



Design Review Report

Southra Farm, Dinas Powys

DCFW Ref: N196

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
N196
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.

The Proposals

The site is located on the western edge of Dinas Powys, adjacent to a two-storey farm house that has been extended with a contemporary single storey flat roofed structure. The proposal is for the construction of a new dwelling to include 5 bedrooms, and open plan living/kitchen/dining space, a snug, study and a double garage totalling approximately 600 square meters. The design seeks to minimise the visual impact of the dwelling by sinking the lower level of accommodation into the slope, presenting just a single storey on the northern approach elevation. A steel framed barn to the immediate south of the site will be removed.

Main Points

The Design Commission welcomed the opportunity to review proposals for this site at an early stage when there is scope to contribute to the development of the design and consider the planning context. The following is not a note of the full discussion but the key points that are considered most important to address in moving the proposals forward.

Response to the site and layout

There are several aspects of the design that can be further refined in response to the site that may help it sit better in the landscape. A narrative of the concept and how this has emerged in response to the site and adjacent properties would be helpful. The scale of the building should be considered to explore how it might better respond to the landscape, the immediate context and reduce its overall bulk/extent.

Sections are required to show how the dwelling sits in its closer and wider context and relates to the existing house.

The entrance sequence could be enhanced in terms of practicalities but also the experience of moving through a series of spaces before reaching the larger central space within the property could be refined. Similarly, further review of the variation of spaces and experiences within the dwelling could be explored, for example the glazing treatment of the bedrooms may be different to that of the living spaces, and the snug may be different again. This would also help to break down the south elevation and its appearance in the landscape.

Planning context

As the site is located outside the settlement boundary, a convincing rationale is needed to justify development in this location. The sustainability arguments regarding proximity to existing houses, the pattern of surrounding development, location of local facilities and walking distance to Dinas Powys train station are all positive. However, the narrative regarding why this design is appropriate in this location, particularly given its prominence on the edge of the settlement, requires further development to be convincing. The site and context analysis and the concept for the design need to be clearly set out to explain how these have informed the scale, appearance, landscape approach and response to the existing settlement. This explanation will be important in building a rationale for a proposal of this nature in this location.

The proposed wider landscape proposals, particularly the tree planting to the north of the dwelling, is important to ensure it is integrated into the existing cluster of dwellings and trees.

Public right of way

There is a public right of way (PROW) that passes between the existing farmhouse and the site. Whether this is retained in this location or re-routed to go around the site (which seems to be the route that people are taking), it should be appropriately integrated into the proposals. Extending the roof across from the garage to the store frames the view beyond but makes the route through seem very private and not inviting as a right of way. This element should be reconsidered as a threshold to the countryside beyond and raises questions about the public and private elements of the design that will need to be resolved. The process for applying to re-route the PROW will need to be followed.

Environmental performance

The proposed fabric-first approach with sustainable, renewable energy is positive. The physical expression of these should be evident in the emerging designs, particularly where there will be a visual impact. In particular, the location and arrangement of photovoltaic panels and external blinds to reduce overheating from south-facing glazing will significantly change the appearance of the building. A more varied approach to the treatment of this elevation could also introduce the greater spatial variation referred to earlier in the report, as well as provide openings for cross ventilation (if this fits the developed environmental strategy). Embodied energy should also be considered.

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

Attendees

Agent/Client/Developer:	Craig Maunder
Architect/Consultants:	Tim Fry, Loyn & Co. Chris Loyn, Loyn & Co. Jess Mackriel, Loyn & Co. Sam Courtney, LRM Planning
Local Authority:	Stephen Butler, VOG Council Gwyn Humphreys, VOG Council
Design Review Panel:	
Chair	Cora Kwiatkowski
Lead Panellist	Chris Jefford Christopher Jones Jen Heal, Design Advisor, DCFW Larissa Berquo, Design Advisor, DCFW
Observers:	Ellen Tullett