

# 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	7th December 2011
Dyddiad cyhoeddi/issue date	20th December 2011
Lleoliad y cynllun/scheme location	Linkside Drive Swansea
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	n/a

### **Adran 1/part 1**

### **Cyflwyniad/Presentation**

This proposal was seen previously at Design Review in July 2011. The planning background and basic design approach remain unchanged. It was stated that although the trees which screen views of the scheme from Langland Bay are outside the site boundary, there is every expectation that the tree cover on the cliff face will be preserved in perpetuity. A wildlife mitigation strategy has been agreed with CCW and an enlarged buffer zone provided for the badger sett that is located on the site. The contemporary design approach is seen as being compatible with the wide variety of architectural styles which characterise housing developments over the years within the Conservation Area.

The local authority did not attend as they have fundamental objections to the principle of the proposal, in terms of its impact on the Langland Bay Conservation Area and its prominence in views from within the Gower AONB.

## **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 understood that this is a controversial proposal. It therefore requires particular attention to be paid to providing clear, accurate and timely information to all interested parties. Had we received this information in advance or even during the presentation, the discussion would have been more fruitful. In our view this remains an unsatisfactory proposal. In summary:

- A full contextual analysis is required including: topography, vegetation, ecology of the site and environs; response to and impact on the Conservation Area; visual impact from key viewpoints, and views across the site from the housing to the north; all reinforced by detailed photomontages.
- Fully detailed site plans are required, including sections and elevations that clearly define the buildings' positions on the plot, their relationship to the slopes, their detailed landscaping and their elevational treatments including materials.
- The Panel is not opposed in principle to development on the site, but we do have concerns about build costs and financial viability, which might affect the delivery of the promised quality of design and materials.
- A more detailed and site-specific sustainability strategy should be developed in conjunction with the design, to support an ambitious CSH target.
- In advance of any future consultation on this proposal we would need to receive all material to be considered two weeks in advance. Our guidance on the content and presentation of Design Review material should be followed. (see attached)

## **Adran 2/part 2**

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

A considerable amount of new material was presented to the Panel on the day, which made considered comment impossible. It is vital that we receive all relevant material in advance of the review to enable an effective discussion and an informed response.

With regard to the comments made at the previous review, it remains the case that insufficient information has been provided to accurately assess the proposal from key viewpoints. The CGI images presented are not properly verified views, not least because the detailed plans and sections of each house have not been completed. Views that are 100% accurate should be seen as necessary design tools to drive a successful resolution, rather than steps to be taken later, once the general design approach has been agreed.

Scaled section drawings of the site in its context are necessary to fully assess the relationship of the proposal with the local topography and surrounding vegetation

and ecology. The single section provided was completely inadequate. Large scale, accurate site plans and sections are absolutely essential to assess development proposals, especially on a site of this sensitivity.

Given the length of time that proposals for this site have been under discussion, the Panel was concerned that a full contextual analysis had not been done. This would be far more important for a successful design development than illustrations of, for example, fireplace designs.

While the Panel is not opposed in principle to development of this site, it is imperative that it should be low-impact and that the logic and progression of the design process is fully explained, from the context and setting on the edge of the AONB and within the Conservation Area, through to the particularities of the site itself and its detailed site planning and building design. Without these drawings and a supporting Design and Access statement, it is impossible for the Panel to comment reliably and effectively on the scheme.

The Panel was informed that the client would develop the site in a single phase. The client is persuaded that there is a demand for houses of this type, but the Panel thought that they would have a relatively narrow appeal. A reduction in the footprint might allow the buildings to settle into the site better, allowing more generous views through the site. A good site analysis would identify exactly where these views occur, and seek to maximise them for the benefit of future occupiers and the immediate neighbours.

The architect stated that the roof height of the new houses would be approximately 3m above street level. The Panel noted that this did not include the roof lanterns, nor any railings or parapet walls necessary for safety. The material to support this proposal should clearly demonstrate how the amenity of neighbouring residents would be protected. The roof lanterns would not be totally transparent elements, and the degree of view obstruction and overlooking should be assessed and mitigated. The Panel considered that the elevational materials appear to be rather heavy and do not assist in delivering a low impact design.

We would like to see more ambitious sustainability targets adopted, along with evidence of how the various proposed measures are being incorporated into the developing design. The Code for Sustainable Homes pre-assessment should be used as a design driver to anticipate problems at an early stage, define any associated visual impact, and respond in a cost effective way.

**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	Liberty Properties (Steve Lloyd)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Huw Griffiths Architects (Huw Griffiths, Jonathan Morris)
Ymgynghorwyr/Consultants	GJ Planning (Geraint John) EDP (Duncan McInerney)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	CC Swansea
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swyddog/Officer Prif Banelydd/Lead Panellist	John Punter Cindy Harris Phil Roberts Gerard Ryan Mark Hallett Richard Keogh
Sylwedyddion/Observers	Alison Smith (Welsh Government) Glen Dyke (DCfW)