Addroddiad Adolygu Dylunio
Design Review Report

Review Status: Public

Meeting date: 17 September 2008
Issue Date: 25 September 2008
Scheme Location: Barry Waterfront
Scheme Description: Further Education.
Planning Status: Full application submitted
                                         Pre-determination

Part1: Presentation

This proposal is for a 14-19 Learning Centre to accommodate students of Hairdessing and Beauty, and Construction, located on the 'Triangle' site in the Innovation Quarter. The submission has implications for the LDA masterplan [2004], which showed active frontages on the western boundary, and parking for the Pump House. This scheme is wholly funded by WAG, and allows for traditional procurement with a generous allocation of time for design work. Stride Treglown have been commissioned to take the scheme to RIBA Stage D and it is hoped to start on site in summer 2009.

Summary of key points arising from discussion, to be read in conjuction with Part 2 of this report.

The Panel recognises the problems and constraints inherent in this isolated site, with so little certainty in terms of future adjacent development. Despite this and despite the promise of some of the early images, we think that this proposal is an unacceptable response to the site and the brief.

- Connectivity with other sites in the Innovation Quarter and with the town, is a major problem and needs to be addressed. The importance of re-routing the road north of the roundabout should be recognised and alternative routes re-examined in the light of this.

- The site layout, building footprint and internal plan are seriously flawed. A new masterplan should be developed for this Triangle site, given the need to ensure that this first building sets a precedent for appropriate development in the future.
- We welcome the commitment to achieve BREEAM Excellent contained in the brief; this should be reinforced by a post-construction assessment.
- We regret the lack of any landscape strategy so far. This should be developed in conjunction with other elements of the design from this stage onwards, and used to minimise the need for security fencing.

Part 2:   Discussion and Panel Response in Full

This proposal suffers from a lack of built context and piecemeal development, and represents a further deviation from the LDA masterplan for the Innovation Quarter. Isolated parcels of land have been formed, as dictated by an insensitive highways scheme, and this building appears to be located arbitrarily on the site.

There is little connectivity with the immediate surroundings or the rest of the town. Future bus routes are planned along Ffordd y Mileniwm, to link with the Barry Island development, but at the moment the nearest bus route is on the other side of the railway line. The provision of an alternative route around the north east boundary, which would allow a better integration of this site with the Pump House, Primary Care Centre and Training Centre, has been ruled out by the Highways Department as being too close to other junctions. Given the benefits that would follow in the implementation of the masterplan, we think this suggestion should be re-visited, with a view to overcoming the objections.

The basic diagram and site layout are unconvincing and we would like to see a new masterplan brought forward for at least this Triangle site, given the uncertainty over the future of the Pump House. The fact that this would be the first building to be developed on the site underlines the importance of setting high standards and anticipating desirable development for the rest of the site.

In terms of the built form, the clarity of the initial image of the southern wing was encouraging, but this is not repeated in the northern wing. The apparent 'extension' to the north should be integrated into the linear building form and the 'builders yard' relocated to offer an attractive edge for any future development or public realm along the western boundary. The function of the proposed expansion space is not clear.

There is a confusion over entrances, with a western entrance facing the road which will in fact be rarely used, although it could become access to a spill-out space from the cafe. The eastern entrance facing the rear car park will inevitably become the main entrance.

The internal plan as presented has some obvious detail flaws in terms of WC doors [either non-existent or opening on to the street], and some apparent inconsistencies [cafe at one end of the long corridor; WCs at the other end]. The flexibility of the plan to accommodate different functions is commendable, but there may not be adequate circulation space on the first floor.

It was confirmed that a BREEAM Excellent standard is a mandatory requirement for this scheme and a suitably high score has already been achieved in the pre-assessment exercise.

Regrettably there is no landscape designer engaged on this project as yet. Although the Vale have responsibility for landscape of the whole Innovation Quarter, there is no evidence of this in the presentation material. In terms of boundary treatment, the security fence will be retained while the site remains in single use, but it is hoped that eventually the landscaping and planting will provide any necessary security.

The Design Commission for Wales Design Review Panel and staff welcome further consultation and will be happy to provide further feedback on this report and/or where appropriate, to receive further presentations. Thank you for consulting the Commission and please keep in touch with us about the progress of your project.

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

Appendix 1: Attendees

Asiant/Client/Datblygwr: **Agent/Client/Developer**	Vale of Glamorgan Council [Mark White]
Pensaer/Architect:	Stride Treglown [Gareth Davies, Ian Standen]
Awdurdod Cynllunio/Planning Authority:	Vale of Glamorgan Council
Y panel adlygu Dylunio: **Design review panel:** Alan Francis [Chair] Cindy Harris [Officer]	Phil Roberts Michael Griffiths Ed Colgan Martin Knight
Lead Panelist:	Martin Knight

Sylwedyddion/Observers:

None present