

Addroddiad Adolygu Dylunio Design Review Report

DATGANIADAU O DDIDDORDEB

Mae gofyn i aelodau o'r panel, arsyllwyr a phartion perthnasol eraill ddatgan unrhyw ddiddordebau sydd ganddynt **ymlaen llaw** mewn perthynas â'r eitemau Panel Adolygu Dylunio Bydd unrhyw ddatganiadau o'r fath yn cael eu cofnodi yma ac yng nghofnodion canolog Comisiwn Dylunio Cymru.

DECLARATIONS OF INTERESTS

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.

Statws adolygu/Review status

Cyfrinachol/Confidential

Dyddiad cyfarfod/meeting date	4th May 2011
Dyddiad cyhoeddi/issue date	17th May 2011
Lleoliad y cynllun/scheme location	Eastern High School, Cardiff
Disgrifiad y cynllun/scheme description	Education
Statws cynllunio/planning status	Pre-application
Datganiadau o ddiddordeb/declaration of interests	None

Adran 1/part 1

Cyflwyniad/Presentation

The proposed new school would be a replacement for the existing Llanrumney and Rumney schools on a site determined by Cardiff County Council. The site on Rumney recreation ground is adjacent to an existing leisure centre, the refurbishment of which will be integrated with this development. Vehicular access is from Llanrumney Avenue to the north west.

Based on the 'schools within a school' concept, three design options have been developed for further consideration. The 'pavilion' option is the lowest at 2-3 storeys with a correspondingly large footprint and three teaching blocks linked to the main core. The 'street' option is 4 storeys, and its central street with single sided classrooms each side works well with a strategy for cross ventilation. The 'atrium' option is the tallest at 5 storeys and the most compact, and has a central atrium with L shaped teaching blocks around it. All options have optimal north/south orientation and feature a separate 'hub' housing youth and community facilities, and

relating to the existing leisure centre across an area to be developed as public open space.

Two engagement sessions have been held with stakeholders, planners and police liaison officers. The design team will develop the preferred option over the next few weeks for an expected planning application in August.

Crynodeb o'r prif bwyntiau a gododd o'r drafodaeth, i'w darllen ochr yn ochr ag Adran 2 yr adroddiad hwn.

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

The Panel welcomed the opportunity for an early review of this proposal, and appreciated the quality of information presented on the design process. We understand that this is work in progress but we commend the process which has correctly identified the important issues. We think that minor issues remain to be resolved, but we have strong confidence in the ability of the design team to achieve this, given sufficient time and resources. In summary:

- While we can appreciate the benefit of both the 'street' and 'pavilion' design options, we think that the pavilion offers greater benefits for brief compliance and other potential, particularly in terms of the townscape impact, the public realm and the relationship between the two main buildings on the site.
- The environmental strategy is well integrated with the design development and gives us confidence that the building will perform well in use, as well as achieving an Excellent BREEAM rating.
- It is important that a landscape architect is involved as soon as possible to coordinate and help to integrate the proposed and existing buildings through the treatment of public spaces, to reinforce pedestrian links, and to civilise the main arrival space between both buildings.
- We would like to see one designer take responsibility for this important linking space.
- Design development of the new school should respond to the proposed relocation of the entrances to the leisure centre.
- Boundary treatments should be carefully considered; high fencing should be minimised and restricted to those areas for which it is a strong functional requirement.
- In our view the imposition of an August deadline for a planning application is unrealistic if the desired quality and obvious potential of this scheme is to be achieved.

Adran 2/part 2

**Trafodaeth ac Ymateb y Panel yn Llawn
Discussion and panel response in full**

The Panel appreciated the reference to precedents, but thought that not all were good examples of schools that were working well in practice. We noted that the use

of highly visible staircases, used in the Danish school to help with wayfinding and surveillance, was not a feature of this proposal.

The design team confirmed that the 'schools within a school' approach would work with any of the three options. Their current (slight) preference is for the 'street' option, as this design would make it easier to achieve their sustainability aspirations using a more passive approach. We noted the benefit of linking the kitchen/dining areas with the community hall via the street, although the street should not terminate with a service yard. The Panel emphasised the importance of the prominence of vertical circulation and corridor widths as a driver in determining the preferred option.

The Panel considered that the 'pavilion' option resulted in a better relationship between the school and leisure centre. It also suggests a more manageable scale, better reflecting the 'schools within a school' approach to education and social interaction. We thought that the larger footprint was more than compensated for by the slight reduction in height, and the overall impact on the immediate neighbourhood was minimised in this option. The separate wings give the potential for more 'spill out' space, although the courtyard spaces would need to be developed further and ground floor uses would need to be adjusted, to allow external areas to be associated with the individual 'schools within a school'. An additional advantage may be that the larger footprint could be used to enclose the site at the northern end without resort to fencing. This might also allow sufficient space to the north to enable the MUGA pitch to be moved to the rear of the school, thus releasing more green open space for public use.

Should the client decide that the 'street' option would suit their teaching purposes better, we thought that the layout could be developed to take on board some of the comments made above in regard to the 'pavilion' model.

The site analysis shows the importance of the pedestrian link across the site, and this scheme should use the opportunity to reinforce this connection. The Panel thought that the kink introduced at the north west end might reduce legibility and not coincide with desire lines. While we understood the need to avoid existing trees on the boundary and keep pedestrian and vehicular routes separate, we thought the site layout should respond to this link and the north/south desire lines. Local involvement should be sought on landscape enhancement of the site, while retaining the open parkland environment.

The Panel queried the quantity of car parking, and noted that at leisure times parking on the road might reinforce traffic calming measures and allow for a better pedestrian/landscaped environment on site. In particular the issue of legibility and clarity of routes would be more easily resolved with fewer vehicles parked on site.

Similarly, the treatment of the space between the school and the leisure centre will be critical to how well the site works as a whole, and needs to be the responsibility of a single design and landscape team. It was confirmed that the same contractor will be used for both new build and refurbishment works. The parking needs of both

buildings overlap to some extent and this will be used to optimise and rationalise parking provision.

A fenced boundary is proposed for the school site with separate fencing for the MUGA and Astro turf pitches to the south and south east. The Panel stated the importance of involving a landscape architect as soon as possible to ensure that the public areas, and the footpath in particular, remains attractive and civilised.

A BREEAM Excellent rating is a funding requirement and will be achieved. The Panel appreciated the way in which passive solar design and a strategy for natural ventilation had influenced the building form and layout in all three options, and we agreed that the north/south orientation was crucial. We understood that the location of the school building on the site had been driven by the need for acoustic protection. Any impact on the roofscape of PV panels should be determined at an early stage, although these could also be installed as vertical cladding, leaving the flat roof area available as an educational resource.

The Panel had serious concerns about the programme and in particular the August deadline for a planning application. It is critical that sufficient time be allowed to develop the best possible design for the users and the community. We fear that the promised quality may be irrevocably lost if this crucial design stage is not given sufficient time and resources. DCfW would like to see this scheme again at Design Review, with the development of the preferred option alongside the design for the leisure centre refurbishment, and at a pre-application stage if possible.

Mae Panel Adolygu Dylunio Comisiwn Dylunio Cymru a'r staff yn croesawu rhagor o ymgynghoriad, a bydd yn hapus i ddarparu rhagor o adborth am yr adroddiad yma a/neu lle bo'n briodol, dderbyn cyflwyniadau pellach. Diolch am ymgynghori â'r Comisiwn a chadwch mewn cysylltiad â ni os gwelwch yn dda ynglŷn â hynt eich prosiect. A fyddech gystal â'n hysbysu o ddatblygiad eich prosiect. Diolch yn fawr am ymgynghori â'r Comisiwn.

The Design Commission for Wales Design Review Panel welcomes further consultation and we will be happy to provide further feedback on this report and/or where appropriate, to receive further presentations. Please keep us informed of the progress of your project. Thank you for consulting the Commission.

***Mae copi iath Gymraeg o'r adroddiad hwn ar gael ar ofyn.
A Welsh language copy of this report is available upon request.***

Atodiad 1/appendix 1 Mynychwyr/attendees

Asiant/Client/Datblygwr
Agent/Client/Developer

Cardiff County Council
(Andrew Wheten)

Pensaer/Dylunydd Trefol Architectural/Urban Designer	Atkins (Chris Howe, Michael Bool)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Cardiff County Council
Y Panel Adolygu Dylunio/Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Alan Francis Cindy Harris Gerard Ryan Mark Hallett Phil Roberts Lynne Sullivan Wendy Richards
Sylwedyddion/Observers	Kevin Woodward (UWE placement student)