

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	8th February 2012
Dyddiad cyhoeddi/issue date	21st February 2012
Lleoliad y cynllun/scheme location	Talgarth Hospital
Disgrifiad y cynllun/scheme description	Mixed use masterplan
Statws cynllunio/planning status	Application submitted January 2012
Datganiadau o ddi-ddordeb/declaration of interests	none

Adran 1/part 1

Cyflwyniad/Presentation

The site has been vacant for approximately 10 years and most of the existing buildings are derelict and beyond repair. However, the chapel and main administration building will be refurbished and the former will be given over for community use. The site lies within the Talgarth Conservation Area and the Brecon Beacons National Park, and enjoys fine views to the south west. The proposed development, to create a new sustainable community, includes 70-80 dwellings (including some live/work units), 20 retirement apartments, 60 elderly care apartments, and B1 employment uses.

The proposed 'high street' on the northern edge of the development has one formal built edge, including the refurbished administration building. Opposite, the existing chapel is the focus of a new 'village green' area. Incidental spaces are formed by the 'back lane' and rural edge. Open green space to the south and east will be used for

allotments and recreational purposes. A car club with an electric car will be provided for residents. The dwellings will achieve Code for Sustainable Homes Level 4.

The local authority representative stated that the site is allocated in the Unitary Development Plan (UDP) for mixed use, but not in the forthcoming Local Development Plan (LDP). There have been extensive pre-application discussions and the local authority wishes to promote sustainable development measures including Sustainable Urban Drainage Systems (SUDS), local traditional materials and renewable energy. The provision of allotments and encouragement of food production is welcomed. Concerns remain about the number of dwellings, the impact on local employment and the relationship with Talgarth.

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 appreciated the challenges involved in developing this site and the extensive consultation that has taken place. We welcomed the robust defence and justification of the proposal by the presenting team, but thought that their approach could have been more clearly expressed in the Design and Access Statement (DAS). In our view major issues remain to be resolved. In summary:

- Given the lack of physical connectivity to Talgarth, wider references could have been used to develop the village layout.
- The location of the village core remains problematic and not sufficiently well justified, and there is a lack of a clear spatial hierarchy.
- The generous green spaces and rural edge to the development were welcomed.
- The richness and distinctive character of the site and its history, which was verbally presented by the design team, is not evident in the DAS.
- The commitment to Code Level 4 for the dwellings is welcomed and we urged the developer to pursue further site-wide strategies for renewable energy generation and distribution.

Adran 2/part 2

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

The Panel noted that the site was physically quite separate from Talgarth and suggested that other local settlements should have been referenced in the development of a village typology.

The decision to develop mainly on the site of the existing hospital, which is roughly one third of the area of the whole site, was justified as a good example of brownfield development, leaving the 'green edge' available for amenity uses. This

approach also enabled the retained existing buildings to be incorporated into the new development.

Discussion centred on whether the 'village' core should be located off the back lane, or whether it would be more appropriate along the high street, which might then be better developed as a two sided street. The developer stated that he would not want to build on the green space around the chapel, which contained a memorial garden and was a focal point in its own right, with key views across the valley. Nevertheless the Panel thought that the live/work units might be better located on the high street closer to the communal facilities. The designer pointed out that these units would be largely IT-based and could operate without a high level of physical access.

The Panel welcomed the extensive rural edge, which was to be used for food growing, sustainable drainage, woodland, orchards and paddocks. However, we thought that the scheme lacked a strong hierarchy of uses, spaces and routes. The layout is too homogeneous and could be improved by consideration of greened 'finger' routes running north/south from the growing areas across the three main parallel streets and lanes. These could help break up the uniformity and generate traffic calming and shared surface spaces.

The design team explained their approach in greater detail and this level of clarity needs to be reflected in the DAS and illustrated on the drawings. The Panel suggested that the layout could refer more explicitly to the site's former use, echoing the strong geometric pattern of the hospital layout – especially as the site has been included in the conservation area.

The main challenge is how to avoid this becoming a dormitory hamlet, and to develop its own distinctive identity. There is a Development Brief referenced in the DAS but this was not included in the pre-review material. The (limited) amount of mixed use is welcomed, but it is disappointing that no retail unit, however small, is included. The developer explained that the care facility might specialise in pain and fatigue management, with the only centre in Wales currently at Bronllys hospital and therefore under threat.

The Panel welcomed the commitment to CSH Level 4, and suggested that a site-wide biomass system be considered, instead of individual wood stoves. We understood that the higher Code level resulted in a reduced energy demand across the site, but still thought that the community and care buildings could be compatible with a site-wide system. In any event we appreciated that the developer had investigated these possibilities and we urged him to pursue renewable energy installations which could help meet the site demand and possibly be an income generator.

The development would be phased beginning with the northern edge and the high street and would then progress southwards.

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.

***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	Collins Design and Build (Phil Collins, Robin Jones)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Barton Willmore (Robin Shepherd, Alex Dutton)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Brecon Beacons National Park (Tracy Nettleton)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swyddog/Officer Prif Banelydd/Lead Panellist	Wendy Richards Cindy Harris Kedrick Davies Michael Griffiths Lynne Sullivan Richard Parnaby
Sylwedyddion/Observers	Angela Williams (DCfW) Melanie Godfrey (Welsh Government)