

# Design Review Report

Newhouse Farm, Llanblethian

**DCFW Ref: N166**

Meeting of 11<sup>th</sup> July 2019



## Review Status

Meeting date  
Issue date  
Scheme location  
Scheme description  
Scheme reference number  
Planning status

## Public

11<sup>th</sup> July 2019  
23<sup>rd</sup> July 2019  
Vale of Glamorgan  
Residential  
N166  
Pre-application

## Declarations of Interest

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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.

None.

## Consultations to Date

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The proposal was reviewed previously by the Commission in July 2018 and November 2018. This report should be read in conjunction with the previous two.

There are ongoing discussions with the local planning authority.

## The Proposals

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The existing detached farmhouse sits within a rural setting on the outskirts of Llanblethian, near Cowbridge. The site is domestic in form and curtilage, with garden space and a swimming pool associated with the main house. In addition, several farm buildings of varying states of repair, size and aspect are located within the site boundary, closely associated with the dwelling.

The project vision is to create a sustainable and exemplary home in a beautiful rural setting. The proposal is for refurbishment and extension of the existing farmhouse, barn and milking parlour and new-build elements that link the existing house and annex to the reinvigorated milking parlour which will become a kitchen and living space. One other barn is retained as a flexible family utility space. The existing pool buildings will also be retained and the pool itself turned into a natural bathing pond. Remaining minor sheds/outbuildings are removed but their traces retained so as to maintain the site's history.

## Main Points

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The proposals for the site have matured well since the previous review. The links between the different elements now work much better and the scale is appropriate for the site. The proportions of the proposed belvedere have been tested and refined and it is more integrated into the overall form. It was helpful to see the proposals for the landscape

alongside the architectural response and the two seem to be working well alongside each other.

### **Landscape**

The landscape design and LVIA approach has been thorough. The removal of the conifer trees and integration of more native tree planting is positive. The approach to boundary treatments and areas of grazing could be clearer to provide a stronger narrative for the both the domestic garden and surrounding land. The livestock fence requires some careful consideration and design to deliver the 'open design' intention, whilst maintaining security.

### **Conservation**

The treatment of the existing farmhouse buildings should be conservation-led in contrast to the contemporary approach to the new elements of the building. Further explanation of the box window approach is needed to explain what they are and how they will work.

### **Detailing**

Attention to detailing the scheme will be the critical next step in the successful delivery of the proposals, in particular where different materials meet and where materials meet the ground. The focus should be on maintaining design quality and well executed simplicity. The proposed materials for the belvedere need to be clearly explained. A lot of thought and energy has been invested in the overall design to get to this stage, but the project's success rests on quality detailing and on-site construction.

### **Next Steps**

The architecture and landscape design have been developing well together and it is positive that sufficient time is being given to design development to get it right. The client should be commended for this.

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

## Attendees

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Chris Loyn, Loyn + Co  
Kirsty Dougall, Seed Landscape  
John Libert, Seed Landscape

Planning Consultant:

Rhys Jones, LRM Planning  
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Agent/Client/Developer:

Sean Jones  
Victoria Jones

Design Review Panel:

Chair

Jonathan Vernon Smith

Lead Panellist

Jamie Yeoman

Panel

Angela Williams

Mike Gwyther-Jones

Steve Smith

Helen Kane

Jen Heal, DCFW