

Addroddiad Adolygu Dylunio Design Review Report

Review Status: **Confidential**

Meeting date:	28 October 2008
Issue Date:	6th November 2008
Scheme Location:	South Quay, Pembroke
Scheme Description:	Mixed Use
Planning Status:	Pre-application

Part1: Presentation

The Local Authority have been working for many years on the redevelopment of this site to the east of Pembroke Castle and Allied Land, as the preferred developer, presented their work in progress. The site is within the Conservation Area and contains the ruined walls of old burgage plots, as well as sections of the town wall. 30 residential units are proposed along with a mix of small scale retail and commercial use. It is also proposed to build on the site of the former Mill on Mill Bridge. Cadw have been consulted and advocate a contemporary but sensitive design approach.

The Local Authority as client wish to enhance the attraction of Pembroke to visitors and to draw people visiting the Castle down to South Quay by providing an attractive route and destination activities.

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

The Panel was pleased to review this interesting project with a complex brief on a very sensitive site. We think the current proposal is basically acceptable but in need of major revisions. In summary:

- The team should explore the possibility of re-siting the commercial units on the waters edge so as to free up the historic town wall and provide a south facing public space.
- Parking on site should be limited to a few disabled spaces.

- There should be a close relationship between new buildings and the water's edge. The main section of the proposed boardwalk alongside the old Mill site should be abandoned.
- The level of the quay should be raised if necessary to provide direct access to retail units.
- The design team should explore the alternative of a main entry to the site from the South West by the Castle entrance. The layout of buildings and spaces might then be arranged to draw people through and down to the main destination of the quay.
- There should be a commitment to achieve appropriate sustainability standards of BREEAM Excellent and Code Level 4 for all new buildings. A site-wide centralised heating plant should be developed for residential and commercial elements, and complemented by building scale renewable energy generation.
- A strategy for servicing and deliveries should be integrated into the continuing design development.

Part 2: Discussion and Panel Response in Full

The key to the success of this scheme will be how well South Quay works as an attractive public space, and central to this is the relationship of buildings with the water. We would like to see new buildings brought right up to the waters edge, displacing the parking which currently interferes with the asset of the quay. Parking is limited to disabled spaces during the summer months, but this could be located elsewhere on the site. The range of land uses is also important – a town museum in this area could be a significant attractor.

Developing along the north side of the quay would allow the town walls to be exposed rather than built up against, and would provide south facing spaces in front of the retail units, which could also be taller in this location. Given the level change across the site from east to west it will be important to avoid a change in level between retail units and public space. If the buildings have to be raised off the ground to avoid flood risk, then the benefits to the whole scheme of raising the road level should be explored.

The boardwalk, proposed for the western side of the former mill site, should be removed and any new building taken up to the water's edge, mirroring the Corn Store on the North Quay. A pedestrian route could run through the building at ground level, and continue for the last 30 ft of the bridge on a much narrower cantilevered walkway.

The access into the site would ideally be from the South West, to attract visitors as they leave the Castle, although we understand this will depend on resolving issues of land ownership. The wall running alongside the Castle store would need to be altered to improve access and the location of blocks 31 and 32 should be reconsidered. The main destination and cultural focus should be the Quay and the still functioning slipway. While an intermediate attraction such as the proposed central courtyard would help to draw people through, it is unlikely to be a sufficiently attractive destination in itself. A feature set of wide steps leading down to the Quay would add to the 'draw' and solve the problem of access.

The scheme should achieve a BREEAM Excellent or Code Level 4 for all new buildings, and BREEAM Very Good for existing buildings. A site wide heating system would maximise the efficiency of delivering energy for the different uses and this could be complemented by

solar panels – thermal and electric – located discretely on south facing roofs. A strategy for servicing and deliveries should be developed now and used to inform the site layout.

In terms of the wider vision for the regeneration of the town, for which this scheme is the catalyst, consideration should be given to developing attractions at the eastern end of the high street, in order to reinforce the town centre and animate the main thoroughfare. The proposed relief road for the town would help to make this area more attractive to pedestrians by removing heavy traffic.

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	Allied Land Plc [Steve Rogers] Pembrokeshire CC [Jane Gibson, John Turbervill] WAG DE&T [Huw Thomas]
Pensaer/Architect:	Pembroke Design [Gareth Scourfield, Meirion Williams]
Awdurdod Cynllunio/ Planning Authority	Pembrokeshire CC
Y Panel Adlygu Dylunio: Design review panel: Alan Francis [Chair] Cindy Harris [Officer]	Jonathan Adams Ed Colgan Steve Smith
Lead Panellist:	Jonathan Adams
Sylwedyddion/Observers:	Huw Jenkins, CC Swansea Melissa Howells [PembrokeshireCC] Anthony Hayward [Pembrokeshire CC]

