

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	March 14th 2012
Dyddiad cyhoeddi/issue date	March 28th 2012
Lleoliad y cynllun/scheme location	Trewyscoed Barn, near Abergavenny
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	David Harvey declared that he had some involvement in a previous design for the larger site, approximately 20 years ago. This was for a different client and never built.

Adran 1/part 1

Cyflwyniad/Presentation

This proposal is for a modest, single storey extension or 'garden room' to a converted barn on the slopes of the Sugar Loaf mountain. Part of the existing barn is used as an artist's studio for international commissions and the owners wish to extend the available space internally. The extension would frame the mature garden on the western side, extending to the current site of the boiler room which would be relocated to the rear.

The local authority representative stated that planning policy provides for the retention and conversion of existing buildings, provided that significant extensions and alterations are not considered necessary in the future. There is some doubt as to whether the overall agricultural appearance of this cluster of buildings would be

affected by the proposal, and whether it would lead to further 'domestication' of converted buildings in the area. Secondary concerns relate to the proposed size, scale and integration of the extension with the original building. The linearity of the new wing appears to work against the compact courtyard development.

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 thought this was a pleasing and modest project which did not detract from the character of the cluster of former agricultural buildings. A lot more detailed information will be required before a detailed planning application is submitted but at this stage we think there are minor issues only to be resolved.

- We agree that the character of the area and landscape is constantly changing and that buildings are part of that process.
- Aspects of the original barn conversion, such as the fully glazed gable, have ensured that it can no longer be seen as essentially an agricultural building.
- The proposed form of the extension is simple, subservient to the barn and sympathetic to its context, and its plan does not encroach into open countryside.
- There would be no visual impact on the public realm.
- The sustainability ambitions are commended.

Adran 2/part 2

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

The Panel observed that the first generation of barn conversions in the area took place in the 1980's, and so now there are likely to be proposals for extensions and renovations coming through. The local authority will therefore need to define an appropriate and consistent approach to deal with them.

The Panel questioned to what extent the new addition eroded the original character of the building, given that this has already been fundamentally changed by the fully glazed gable wall which was part of the original conversion. This in itself means that it can no longer be seen primarily as an agricultural building. In addition, the landscape around the building has changed over the years out of necessity, and any new building or alteration should be seen as responding to that context.

The client assured the Panel that there were no plans for any further buildings, or any works which would impinge on the mature gardens which were treasured by the owners.

It was established that the proposed extension could not be seen from the approach along the lane, or indeed from anywhere within the public realm. The volume of the

extension would be just 16% of the existing barn, and well within the limit set by the National Park of a maximum of 30%.

The Panel was pleased to note that the extension would achieve a Code Level 4 rating. The client has aspirations to gain Code Level 5, and this would necessarily include some renewable provision. We thought that the replacement of the existing oil boiler with a biomass boiler would be an appropriate low carbon technology and would fit well with an existing building which was inherently inefficient and so had a relatively high heat load.

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***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	Peter Myers and J. Macfarlane
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Design Research Unit (Wayne Forster)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Brecon Beacons NPA (Helen Lillow)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Alan Francis Cindy Harris Davis Harvey Simon Carne Steve Smith Glen Dyke

Sylwedyddion/Observers

Kate Cabbage (RSAW)
Katie Weston (CC Swansea)

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.