



DESIGN
COMMISSION
FOR WALES
COMISIWN
DYLUNIO
CYMRU

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

NOT CONFIDENTIAL

Meeting date	20 th August 2015
Issue date	11 th September 2015
Scheme location	Bala
Scheme description	Conversion of out buildings to holiday accommodation
Scheme reference number	82
Planning status	Pre-application

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.

Comisiwn Dylunio Cymru Design Commission for Wales is the trading name of DCFW LIMITED, a Private Limited Company established under the Companies Act 1985 and 2006, Company No: 04391072 incorporated in England and Wales as a wholly controlled subsidiary of the Welsh Government. Registered office: 4th Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL T: 029 2045 1964 E connect@dcfw.org. The comment recorded in this report, arising from formal Design Review through our Design Review Service, is provided in the public interest for the consideration of local planning authorities as a material consideration, and other users of the Design Review Service. It is not and should not be considered 'advice' and no third party is bound or required to act upon it. The Design Review Service is delivered in line with DCFW's published protocols, code of conduct and complaints procedure, which should be read and considered by users of the service.

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