

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	24th August 2011
Dyddiad cyhoeddi/issue date	6th September 2011
Lleoliad y cynllun/scheme location	Wood Lane Farm, Penyffordd, Flintshire
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Application submitted April '11
Datganiadau o ddi-ddordeb/declaration of interests	None

Adran 1/part 1

Cyflwyniad/Presentation

This proposal is for 222 dwellings on a site allocated for residential use. The site extends to 8.6ha, of which 2.3ha will be open space. There will be an on-site affordable component of 9%.

The site is centrally located within the village of Penyffordd, and has a public footpath running through the middle which follows the line of a partially culverted watercourse. It is proposed to open this up to create a 'green corridor' through the site. Following further consultation, the scheme has been amended to improve permeability and establish a street hierarchy.

The local authority representatives stated that the latest amendments are a good response to comments from consultees and represent an improvement on the original submitted scheme.

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 opportunity to review this scheme and the developer's willingness to be flexible even at the post-application stage. We agree that recent amendments have improved the scheme but we think that a number of major issues remain to be resolved. In summary:

- We are pleased to see the inclusion of the sports pitch and retention of the central landscape strip and planting.
- We think that the playing field (or a series of smaller play areas) should be located more centrally to give better surveillance and bring activity into the 'green corridor'.
- This could benefit the scheme as a whole by allowing for a second access point into the site (continuation of Lilac Drive) and could add value by introducing a row of south facing housing.
- The 'green corridor' should be developed as a focal area and designed to encourage maximum use by all sections of the community. East/west connections across the stream should be accessible and attractive.
- A hierarchy of streets and places should inform the development of character areas and focal points, which would be distinguished by appropriate street widths, front boundaries and elevational treatments. Street scenes should be used to illustrate a sense of place.
- Corner units should be strengthened to establish an active relationship with the street. Blank gable walls should be avoided.
- The 3 storey block needs further justification, with street views and views from the bypass, and may be better located elsewhere on site.
- We question the three units immediately to the north of this block, which have gable walls and garden boundaries facing the green space, rather than primary frontages. The required access road to them appears expensive and cuts off the frontage of the three storey unit.
- The units backing on to Wood Lane should ideally face it.
- We are disappointed at the lack of ambition for higher sustainability standards. The use of uPVC doors and windows is not an indicator of design quality or local distinctiveness.

The Panel welcomed the recent amendments to this scheme and was pleased to see the inclusion and retention of the green corridor through the site, the proposed green space to the south east, and the potential link from there to the village hall.

However, we thought that this play area would be better located in a more central position in the site, where it would benefit from a higher degree of natural surveillance, and could perhaps increase activity in the 'green corridor'. Alternatively, a hierarchy of smaller play areas could be developed across the site, and the local authority confirmed that discussions on this were ongoing.

The Panel was informed that it would be difficult to move the whole of the green open space further west, as its present position has been fixed in the LDP process. Nevertheless we thought that a slight adjustment should be possible, for example turning the playing field through 90 degrees to connect with the green corridor. This would allow a second access road to be brought in from the north and connect with the existing east/west street. A row of south facing residential units on the northern boundary of the green space would provide additional overlooking.

The Panel would like to see the green corridor developed as a special character area, which could go some way to meeting the 'key objective' of the landscape strategy, namely to create a 'garden village'. We understood that ground levels are to be raised by approx 1m either side of the watercourse and it will be important to keep slopes as gentle as possible and allow for a generous flat area around the stream, in order to encourage activity and ownership. If underused, there is a danger that this space could attract litter and anti-social behaviour.

The developer stated that the existing mature planting along the stream would be retained and agreed that an informal treatment was appropriate - for example there would be no footpath between the green banks and the roads on either side. Bridges would enable vehicles to cross at grade and would be pedestrian friendly and connect with desire lines. Where the footpaths rise to meet bridges at junctions, any retaining walls should be kept to a minimum, using benching or other landscape solutions. The Panel suggested there should be a more direct footpath link to the A550 from the northern end of the green corridor.

The linear space of the 'green corridor' should be the focal area of the site and its development should also influence street design and widths, front boundaries and elevational treatments. The development of a street hierarchy (in accordance with Manual for Streets) should translate into more generous widths for the main roads, with some on-street parking to encourage street activity and shared space lanes. The Panel thought that the 'focal points' should be the lanes and streets between the junctions, rather than the road junctions themselves, and as such should be designed with a distinctive approach appropriate to the character area.

With regard to the perimeter block layout, it is important that the houses interface well with the street and that corner units are given special attention. The two 'Latimer' type houses at the first junction into the site form a poor relationship with

the street and public open space. Consistent frontage treatments would help establish and develop particular character areas. Blank gable walls should be avoided, especially on corner units. It would be useful if house types were illustrated as street scenes rather than individual units.

The three storey block would be higher than any other building in the village and while we understood its function as a 'stop end' to terminate the vista from the site entrance, we questioned its impact when viewed from the road and surrounding countryside. We suggested that that the block could be relocated, and that the large roof area might be lowered (to 2.5 storeys) and/or broken up into smaller roof pitches, rather than a single span.

Although we understood that Wood Lane to the north is in private ownership, it would be preferable if the units along this boundary faced the lane, rather than backing on to it.

The Panel questioned the apparently low proportion of affordable units provided. Although we understood that a contribution towards off site provision would also be made – equivalent in total to a 30% contribution – we thought that this would unfortunately detract from the social mix on site. There should be no visible difference between affordable and market housing, and we noted that the residential amenity space around the affordable units to the south of the site was noticeably poor.

The Panel was disappointed to note the lack of any ambition to exceed the minimum statutory requirement on sustainability and low carbon performance, even if additional measures related only to future proofing. We thought that there should be scope for marketing alternative energy solutions and the cost benefits they would bring. In our view, the specification of uPVC doors and windows is neither traditional nor sustainable, as claimed. The developer insisted that these were preferred by clients, and cited the Taylor Wimpey scheme at Stanford Brooks near Altrincham as a recent example of good practice.

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	Taylor Wimpey (Mark Mainwearing, Rik Faircloth, Gareth Owen)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Randall Thorp (Pauline Randall) MCK Associates
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Flintshire CC (Glyn D Jones, Jerry Spencer)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Alan Francis Cindy Harris Steve Smith Simon Hartley Mark Hallett Simon Carne
Sylwedyddion/Observers	n/a