

NB. This report was confidential when it was seen at pre-application stage and relates only to the version seen at that stage. It has been made public since the planning application was submitted in September 2012

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

Public

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| Dyddiad cyfarfod/meeting date | June 20th 2012 |
| Dyddiad cyhoeddi/issue date | June 27th 2012 |
| Lleoliad y cynllun/scheme location | Castle Lane Swansea |
| Disgrifiad y cynllun/scheme description | Preswyl/residential |
| Scheme reference number | 76A |
| Statws cynllunio/planning status | Cyn gwneud cais/ pre-application |
| Datganiadau o ddi-ddordeb/declaration of interests | none |

Adran 1/part 1

Cyflwyniad/Presentation

A previous proposal for this site, seen at Design Review in September 2009 and August 2010, proved not to be deliverable. The client then held a competition between seven architectural practices, for a two stage delivery process and this was won by Holder Mathias Architects. It is hoped to start on site early in 2013, with a planning application due towards the end of the summer 2012.

This is a constrained site with a complex mix of uses. 26 out of the 30 units will be affordable, and some commercial and leisure uses are included. The proposal has to respond to the changes in levels, as well archaeological constraints. The intention is to rebuild the street scene on Wind St and the Strand, with a more informal treatment on Castle Lane.

The local authority representative emphasised the sensitivity and strategic importance of the site. The castle itself is a listed building and a scheduled ancient monument, and the site is part of the Wind Street conservation area. There have been useful pre-application discussions with the applicant and designers, although the timescale has been short. This review offers an opportunity for pause and reflection which is appreciated. In general this proposal is welcomed, particularly the contextual street frontages and the activation of Castle Lane.

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 was pleased to review the latest proposal for this site, which is a huge improvement on the previous one(s). We think this is an aspirational scheme which takes design quality seriously. For most aspects of the scheme we think minor issues remain to be resolved, but the sustainability strategy is in need of major revision. In summary:

- The contextual response of the built form is appropriate and the reinstatement of Castle Lane as an active route is greatly welcomed.
- The promised quality of materials and details needs to be protected by the retention of the architectural team to as late a stage as possible.
- The anomalous rooftop element is out of context and should be omitted
- The environmental strategy is not convincing and does not appear to have been worked up in any detail. A centralised heating system, possibly with CHP, should be given full and urgent consideration.
- Internal daylight levels should be tested and improved where possible. The long access corridor could be daylighted with sunpipes, or through the southern facade.
- The layout of the duplex apartments should be reviewed.
- The treatment of the corner kiosk is understated and could be strengthened.
- The design impact of the roof ventilation strategy should be determined and resolved pre-application.
- A sunpath analysis should inform the layout and treatment of the outdoor seating area.
- Given the site constraints the servicing arrangements are well resolved.
- We would like to see the local authority come forward with a plan to improve the immediate environs of the castle.

The Panel thought that this proposal was a significant improvement on the previous scheme and was reassured by the client that it is sufficiently well resourced and deliverable. A lot of work has gone into ensuring its commercial viability.

The Panel welcomed the quality of the contextual response to the building typologies, of the burgage plots on Wind Street and the warehouse buildings along the Strand. However, the small arc-roofed unit on top of the main roof appears one form too many and is acontextual.

The materials and detailing should be of high quality, as promised in the documentation, and we were pleased to hear that the architects will probably be novated and that they will deliver an appropriate level of detailed design pre-tender, possibly up to RIBA stage F. This scheme will benefit from good working relationships with contractors developed on the Urban Village scheme.

The provision of a lively active route linking the Strand with the town centre is strongly supported. We thought that the small shop or kiosk at the bottom of Castle Lane required more differentiation to attract adequate footfall and improve surveillance. Unfortunately we were not provided with sections of the site which would have helped our understanding of the complexities of access.

The spiral stair will be the main point of access for the residential units and is designed to ambulant disabled standards. Its location reflects the importance for the client of having a Castle Lane address. The lift which serves the basement car park could also be used for access to the private units, but is less convenient.

The Panel was disappointed with the quality of the presentation material relating to environmental performance and Code standards. We thought that this scheme should be aiming higher than the statutory minimum of Code 3+. Although we understood that a sustainability consultant is part of the team, we were concerned that the design was not benefitting from expert advice on energy efficiency and low carbon performance. In particular, the heating solution of individual gas boilers would appear to be less resource efficient than a single centralised boiler, and the impact of individual flues on the design does not appear to have been considered. Given the mix of uses, a CHP system may well prove viable, and the Renewable Heat Incentive should prompt consideration of biomass as a fuel. The team confirmed that the affordable units are required to meet the Lifetime Homes standards and the private units are being assessed to see if they too can comply.

The Panel had concerns about the daylighting, both in the north facing apartments (where lux levels do not appear to have been tested) and the long rear access corridor. We suggested that introducing daylight via windows or sunpipes in the latter would improve the arrival experience enormously. As well as testing indoor lux levels, a sunpath analysis should be carried out to test the microclimate of the outdoor sitting area.

The layout of the duplexes was discussed, including vertical versus horizontal separation. The former is shown here and is judged to have certain advantages

despite the penalties of lost space. The Panel thought that the layout of the affordable duplexes could be reversed, so that the main entrance accessed the living rather than bedroom areas, even though an alternative external space strategy and changes to the elevations would be necessary.

All service plant will be contained within the pitched roof of the northern block. The venting of the roof space could be achieved with louvres or by a simple roof canopy. The impact of either solution needs to be tested within the overall design and resolved at an early stage. Concealed gutters will be used and downpipes will be recessed on the southern block but expressed to reflect the warehouse buildings to the north.

It was acknowledged that treatment of the castle boundary and surrounds opposite this scheme was in urgent need of improvement.

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.

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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

Coastal Housing (Geraint Oakley,
Steve Griffiths, Nodhlaig Barry)

Pensaer/Dylunydd Trefol
Architectural/Urban Designer

Holder Mathias Architects
(Terry Morley, Julian Morgan)

Ymgynghorwyr/Consultants

Nathaniel Litchfield Partners
(Helen Ridgway)
Ridge & Partners Project Managers
(Jonathan Poole)

Trydydd Parti/Third Party

n/a

Awdurdod Cynllunio/Planning Authority

CC Swansea (Steve Smith)

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

Alan Francis
Cindy Harris
Lynne Sullivan
Phil Roberts

Sylwedyddion/Observers

Elen Jenkins (Welsh Government)
Tamsin Stirling (Welsh Government)
Jamie Donegan (DCfW)