

Design Review Report

Baden Powell Primary School

Cardiff

28th November 2013

19th January 2016 – DCFW has been informed that this scheme is no longer active. Therefore, this report relates only to the scheme presented at the time of the meeting and not to any current/future developments on the site.



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

CONFIDENTIAL

Meeting date	28 th November 2013
Issue date	18 th December 2013
Scheme location	Tremorfa, Cardiff
Scheme description	Redevelopment of Primary School
Scheme reference number	24
Planning status	Pre-application

Declarations of Interest

None declared

Consultations to Date

Consultation with the community is currently in progress.

The Proposals

The proposal is the upgrading of an existing two-form entry (2FE), single storey, Victorian style 1930s primary school which surrounds a courtyard and occupies a central space in the existing site, with recreation grounds opposite. The proposal is to accommodate 500 pupils using Building Bulletin 99 (BB99) standards. Three initial feasibility study options are being considered:

- Keeping the existing school and adding deep plan pavilions to the rear of the site
- Build a deep plan rectangular new-build occupying the courtyard
- Demolish the existing school and construct a standard template design, new-build, two-storey T-shaped school

Regardless of the option chose, the intent is to temporarily relocate the school during the construction works.

A Design and Build procurement route is proposed, with occupation by September 2015 to accommodate increasing pupil numbers.

Summary

- The working reference to BB99 standards is positive. However, the project needs a brief for the new school which is specific to this site, its relationship to the local environment, the extra facilities required for the school population and the decanting requirements. The requirements set out in the brief should be precise and should guide the design, procurement and construction.
- This new school is an important investment in the local community and we welcome the consultation efforts. Feedback from consultation must now inform the vision and design for the new school.
- A detailed feasibility study is required to allow all the options to be properly understood. The feasibility study should include analysis of costs, energy, quality, buildability and community benefit, as well as costs of the decanting. Not all options have yet been explored. Options should include the following:
 - Working with the existing building (including partial demolition options)
 - A new template school
 - A new bespoke building
- DCFW welcomed the early consultation on this project at key stage in the design process. It would be useful to review the scheme again once designs have evolved and more information and materials are available.

Main Points in Detail

Brief

A strong vision and detailed brief are required, which relate to the specific requirements, context and constraints of this project. BB99 will inform the functional brief, but this must be tailored to the site and should bear in mind the existing building.

Feedback from consultations should inform the detailed brief for the project and enable options to be appraised. For example, teachers and pupils have expressed a liking for the existing courtyard arrangement, so keeping or replacing this space might be considered.

The brief set out how the Flying Start facility should be integrated with the rest of the school.

Analysis and Feasibility

In order to evaluate the options properly, background information and analysis is needed as well as a detailed brief. The options could then be tested against these.

More analysis of the existing building is required to evidence the argument for whether to keep or demolish it. This analysis should consider the building character, environmental issues, cost of refurbishing and suitability of scale and arrangement of spaces. Partial demolition to retain the courtyard, for example replacing one side of the quadrangle with a new two-storey block, might also be considered in this case.

A thorough analysis of the existing school and site, highlighting what works well and what needs to be improved, will help with appraisal of options. The new school should have all the benefits of the old, plus more.

It is acknowledged that there is a drive from Welsh Government to consider 'template' schools as they are thought to give better cost certainty. Any 'template' building design should be tested on the site in the same way as bespoke building or extension: does the form work well on the site and what are the spaces around it like? The team should also investigate what a bespoke design could achieve within the budget of a template design. It is understood that several template options are available. Each configuration should be analysed on the site.

The team mentioned that Stride Treglown Architects are working on a template school design and that Stride Treglown also work for Cardiff Council. Any conflict of interest should be declared and managed appropriately.

The feasibility study should include assessment of options in terms of the following:

- Outdoor spaces
- Energy efficiency/BREEAM
- Daylighting
- Cost (robust cost analysis is required)
- Orientation and relationship to surroundings
- Access, arrival, entrance and parking
- Scale and impact
- Quality
- Maintenance and security
- Buildability

Outside spaces are important to the functioning of a school. These need to be planned and designed to a high standard as well as the actual building. There will be a hierarchy of outside spaces relating to arrival, play, movement through the site and parking.

Programme

It is understood that a completion date of September 2015 is aimed for in order to accommodate an increase in pupils. However, this programme looks extremely tight. The increase in pupil numbers will be incremental and this might be factored into decisions about the programme and associated costs of temporary accommodation.

There are many risks associated with any building project. There should be some contingency in the programme to minimise the impact of these risks.

It is more important that the client gets a school that meets their needs in the long term and is designed and built to a high quality. A longer programme would be advisable to achieve this and to allow a comprehensive approach to be taken to the design and procurement process.

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

Attendees

Agent/Client/Developer:	Rachel Smith, Cardiff Council Sion Lewis, Cardiff Council
Designers/Contractors:	Gavin Taylor, Cardiff Council Robyn Thomas, Cardiff Council Gari Evans, Cardiff Council
Planning Authority:	Lawrence Dowdall, Planning Officer, Cardiff Council
Design Review Panel:	
Chair	Ewan Jones
Lead Panellist	Lynne Sullivan Kedrick Davies Simon Carne Amanda Spence, Design Advisor, DCFW
Observing:	Angharad Davies, Maya Hussein