

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	July 6th 2011
Dyddiad cyhoeddi/issue date	July 19th 2011
Lleoliad y cynllun/scheme location	Llandysul
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Cyn gwneud cais/pre-application
Datganiadau o ddiddordeb/declaration of interests	None

Adran 1/part 1

Cyflwyniad/Presentation

The Church in Wales is the owner of this site adjacent to the Vicarage in Llandysul, and is looking at their various landholdings with the aim of establishing development opportunities.

This is a steep and challenging site, with access options restricted to one point on the south western boundary. Proposals are still at an early exploratory stage, and there has been some pre-application communication with the local authority who have no objection in principle to the proposed development. There is a live application for a single dwelling adjacent to the vicarage on the northern part of the site.

The applicant outlined the topography of this market town, and the historical pattern of residential development cascading down the slopes towards the river. They would like to explore two conceptual design options with the Panel.

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 welcomed the opportunity to consider these early stage design concepts for this challenging site. We think that the principle of development on this site is practically feasible, but much work remains to be done before a detailed planning application can be made. At this preliminary stage, we would simply make the following comments:

- A site analysis should inform an appropriate commitment to environmental standards and a corresponding built form, which should also respond to the site topography and context.
- The practical and commercial feasibility of the proposal then needs to be assessed and tested.
- Because of the challenging site, additional design time and landscape input is likely to be necessary in the early stages and this should be allowed for.
- The generic concept drawings need to be developed into a more bespoke solution, with modifications in plan, section and height.
- The landscape plan, its implementation and long term maintenance will also need to be determined, given the need to soften the immediate impact of the development.
- Sustainability aspirations need to be clear but realistic and we suggest a minimum of Code Level 4.

Adran 2/part 2

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

The Panel agreed that this was a very challenging site, with a drop of 21m from north to south, and we thought that even the proposed access would be difficult to achieve. Because of this extreme topography, it would have been particularly useful to have had wider site sections to include the immediate areas beyond the site itself. The Panel accepted that many similar sites had been developed in the past, and we thought that the principle of a linear development was acceptable and practically feasible, although it may not prove financially feasible.

The Panel suggested that a terrace form might be the most appropriate form of development in terms of the context. We were told that the client would prefer a more incremental phased approach, although we thought that it would be difficult to phase such a small scheme with restricted access. There may be the possibility of a small 2-3 unit terrace of affordable units, although affordable provision has yet to be agreed with the local authority.

Although this proposal would not affect the skyline, it is inevitable that any new development on this site would dominate the existing houses at a lower level to the

east, and would involve a substantial retaining wall. The Panel suggested that the height of the houses could be reduced by using the roofspace for living accommodation, or by designing smaller, 2 storey units and adopting a split level design for some or all of the units. We were told that a shadow analysis will be carried out to show the impact on the lower level housing, and we suggested that this could be used to test different height options.

The Panel thought that the design concepts presented showed a generic solution to a very particular site. The straight linear layout shown seemed unsympathetic to the land form and the context of the surrounding town. We would like to see a more subtle and bespoke solution proposed, following the topography and therefore minimising earthworks. This could take the form of stepped units, in plan as well as elevation, which could improve solar access and introduce some interest and variation across the site. A post and beam construction method would minimise infrastructure works, and the Panel noted that any plateau formed need not be perfectly flat but could incorporate a gentle slope.

The Panel questioned whether the road needed to cover the whole length of the site, and the possibility of a shared driveway for the last two houses, with the turning head pulled back towards the west, was discussed. More information needs to be provided on the impact of creating a new accessway and the character of the new street.

It was unclear whether there would be any communal land included in the scheme, or what the long term management plan would be for the area of ecological enhancement. The retaining wall could use stone quarried from the site itself (there is the site of a former quarry immediately to the north east) although the possibility of a planted embankment is also under consideration. The Panel doubted whether that planting would be successful given the steep angle of slope.

The Panel welcomed the aspiration for a high environmental rating, such as the PassivHaus standard, but we were told that no firm commitment could be made at this stage. We thought it was important that a firm strategy should be put in place at this stage, with the relevant professional advice as to what is achievable, so that the commercial viability of the development can be assessed in a realistic way.

A site analysis should be carried out at an early stage and should consider the following:

- a) a daylight assessment and shadow impacts on local buildings
- b) infrastructure connections (water, electricity and drainage) which may be challenging due to the particular site conditions
- c) energy source options

If the Passiv Haus standard proves to be unfeasible then we thought that the minimum commitment should be CSH Level 4. We were pleased to learn that the client is keen to support an 'eco-housing' approach and in particular to address issues of fuel poverty.

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	The Church in Wales
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Casa Architects
Ymgynghorwyr/Consultants	CDN Planning (Kedrick Davies)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Ceredigion County Council
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swyddog/Officer Prif Banelydd/Lead Panellist	Ewan Jones Cindy Harris Richard Parnaby Andrew Linfoot Ashley Bateson Roger Ayton
Sylwedyddion/Observers	n/a