary. We are not against the principle of development on this site. However, we do not have the relevant information to enable us to make a judgement on the contextual response of this proposal. The information that we do have leads us to conclude that the size and numbers of the proposed dwellings would be an insensitive intrusion into the landscape. The acceptability of the visual impact of this scheme remains to be demonstrated.

Mae Panel Adolygu Dylunio Comisiwn Dylunio Cymru a'r staff yn croesawu rhagor o ymgynghoriad, a bydd yn hapus i ddarparu rhagor o adborth am yr adroddiad yma a/neu lle bo'n briodol, dderbyn cyflwyniadau pellach. Diolch am ymgynghori â'r Comisiwn a chadwch mewn cysylltiad â ni os gwelwch yn dda ynglŷn â hynt eich prosiect. A fydddech gystal â'n hysbysu o ddatblygiad eich prosiect. Diolch yn fawr am ymgynghori â'r Comisiwn.

The Design Commission for Wales Design Review Panel welcomes further consultation and we will be happy to provide further feedback on this report and/or where appropriate, to receive further presentations. Please keep us informed of the progress of your project. Thank you for consulting the Commission.

***Mae copi iath Gymraeg o'r adroddiad hwn ar gael ar ofyn.
A Welsh language copy of this report is available upon request.***

Atodiad 1/appendix 1 Mynychwyr/attendees

Asiant/Client/Datblygwr Agent/Client/Developer	Liberty Properties (Steve Lloyd)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Huw Griffiths Architects (Huw Griffiths, Jonathan Morris)
Ymgynghorwyr/Consultants	GJ Planning (Geraint John) Environmental Dimension Partnership (Dai Lewis, Rob Rowlands)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	CC Swansea
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Alan Francis Cindy Harris Phil Roberts Ben Sibert Jonathan Adams
Sylwedyddion/Observers	Alex Berry (CPlan student)