

West Pond, Barry Waterfront

Design Compliance Statement ~ June 2012 ~ pad Design



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Preface

This Design Statement (DS) relates to a reserved matters application(s) for West Pond pursuant to Outline Planning Permission (2009/00946/OUT) for development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision

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1.1 Introduction

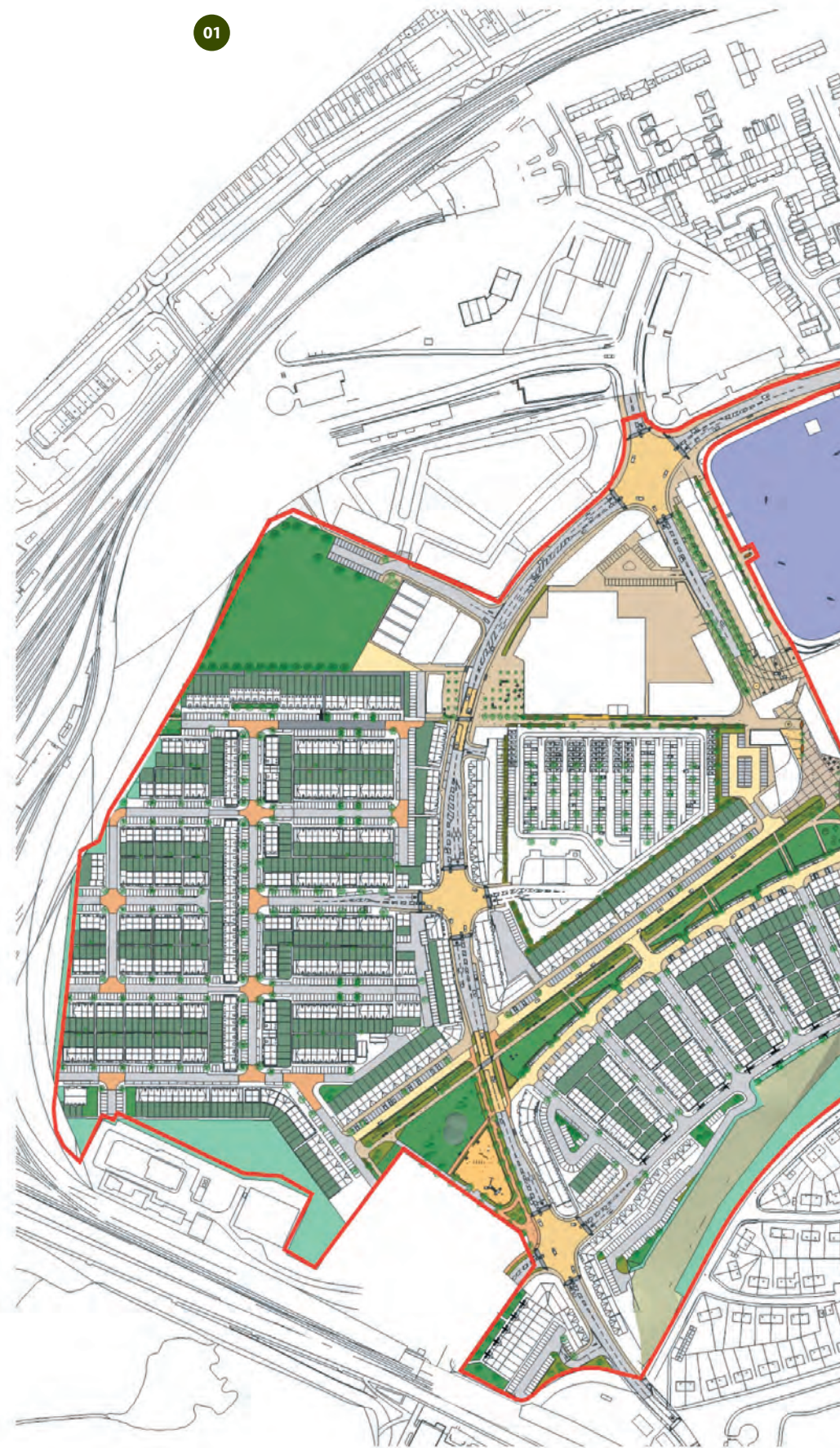
1.1.1 This Design Statement has been produced to demonstrate compliance of the associated reserved matters application with agreed design criteria.

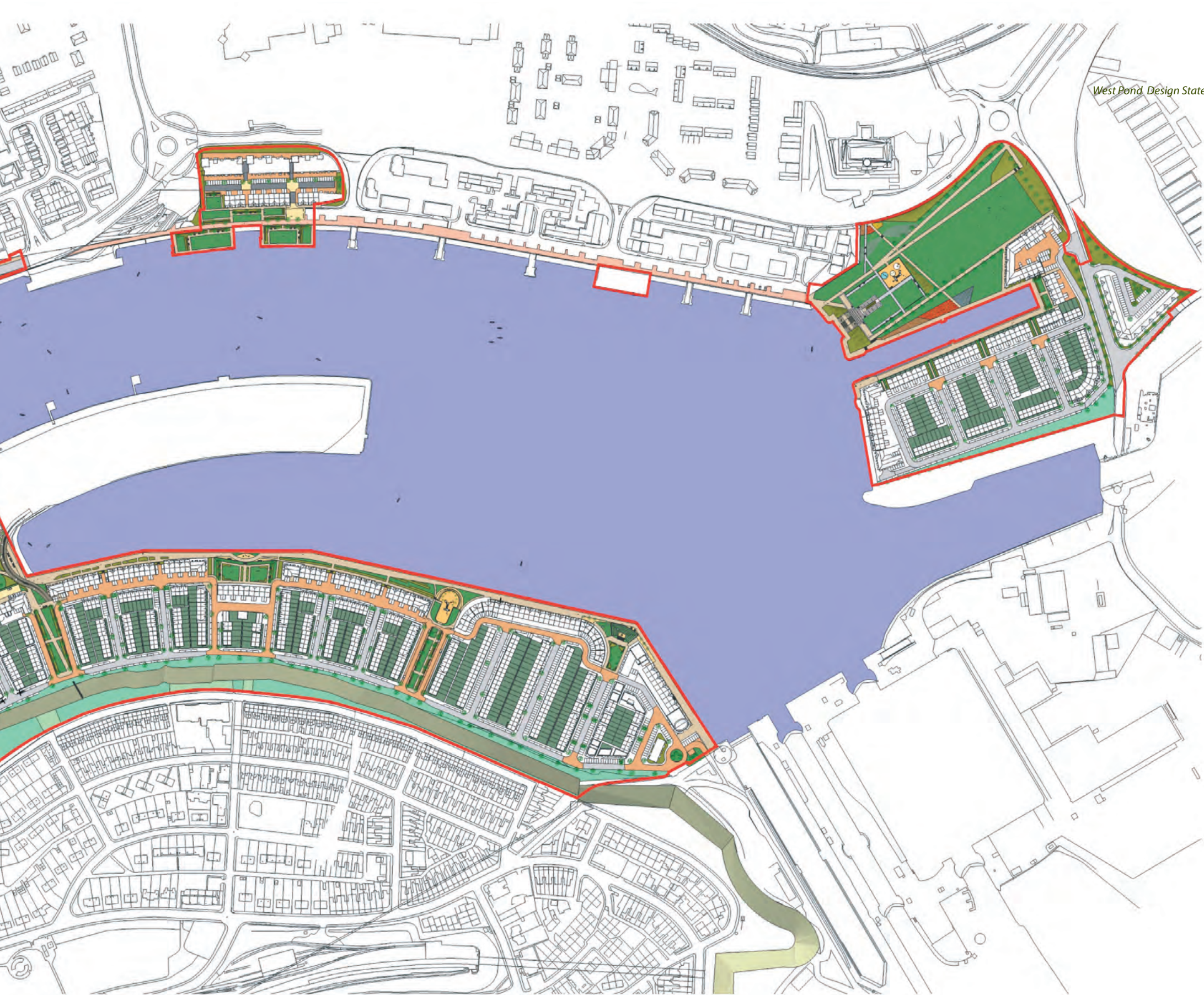
1.1.2 On 11th September 2009 two planning applications were submitted for Land at Barry Waterfront adjacent to Dock No.1, Barry in outline to develop vacant land at Barry Waterfront for residential, retail, cafés, bars, restaurants, hotel and offices. These applications were considered by the Planning Committee on 7 July 2011 where it was resolved to approve the applications subject to the applicant first entering into a legal agreement. Following completion of the legal agreement planning permission reference 2010/00946/OUT was granted on 2 March 2012.

1.1.3 This approval was supported by a Planning Statement, Parameter Plans; Design and Access Statement; Transport Assessment; Environmental Statement; Sustainability and Energy Statement; Retail Impact Assessment; and a Consultation Report.

1.1.4 This document has been produced and submitted to support Reserved Matters applications and to illustrate compliance with the established design criteria for the first phase reserved matters applications for West Pond.

1. HMA outline masterplan June 2010





1.2 Outline Application Overview

1.2.1 This document provides an overview of the outline application (Design and Access Statement June 2010) with regard to the West Pond Character Area

1.2.2 The outline DAS explained the design concepts and principles underpinning the proposed Barry Waterfront development. It explained the concepts and principles in relation to:

- Accessibility and movement
- Mix & quantum of uses
- Layout, scale and appearance of development
- Landscaping
- Community safety
- Environmental Sustainability

1.2.3 The role of this DAS was to demonstrate how the proposal responded to national and local planning policies and to explain the design principles and concepts which were applied to the development; to set out the established vision for the scheme; to demonstrate that the principles of sustainability have been addressed and used to inform the design of the development; to illustrate how conflict and constraints have been addressed within the proposals and to explain how the design process had evolved in the light of the stakeholder consultation.

1.2.4 It was anticipated that the DAS will not only inform conditions attached to an outline planning permission for Barry Waterfront but also subsequent reserved matters applications.

1.2.5 As such this document has reviewed the outline DAS with regard to the first phase of development at West Pond. A breakdown and summary of the approach to the West Pond Character area is set out opposite. The outline DAS forms part of a suite of three documents which together will guide the design and implementation of the Barry Waterfront proposals through the planning process in progressively greater detail:

- *The Vale of Glamorgan's Barry Waterfront Development Principles Document – Establishes the vision and key development policy and principles;*
- *Barry Waterfront Development Brief including Strategic Masterplan – Reviews the development context, defines development parameters, sets out the masterplanning design objectives and identifies character areas;*
- *Barry Waterfront Design and Access Statement –*

Demonstrates how the masterplan design objectives can be applied within the context of each of the character areas to deliver a quality scheme consistent with the agreed vision and development principles.

1.2.6 This design statement has also reviewed these documents. The overall vision for Barry Waterfront is "The creation of a sustainable new urban quarter with distinctive neighbourhoods, attractive places and community facilities that complement, integrate and link with Barry Town and Barry Island, whilst taking full advantage of the maritime setting of the No.1 Dock." (Source: Development Principles - VoG)

1.2.7 Whilst previous work was submitted in outline only details were required on the proposed use, amount of development and scale parameters. A series of parameter plans were prepared to address these matters as follows:

- Building envelopes and proposed uses
- Building heights
- Movement corridors
- Public open space and public realm

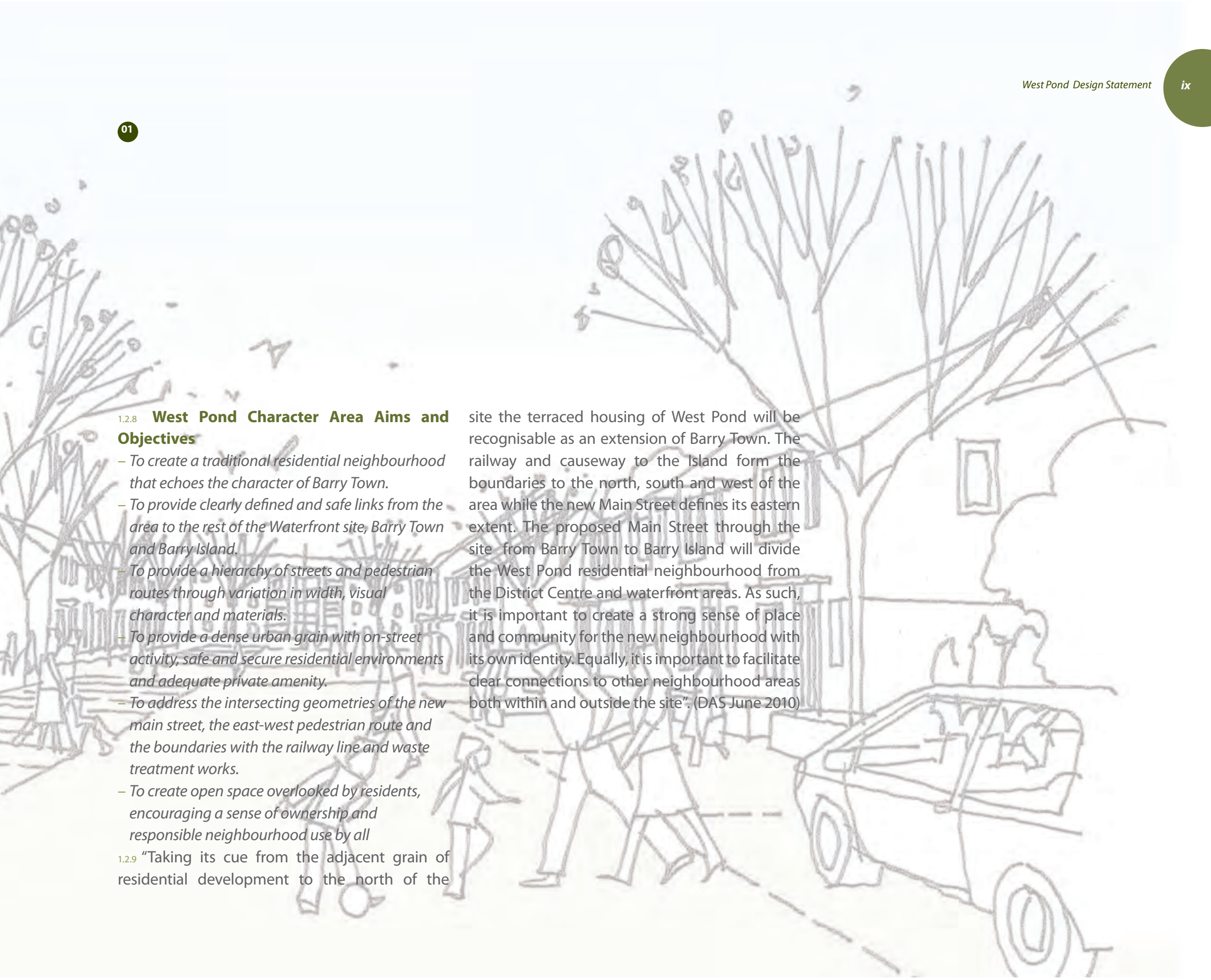
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1.2.8 West Pond Character Area Aims and Objectives

- To create a traditional residential neighbourhood that echoes the character of Barry Town.
- To provide clearly defined and safe links from the area to the rest of the Waterfront site, Barry Town and Barry Island.
- To provide a hierarchy of streets and pedestrian routes through variation in width, visual character and materials.
- To provide a dense urban grain with on-street activity, safe and secure residential environments and adequate private amenity.
- To address the intersecting geometries of the new main street, the east-west pedestrian route and the boundaries with the railway line and waste treatment works.
- To create open space overlooked by residents, encouraging a sense of ownership and responsible neighbourhood use by all

1.2.9 "Taking its cue from the adjacent grain of residential development to the north of the

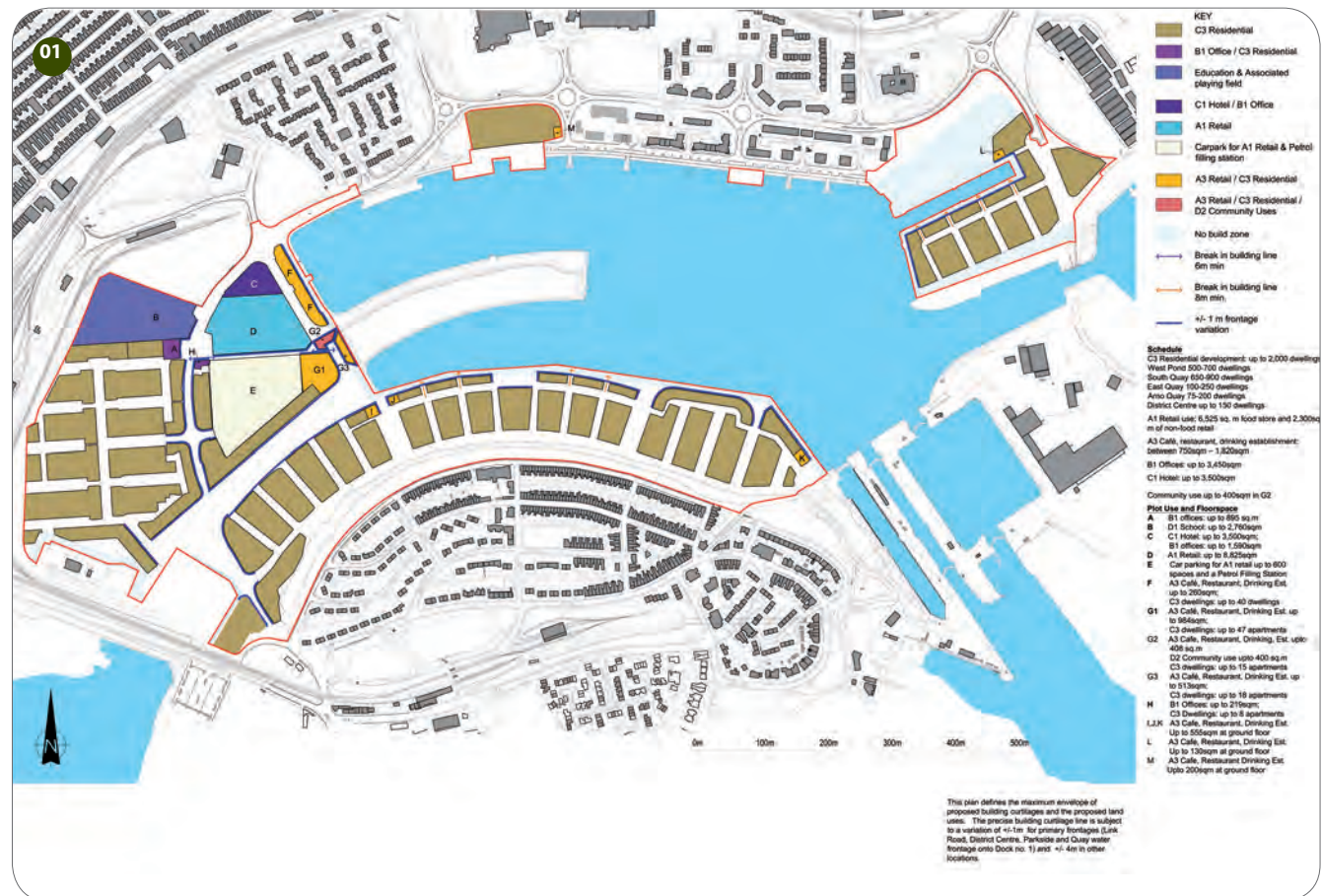
site the terraced housing of West Pond will be recognisable as an extension of Barry Town. The railway and causeway to the Island form the boundaries to the north, south and west of the area while the new Main Street defines its eastern extent. The proposed Main Street through the site from Barry Town to Barry Island will divide the West Pond residential neighbourhood from the District Centre and waterfront areas. As such, it is important to create a strong sense of place and community for the new neighbourhood with its own identity. Equally, it is important to facilitate clear connections to other neighbourhood areas both within and outside the site". (DAS June 2010)



1.3 Parameter Plan 1- Building Envelope and Uses

1.3.1 This document illustrates compliance with outline DAS and agreed design parameters as part of reserved matters submission for West Pond. Detailed layout proposals have been submitted as part of reserved matters applications.

1.3.2 West Pond is primarily a residential area, comprising a mix of two, three and four bed houses. Although the area will offer predominantly two-storey terraced housing, there may be opportunities to introduce larger detached and semi-detached properties within the development parcels. (DAS June 2010)





Key

Residential Development Block

Continuous Frontage/ Building Line

1. Residential Block Plan

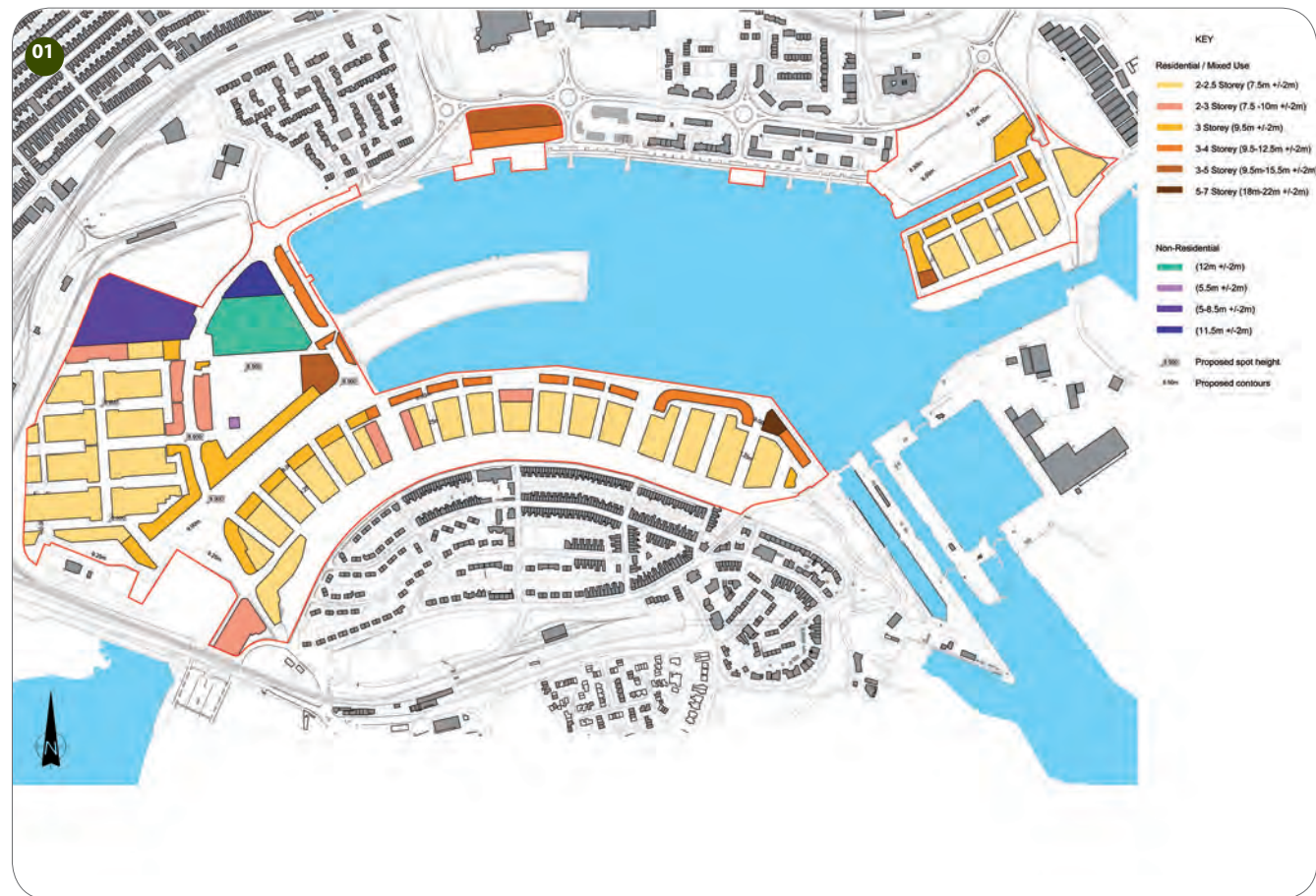
NORTH

Uses Summary	
West Pond to be residential (C3) use comprising a mix of two, three and four bed houses- although the area will be predominately two storey housing there may be opportunities to introduce larger detached and semi-detached properties	Provided

1.4 Parameter Plan 2- Building Heights

1.4.1 This document illustrates compliance with outline DAS and agreed design parameters as part of reserved matters submission for West Pond. Full house type drawings have been submitted as part of reserved matters applications.

1.4.2 Scale, Height and Massing- Development addressing the Main Street will need to be of an appropriate scale to be able to provide an adequate form of enclosure to the wide avenue and highlight its importance as a key route into and through the site. Terraced development blocks of 2 – 4 storeys adjacent to the sweeping curve of the road will create a sufficient mass to provide a ‘crescent’ of significant magnitude to achieve this objective. The streets to the west of the Main Street will be developed on a grid, and be predominantly two-storey traditional terraced properties with differentiation at key locations such as junctions and at the end of terraces. Taller 3 storey elements will be used at key junctures within the West Pond area. Development within the core of the residential area will be of a more intimate scale, with frontages creating enclosure of the street. Properties will enjoy the benefit of a private front garden or forecourt space, with active street frontages and on-street car parking, encouraging the creation of vibrant and safe streets with natural surveillance. (DAS June 2010)



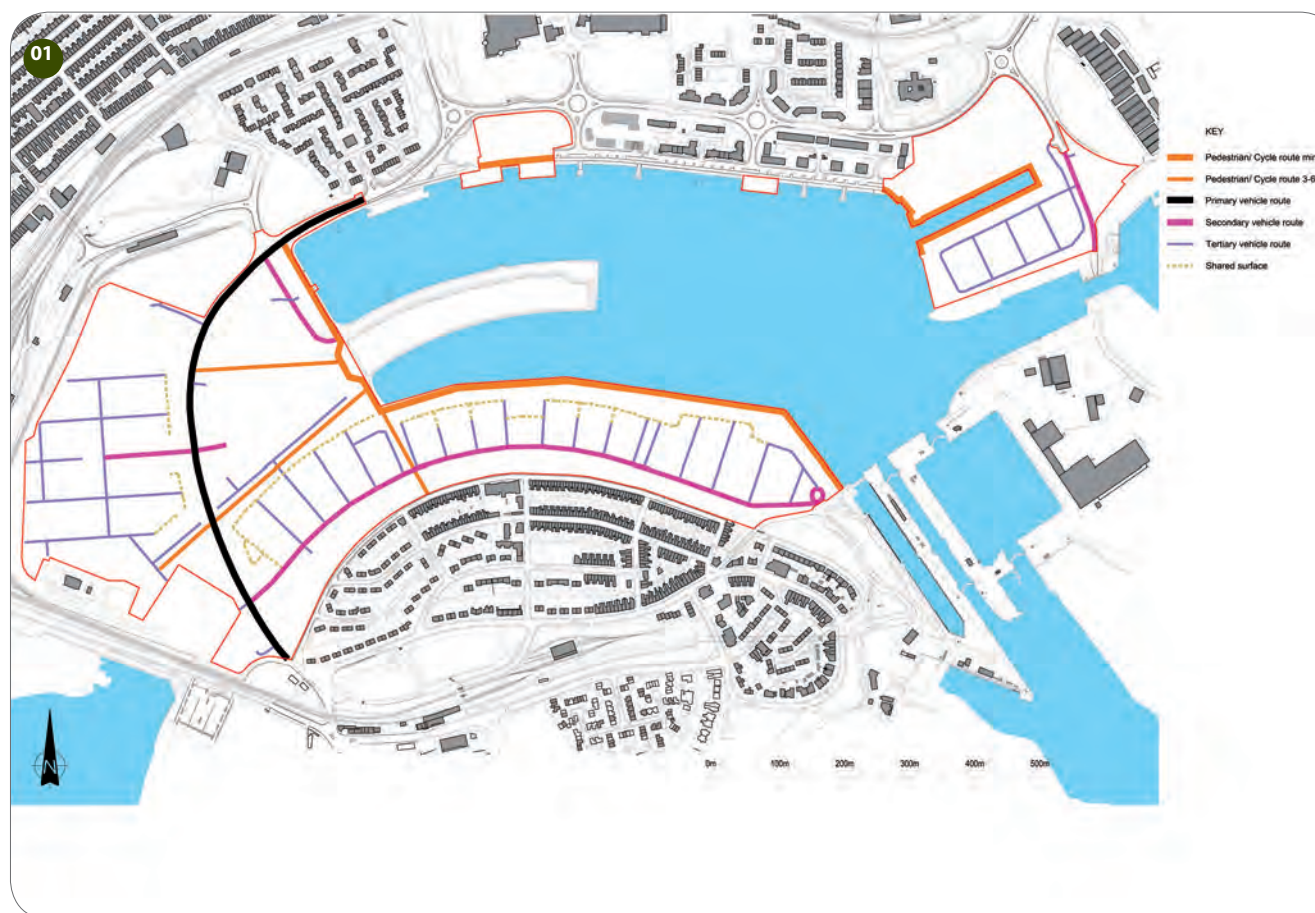


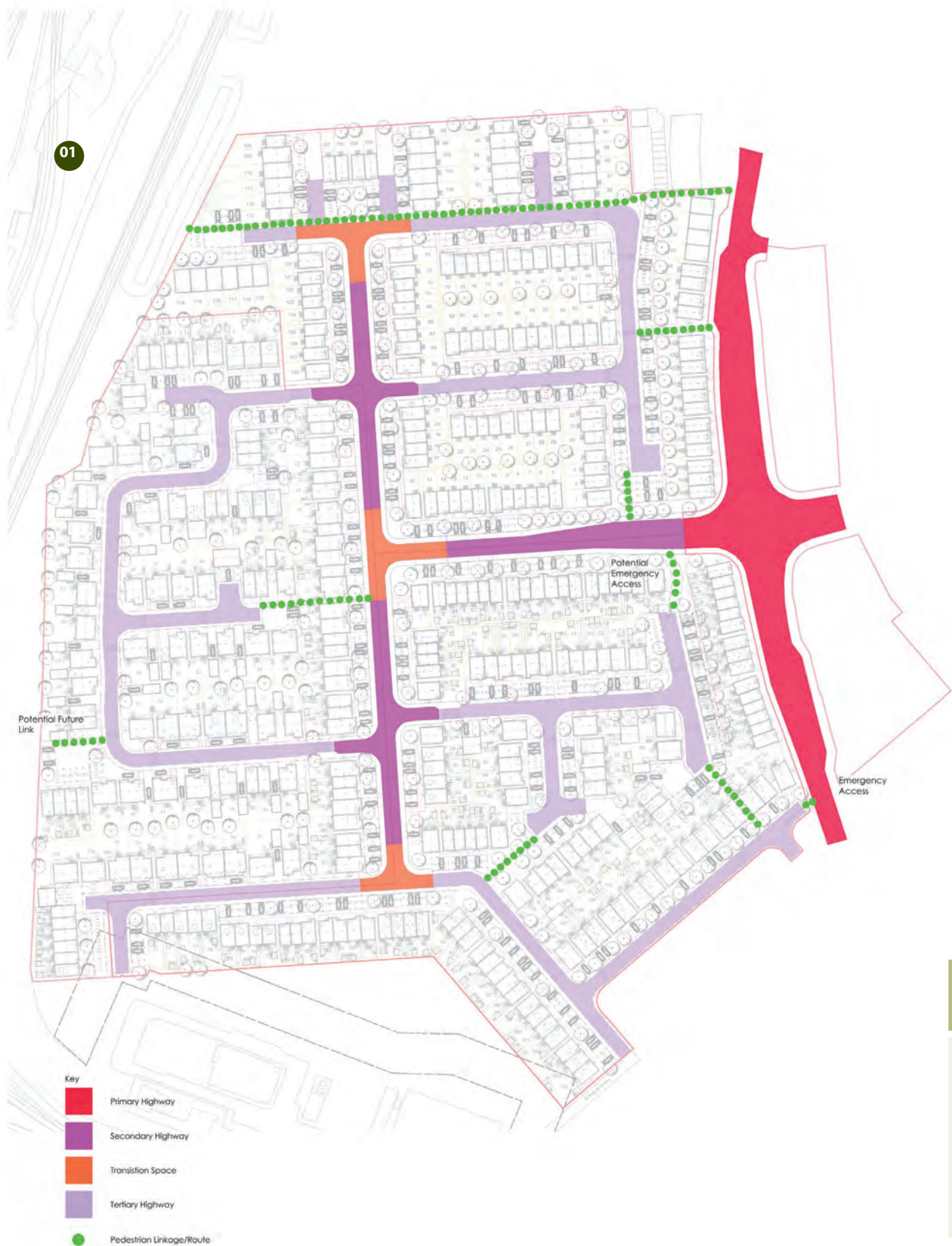
Building Heights Summary	
Provide terraced blocks 2-4 storeys adjacent to new Main Street	Provided
Streets within West Pond to be developed around grid system and to be predominately 2 storey	Units set out around grid system - with predominance of 2 storey units some variation introduced to provide interest in street scene composition
Parameter Plan requires buildings around linear park open space to be predominately 3 storey	Provided

1.5 Parameter Plan 3- Movement

1.5.1 This document illustrates compliance with outline DAS and agreed design parameters as part of reserved matters submission for West Pond. Detailed layout proposals have been submitted as part of reserved matters applications.

1.5.2 Movement, Layout and Urban Form - A 'gridded' street layout is proposed which will be accessed from the primary distributor 'Main Street'. The grid will be orientated to reflect sustainability objectives, most notably the opportunity to maximise passive solar gain. In response the primary residential street will run north/south with east/west routes accommodating local play streets and accessing mews development. Pedestrian access to the school site will be accommodated within the West Pond residential area via a strong, linear route leading from School Square. However, in order to limit traffic movements, there is to be no vehicular access to the school site from within West Pond. Properties addressing the Main Street will need to provide a continuous frontage which provides enclosure to this key thoroughfare. (DAS June 2010)





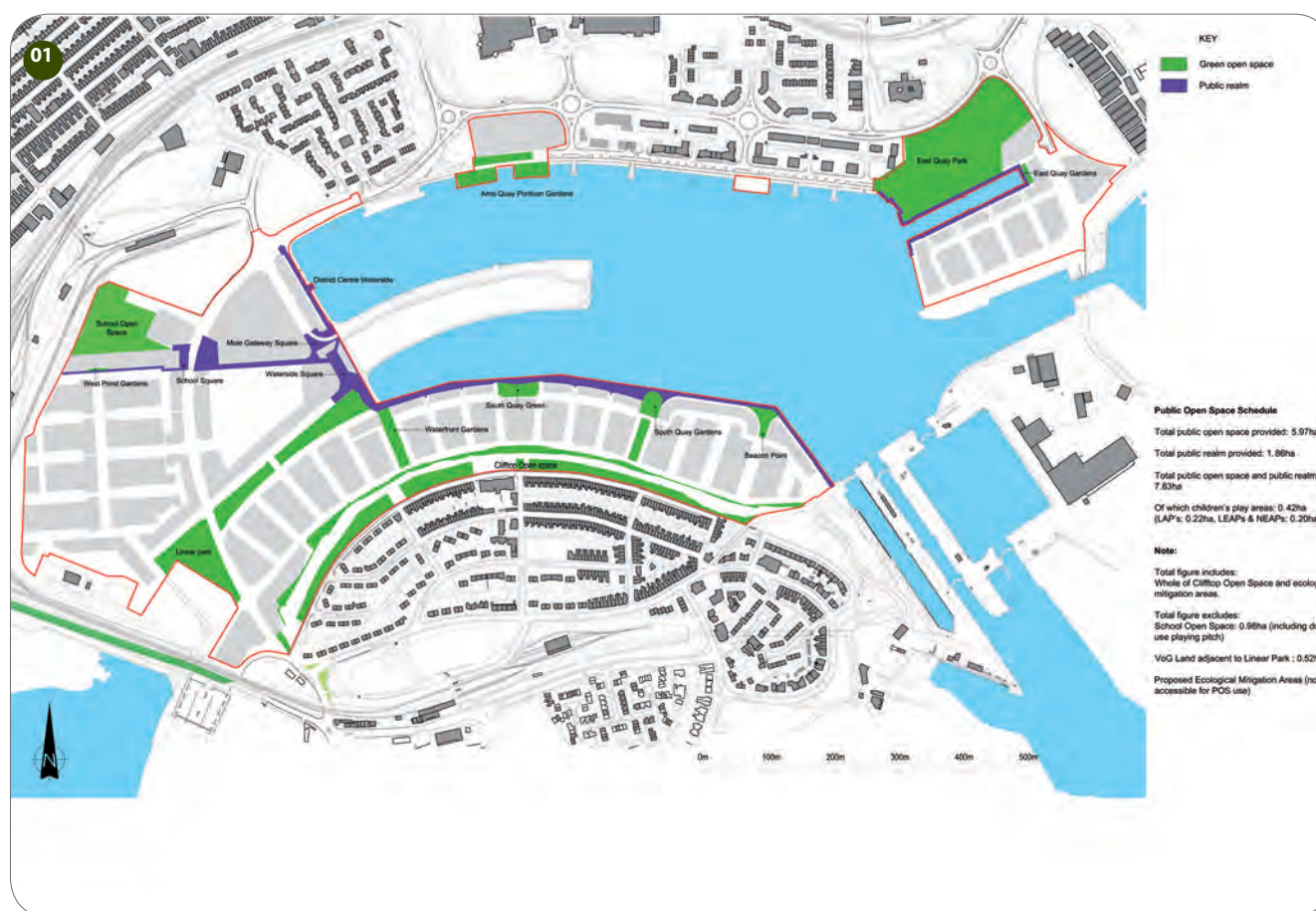
Movement Summary	
Provide a 'Gridded' street layout structure	Provided
Provide primary access route from distributor 'Main Street'	Provided
Primary residential street to run north south with linkages to residential 'play' streets running east/west	Provided

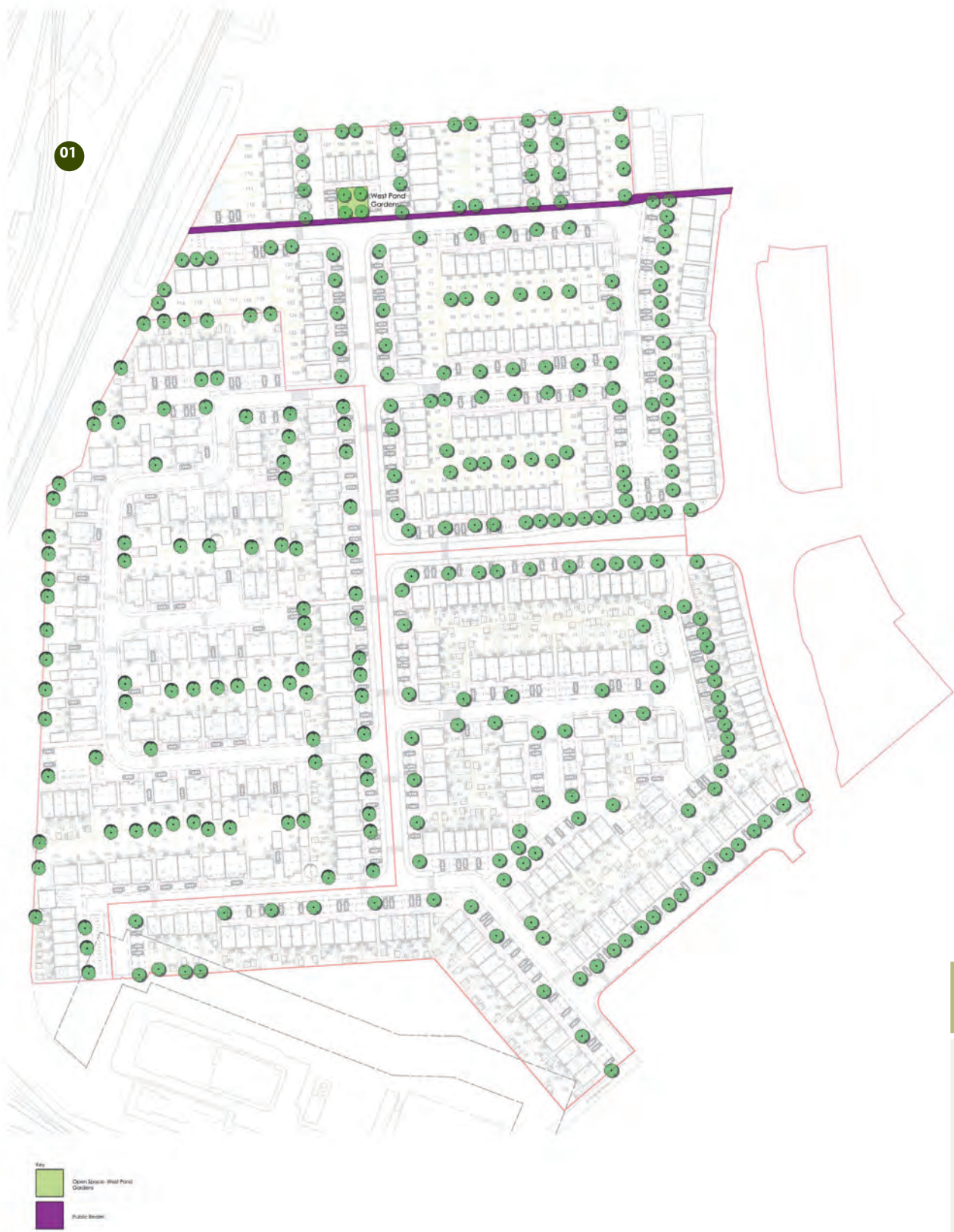
1.6 Parameter Plan 4- Public Open Space

1.6.1 This document illustrates compliance with outline DAS and agreed design parameters as part of reserved matters submission for West Pond. Detailed landscape proposals have been submitted as part of reserved matters applications.

1.6.2 Open space provision within West Pond will be limited to peripheral areas such as the linear park and ecological corridor, whilst the opportunity for a more formal area of public open space to the northern end of the character area could provide a focus for the north/south axis.

1.6.3 Street trees will play a major role in the introduction of greenery to the West Pond residential area. Differing street tree patterns, frequency and species choice will reinforce the street hierarchy from principal access road, to secondary residential roads to mews, consistent with the site wide street tree proposals as described within Section 4: Public Open Space & Public Realm Design Principles (DAS June 2010)





POS Summary	
Provide POS to terminate northern end main residential road- West Pond Gardens	Provided
Provide street trees to introduce greenery into west pond area	Provided
Parameters Plan requires linkage (public realm) to north of West Pond	Provided

1.7 Appearance

1.7.1 This document illustrates compliance with outline DAS and agreed design parameters as part of reserved matters submission for West Pond. Full house type drawings have been submitted as part of reserved matters applications.

1.7.2 Appearance, Materials and Design- The character of West Pond will reflect the town's traditional streetscape and terraced building forms. This will be achieved through the use of the following palette for both the Main Street and residential core:

- *Render (to main street)*
- *Red brick*
- *Grey slate appearance to roofs*
- *Stone detailing to key buildings*

1.7.3 A contemporary interpretation of Barry's traditional Victorian streets will be employed offering continuity of street scene and urban character. The integration of the following architectural features will help to achieve this aspiration:

- *Pitched roofs running parallel to the street*
- *Bay windows on key buildings*
- *Oriel windows on key buildings Dormer windows on key buildings*
- *Overhanging eaves*
- *Railings, gates and hedges to front garden boundary*

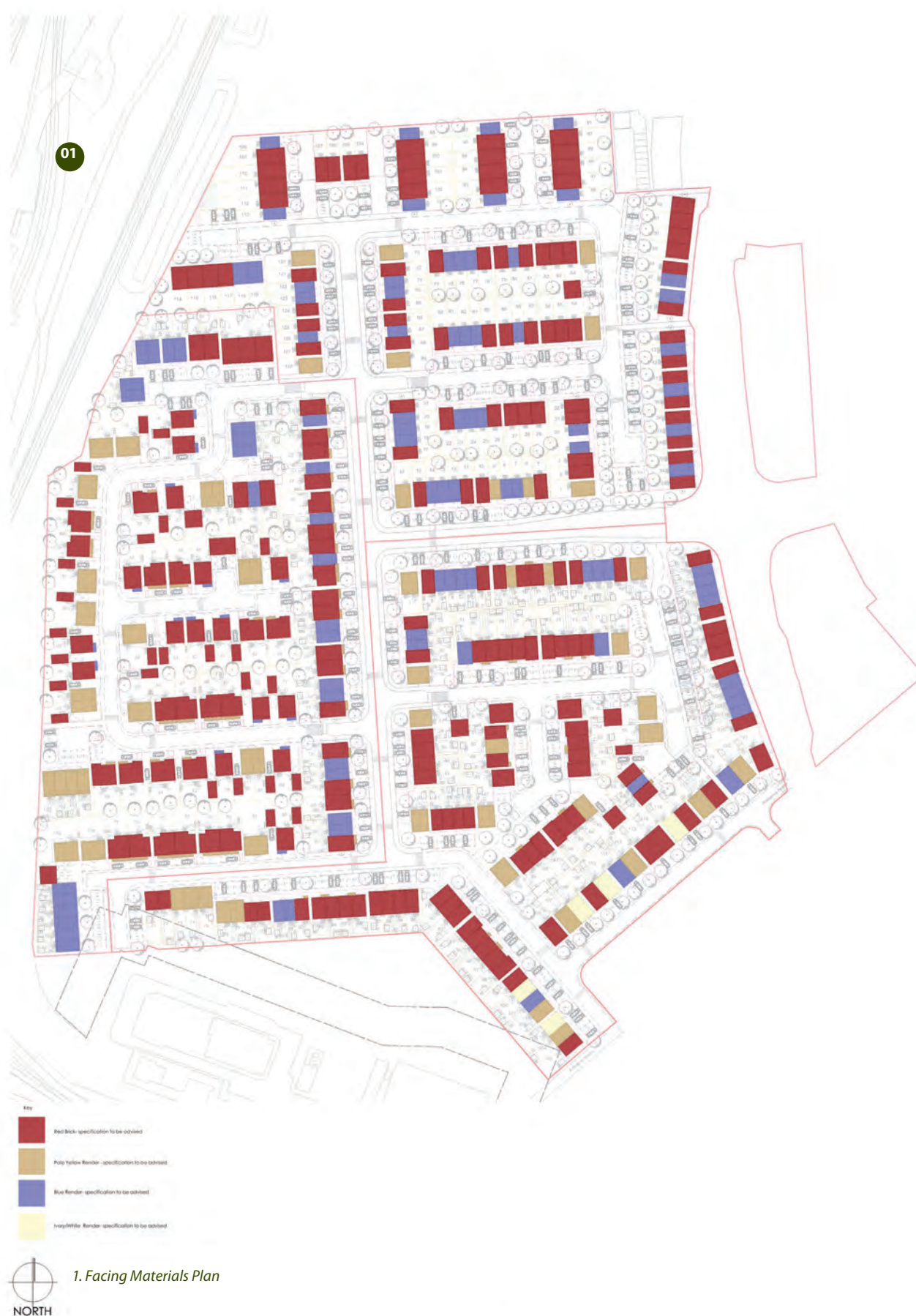
1.7.4 Development addressing the main street should endeavour to provide visual interest through the inclusion of features such as:

- *Entrance porches*
- *Canopies*

1.7.5 The importance of key corners and significant elevations, such as those addressing the Main Street may be accentuated through incorporating:

- *Increased building heights*
- *Contrasting materials*

1.7.6 In order to encourage natural surveillance, and limit the potential for inappropriate behaviour, buildings which turn a corner should incorporate windows and/or entrances to avoid sterile, blank frontages. (DAS June 2010)



Appearance Summary

The Character of West Pond to reflect the Towns traditional streetscape and terraced built forms

The following palette of materials should be used; render; red brick; grey slate appearance to roofs; stone detailing

Within a contemporary interpretation of Barrys traditional Victorian Streets the following architectural features could be incorporated; pitched roofs running parallel to street; bay windows on key buildings; oriels and dormers on key buildings; overhanging eaves; railings, gates and hedges to front gardens; entrance porches and canopies

The importance of key corners and significant elevations may be accentuated by increase in building heights or changes in materials- building that turn a corner should incorporate windows to avoid blank frontages

Provided- a slightly contemporary interpretation of traditional architectural forms and street compositions has been suggested

The materials palette suggested reflects this but within a more contemporary design approach it was felt that stone detailing would be inappropriate

Provided- with regard to boundary treatments to frontages of properties these have generally been soft landscaped and not enclosed to promote a more open aspect to the street space

Provided

1.8 Summary

1.8.1 A framework plan is set out opposite which forms will guide all reserved matters layouts and a summary response to the outline DAS has been set out below

Summary	
<i>To create a 'traditional' residential neighbourhood that echoes the character of Barry Town</i>	<i>Provided- a slightly contemporary interpretation of traditional architectural forms and street compositions has been suggested along with an appropriate urban form set around a 'gridded' street pattern</i>
<i>To provide clearly defined and safe links from the area to the rest of the Waterfront site, Barry Town and Barry island</i>	<i>Provided</i>
<i>To provide a hierarchy of streets and pedestrian routes through variation in width, visual character and materials</i>	<i>Provided</i>
<i>To provide a dense urban grain with on- street activity, safe and secure residential environments and adequate private amenity</i>	<i>Provided</i>
<i>To address the intersecting geometries of the new main street , the east- west pedestrian route and the boundaries of the railway and waste treatment works</i>	<i>Addressed</i>
<i>To create open space overlooked by residents encouraging a sense of ownership and responsible neighbourhoods use by all</i>	<i>Created</i>



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