

Design Review Report

Berry Lodge, Newport, Pembrokeshire

DCFW Ref: N197

Meeting of 11th April 2019



Review Status

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

Confidential

11th April 2019
24th April 2019
Dinas Powys
Residential
N197
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 Agenda items. Any such declarations are recorded here and in DCFW's central records.

None.

Consultations to Date

This scheme has not been previously reviewed by DCFW.

The Proposals

The site is located on the Nevern Estuary in Pembrokeshire Coast National Park and proposes a replacement dwelling. Pre-application discussions have focussed on a new 4 bedroom house. At this meeting the Panel reviewed two pre-application schemes that are under discussion, named Pre-App 342 for a new-build and Pre-App 342A for building renovation.

Main Points

The Design Commission welcomed the opportunity to review the proposal for this site at an early stage.

The Commission considers the building renovation scheme Pre-App342A less desirable and that it could compound the existing problems. The alternative schemes/ extensions are not considered to add value to the site. The Commission therefore focussed on the Pre-App 342 proposals as a means of retrieving and reasserting the site's character and simplicity which has been obscured over time by the accretion of 'add-on' extensions.

The Panel welcomed the progress of the scheme to date and we urge consideration of the following key points to help achieve a high quality outcome.

Response to the site and layout

This is a prominent coastal site in Pembrokeshire Coast National Park set in outstanding landscape and in close proximity to the Nevern Estuary. The architecture adjacent is predominantly pitched roof bungalows and larger two storey structures of a similar vernacular. Immediately adjacent Berry Lodge is the simple form of Trewarren, a strong piece of contemporary design in the estuary landscape, very different to its neighbours. The Berry Lodge new-build option reflects the pitched roof vernacular and is set back into

the site. Care needs to be taken to keep the mass of the building tight and maintain a simplicity of form. Further site analysis could suggest the adjustment of the building on site.

Access and levels

The site is characterised by changes in levels resulting from its topography. Current proposals show only one level access through the garage and a series of steps leading up to the front door. Further consideration should be given to testing alternatives, informed by site analysis, context of the contemporary neighbouring property and testing of optimum locations and levels for the new footprint. This could also improve long-distance views. Fully inclusive access allowing everyone to use entrances comfortably is important, especially as the house will be used as a retirement home.

Form and massing

The bulky appearance of the mass has an impact in the landscape which could be better addressed through simplifying the massing and elevations. The use of hard landscape elements and the projection of the entrance box serve to increase the perceived massing. Careful consideration should be given to the extent of the zinc 'wrap-around' elevation at the first floor. Refinement of the treatment of fenestration and simplification and rationalisation of the need for small ancillary building structures such as the entrance box and stairs could further benefit the scheme. Consideration of the landscape treatment of the entrance and wrap-around terrace could help soften the mass and integration with the landscape.

Environmental performance

The PassivHaus approach needs to be further explored and explained in more detail with a sustainability strategy set out clearly and justified to the Planning Authority. Authentic PassivHaus certification may not be the assertion here, however a sustainable approach could be strengthened by further thought being given to the large south-facing fenestration. Heating and cooling strategies should be fully tested in a comprehensive sustainability strategy which should further inform design considerations.

Next steps

Time spent at this early design stage to fully explore, test and justify the design approach will add value and help simplify and refine proposals. This might include revisiting site and context analysis, and sketch stages and diagrams to test and demonstrate enhanced design strategies. This project presents an opportunity to demonstrate the contribution of well-considered, high quality design as an enhancement to the distinctiveness of a National Park setting.

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

Attendees

Agent/Client/Developer:	David Leyshon (not present)
Architect/Consultants:	Julian Bishop and Andrew Jones Julian Bishop Architect Ltd.
Local Authority:	Kate Attrill Pembrokeshire Coast National Park Authority
Design Review Panel:	
Chair	Cora Kwiatkowski
Lead Panellist	Christopher Jones Chris Jefford Jen Heal, Design Advisor, DCFW Larissa Berquo, Design Advisor, DCFW
Observers:	Ellen Tullett