

Addroddiad Adolygu Dylunio

Design Review Report

DATGANIADAU O DDIDDORDEB

Mae gofyn i aelodau o'r panel, arsyllwyr a phartïon perthnasol eraill ddatgan unrhyw ddiddordebau 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

Cyhoedd/Public

Dyddiad cyfarfod/meeting date	23 May 2011
Dyddiad cyhoeddi/issue date	31 May 2011
Lleoliad y cynllun/scheme location	Marstons Welshpool
Disgrifiad y cynllun/scheme description	Commercial
Statws cynllunio/planning status	Planning application submitted
Datganiadau o ddiddordeb/declaration of interests	None

Cyflwyniad/Presentation

- 1.1 The developers were advised by the Local Authority (LA) that the scheme would benefit from a review at the Commission in order to assess the design quality and implications of the proposals.
- 1.2 The proposal is for the construction of a family pub and restaurant on the site of a previous livestock market in Welshpool, Powys. The accommodation would consist of ground floor bar and restaurant, external play area, rear service yard, parking and associated planting. Facilities and residential accommodation for the management are provided at first floor level.
- 1.3 Access to the site is via an existing road and roundabout that also serves a newly built supermarket. There are various pedestrian crossings on the road and a larger roundabout to the front of the development land. There is no active frontage to any edge of the existing site, residential backs run to the northern boundary and directly opposite the eastern boundary, there is an existing residential development which overlooks the site.

- 1.4 A canal runs adjacent to the western edge of the overall development site and the proposals for the pub sit to the eastern edge. The client owns the entire site but has no current development framework/strategy for the development of the site as a whole.
- 1.5 The developers have engaged a design and conservation architect to help refine the design of the scheme following limited pre application discussions with the LA. In response to the existing context and the development of the proposals the design differentiates the front of house and service areas using timber cladding to the rear of the building.
- 1.6 The design of the elevations has been revised following discussions with the LA in order to simplify the materials used on the exterior and to scale down the entrance porch. The design remains a generic approach in-keeping with the corporate style of a Marston's establishment.
- 1.7 The team informed the Panel that the sustainability strategy is guided by Powys County Council's guidance on sustainability (2008) and the design aims to reduce energy consumption whilst maximising the use of energy on the site. The use of solar hot water was not considered appropriate and the developers have approached Tesco about the possibility of using waste heat from their Combined Heat and Power (CHP) system but this was declined. The developers therefore propose the use of roof mounted air source heat pumps to achieve their sustainability aims.
- 1.8 The development area is one of two main gateways into Welshpool, and the presenting team stated that their client wanted to place the new pub adjacent to the roundabout in order to relate to the existing townscape.
- 1.9 The developers explained that additional planting was planned for Mill Lane to soften the approach to the site and enhance the overall area.

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.

- 2.1 The Panel acknowledged the importance of this site on the edge of a Conservation Area and at a new entrance into the town centre, but highlighted that the lack of a development framework or a design brief from either the developer or the LA for the site as a whole, was unhelpful. The proposals for the pub are similar to those already constructed in other parts of the UK by Marston's and the panel considered that this approach was not one that should be applied to Welshpool. A bespoke design, responding to context, local distinctiveness and celebrating architectural design of 2011 would be more appropriate.
- 2.2 The Panel considered the scheme to be unsatisfactory because:

- The approach adopted, without thought to the development of the site as a whole would create a precedent for additional development which may be inappropriate. A development framework should be drawn up.
- Whilst the pub has been developed to reflect the domestic scale of adjacent residential development, the scale of the building is not itself domestic.
- The design of the building has not been influenced by a response to the site and context, nor does it acknowledge that there will be other development on the remaining site.
- A more rigorous analysis of the sustainability considerations is required to inform the design.

Adran 2/part 2

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

- 3.1 The Panel discussed the importance of the site as a new gateway into Welshpool using the assets of the canal and the ease of pedestrian access into the town centre. With no development framework or site brief prepared for the area it was difficult to set the scene in terms of desired built form/massing active frontage. This work should be undertaken to inform design proposals as they come forward, as a partnership between the landowner and the LA in order to inform developers, prior to planning applications being made.
- 3.2 It was highlighted that the site is also on the edge of a Conservation Area and development could change the whole dynamic of Welshpool. There is also an opportunity to further enhance the canal.
- 3.3 The Panel questioned whether the pub could be re-sited on the north western side near the canal, incorporating the canal in the development. The presenting team explained that varying levels of the ground, particularly with regard to the canal embankment meant this would not be practical, and that the client wanted to maximise the visibility of the building from the approaching roads.
- 3.4 Any development proposals on the site should pay due regard to the architectural language of Welshpool whilst reflecting the aspirations of 21st Century design. The Panel felt that the designers had employed the adjacent residential development as an architectural style, whilst failing to acknowledge that the scale of the development was inappropriate to their proposals.
- 3.5 A more rigorous analysis of sustainability considerations and the strategy proposed would be beneficial. The Panel thought that air source heat pumps were inappropriate.
- 3.6 Highway matters were discussed and the LA highways officer suggested that there were detailed design elements still unresolved. It was noted that vehicles accessing the service yard may obstruct the car park and there appeared to be little opportunity for coach parking. The roundabout on the access road currently has a pedestrian refuge island which would need to be removed to enable HGV

access to the site, and whilst the pedestrian count is currently low this could increase when the rest of the site is developed.

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 fydddech 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.

***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

J Ross Developments Ltd
Oliver Hill/Nick Scott

Pensaer/Dylunydd Trefol
Architectural/Urban Designer

Ymgynghorwyr/Consultants

Trydydd Parti/Third Party

Awdurdod Cynllunio/Planning Authority

Powys County Council
Andrew Paddison/Chris Lloyd

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

Wendy Richards
David Harvey
Simon Carne
Chris Jones
Jonathan Hines
Sue Jones

Sylwedyddion/Observers

Gayna Jones, DCFW
Commissioner