

Addroddiad Adolygu Dylunio Design Review Report

Review Status: **Confidential**

Meeting date:	15 October 2008
Issue Date:	29 October 2008
Scheme Location:	Llandudno Junction
Scheme Description:	Masterplan
Planning Status:	Pre-application

Declaration of interest:	Ashley Bateson, Partner at Hoare Lea consulting engineers, declared that Hoare Lea have worked on the Welsh Assembly Government building at Llandudno Junction.
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Part1: Presentation

Urbed was commissioned in 2007 by WAG [DE&T] and Conwy CBC to prepare a masterplan for the sustainable regeneration of the Llandudno Junction area. Six or seven potential new development sites have been identified for residential, commercial and retail use, in addition to measures to regenerate the existing town centre of Llandudno Junction.

The Local Planning Authority wish to reconnect disparate parts of the town and anticipate demands for future development following on from the catalyst of the new Welsh Assembly Government office building, 'The Point'. In the absence of a strong planning policy background to ensure the desired type, quantity and quality of development, they wish this document to provide a framework for regeneration.

Summary of key points arising from discussion, to be read in conjunction with Part 2 of this report.

The Panel is supportive of the aims and ambitions contained in the masterplan and the intention to use them to develop formal supplementary planning guidance [SPG]. We recognise the large amount of work and consultation that has gone into producing this document, however it cannot substitute for adopted planning policy. We think it is unacceptable in its present form and requires substantial re-drafting. In summary:

- There should be a clear statement of the purpose and status of the Masterplan and how it relates to the emerging Local Development Plan. Also how it will be implemented, and the timing and role of supporting documents such as the open space and sustainability strategies and detailed site briefs.
- High standards of sustainability and low carbon performance should be embedded in all documents.
- The masterplan should clearly state the urban design principles which all developers would be expected to follow, which must respond to developed sustainability strategies.
- The impact on the World Heritage site needs more careful consideration and explanation.
- The level of detail indicated for specific development sites is misleading and should be revised to a broader brush presentation with a commitment to site briefs.

Part 2: Discussion and Panel Response in Full

The vision set out in this document is based on a great deal of analysis, as well as community and stakeholder consultation. We understand that it will not be adopted as SPG in its current form [although a shorter version might be] but that Design Briefs for each site may be developed as SPG.

This document will be linked with the draft LDP, due to be submitted early next year. It deals with the allocation and distribution of residential development, identifies key sites and looks at longer term capacity. While uses are relatively fixed, it is intended to be flexible over issues such as densities. Further strategic documents are to be prepared and townscape studies or design briefs will be produced for particular sites or areas. As part of a wider programme of development guidance, we would have liked more information on the overall strategy and timings.

The Panel welcomed the strong commitment to mixed uses and to ensuring that the employment potential of this strategic area be maximised. In that regard we would encourage the maximum flexibility to accommodate a broad range of employment uses on the allocated sites.

The proposed housing densities [of 50-70 du.ha] are not appropriate within the existing settlement pattern and we doubt that they are deliverable in this context. Varying densities would be more appropriate depending on, for example, distance from transport nodes.

There is insufficient reference to the wider context and topography of Llandudno and Conwy, and especially to the World Heritage Site. This needs to be embedded in the masterplan and careful consideration needs to be given to the impact of views to and from the castle. Many of the regeneration and development sites suggested are very prominent from the strategic A55 and North Wales rail routes and that should be fully recognised.

Although likely to be the subject of a further document, commitment to high standards of sustainability should be a strong part of the vision, and minimum standards of environmental performance should be embedded in the masterplan. These standards should apply at the area level – e.g. good mix of uses – as well as at the individual building level – e.g. heating and energy systems.

The masterplan and associated suite of documents should identify the urban design aspects of successful residential districts, such as street hierarchies, parking strategy, and connectivity. Examples of good practice should be used carefully as there is the danger of literal translation. There should also be clear guidance as to which design approaches and outcomes are expected, and which are desirable or negotiable.

The high ambitions for improved connectivity and sustainable transport need to be achieved in practice. A clearer set of detailed transport proposals for this area and the wider context is needed in this document, or alternatively a stronger recognition that they will be developed separately. As a practical early measure, the proposed footbridge at Llandudno Junction station would provide a pedestrian link to an already established and developing commercial area.

The Design Commission for Wales Design Review Panel and staff welcome further consultation and will be happy to provide further feedback on this report and/or where appropriate, to receive further presentations. Thank you for consulting the Commission and please keep in touch with us about the progress of your project.

Please note that DCFW's Design and Access Statement Guide is now available on our website www.dcfw.org

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

Appendix 1: Attendees

Asiant/Client/Datblygwr:
Agent/Client/Developer

Welsh Assembly Government
[Carole Weller]

Pensaer/Architect:

Consultants:

Urbed [David Rudlin, Jamie Anderson,
Grace Manning Marsh]

Awdurdod Cynllunio/
Planning Authority

Conwy CBC [Rob Dix]

Y panel adlygu Dylunio:
Design review panel:
Ewan Jones [Chair]
Cindy Harris [Officer]

Ashley Bateson
Lyn Owen
Wendy Richards
Ann-Marie Smale

Lead Panellist:

Lyn Owen