

# Addroddiad Adolygu Dylunio Design Review Report

## Review Status: **Confidential**

Meeting date:	28th October 2008
Issue Date:	6th November 2008
Scheme Location:	Wernfawr, Talgarth
Scheme Description:	Residential
Planning Status:	Pre-application

## Part1: Presentation

The site was originally part of the market gardens which served the Brecon and Radnor Joint Asylum, which was closed in the 1990's. Detailed planning permission was granted in 2005 to convert the potting shed into a 3-bedroom house. A scheme for a 6-bedroom house incorporating both potting shed and greenhouse, was refused in May 2008. A revised scheme [plan D] is the subject of pre-application discussions.

The Local Authority, though unable to attend, have given us written and verbal comments. Their reasons for refusal were that the proposed scale, form and design were out of keeping with the existing building and would detract from the quality and character of the surrounding landscape. In addition, insufficient information was received to assess the likely impact on bats and the greenhouse was not considered suitable for conversion.

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

The Panel's view is that this proposal is an acceptable form of development in the countryside and does not detract from the surrounding landscape, especially as the original buildings are still the dominant form and the ridge height remains the same. We recommend the following minor revisions:

- The projection to the north should be omitted and the linear form retained
- The detailing of the fenestration to the south should be kept simple.
- The applicant should demonstrate the impact of this proposal on the landscape by use of perspective drawings, photo-images, or a simple model.

- The design statement should include a commitment to achieve Code Level 4 and a justification for the use of particular low carbon technologies based on a site analysis.

## **Part 2: Discussion and Panel Response in Full**

Given that the principle of residential use on this site has been granted, we think that the current proposal is fundamentally acceptable although there is scope for refinement. The projection to the North detracts from the pure linear form and should be omitted. The stepped windows and long narrow slots could be seen as overly complicated and out of character. While we accept that most existing openings have been retained and glazed, the new fenestration is in need of simplifying.

The status of the guidance on limiting expansion space to 30% was discussed, and whether the pergola should be counted as floor space. While we agreed that ambiguous policy and pre-application guidance could be frustrating, we thought it was more relevant to evaluate the design quality and sustainability of specific proposals.

In general this scheme has the potential to improve the character of the area and promote sustainable lifestyles, as advocated in TAN 12. The design is simple and robust and keeps existing buildings dominant and intact wherever possible. As there is no increase in ridge height, it could be demonstrated that its visual impact is no greater than the existing buildings. The applicant should use perspective drawings, photographic images from medium and long distance views, and/or a simple 3D model to illustrate this point.

Although the Design Statement includes various sustainability measures, there is no holistic analysis or any commitment to achieve a particular level of the Code for Sustainable Homes. This needs rectifying and we suggest that a scheme with such high sustainability aspirations should achieve Code Level 4 as a minimum. The building envelope should be made as energy efficient and airtight as possible and a site-specific low carbon heating and energy strategy should be developed.

**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](http://www.dcfw.org)**

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

## Appendix 1: Attendees

Asiant/Client/Datblygwr:  
Agent/Client/Developer

Mr Trevor Thompson

Pensaer/Architect:

CO2 Architecture and Design [Tim Organ]

Awdurdod Cynllunio/  
Planning Authority

Brecon Beacons National Park

Y Panel Adlygu Dylunio:

Design review panel:

Alan Francis [Chair]

Cindy Harris [Officer]

Jonathan Adams

Steve Smith

Ed Colgan

Lead Panellist:

Steve Smith

Sylwedyddion/Observers:

Huw Jenkins CC Swansea