Design Review

Report

Bryniau Golau

DCFW Ref: 82

Meeting of 20th August 2015
Declarations of Interest

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**

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<th>NOT CONFIDENTIAL</th>
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<tr>
<td>Meeting date</td>
<td>20(^{th}) August 2015</td>
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<tr>
<td>Issue date</td>
<td>11(^{th}) September 2015</td>
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<td>Scheme location</td>
<td>Bala</td>
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<td>Scheme description</td>
<td>Conversion of out buildings to holiday accommodation</td>
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<td>Scheme reference number</td>
<td>82</td>
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<td>Planning status</td>
<td>Pre-application</td>
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**Declarations of Interest**

None declared.

**Consultations to Date**

A pre-application meeting with Snowdonia National Park Authority has been held with feedback provided in writing from the planning authority. The pre-application feedback indicates that, whilst the principle of extending the building for the proposed use is supported, the contemporary nature of the proposed extension is of concern, in particular the appearance of the flat roof.

**The Proposals**

The proposal is to extend an existing outbuilding located 45m along the main access road from the Bryniau Golau B&B in order to provide additional guest accommodation. The proposed extension is of contemporary design with vertical slate cladding around the upper storey which takes advantage of views across Llyn Tegid.

**Main Points**

The Design Commission is supportive of the proposed extension and use of the outbuilding. We would support a contemporary approach to the extension in principle but the proposed designs are not yet fully resolved to be convincing or address the concerns of the local planning authority and require further explanation and justification.
**Design Approach**

Recognising that DCfW’s remit does not extend to matters relating to approval/refusal of application submissions, the following merely seeks to comment on the merits of the proposals. The following comment are based on the main considerations that were raised in the review.

The planning authority supports the principle of the extension and future use of the building. The height of the two storey element, its relationship with the existing building, the materials and the use of larger windows are not concerns but the form of the contemporary extension, and in particular the profile of the roof, when viewed on the approach from the road is a concern. Overall this is a very positive response and the architect need to review whether the concerns raised can be addressed within the context of the contemporary design vision and then present this vision with clarity, confidence and in detail.

It is clear that the client has a very clear vision for this building, its function and how its appearance will contribute to the sense of arrival for guests to the new accommodation as well as the existing B&B. This vision is important in the development of the design but in order to achieve planning permission some review of the design may be required to address the concerns of the planning authority.

This is an important site that requires a considered and sensitive approach. The physical model helps to explain the proposals in three dimensional form but further detail is needed to provide a convincing argument for the approach taken. The roof form is one particular area of contention so the design approaches considered must be clearly presented and assessed against the objectives of the development as well as the visual impact from the road. For example a comparison of the overall projection of the proposed roof profile against a traditional pitched roof will help to demonstrate how the proposed roof will have a lower projection. Some additional perspective views showing the approach to the extended building from both directions off the access road might help to demonstrate the justification for a flat roof to the extension. Such drawings could support the architect’s view that a flat roof would reduce the overall impact of the building extension as currently proposed over one with a pitched roof.

Design details showing how the form and materials will work with the existing structure are also needed to provide a convincing argument for the proposal. Further use of precedents of beautiful contemporary buildings in the landscape and also of similar flat roof approaches in the local area and elsewhere will help to illustrate how the contemporary approach can work.

**Design Specification**

Some technical concerns were discussed including the need for tanking of the existing building to ensure waterproofing. This has been taken into consideration in the design and the proposals reflect the impact this will have on the internal floor area.

Sustainability targets expressed in the documentation were minimal but the discussion at the review revealed greater ambition for a low energy sustainable building. A fabric-first approach will help to reduce the amount of energy required to run the building which will have considerable long term benefits for the client. This needs to be built into the proposals at this stage.
The cost, weight and viability of the green/sedum roof need to be worked through to ensure that it will work in this location.

**Conclusion**
Action is required by the architect to overcome the impasse with the LPA either through review of the roof form to achieve a design that is acceptable or further detailed design and explanation of the proposed approach to provide a clearer and more convincing argument for the proposed design. The potential to present the design to the wider planning team should be followed up.

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

**Attendees**

Architectural Designer: Rhys Davies

Client: Peter Cottee

Local Authority: Richard Thomas, Principle Planner, Snowdonia National Park Authority

Design Review Panel:
Chair Jamie Brewster
Lead Panellist Phil Roberts
Panel Mike Gwyther-Jones
Andrew Linfoot
Jen Heal, Design Advisor, DCFW