

# 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	21st September 2011
Dyddiad cyhoeddi/issue date	28th September 2011
Lleoliad y cynllun/scheme location	Bolmynydd, Llanbedrog
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**

The proposal is for a single replacement dwelling on a site outside the Llanbedrog development boundary, within an Area of Outstanding Natural Beauty (AONB). The client's family has a long association with the site and he now runs a caravan and camping business from his home on the site. He wishes to replace the substandard cottage and associated outbuildings with a modern, energy efficient house on roughly the same footprint.

The new house follows the same stepped form as the existing buildings. The design concept is for a solid, grounded building which responds sensitively to the site and topography. The two long elevations facing east and west respond to different environmental conditions, and the fenestration is arranged to take advantage of views across the Lleyen peninsula and to Snowdonia. Traditional materials of stone, slate and render, will be detailed in a crisp contemporary manner. Insulated concrete formwork will be used to construct an efficient envelope for this self-build scheme.

The client would like to achieve Code for Sustainable Homes (CSH) Level 4, and is considering installing a ground source heat pump and rainwater collection system.

One pre-application meeting has been held with the LPA, where the discussion focussed on the question of demolition. The applicant was asked to prepare a structural survey of the existing building, a bat survey, and to consult DCfW.

**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 was pleased to review this interesting self-build project on an edge-of-settlement site which offers wonderful views. Despite the limited pre-review information, we appreciated the 3D models of the existing and proposed developments, which helped to make the case in favour of the proposal. We think the case for this replacement dwelling has been demonstrated, and minor issues remain to be resolved. In summary:

- The proposed new building responds well to the context and topography, by nestling into the landscape, restricting the height, following the stepped form, and gaining space by digging into the bank at the rear.
- The removal of three static caravans and the large barn to the west will improve the amenity of neighbouring dwellings.
- The quality of detailing will be critical for the success of the scheme. Eaves details and roof junctions should be kept as simple as possible.
- The fenestration arrangement should be reconsidered to ensure openable windows in all rooms, and sufficient natural ventilation to avoid overheating.
- We support the client's aspiration to achieve CSH 4 and to build in future flexibility for the building to adapt to the family's needs over time.
- The nature of a self-build project and the close working relationship between client and architect bodes well for a successful resolution.

**Adran 2/part 2**

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

Given the cramped accommodation and damp condition of the existing cottage, the Panel accepted the case for a replacement dwelling on this site. This will avoid the existing buildings falling into a state of complete disrepair, and support the retention and development of a local business.

We thought that the proposed design was sympathetic to its context, deliberately responding to the footprint, height and form of the existing buildings. The proposal contains elements of planning gain, such as the relocation of three static caravans, and the demolition of a large barn to the west and its replacement with a smaller structure.

Given that the basic design concept works well, the success of the scheme will depend entirely on the quality of detailing, which should be as clean and simple as possible. In particular, the eaves detail will require careful handling and a heavy fascia should be avoided. Rain water goods should be shown on the elevations and a good quality material (not uPVC) should be used. The junctions of roofs to other roofs and to masonry need further resolution, in particular where the ridge of one pitched roof meets the eaves of another.

The Panel noted that some internal rooms had no windows (only rooflights) and we thought this should be reconsidered. The modelling and articulation of the east facade works well. There is a danger of overheating through the extensive area of glazing on the west facade, and it will be important to ensure that there are sufficient openable windows.

The Panel welcomed the 'fabric first' approach to sustainable design and construction, and we suggested that insulation levels could be enhanced further. We encouraged the client to commit to achieving Code 4 and to carry out a pre-assessment at this stage so that the necessary measures can be incorporated within the design development.

Timber frame construction has been considered but the client (who is a civil engineer) considers that the proposed method of insulated formwork infilled with concrete will best suit his purpose, especially given the constricted site access. He intends to test it out on a toilet block for the caravan site, to be constructed next summer. Composite timber/aluminium windows are under consideration.

**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 fyddech 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	Rhodri ap Ieuan (client)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Ombler Iwanowski Architects (Griff Evans)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Gwynedd CC
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swyddog/Officer	Wendy Richards Cindy Harris Ashley Bateson Michael Griffiths Chris Jones
Sylwedyddion/Observers	Richard Wood, Laura Costa (Newport CC) Colin Hockley (architect)