

Statws/Status:
Cyfrinachol / Confidential



Adroddiad Adolygu Dylunio: 16 November 2005
Design Review Report:

Dyddiad Cyfarfod / Cyflwyno'r Deunydd: 2 November 2005
Meeting Date / Material Submitted:

Lleoliad/Location: Bethlehem, Llandeilo

Disgrifiad o'r Cynllun 3 'eco' houses
Scheme Description:

Cleient/Asiant: Cennen Homes Ltd
Client/Agent: [Kedrick Davies, Jim Cornick]

Pensaer/Architect: Dewi Evans Architects
[Dewi Evans]

Awdurdod Cynllunio: Brecon Beacons National Park
Planning Authority:

Statws Cynllunio: Plot 1: Full application made
Planning Status: Plots 2 & 3: pre-planning

Y Panel Adolygu Dylunio/Design Review Panel:
John Punter(cadeirydd/chair) Ed Colgan
Cindy Harris (swyddog/officer) Paul Vanner
Elfed Roberts Douglas Hogg

Lead Panellist: Ed Colgan

Sylwedyddion/Observers: Zhaohua Deng,
Design Review Assistant
Robin Shaw,
Director, Transport Wales

Cyflwyniad/Presentation

This scheme was first presented to the Design Review Panel in August 2005. The developers have responded to the recommendations contained in that report as follows:

- The internal layout on plot 2 has been adjusted so that main living areas can benefit from solar gain.
- The Panel's suggestion for a district heating system has not been adopted as it was considered that it would adversely affect marketability.
- The ground source heat pumps have been dropped, in favour of individual wood pellet stoves. Storage capacity for the wood pellets may be a problem and underground storage is being considered.
- The fenestration to the western elevation on plots 1 and 3 has been increased and there is a potential for further improvement at first floor level.
- A carport or garage has been added to plot 1, which will create more linkages between the three buildings, although there is concern that it might interfere with vehicle turning.
- In terms of site layout, the house on plot 3 has been brought forward slightly to give better enclosure.
- Roof overhangs have been reduced to better reflect the local vernacular.

Ymateb y Panel/Panel's Response

The Panel remained fully supportive of the objectives and aspirations of this scheme. It was disappointing to note that no progress had been made on the Highways requirement of accommodating turning heads within the driveways, and the Panel still viewed this as an unnecessary and detrimental constraint. We would like to see the issue raised again with the Planning Authority, who are in a position to overrule recommendations from Highways. The developers confirmed that they intend to do this when the detailed planning application is submitted, together with drawings showing the advantages of alternative layouts. A more holistic approach would be for the Local Authority to institute effective traffic calming measures on the approach to the village.

The Panel thought that further improvements could be made to the fenestration in the gable walls. This would give added interest to external elevations, and offer a much better quality of internal space. The present arrangement would leave some bedrooms short of natural daylight.

On the question of materials, the developers stated that artificial slate would be used, and that the insulation material would probably be 'Kingspan' extruded plastic foam in a Structural Insulated Panel [SIP], at least for the roof construction. Every effort would be made to source local timber for external cladding. The Panel remained convinced of the benefits, in terms of energy efficiency, of a single heating system to serve all three houses. We recommended that the solar panels on plot 2 be relocated to the southern pitch of the garage roof. It was confirmed that the developers, with their consultants, were working towards achieving an 'Excellent' EcoHomes rating and the Panel welcomed this.

The Panel offered to supply information on a locally produced alternative to the Kingspan SIP, using recycled cellulose insulation. The use of SIPs for the roof construction would offer the possibility of mezzanine galleries above first floor accommodation.

The Panel applauded the change to soft landscape on the front boundary. Concern was raised at the prospect of obscured glazing on the windows facing the street, but it was acknowledged that there is no pavement at this point and so not much pedestrian traffic.

The different elevational treatment between front/back and north/south was felt to be appropriate. The Panel would like to see a front porch included on plot 2. Of the two alternative elevations presented for plot 2, we prefer the solution with more render, to suggest a more solid, robust, northern elevation. The detailing will be important and we would prefer to see the use of stone window surrounds if a masonry construction is used, rather than pressed metal ones which might be more compatible with a timber frame construction.

We would have liked to see more contextual information provided in the drawings, including a view along the road when approaching the village.

Crynodeb/Summary

The Panel is pleased with the way in which this scheme is developing and is fully supportive of the environmental objectives. We would encourage further research to ensure that the commitments to local sourcing of materials and low carbon heating systems are delivered. In particular:

- We are pleased to see all the revisions that have been made in line with our previous recommendations
- We remain concerned about the impact of the highways requirement for turning circles on the site layout
- We view the achievement of an EcoHomes 'Excellent' rating as vital to the credibility of this scheme.

Diwedd/End

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