

Statws/Status:
Cyfrinachol / Confidential



Adroddiad Adolygu Dylunio: 18 July 2006
Design Review Report:

Dyddiad Cyfarfod / Cyflwyno'r Deunydd: 5 July 2006
Meeting Date / Material Submitted:

Lleoliad/Location:

Disgrifiad o'r Cynllun Clyndu Street, Morriston
Scheme Description:

Cleient/Asiant: Knight Frank [Tim Royal]
Client/Agent:

Pensaer/Architect: Acanthus Holden Architects
[Peter Holden]

Ymgynghorwyr Cynllunio: CDN Planning [Kedrick Davies,
Planning Consultants: Vicky Wilson]

Awdurdod Cynllunio: Swansea CC [Elfed Roberts,
Planning Authority: Frances Barnes]

Statws Cynllunio: Pre-planning
Planning Status:

Y Panel Adolygu Dylunio/Design Review Panel:
John Punter (cadeirydd/chair) Ewan Jones
Cindy Harris (swyddog/officer) Phil Roberts
Michael Griffiths Howard Wainwright

Lead Panellist: Phil Roberts

Cyflwyniad/Presentation

CDN Planning were instructed by Knight Frank to advise on the development possibilities for this site. The site owner, the Somerset Trust, are seeking consent in order to dispose of the site on the open market. This proposal is for 12 semi-detached, two and three storey houses; six fronting onto Clyndu Street and six fronting on to Harris Street. A former application for the site, which was based on perimeter development and internal courtyard parking, was rejected by the Local Planning Authority and the current proposal is the subject of pre-application discussions.

The site is derelict with no amenity value but it is within the Morriston conservation area. It is located in a residential area characterised by Victorian terraced houses. The site slopes down to a steep incline on Harris Street and the design approach has been to build the houses on this side as far into the bank as possible, above a 2.5m high retaining wall. To mitigate the problem of overlooking, the houses have been placed opposite gaps in the row of houses on the other side of Harris Street as far as is possible. The insistence by the Highways department on a new wide pavement on the western side of Harris Street has forced the houses further back, resulting in a higher retaining wall than would otherwise have been necessary.

The Local Authority representatives were concerned about privacy distances between the rear of the proposed properties, the separation distance between frontages of 12 metres on Harris Street, and the overbearing impact of the latter on existing residents. Although the Planning Authority would like to see this site developed, they cannot recommend approval of the current proposals.

Ymateb y Panel/Panel's Response

The Panel began by commending the high quality of the presentational material by the applicant and the admirable letter from Swansea's senior planning officer, Richard Jones, which states the authority's objections. It was confirmed that the site is supported in principle as being suitable for residential development.

The Panel considered that the separation distance on Harris Street in itself was acceptable, and respected the character of the conservation area. However, with a 3.6 metre high retaining wall (including railings) opposite, and then two storey development, we agreed with the Local Authority that the effect would be overbearing and detrimental to existing residents.

The Panel suggested that development should be concentrated along Clyndu Street and turning the corner into Upland Terrace, and could be 3 storeys in places where it did not adversely affect properties opposite. This would also be a more cost effective solution. The western part of the site is the easiest to develop and this would leave the eastern bank sloping down to Harris Street undisturbed, though it would require landscaping and possibly a small retaining wall. Greater continuity and enclosure along Clyndu Street, with simple and robust terrace housing, would benefit the whole area. The Panel commented that a Registered Social Landlord might be a likely developer.

Alternatively, some development could run east/west across the site, with gables fronting on to Harris Street. Another suggestion was to relocate the retaining wall from the front to

the rear of the proposed houses on Harris Street, but this would require extensive excavation.

The Local Authority indicated that they were prepared to be flexible in the interests of facilitating some development on this site. An earlier design sketch by Acanthus Holden was produced which seemed a possible basis for a solution and showed terraced development to the west and north, and a short return block to the south. Vehicular access to a rear parking court is shown to the north-west, forming a break in the terrace along Clyndu Street, and the Panel commented that this entrance could be built over at first floor level. If the scheme were developed along these lines, the Panel thought that development value and conservation contribution would be optimised. There would be no need for a new pavement on Harris Street and any reduction in density might be balanced by lower development costs.

There is a mineworking adit at the centre of the site which needs to be investigated with a geo-technical survey and might restrict the position of buildings on the site. It was confirmed by Knight Frank that a problem with knotweed on site has been resolved with a 3 year treatment programme.

The Panel thought that the parking requirement [of nearly two spaces per house] was excessive and should be reduced. We considered that the insistence on a two metre wide pavement on the western side of Harris Street was inappropriate and, if it remained, would prejudice the viability of development on the site.

The Panel noted that there were no proposals for any sustainable measures as part of this scheme. We were told that once there was the prospect of a favourable response from the Local Authority, a sustainability strategy would be developed and included.

Crynodeb/Summary

Having listened to both sides of the case, the Panel's view is that the current proposal is not an acceptable development in this context. However, we think that compact residential development on this site is desirable and that a solution can be found which satisfies all parties. The following specific points arose from our discussions:

- We think that the semi-courtyard scheme which concentrates development on Clyndu Street has much to commend it and could form the basis for an acceptable proposal.
- We suggest this should be a mix of terraced houses and flats, rising to three storeys where there is no adverse effect on adjacent properties and where it would benefit the townscape.
- The requirement for a new, two metre wide pavement on Harris Street is inappropriate for the current proposal and should be dropped if the west side of Harris Street is landscaped.
- We think that the parking provision is unnecessarily high and should be reduced.
- The elevations shown on the proposal are sympathetic to the conservation area, subject to an appropriate choice of materials.
- Sustainability issues should be incorporated in any future proposal and should inform the design and layout.

Diwedd/End

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