

Statws/Status:

Cyhoeddus / Public



Adroddiad Adolygu Dylunio: Design Review Report:	23 May 2008
Dyddiad Cyfarfod / Meeting Date:	14 May 2008
Lleoliad/Location:	Llandudno Junction
Disgrifiad o'r Cynllun Scheme Description:	WAG office building
Cleient/Asiant: Client/Agent:	Welsh Assembly Government [John Dew,]
Developer/Datblygwr:	n/a
Pensaer/Architect:	n/a
Ymgynghorwyr Cynllunio: Planning Consultants:	Giles Alldis [Design Advisor, Aukett Fitzroy Robinson] Tweeds [Len Morley] Hoare Lea [Richard Dalley] Arup [Paul Webber]
Awdurdod Cynllunio: Planning Authority:	Conwy CC
Statws Cynllunio: Planning Status:	Application lodged to vary two conditions to previous approval
Y Panel Adolygu Dylunio/ Design Review Panel: Wendy Richards (cadeirydd/chair) Cindy Harris (swyddog/officer) Charlie Deng (swyddog/officer) Ann-Marie Smale	Gerard Ryan Ewan Jones Mark Hallett Roger Ayton

Lead Panellist:

Ewan Jones

Sylwedyddion/Observers:

**Eric Dawson, A+DS
Esme Farewell, WAG
Mark Lang, WAG**

Cyflwyniad/Presentation

Following previous presentations to DCFW in May, September and December 2006, the project team has been re-formed to provide client advice with a view to re-procuring the project. The team feel that they have addressed all the relevant drivers and constraints and have met the client's requirements for: more efficient use of space; greater cost certainty; the earliest possible start date; retention of the original design but with a reduced footprint; improved sustainability performance; and fitness for purpose.

All mechanical and electrical plant has been moved off the roof and into a separate building or energy centre, located in the south east corner of the site. Three new rooflights over the atria have been introduced to facilitate the natural ventilation strategy. 80% of the internal space is now naturally ventilated and displacement ventilation will be used in the remaining areas. Spaces which need to be mechanically ventilated have been grouped together and located in areas which would be difficult to ventilate naturally. Opportunities for night cooling will be maximised. A biomass boiler will provide 60% of the heat load, with a mains gas backup. Rainwater harvesting will be used to supply WCs and the site-wide irrigation system. An attenuation pond will cool incoming air in summer. All carbon reduction options have been investigated and there will be at least a 40% reduction in carbon emissions compared with Part L 2006. A feasibility study into biomass trigeneration, if successful, could deliver 80% carbon reductions.

The procurement will be via a single stage, lump sum contract based on a D&B / JCT contract, and the team consider that they are now at RIBA stage D. There has been an encouraging level of interest and tender documents will be issued this week. The Local Authority has been supportive and encouraged the team to submit a proposal to vary conditions of the original consent, under section 73. This is due to go to committee on 28 May 2008. An overspill car park has been included as part of the Section 106 agreement but it is hoped that the operation of a green transport plan will render this redundant.

Ymateb y Panel/Panel's Response

The team clarified that the original architects, Aedas, were contracted to take their design to stage D, for the purposes of re-procurement. The Design Advisor has acted to protect the integrity of the original design and to assess bids. The Panel advised that certain critical aspects of the detailed design ought to be identified, drawn in detail and outlined within a performance specification by the team at this stage, rather than being left to the contracting team. Examples of these important design details include the brises soleil and the glazed elements, which need better definition in terms of type, colour, framing, access for cleaning etc.

The Panel was informed that a frameless glazing system had been intended, but has had to be changed because of security risks and the need to resist bomb blast loads. A framing system will now be used with toughened, laminated, argon filled glazing units and it was accepted that the appearance will be less transparent than suggested by the drawings. Nevertheless, the Panel strongly urged the design team to include detailed specification and drawings of these and other sensitive items within the tender documents, to ensure that the design aspirations are met. The team stated that there was adequate provision for cleaning by using spiders and/or cherry pickers and the Panel was reassured that no extraneous bolt-on items would be necessary for access.

The Panel wished to see evidence of the integration of a public arts strategy and we were told that this will be run by the North Wales client team. We emphasised the importance of giving early advice to the contractors and their design team, to enable the full integration of public art within the overall design and construction programme.

It was confirmed that the procurement method has been accepted by all members of the team and is being put into operation. The Panel expressed reservations about the ability to retain the necessary degree of quality control with this method, especially where the M&E component is such an important part of the brief and successful delivery. The team stated that a full compliance team will approve all designs before work commences, and they thought it was important to allow the contractor to input on matters such as buildability. The Panel stated that a successful resolution will depend on the level of detail provided by the designers to the contractors at the tender stage, and we urged the team to retain the sleekness of the elevations as shown on the presentation drawings.

We were greatly encouraged by the work that has been done to develop a convincing sustainability strategy, and we applaud the commitment to achieve BREEAM Excellent and a minimum of 40% reduction on carbon emissions. However, this will be a major public building commissioned by WAG and will be seen as an exemplar of what can be achieved in terms of progressing towards zero carbon by 2011. In the light of this, we urged the team to do everything possible to achieve a genuine zero carbon building now. The team stated that all options have been explored, that biomass

trigeneration could bring the carbon emissions close to zero, and that arrangements for future adaptation and inclusion of new technologies at a later date, had been included in the design.

In terms of fitting out and the implications for energy use of IT items in particular, the team stated that they have agreed with the client assumptions about energy use and that heat producing items have been removed from working areas.

The Panel was informed that the proposed landscape design strategy and details will be included as a supporting document with the tender. Porous paving and rainwater attenuation provision are included. We advised the team to attract some new thinking on the relationship of the building with the site. In particular the relationship of the entrance with the parking areas would benefit from a refined landscape solution. We were told that the existing 'dead end' road to the north west originally provided access to the field to the north, and the team agreed to look again at whether or not this should be retained. With regard to the perimeter fence, it was intended to develop a planting strategy so that a [temporary] fence can be removed at a later date or will be lost in the planting over time. It was emphasised that the client wishes to encourage accessibility and community use of the building.

Crynodb/Summary

The Panel was pleased to receive an update and review this important scheme again. We are very encouraged about the general development of the scheme resulting from the 'pause and review' and the subsequent re-procurement. We now consider this to be an acceptable response to the site and the brief, with the potential for becoming an exemplar development, but still in need of minor revisions:

- We have some concerns about the procurement method and the ability to retain the necessary quality control in this context. We think that success will depend on the protection of detailed design quality and we urge the team to embed this in the contractual arrangements as far as possible.
- We advise that public arts consultants should be included on the design team, and be fully integrated with the design development.
- We welcome the sustainability measures taken so far but we would urge the team to go even further to deliver a zero carbon building.
- We are mindful of occupant behaviour on energy use and are assured that the team are committed to educating and informing future users about the intended operation of the building services.
- We suggest that the landscape strategy needs fresh input to ensure that the building relates well to the site and in particular that the entrance is not dominated or compromised by the car parking.

Diwedd/End

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