

# Addroddiad Adolygu Dylunio Design Review Report

## Review Status: **Confidential**

Meeting date:	17 September 2008
Issue Date:	25 September 2008
Scheme Location:	Wernfawr Framhouse, Talgarth
Scheme Description:	Residential
Planning Status:	Pre-application

## Part1: Presentation

This proposal is for the conservation of and extension to an existing farmhouse within the Brecon Beacons National Park. A previous application was refused and these amended drawings are intended to respond to the concerns of the Local Authority. These include the size of the extension [claimed as a 35% increase, but according to the applicants is actually 15%], its relationship to the existing building, and architectural details such as the front porch and rear glazing.

The Local Authority do not believe that their concerns have been adequately addressed in this new presentation. They confirmed that there is no percentage limit for extensions in the UDP but a separate guidance note sets an upper limit of 30% increase in floor area.

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

In this disparate context, the Panel supports the proposal to repair the existing farmhouse and provide a sensitive contemporary extension. We think there is ample room for compromise between the authority and the applicant, to achieve an appropriate solution for the site and the brief. The following minor revisions are required:

- The scale of the proposed extension is acceptable, although the case in its favour was not presented in the best way and would have benefitted from perspective drawings
- The subservience of the extension to the existing building should be apparent in the choice of materials and the elevational treatment. In particular the fenestration of the rear elevation and the first floor overhangs should be revised.

- The use of sustainably sourced timber is appropriate and has local reference, but there is less justification for the use of a metal sheet roof finish.
- There should be a firm commitment to CSH level 3 or 4, and a strategy for achieving this included in any new planning application.

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

The consensus view of the Panel is that the scale and volume of the proposed extension is appropriate in this context and would not have an adverse impact on the locality. The simplicity and clarity of the internal plan is commendable, as is the intention to refurbish the farmhouse and reinstate original construction details. However, the applicant's case would have been helped by perspective drawings.

The subservience of the extension to the existing farmhouse should be clearly established, not just in terms of volume but in a sensitive architectural language. Some elements of the rear elevation appear harsh and aggressive, such as the bay window, the first floor overhangs and the metal roof finish. While we understand the design intention behind some of these measures, there are too many interventions on this elevation and the treatment needs calming and simplifying, to emulate the clarity and simplicity of the existing building.

The use of timber cladding is appropriate in this context and is used on several buildings nearby. However, the timber should be durable [not reliant on chemical treatment] and sustainably sourced. We are less convinced about the arguments for a standing seam metal roof and would prefer to see second hand Welsh slate used. The concealed gutter in the metal roof would be vulnerable to blockage, so close to large trees, and would require high quality detailing and construction.

A specific commitment should be made to achieve Code for Sustainable Homes level 3 at the minimum, along with a strategy for delivering this. The large double height window facing south west may pose a danger from overheating in the summer and high level ventilation should be provided.

**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.**

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

### **Appendix 1: Attendees**

**Asiant/Client/Datblygwr:  
Agent/Client/Developer**

Client [Penny Ashby]

<b>Pensaer/Architect:</b>	CO2 Architecture [Tim Organ]
<b>Awdurdod Cynllunio/Planning Authority:</b>	Brecon Beacons National Park Authority [Eleri Davies]
<b>Y panel adlygu Dylunio:</b>	Michael Griffiths
<b>Design review panel:</b>	Phil Roberts
Alan Francis [Chair]	Ed Colgan
Cindy Harris [Officer]	Martin Knight
<b>Lead Panelist:</b>	Phil Roberts
<b>Sylwedyddion/Observers:</b>	None present