

Design Review Report

Newhouse Farm, Llanblethian

DCFW Ref: N166

Meeting of 8th November 2018



Review Status

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

PUBLIC

8th November 2018
22nd November 2018
Llanblethian
Residential
N166
Pre-application

Declarations of Interest

Panel members, observers and other relevant parties are required to declare ***in advance*** any interests they may have in relation to the Design Review and meeting Agenda items. Any such declarations are recorded here and in DCFW's central records.

Consultations to Date

The proposal was reviewed previously by the Commission in July 2018.

There are ongoing discussions with the local planning authority.

The Proposals

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 relationship between the existing farm buildings is reprogrammed via a subtractive architectural process. Buildings are removed but their traces retained with a careful consideration of landscape and architecture.

Refurbishment and extension of existing farmhouse, barn and milking parlour. New-build elements link the existing house and annex to the reinvigorated milking parlour which will become a kitchen and living space and acting as the true hub of the home. A tower element acts as a pivot point between these two buildings and also becomes the architectural centrepiece, drawing influence from similar rural towers found in the county. 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

The Commission welcomed the opportunity to review the scheme again given the refinement of the proposal following the previous review. The following points summarise key issues from the review and should be considered to inform any further design work:

Approach and arrival

To achieve the greatest value from the diverted access road, the landscape design could go further in accommodating opportunities to glimpse the building on approach. Careful design of the tree layout could allow these 'moments of reveal', adding to the enjoyment and anticipation of the building on arrival.

Detailing

Retaining and reusing existing structures on the site, such as the Milking Parlour, is welcomed. The proposed living space within the Milking Parlour, however, must be well detailed to be effective. Drawn sections of this structure would aid understanding of how the living space sits within the shell. Full consideration should be given to how maintenance of the roof detail will be undertaken.

Justifying the vertical element

The vertical element of the proposal is unusual and, therefore, needs strong justification. Consideration will need to be given to relevant planning policy in this respect. The inclusion and design of any vertical element should add value to the site.

The LVIA has been started, which should establish the impact on this vertical element on local views. These long views should aim to demonstrate an elegant vertical structure which sits comfortably in the landscape. The chosen LVIA views should be agreed with the local planning authority as early as possible to avoid any later design issues.

Since the last review the vertical element has been refined and sits more comfortably, both from within the site and from distance. Long distance photomontages could be helpfully presented to demonstrate this refinement.

External spaces

The landscape proposals have been developed since the last review however the external spaces to the south of the main building feel unresolved as yet.

A habitat strategy could be submitted with the planning application to demonstrate how the proposed species positively contribute to the biodiversity of the site.

Design narrative

The design narrative within the Design and Access Statement and Planning Statement will need to be clear and justified, especially with regard to the vertical element of the scheme.

Overall this evolution represents a stronger approach and more refined rationale. We would emphasise the need to ensure sound communication of the design justification for a distinctive elements in order to achieve the reuse and refurbishment of the buildings and site as whole and add value through a high quality contribution to the site and environs as a whole.

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

Attendees

Design Team:	Vicky Coombs & Chris Loyn, Loyn & Co Kirsty Dougal & John Libert, SEED Steffan Harries, LRM Planning
Local Planning Authority:	Peter Thomas, Vale of Glamorgan Council
Design Review Panel:	
Chair	Jamie Brewster
Lead Panellist	Jamie Yeoman Andrew Linfoot Wendy Maden, Design Advisor, DCFW Carole-Anne, Chief Executive, DCFW