

**Statws/Status:**  
**Cyhoeddus / Public**



**Adroddiad Adolygu Dylunio:** 11 December 2006  
**Design Review Report:**

**Dyddiad Cyfarfod / Cyflwyno'r Deunydd:** 6 December 2006  
**Meeting Date / Material Submitted:**

**Lleoliad/Location:** Llandudno Junction

**Disgrifiad o'r Cynllun** WAG Office  
**Scheme Description:**

**Cleient/Asiant:** Welsh Assembly Government  
**Client/Agent:** [Allan Boyd]

**Developer/Datblygwr:** HBG [Lee Bibby]

**Awdurdod Cynllunio:** Conwy CC [Neil Walters]  
**Planning Authority:**

**Statws Cynllunio:** Application submitted  
**Planning Status:** September 2006

**Y Panel Adolygu Dylunio/Design Review Panel:**  
Alan Francis (cadeirydd/chair) Douglas Hogg  
Cindy Harris (swyddog/officer) Phil Roberts  
Charlie Deng [Design Review assistant] Lyn Owen  
Martin Knight Kieren Morgan

**Lead Panellist:** Alan Francis

**Sylwedyddion/Observers:**  
Kathy MacEwen, CABE

## **Cyflwyniad/Presentation**

No presentation was offered, as the project team considered that the purpose of this review was to update the representative from the Local Planning Authority.

The Panel thought that this was unfortunate, and that the progress which had no doubt been made in the last three months should have been presented, and the relevant people should have been present to answer questions.

## **Ymateb y Panel/Panel's Response**

The Panel began by asking for an update on the cooling and ventilation control strategy. We were told that thermal modelling had been completed, and that chilled beams, powered by the ground source heat pump, would be introduced to each wing. While the Panel was partially reassured that full air conditioning had been avoided, we still required more detailed information before reaching a final conclusion.

The application drawings show a secure perimeter with 3 meter high fences, but this is still under consideration and the degree of open access is still to be determined. The Panel repeated the view that this type of boundary treatment was not compatible with an openly accessible public building or a high quality public realm. We also expressed concern about the intensive tree planting close to the main entrance. The Local Authority would like to see a softer landscape treatment in the approach from the south east and will seek to control the details of this through planning conditions. We were informed that the Highways department had raised objections to buses entering the site.

The Panel thought that there was possibly not enough space outside the main entrance to signify a civic building. We were told that this was now seen as primarily an office building for civil servants. The intention was to get visitors through the first line of security as soon as possible into the large reception area, and to minimise any unplanned events. It was however confirmed that the client wishes to encourage public and community use of the building. It was also confirmed that the Cafcass room will remain in its current discrete location and the Panel accepted the logic of that. We thought that the strength of the curved copper wall was potentially weakened by the recessive entrance.

The Panel remained unconvinced by the external copper-clad stairways. We thought that they competed with the strength of the main 'three fingers' concept, and as an expensive addition, may not be the best use of a limited budget. As unheated spaces, we thought they would not be well used and would create relatively dark internal areas.

We regretted the large amount of roof plant and were informed that this had been maximised on the planning application drawings but that it was anticipated that this would be reduced, and the planners will encourage this reduction through conditions.

The Panel was reminded that a public art sub-group is being set up and we repeated the Commission's view that the best approach to public art is to integrate it into the building and landscape.

Car parking standards have been determined following widespread consultation. A green transport officer will be appointed to promote alternatives to car use. The Local Authority would like to see parking standards minimised but still adequate for a rural location.

The team confirmed that an NEC3 contract is being used and informed us that target costs would be agreed towards the end of February, with a minimum of 85% of the costs fixed by then. The activity schedule is being progressed and the architect and M&E consultant will remain as full members of the team. The procurement process is now well into RIBA Stage E.

The proposals are due to go to Planning Committee in the next few days, and officers will recommend that the Committee be 'minded to accept' with delegated powers to confirm detailed agreements in various areas. While accepting that this procedure is not ideal and has been made necessary by time constraints and targets, the authority intends to control various aspects of the design development through planning conditions.

### **Crynodeb/Summary**

The Panel was pleased to have the opportunity to comment again on this important scheme, despite the lack of a presentation and of detailed information in certain areas. Our concerns remain largely the same as they were three months ago and in particular:

- We require more information on the M&E strategy to be assured that this will be a truly exemplary sustainable building as required in the brief.
- We remain unconvinced about the effectiveness of the external stairs
- We would like to see security issues addressed in a way that does not hinder accessibility or impair the public realm.
- We would like to have seen a landscape strategy fully integrated with the design development from the beginning.
- We are disappointed by the quantity of roof plant and trust that this will be minimised
- We recognise that the procurement and planning process is not ideal, but are reassured that the architect is to be retained, that the M&E consultant will be fully integrated into the team, and that the Planning Authority will condition certain aspects and monitor progress.

We look forward to a further review in due course and a full presentation of progress to date.

### **Diwedd/End**

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

