

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

Dyddiad cyfarfod/meeting date	25th July 2012
Dyddiad cyhoeddi/issue date	7th August 2012
Lleoliad y cynllun/scheme location	West Pond, Barry
Disgrifiad y cynllun/scheme description	Preswyl/residential
Scheme reference number	76B
Statws cynllunio/planning status	Reserved matters application submitted July 2012
Datganiadau o ddi-ddordeb/declaration of interests	n/a

Adran 1/part 1

Cyflwyniad/Presentation

The West Pond development for 375 residential units is the first phase of implementation of the Barry Waterfront masterplan, previously reviewed by DCfW on five separate occasions between 2008 and 2010. Applications for the supermarket and linear park are imminent and it is intended that they will be delivered concurrently with the housing. Enabling works have begun on site.

Pad Design were appointed last year by the consortium to review the masterplan proposals, including the mix of uses and delivery options. Working with three different developers they have sought to deliver a cohesive development, improving connectivity and the street hierarchy and integrating the landscape proposals. Standard house types have been re-elevated to deliver a coherent architectural approach.

The local authority is satisfied that the character area of West Pond can be delivered successfully. The parking strategy is accepted, and a high quality landscape and public realm will be critical. The main spine road will be delivered by the consortium, up to the area of West Pond but no further at this stage.

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 receive an update on progress for this important scheme, and details of the first phase of development. We think this is an appropriate and well thought through translation of the masterplan, and we look forward to seeing future phases. In summary:

- The design team has sought to provide a consistent and unified approach both to the street layout, and to elevations and details of houses, which will set the framework for a distinctive character area.
- Further thought on creating "places" within the character area would be of benefit.
- The palette of materials and some elevational details should be simplified even further.
- While we appreciate the efforts to build in future flexibility and improve sustainability standards in future phases, the standards established by this first phase are disappointing.

Adran 2/part 2

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

The Panel welcomed the work done by the design team in integrating the demands and aspirations of three different developers. While the standard of presentation material was good, we would have liked to see floor plans and sections included.

The Panel thought that the re-elevation exercise could be simplified even further and facade materials rationalised. Elements of standardised housing types and construction methods remain, such as (grey) uPVC windows and trussed roofs, but overall the Panel was pleased with a consistent design approach which will help to establish the character of the area. The simple clear grid relates well to the existing urban form of Barry and, in particular, the row of gable fronted houses facing the linear park is a good, simple contextual response.

The requirement for relatively high density, (though not as high as envisaged by the outline illustrative layout), together with facilities provided elsewhere on the larger site, means that this phase will not contain any children's play areas or small retail.

Future development will include a centrally located supermarket, new health centre and school.

The vision for a 'sustainable new urban quarter' is not borne out in the minimum environmental standards proposed, of CSH Level 3 for domestic buildings. Although building orientation is arranged to maximise solar gain and allow for future retrofitting of solar panels, there is no commitment to improving the environmental performance of buildings beyond the minimum standard. The Panel thought that the failure to capitalise on income-generating renewable energy projects and/or the efficiencies inherent in a district heating scheme, represented a missed opportunity.

Given that the floor plans are based on standard house type designs, we are concerned that improving space standards and spatial quality within houses is not being promoted.

Further details were given on

- Refuse collection, which relies on the traditional arrangement of rear bin storage and access.
- Planting, with smaller ornamental trees on frontages and larger mature trees in rear gardens.
- Allotment provision along the top of the cliff.

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	Persimmon Homes (Richard Keogh) Barratt Homes Taylor Wimpey (Will Phillips) Pad Design (David Archer)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	
Ymgynghorwyr/Consultants	Soltys Brewster (Simon Brewster) Nathaniel Litchfield Planning (Andy Cockett)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Vale of Glamorgan (Steve Ball, Kiri Shuttleworth)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Wendy Richards Cindy Harris Simon Carne Ashley Bateson Richard Parnaby
Sylwedyddion/Observers	Emma Parsons (Cardiff CC)