

Design Review Report

Hydraulic Pump House,

Barry

DCFW Ref: 47

Meeting of 22nd May 2014



Declarations of Interest

Panel members, observers and other relevant parties are required to declare *in advance* any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.

Review Status

Meeting date	22 nd May 2014
Issue date	11 th June 2014
Scheme location	Innovation Quarter, Barry
Scheme description	Mixed-use refurbishment
Scheme reference number	47
Planning status	Pre-application

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Declarations of Interest

None declared.

Consultations to Date

Pre-application advice has been sought from the Local Authority including a site visit with the conservation officer. No public consultations have taken place specifically for this project, but the wider Innovation Quarter regeneration project has been widely consulted on and publicised.

The Proposals

The scheme comprises the conversion of an existing grade II listed former hydraulic pumping station into a mixed use residential and retail scheme within the Barry Docks Innovation Quarter. The scheme proposes four A3 units at split ground level and 15 duplex one-bed live/work units within the roof forms.

The existing brick buildings were constructed in the 1880s and are in good condition due to recent basic restoration by the Local Authority.

Summary

- The basic restoration that has taken place already is positive, and the Local Authority is to be commended for this
- The proposed uses suit the building and location in the Innovation Quarter, which will contribute to a new hub in the community
- The Design Commission welcomes many of the contemporary interventions to the historic building

- The removal of cars from the piazza is welcomed. The lighting and treatment of the outside spaces need more work, but designs are progressing in the right direction
- The Commission has a number of concerns about the proposed vertical circulation drum and its impact on the piazza space. It does not appear to provide the best value solution
- The external setting of the building, car parking and approach require further consideration to provide good connections to surrounding facilities whilst forming an integrated whole
- The window treatment to the live/work units needs further clarity and detail, although the Commission is not opposed to the general approach to insertion of new openings
- The arrangement of the mechanical plant to the rear of the building needs to be properly resolved before a planning application is made. The relationship of the plant to the live/work units, and to the pedestrian experience from the north west, must be carefully considered. An M&E engineer should now be appointed.

Main Points in Detail

Coordination with Local Authority

It is good to see the design team and developer working well with the Local Authority (LA) on the conservation and planning issues relating to this project.

The basic restoration work already undertaken by Vale of Glamorgan Council is a positive step and the LA is commended for this action.

We would encourage the team to continue to discussions with the Local Authority to further improve the way the building relates to its wider landscape and surrounding facilities.

Building in Context

The images previously issued to the Commission showed parking in the piazza space in front of the buildings, which the Commission thought would undermine the potential for the enjoyment of the space as an outdoor extension of the cafe/bars. However, the presenting team explained that they were no longer proposing car parking in this area.

Pedestrian access to and from neighbouring buildings and facilities needs to be improved. The design team should liaise with the Local Authority to achieve this coordination with other development in the Innovation Quarter and surrounding areas. This should not be only a destination that people drive to, but should be well integrated with the surrounding built fabric.

It is important that the surrounding landscape and highways are designed as part of the building, not in isolation. Lighting of the external areas should be subtle and integrated with the rest of the design.

Vertical Circulation

The Commission's main concern with the proposal is the new glazed vertical circulation drum. The existing building is of good quality and has a strong character which the drum obscures, whilst also conflicting with the verticality of the existing chimney. The drum also interrupts the amenity space of the piazza, creating awkward dead spaces around and behind it. The Commission is concerned that the proposed structure would degrade quickly in the marine environment, and believes that an alternative, better value solution could be found.

The least valuable space inside the building, at the internal corner might offer a better location in which to resolve the vertical circulation. We would encourage the team to give further consideration to alternative solutions which address the vertical circulation, entrances to the live/work units and entrance to the restaurant.

Mixed-Use

The proposed mix of uses appears to suit the building and site, and would contribute to the forming of a new community hub in this area. It is positive that the proposal makes use of the basement area.

The Commission supports the proposal for live/work units (which have proved successful in previous schemes by this developer), on this site. However, there are a number of design issues yet to be resolved.

The location and proportion of the new window inserts is not convincing at this stage, although there were some inconsistencies in the drawings presented (due to the evolution of the design) which meant that it was difficult to appreciate exactly how they would relate to the internal spaces. Detailed sections and elevation drawings would be useful to test the fenestration and its impact on the internal and external environments. The Commission is not opposed to the overall approach to insertion of the new openings with metal-lined reveals.

Inhabited section drawings would also help to demonstrate that sufficient headroom is available on the mezzanine levels.

The proposals presented showed inaccessible 'lids' over the WCs and utility areas, which would collect dust and could become unsightly.

The fire ratings of the party walls, particularly where they meet the existing windows, will have to be carefully resolved.

Building Services

The Commission would encourage the team to appoint an M&E Engineer at this stage, before the planning application is submitted. The Local Authority will be looking for assurance that the submitted scheme will perform environmentally, and can be delivered as drawn.

The engineer will be able to help resolve the servicing to the A3 units which has the potential to conflict with comfortable use of the live/work units. Care should be taken

that the air handling plant and flues are well resolved with the exterior of the listed building. Views from the various approaches will be especially important.

Options for centralised plant should be explored, as these might offer a more sustainable solution.

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

Attendees

Agent/Client/Developer:	Simon Baston, DS Properties
Architectural/Urban Designer:	Paul Duenas, Ellis Williams Architects Robert Freeman, Ellis Williams Architects
Local Authority:	Mark White, VoG Council Peter Thomas, VoG Council
Design Review Panel:	
Chair	Alan Francis
Lead Panellist	Michael Griffiths Jonathan Adams Angela Williams Roger Ayton Amanda Spence, Design Advisor, DCFW
Observing:	Jamie Brewster