

# 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**

### **Cyfrinachol/Confidential**

Dyddiad cyfarfod/meeting date	March 14th 2012
Dyddiad cyhoeddi/issue date	March 30th 2012
Lleoliad y cynllun/scheme location	Llandysul Vicarage site
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	None

### **Adran 1/part 1**

### **Cyflwyniad/Presentation**

This scheme was seen previously at Design Review in July 2011, and the design team have responded specifically to the comments we made then. The market town of Llandysul is built on a steeply sloping site, not dissimilar to the contours of this proposed site, with terraced housing cascading down the hillside towards the church and the river. Retaining walls were often used to create development plateaux.

Two options have been prepared for discussion. Option A shows 6 residential units comprising 2 pairs of semi-detached and 2 detached houses. Option B has a terrace of 3 houses and 2 pairs of semis. In both options the linear development follows the contour of the site. Significant groundworks will be necessary owing to the 1:3 slope but these have been minimised and the amount of cut and fill balanced, so there will be no exported material.

## **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 welcomed the potential development of this site and the contemporary architectural expression. We appreciated the way the design team had responded to our earlier concerns and in particular the reduced height of the dwellings. However, major issues remain to be resolved in terms of the appearance and impact of the proposal. In summary:

- The visual impact from the front and rear of the houses remains significant, especially for the residents of Church Street, but this stems more from the architectural approach rather than the massing and applies to both options.
- The horizontal emphasis should be modified through fenestration and roofscape and possibly a rearrangement of the built form to create a stepped or staggered effect in plan.
- A slight reorientation of the street and changes in levels to step the blocks down the slope should be explored.
- The façade treatment and materials should reflect the prevailing idiom, and we thought that a 'half and half' treatment of stone/render was not appropriate.
- We welcome the commitment to Code 4, and assume that an appropriate level of detail will be provided in the Design & Access statement.
- We have doubts about how well the proposed access road will work, but that is a matter to be resolved with the highways department.
- We are pleased to note the soft boundary treatments, the avoidance of high balustrades on the street, and the intention to create a sociable and accessible space in front of the houses.

## **Adran 2/part 2**

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

The Panel understood the constraints of the steep slope and narrow dimensions of the site, as well as the difficulty in assessing viability. The site is within the development boundary but is unallocated, and outside the Conservation Area. We were informed that the local authority is not meeting its housing targets and that there is a deficit of housing in the area. The owners of the site, the Church in Wales, would market the site to residential developers following detailed planning consent.

The Panel welcomed the reduction in height compared to the earlier scheme, and the reconfiguration of the roofscape. The roofscape could be broken up more to reduce the impact on views across the valley from the top of the hill.

In general, the Panel found the layout too rigid and suggested the blocks could be stepped, in plan and section. Opportunities should be sought to introduce more

daylight into the relatively deep floor plan, and a stepped built form might provide these.

Options for overcoming the overwhelming horizontal emphasis should be explored. The predominant verticality which is typical of the village should be referenced more explicitly, possibly through the use of chimneys and more vertical fenestration. The half-render, half-stone elevational treatment is not typical of the village and we would prefer to see a more unified treatment.

The Panel had some concerns about the site access off the steep and narrow one-way road, Lon Letty. It was evident from our site visit that, despite parking restrictions, cars did park immediately opposite the proposed access point. The team stated that all access options have been considered and this one remains the most feasible. The Panel suggested a pedestrian route be provided across the site, from Lon Letty down to the north east corner and the river.

The Panel sought more detail on the character of the street scene in front of the dwellings. This area will accommodate some parking, as well as informal social and play activities. This is particularly important as it is the only level area on the site, and will need high quality detailing and maintenance to withstand intensive use. The client and project team should consider some redistribution of the budget to allow for this – possibly sacrificing the stone cladding. Any obvious balustrading should be avoided, although some kind of unobtrusive safety barrier may be necessary to protect against the steep drop.

The access road across the site will be private and unadopted, and a management company will be appointed to maintain all communal areas. Boundary treatments to rear gardens will be hedges and a buffer zone to the west of the site will be planted with trees. A robust management plan should be a condition of any planning consent.

The Panel welcomed the commitment to achieve Code Level 4 for the dwellings, although no detailed information was provided on how this would be achieved.

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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	Church in Wales
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Casa Architects (Ian Walker)
Ymgynghorwyr/Consultants	CDN Planning (Kedrick Davies)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Ceredigion CC
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Alan Francis Cindy Harris Glen Dyke Simon Carne David Harvey Steve Smith
Sylwedyddion/Observers	Kate Cabbage (RSAW) Katie Weston (CC Swansea)

**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.**