

Addroddiad Adolygu Dylunio Design Review Report

Review Status: **Confidential**

Meeting date:	10th December 2008
Issue Date:	19th December 2008
Scheme Location:	Barry Waterfront
Scheme Description:	Residential with some mixed use
Planning Status:	Pre-application

Part1: Presentation

The project was last reviewed by DCFW in May 2008, when we recommended the development of an overall strategic framework, along with a movement strategy, road hierarchy, and progression of the block layout. Since then the Consortium has purchased the site, not including the Mole which is included in the new outline masterplan drawing. This land is owned by ABP, who are comfortable with the current proposals.

This presentation sets out a 'series of new intentions', in terms of connectivity with the existing communities of Barry town to the north and Barry Island to the south. Existing morphology and road alignments have been used as generators for the proposed grain of the new development. The intention is to maximise the huge potential offered by the Mole to exploit waterside uses and to link this to the Neighbourhood Centre to create a strong commercial and leisure focus for the whole project. Proposed uses include a foodstore, hotel, primary school, cinema, and marina, in and around a destination 'hub' located at the junction of the Mole with the rest of the site.

The team sought the Panel's advice on how to progress the scheme following the publication of the document 'Barry Waterfront Development Principles' by the Vale. They also sought the Panel's views on how best to integrate the Mole within this development.

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

The Panel commends the continuing commitment of the developer to this project and we would like to see the Local Authority give firm guidance concerning objectives and obligations, based on a dialogue with the consortium. It is essential that a flexible structure is adopted and that the phasing and proposed uses reflect shifting development constraints. In summary:

- We welcome the improved connectivity with the Island, the lock gates and the Town, including the future pedestrian link to the station. We endorse the wish to see a complete pedestrian circuit providing access to the waterfront and linking to the cliffs of the Island.
- The inclusion of the Mole would be of enormous benefit to the whole scheme and we would like to see ABP more positively engaged in the process.
- We accept that development of the commercial centre should constitute phase 1, along with the necessary infrastructure.
- Other major items of infrastructure such as the new road should be phased to be commensurate with the feasibility of substantial residential development.
- Temporary, 'meanwhile' uses should be pursued to invite community engagement, build future confidence and enhance value. The Panel would particularly welcome temporary uses that activated the water and made it accessible for public use, e.g. a sailing/canoe club.
- The orientation of the new block layout is not optimal for solar heat gain in the winter or for summer shading. This should be re-assessed to ensure that the block form complements other sustainability measures and delivers an integrated low carbon development.
- We do not think the linear park will be anything other than a wide grass verge. It would be sufficient to emphasise the circular route with tree planting. A proper landscape strategy should be developed, alongside a water space strategy.

Part 2: Discussion and Panel Response in Full

The Panel welcomed the improved connectivity and would like to see the Vale require all these strategic links as key planning objectives, including strong links to the Knapp and the Station which the Local Authority will need to play a key role in securing. However, a dialogue between the developer and Local Authority about the priority to be attached to strategic objectives and the long list of planning requirements, appears to be missing. A basic early framework which allows for future flexibility should be agreed before a masterplan is developed. The 'Principles' document should be taken a step further, and the particular objectives and planning obligations which are considered essential should be fleshed out and differentiated from those that are merely desirable. The Local Authority needs to consider what it can do to help the delivery of this project

and establish confidence, including establishing whether there is any social housing provision which could be brought forward and included in this project.

The masterplan should be seen and used as an adaptable tool to allow for the evolution of this project over a period of years or decades. Variety and flexibility of the offer to potential developers will be crucial in the current economic climate. The team anticipates that progress will be reviewed and the programme re-assessed every three years. Given the likely timescale of development, the Panel encouraged the team to consider temporary or 'meanwhile' uses, using short-life, loose-fit buildings, to boost interest and activity (especially on the water of the dock) in order to help create future value. There should be a clear strategy for use of the water areas and boating facilities should be fully integrated within the development.

It was recognised that this development will not be residential-led and that commercial uses will help to lay the basis of a proper urban neighbourhood. Development is likely to start with the District Centre, at the junction of the Mole with the West Pond site. It is judged that demand currently exists for a hotel and supermarket and it is hoped that residential development will follow. A mix of private and social housing, family homes and apartments, is planned and uses will be mixed vertically as well as horizontally.

A phasing programme will make explicit which elements of the development are dependent on the provision of particular pieces of infrastructure. The aspiration for the new road may need to be moderated by other aspirations [eg for mixed use] and the phasing adjusted accordingly

We are not convinced by the north/south alignment of the new block layout, so that most houses would face east or west. This is not optimum for passive solar gain in the winter or ease of shading in the summer, and we recommend that this be re-examined. A correct interpretation of passive solar design principles is indispensable to an integrated sustainable design approach and low carbon delivery.

The proposed linear park, with a road running along each side, is unlikely to function as a successful green space, and the disposition of open space should be rethought to maximise its use and role as a community focus.

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	Persimmon, on behalf of the Housing Consortium [Richard Keogh] ABP [Byron Lewis]
Pensaer/Architect:	Holder Mathias Architects [Stephen Hill]
Consultants:	CDN Planning [Kedrick Davies]
AwdurdodCynllunio/ Planning Authority	Vale of Glamorgan CB Council [Rob Thomas, Steve Ball]
Y Panel Adlygu Dylunio: Design review panel: John Punter [Chair] Cindy Harris [Officer]	Jonathan Hines Mark Hallett Ed Colgan Lyn Owen Roger Ayton
Lead Panellist:	Roger Ayton
Sylwedyddion/Observers:	Jianqiang Wang [Cardiff University] Eleanor Englefield [DCFW]
Declaration of Interest	Jonathan Hines declared that his cousin is a director of HMA