

This scheme was subject to additional correspondence between DCFW and the Local Planning Authority. For further details please contact DCFW.



Addroddiad Adolygu Dylunio Design Review Report

DATGANIADAU O DDIDDORDEB

Mae gofyn i aelodau o'r panel, arsyllwyr a phartïon 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	Ael y Bryn, Bwlch
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 is a new application for a single residential unit. Previous proposals for this site have been seen at Design Review in February 2009 and May 2010. A planning application submitted in November 2010 was subsequently withdrawn.

In response to our previous comments and recommendations, the wings of the arch have been played back, in an attempt to reduce visual impact while avoiding the wind turbulence which it is claimed would result from setting the wings back from the main frontage. The line of the driveway has been moved westward, away from the neighbouring property of The Laurels and will not affect the existing boundary stone wall. This, together with a dense planted screen, will protect the privacy of the adjacent property. The upper floorplan has been made shallower, thus moving the building further away from the host property, and a new hedge will be planted between the two buildings. Onsite turning

facilities are provided for both properties and a proposed barrier to be erected on the grass verge in front of Ael y Bryn will deter unauthorised parking.

A Code for Sustainable Homes pre-assessment has been done, which indicates that Code Level 4 is attainable. An additional rooflight has been added and solar shading will be addressed by louvres within the south facing double glazed units.

The local authority representative confirmed that the site falls within the settlement area of Bwlch, and welcomed the strong sustainability aspirations. They still have concerns about the overall width of the building and welcome any proposal to reduce the visual impact from the road. Accurate section drawings and visibility splays will be necessary to assess the impact of the proposal on the amenity of the host and neighbouring properties.

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 supported the aspirations of the client and designer for a sustainable, low-impact rural dwelling. We appreciate the response to our previous recommendations and think that minor issues remain to be resolved. In summary:

- The visual impact should be further mitigated by reducing the width of the arch and blending the edges with the existing landform.
- The roof edge detail delineating the top of the arch should have a slender profile and the timber boarding underneath should be removed in favour of full height glazing.
- More exact details of landscape, mature planting, and the effect on the neighbouring and host properties, need to be supplied.
- The commitment to Code 4 should now be reinforced with a more detailed sustainability strategy and the incorporation of basic energy efficiency measures such as an entrance lobby.

Adran 2/part 2

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

The Panel judged that the success of this scheme would depend on the interface between building and landscape. Ideally the building should blend with the surrounding hillside and stand out as little as possible. The width of the arch is therefore crucial and we thought that this was accentuated by the heavy flashing detail and timber cladding underneath. We were reassured to learn that the actual profile of the roof edge is more slender than the elevation suggests, and we thought that a thin edge to the roof, coupled with full height glazing extending up to the roofline, would considerably lessen the apparent bulk. While the Panel understood that the timber boarding served to conceal the structural frame, we

thought that this could be achieved within the depth of the roof, or the frame could be set back behind the glazing.

The splayed wings do not have the effect of reducing the width of the arch. We suggested that the edges could be softened and blurred by wrapping the earth bank around at each end in a way which responds to the existing topography. The wings could then be brought forward to act as retaining walls, or lost completely in the swept landform.

There are no specific proposals for landscaping, other than to re-lay the existing hedge and plant trees on the eastern boundary. Nevertheless, the way in which the planting will mature and impact on the buildings should be part of the planning application and not treated as a reserved matter. The Panel pointed out that planting alone does not offer any acoustic protection, as claimed in relation to The Laurels. Also, the claim that daylight access into this property will be unaffected by the proposed planting after it matures, needs to be demonstrated and verified. In general, we found that the quality of the information supplied made it difficult to understand and assess the necessary details.

The design team have considered issues of buildability and are satisfied that the necessary volumes of soil and shale can be excavated safely. Concrete can be pumped into the polystyrene formwork, and roof components can be craned in, from the roadside verge. While we appreciated the desire to prevent unauthorised parking, this should be achieved without the use of a steel barrier on the grass verge.

The continuing commitment to Code Level 4 is welcomed. While the CSH pre-assessment report rests on assumptions made, we would expect to see a more detailed sustainability strategy to achieve Code 4 included in the D&A statement. The energy efficiency of the building as a whole would be improved by including an entrance lobby. The Panel pointed out that the construction method of polystyrene formwork means that the benefits of using the surrounding earth as a thermal store can not be realised. The shading device of louvres within the glazing will not prevent heat from entering the building and there should be a means of allowing the heat to escape from the glazing cavity.

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	Mr Mike Doggett
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Powell Design Ltd (Geoff Powell, Teifion Warman-Powell, Bethan Arndel)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Brecon Beacons National Park (Lloyd Jones)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Alan Francis Cindy Harris Roger Ayton Jonathan Adams Ben Sibert Phil Roberts
Sylwedyddion/Observers	n/a