

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	19th October 2011
Dyddiad cyhoeddi/issue date	1st November 2011
Lleoliad y cynllun/scheme location	Middle Lane Denbigh
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	None

Adran 1/part 1

Cyflwyniad/Presentation

The proposal is for two identical detached dwellings, set back from the street behind a stone wall with vehicle access gates to each plot. The site is within the Denbigh Conservation Area in a street of mainly two storey terraces. The existing building on the site is a derelict Scout Hut.

A previous planning application for this site was submitted in December 2008 and withdrawn in August 2009, following comments from Denbigh's conservation architect and pending re-design. The architect (who is also the developer) has worked up three versions of a proposal for this site, and is now seeking independent advice.

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 early consultation and the open minded approach of the applicant, who is very familiar with the site context, aware of his responsibilities to the conservation area, and actively seeking to resolve potential problems and satisfy the local planning authority. We appreciate the effort that has been made with previous versions of the scheme, and the provision of 3D models for the review, but in terms of the current proposal we think that there are major issues to be resolved. In summary:

- This scheme should seek to enclose the street more strongly and effectively, as a positive contribution to enhancing the conservation area.
- This could be done either as a courtyard scheme, set back behind a high stone wall (which may have openings and gates within it), or as a back-of-pavement scheme with central or side vehicular access. Either way, part or all of the buildings could be brought forward to the back-of-pavement line.
- We think that the two dwellings should be two storeys high and physically connected. The massing should be concentrated in the centre of the site and step down towards the adjoining properties. The volumes and rooflines should be sympathetic to the locale.
- The contemporary design approach is welcomed, provided that it also constitutes a sensitive contextual response and is well detailed.
- We would urge the applicant to develop a more convincing sustainability strategy and commit to a Code level higher than the statutory minimum.
- While south facing conservatories can work well if separated from the main internal space, we think the double height sunspace is problematic in its current form.
- We welcomed the calm, restricted palette of quality modern materials and emphasised the importance of sourcing local stone for the street frontage.
- We were pleased that the Highway Authority are prepared to forego visibility splays, and we think that the provision of up to two parking spaces per dwelling should be well screened (preferably invisible) from the road.

Adran 2/part 2

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

The Panel recognised the challenge of developing this small infill site, within a tight-knit gridded street pattern and conservation area. We think that a contemporary design approach is acceptable provided that it is sensitive to its context and has a high quality of materials and detailing.

In terms of a contextual response, the Panel thought that it was critically important to strengthen the street frontage. The restoration of the street line with a high

limestone wall (which may or may not form part of the building) would be a valuable contribution to enhancing the conservation area.

In its present configuration we thought that this was an introverted scheme, with very little potential for interaction with the street. Apart from the 7m set-back, this effect is reinforced by the dominant pitched roofs. While the Panel acknowledged that the proposed dwellings were not attention-seeking and sought to be recessive in the street scene, it is nevertheless important for there to be some active relationship with the street.

We discussed the option of bringing the houses forward to back-of-pavement, and thought that this could be done while still providing off-street parking. Equally, we thought that a courtyard solution could be made to work and we understood that there was a precedent for walled gardens and 'secret places' in the locality.

However, the Panel did have concerns about the proposed scale, the effect on the amenity of surrounding houses and gardens, and the over-large, alien volumes that were being created. We thought that the site could accommodate two dwellings, but that the impact of three storey houses would be too great. The proposed section illustrates the compromises involved in the three storey option, which would give an unacceptably low headroom (of 2m) on the first floor, and an inadequate floor joist depth of 200mm.

In our view, two 2-storey linked dwellings, with the massing concentrated in the centre of the site and stepping down to each side, would be a better solution. A central courtyard could then be formed, perhaps by bringing single storey wings forward to front the street. The stone wall fronting the street should be equivalent to single storey height so that any openings would require lintels. Alternatively, a back-of-pavement solution with a central opening for vehicle access or (less preferable) separate access ways on either side of the site, could be successful. Either way we think that the dwellings should be physically linked and the massing concentrated in the centre of the block. Two semi-detached houses would be naturally more energy efficient and, speaking as the developer, the applicant thought that they would be no less viable.

The Panel had concerns about the double height sunspace facing south east, both in terms of the dangers of overheating and the restriction of daylight into the deep plan of the ground floor and the kitchen/dining area in particular. We thought that the internal plan should be reconsidered and internal spaces rationalised to work together more effectively.

The Panel supported the aspiration for an energy efficient, sustainable development and thought that the incorporation of PVs within the roof finish would be a non-intrusive contribution to low carbon performance. However, given the location within a conservation area, photographic evidence of the visual impact would be required. We encouraged the applicant to work with a Code for Sustainable Homes assessor to maximise the environmental benefits and integrate these within the

design as soon as possible. Ideally we would like to see a commitment to achieve CSH Level 4.

The use of local materials, such as natural/reused stone for the street wall, will be important. The Panel thought that the proposed palette of lime render, zinc roof and aluminium clad timber windows was appropriate, along with galvanised steel rainwater goods.

The Panel was pleased to learn that the highways department had agreed to entrances off the street with no visibility splays. There appears to be no problem with vehicles reversing out onto the street. The question of overlooking and/or overshadowing neighbouring back garden areas will no doubt be examined in detail by the local authority.

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 fydddech 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	Christopher Sandres
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Christopher Sanders
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Denbighshire County Council
Y Panel Adolygu Dylunio/	

Design Review Panel
Cadeirydd/Chair
Swydog/Officer
Prif Banelydd/Lead Panellist

John Punter
Cindy Harris
David Harvey
Kedrick Davies
Michael Griffiths
Lynne Sullivan

Sylwedyddion/Observers

Philip Costa (CDN Planning)