

Statws/Status:
Cyfrinachol / Confidential

DESIGN
COMMISSION
FOR WALES
COMISIWN
DYLUNIO
CYMRU

Adroddiad Adolygu Dylunio: Design Review Report:	29 July 2008
Dyddiad Cyfarfod / Meeting Date:	16 July 2008
Lleoliad/Location:	Newton Road, Mumbles
Disgrifiad o'r Cynllun Scheme Description:	Private residence
Cleient/Asiant: Client/Agent:	Mr and Mrs Quinn
Developer/Datblygwr:	As above
Pensaer/Architect:	Hyde and Hyde Architects [Kristian Hyde, Kay Hyde, Dan Belton]
Ymgynghorwyr Cynllunio: Planning Consultants:	Asbri Planning
Awdurdod Cynllunio: Planning Authority:	CC Swansea
Statws Cynllunio: Planning Status:	Pre-application
Y Panel Adolygu Dylunio/ Design Review Panel: Wendy Richards (cadeirydd/chair) Cindy Harris (swyddog/officer) Charlie Deng (swyddog/officer)	Ed Colgan Jonathan Adams Ashley Bateson Michael Griffiths Elfed Roberts
Lead Panellist:	Ashley Bateson

Cyflwyniad/Presentation

The site is in a residential street of large detached houses in Mumbles, facing an open park. It slopes steeply towards the south and includes a large mature woodland to the north. The site is a Y-shaped area of concealed land and features a plateau backed by a 6 metre high limestone cliff, which is the proposed location for the building.

A vertical circulation core anchors the building to the site, aligns with the main entrance and divides public and private space. Undercroft parking and leisure facilities help to sink the building into the site. A ground floor plinth made of limestone supports a filigree timber structure at first floor level and the gull wing roof allows north light and views to the woodland. The overhanging roof and first floor balcony help to reduce solar gain.

A timber screen on the south west elevation protects privacy and avoids overlooking of no 80, Newton Road, which has no windows on its north facing gable end. To the south east, permanent planting screens on the first floor balcony are proposed to protect the privacy of no 78.

The Local Authority welcomed the 'contextual contemporary' approach, but had some concerns about privacy issues.

Ymateb y Panel/Panel's Response

The Panel supported the contemporary design approach and commended the quality of detail and responsiveness to context.

The Panel had concerns about privacy and overlooking and questioned the effectiveness of the timber screening. We were informed that the width of the timber fins was critical. The screen will have the dual purpose of protecting privacy and solar shading, and the architects were confident that maintenance of the oak louvers would not be an issue. In addition the planting on the south west boundary will be reinforced and the stone wall reinstated. The team pointed out that there are no windows on the west elevation.

The Panel requested details of the protected woodland and was told that part of the development site was outside the UDP boundary. In consultation with the Local Authority a new boundary has been agreed running along the top of the cliff. Under the Section 106 agreement, it is proposed that a long term ecological management plan is implemented for the woodland.

The Panel raised the possibility of re-locating the building further up the site to the north and away from the southern boundary and adjacent properties. We realised that this would mean renegotiating the rear boundary, but we

thought that the fundamental problems posed by this location, of proximity and screening, had not been fully resolved. In the end, the proposal should work to address all the relevant constraints and should demonstrate internal consistency.

The Panel was concerned that the concrete portal could form a significant cold bridge, and the architect agreed that rigid insulation would be used as a thermal break. We thought that the extent of glazing was excessive and that it may have to be reduced to comply with Part L. The architect stated that the glazing was an essential part of the design and they would use triple glazing if necessary. The Panel did not support the use of additional measures to compensate for an energy inefficient building and stated that low energy use should be designed in from the outset. We would like to see Code for Sustainable Homes [CSH] level 4 targeted in this scheme, and we supported the inclusion of solar thermal and/or solar photovoltaics, although solar thermal would be more effective in delivering carbon reductions.

We thought there may be advantage in realigning the bottom section of the road access, taking in some land from no 80 which the client also owns, but we were told that the highways department have agreed the current arrangement.

Crynodeb/Summary

The Panel welcomed the opportunity to review this proposal and commended the obvious commitment of both architect and client. We think this is an acceptable response to the site and the brief, providing that the following issues can be satisfactorily resolved:

- The issues of privacy and overlooking have not yet been resolved to the satisfaction of all parties and we think that the proposed remediation measures are having a negative impact on the design development.
- The timber screen to the south west should be treated as an integral part of the cladding. With regard to the south east facing balcony, we do not think that planting can be relied on to provide a permanent screening solution.
- We advise that a Part L assessment is carried out as soon as possible, as the extent of glazing may need to be revised. We think that the engineering strategy should be fully integrated with a passive design approach.
- We suggest that the location of the building on the site be reviewed, given the problems arising from its proposed siting.

Diwedd/End

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