

Design Review Report

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.

Review status

CONFIDENTIAL

Meeting date	27 February 2013
Issue date	05 March 2013
Scheme location	Barry Island, Vale of Glamorgan
Scheme description	Public Realm Improvements
Scheme reference number	81C
Planning status	Pre-planning
Declaration of interests	None recorded

Consultations to date

The Local Authority is the client for the scheme and has held internal working consultations and stakeholder workshops with residents/traders on the progress of the conceptual design. The current proposals were presented to the Barry Regeneration Board on 19th February 2013. A public consultation of the design development is programmed for the end of March 2013.

Summary

The Panel recognised the scale of the opportunity presented and were appreciative of the presentations outlining the strategic overview of ongoing work in Barry, as well as the conceptual design ideas for the public realm improvements to the eastern promenade. The Panel acknowledged that funds were not yet in place from the Welsh Government and that should they become available, the time frame for detailed design and delivery was ambitious.

The Panel had some concerns, namely:

Strategic Issues

- A strategic development framework for the Island going forward, including an outline of how adjacent developments at the waterfront have a direct influence on the delivery of projects should be drawn up by the Local Authority as a matter of urgency. A working document initially, this could then be used for marketing.
- A site specific framework should be addressed for the Nells Point site, to include the location of frontage and connection/access points envisaged. This

influences the design thinking and sustainability of the current conceptual design work being proposed for the eastern promenade.

- An events programme needs to be defined to inform the conceptual design.

Design Issues

- Prioritising the short and long term programme of improvements needs to be carefully considered in order to manage expectations.
- The extent and design of the 'Interim' car and coach parking proposals need to be developed and resolved.
- Arrival and movement scenarios around the Island, developing interpretation and a focus for the first improvement works need to be defined from evidence to inform the conceptual design proposals.
- Understanding how other precedents, such as beach huts and water mist features are implemented and managed elsewhere is key to unlocking design development and understanding the associated revenue required for ongoing management.

Discussion and panel response in full

The proposals extend across Barry Island as a whole, with particular emphasis on the eastern promenade. The scope of the conceptual work presented related to public realm improvements including refurbishment of listed buildings, public art, an interactive water feature and an events space.

A funding application totalling £4.01m has been made to Welsh Government under the Barry Area Regeneration programme 2013/2014. The Barry Regeneration Area Partnership Board has met to review the bid. The current programme envisages an application for listed building consent and planning being made in April, detailed design and tendering May – July with contracts awarded for works on site in August.

The wider context of the works on the Island also includes two development sites – one with a Section 106 agreement awaiting finalisation, with intent to grant planning consent and Nells Point which is identified for development and a potential visitor attraction. The influence of development in the adjacent Barry Waterfront area also has a direct impact on visitor numbers and transport connections. It would be useful if these influences were highlighted on context drawings for reference.

The Panel acknowledged that the conceptual ideas presented were practical and some were ambitious given the tight budgetary and timescale framework. If the desire for the conceptual design ideas was to ensure more footfall to the eastern promenade and that was the main driver, this needed to be more clearly stated and informed by movement analysis. Consideration should also be given to the 'linking area' past the café and life guard building to the eastern promenade area; it will be important to understand how people will be encouraged to explore beyond the existing focal area at the western promenade. Concerns were raised that public expectations should be managed and that a clear programme for delivery beyond 2014 should be demonstrated.

A clear vision and development framework for the Island as a whole must be illustrated, together with a brief from the Local Authority outlining their requirements for the physical development on the Nells Point site. Integrated decision making between development opportunities, public realm connections, events and tourism strategies are not currently clear, although it is apparent that work is developing within different departments, this need to be drawn together into a clear vision. The development of the Nells Point site and potential physical connections, footfall and interim parking will all have a direct effect on the commercial viability of conceptual proposals for facilities on the eastern promenade.

Ongoing maintenance obligations were discussed, the Panel felt that whilst there was rationale to the proposals, the scope of delivery and timing needed to be clear, connected to the long term maintenance obligations. There was some discussion about the possible use of the existing rock formation for the mist water feature rather than imposing a reinterpretation of something which may already exist.

An overall understanding of the movement framework for the Island showing how the Island is currently used was missing from the presentation. A set of scenarios for day trippers, families on holidays, local residents etc was suggested as a way of understanding the impact on improvement works and as a way of justifying the need to attract people to the eastern promenade.

The Panel felt that the Beach Hut proposals would be a positive contribution to the promenade, given the recent focus in the media on developing small spaces and the popularity of beach huts in the south east. Procured and marketed in the right way this could have the potential of unlocking added value for the eastern promenade as well as adding colour which will help to draw people to that end of the beach. Concerns in terms of delivery, long term management/maintenance and neutral tenure should be investigated by talking to other authorities where these huts are part of their established seaside promenades.

Overall the panel acknowledged that the conceptual ideas tabled were creative and ambitious and delivery of a co-ordinated vision for the Island was the key to start to unlock its potential and move forward. A further Design Review may be beneficial to the team as the scheme develops.

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

Appendix 1**Attendees**

Agent/Client/Developer

John Dent/Malcolm Drysdale
Vale of Glamorgan Council

Steve Slocombe
Welsh Government

Architectural/Urban Designer
Consultants

Colin Calver Atkins
James Brown/Jenny Heal
Powell Dobson Urbanists

Planning Authority

Peter Thomas/Daniel Mohamed
Vale of Glamorgan Council

Design Review Panel
Chair
Panellist

Wendy Richards
Simon Carne, Steve Smith,
Toby Adam