

Addroddiad Adolygu Dylunio Design Review Report

Review Status: **Public**

Meeting date:	19th August 2009
Issue Date:	3rd September 2009
Scheme Location:	Sainsbury's Cwmbran
Scheme Description:	Retail
Planning Status:	Application submitted April 2009

Part1: Presentation

This proposal is for a 2 storey extension to the existing store, located 1 km to the west of Cwmbran town centre, to accommodate additional sales space, toilets and a cafe. There is also a new deck of parking over the existing car park, with associated alterations to access, and enhanced landscaping on the south and east boundaries. The existing petrol filling station will be relocated to the north of the existing store.

The choice of materials for the extension reflects a contemporary design, similar to the Cwmbran shopping centre which it faces, and provides an active frontage along the key pedestrian and vehicular route of Llewelyn Road. There is no commitment to achieve a particular BREEAM rating in the information provided, but we were told that rainwater harvesting will be investigated and water efficient sanitary appliances will be used. Sunpipes will bring diffuse daylight into the heart of the store.

The Local Authority is concerned to improve linkages to the town centre. The main entrance faces away from the town towards the car park and is not legible from Llewelyn Road. The design should reflect the importance of its gateway location.

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

The Panel was pleased to review this scheme and supports the proposal with the following minor recommendations and observations:

- We agree with the Local Authority that the design should reflect the importance of its gateway location.

- The main entrance should be made more legible by enhancing the proposed atrium to signal its location, through greater transparency or differentiated treatment.
- The timber feature at the south east corner should be abandoned.
- Extra daylighting and views out should be introduced to the mezzanine level, if necessary by losing some of the ground floor glazing.
- The edge to the decked car park needs an improved treatment, as it is the first part of the building viewed when entering Cwmbran. The design should ensure good levels of daylight in the lower level of the car park.
- We regret the lack of any real commitment to sustainable development and carbon reductions

Part 2: Discussion and Panel Response in Full

The Panel shared the concern of the Local Authority regarding the legibility of the main entrance which faces into the site and is not immediately visible when approaching from the town centre. This layout should be revised to encourage pedestrian access from the east, rather than assuming that all shoppers will arrive by car.

It is unfortunate that no images were provided of the atrium and we thought that more could be made of this to indicate the entrance location. The timber clad flagpole on the south east corner of the store provides some visual interest but is not successfully resolved, and its wayfinding function would be better resolved in the elevational treatment of the building itself. There should be more views out from the upper [mezzanine] floor on the eastern elevation and this could be balanced by slightly less glazing at ground floor level.

The elevational treatment of the car park should reflect its importance as a gateway to the whole development, with imaginative use of planting or cladding to replace the mesh panels. It is important that adequate daylight levels are introduced to the lower deck, so that 24 hour electric lighting is not necessary.

The Panel accepted the rationale for relocating the petrol filling station, which suffers from a convoluted access at present and is a source of numerous complaints. We questioned whether a high level connection was possible but were told that this was not viable for security and economic reasons.

The Panel regretted the lack of a detailed sustainability strategy or any commitment to achieve a high BREEAM rating. Connections should be made to local Sustrans routes and adequate provision made for secure cycle parking.

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

Sainsbury's

Pensaer/Architect:

Hadfield Cawkwell Davidson
[Jonathan Partridge]

Consultants:

RPS [Peter Waldren]

Awdurdod Cynllunio/
Planning Authority

Torfaen CBC [Duncan Smith, Richard Lewis,
Neil Boardman, Craig Mead,
Andrew Ferguson]

Y Panel Adlygu Dylunio:
Design review panel:
Wendy Richards [Chair]
Cindy Harris [Officer]
Lynne Sullivan

Richard Parnaby
Jonathan Hines

Lead Panellist:

Richard Parnaby

Sylwedyddion/Observers:

Takayuki Kumazawa, Okayama University

Declaration of Interest: DCFW Chair Alan Francis is director of Gaunt Francis Architects, who are currently engaged with Sainsbury's on other sites in Porthcawl.