



DESIGN
COMMISSION
FOR WALES
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Design Review Report

Velindre Cancer Centre

DCFW Ref: 91

Meeting of 19th November 2015



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

NOT CONFIDENTIAL

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| Meeting date | 19 th November 2015 |
| Issue date | 3 rd December 2015 |
| Scheme location | Cardiff |
| Scheme description | Site options appraisal for new hospital facility |
| Scheme reference number | 91 |
| Planning status | Pre-application |

Declarations of Interest

DCFW's Design Review co-chair and panel member Jamie Brewster is employed by Hassell who are part of the consultant team. Jamie did not on this occasion and will not in future, sit on the DCFW panel for any reviews of this project.

Any DCFW panel member who may have an interest in bidding for is project (either personally or the company for which they work) has been excluded from the review process and their declarations recorded.

Philip Roberts is a Board member of the Velindre Health Trust and is also a serving panellist for DCFW's panel. He is not and will not be involved on DCFW's behalf for any reviews and workshops for this project.

All present were content to proceed in light of these declarations.

Consultations to Date

This was an early stage briefing from the team, to DCFW to outline the scope of the study and proposed approach.

The Proposals

A viability study is being undertaken for the provision of a new Velindre Cancer Centre within the wider Whitchurch Hospital campus, Cardiff. This would replace the existing Velindre Cancer Hospital. A previous mixed use masterplan forms the basis of an extant outline planning consent which was granted in 2001 and extended and which is now the subject of review through this study. The proposed development will consist of a main 'hub' with satellite functions including provision for radiotherapy, chemotherapy and inpatients.

An outline planning application is due to be submitted in the first half of 2016 but the exact date is unknown at this stage.

Consideration is also being given to an existing consent for part of the site, relating to proposals for the Maggie's Centre, Cardiff.

Main Points

The Design Commission welcomed the opportunity to be briefed on this important development at an early stage. The explanation of the Non-Profit Distributing (NPD) procurement process (which is relatively new to Wales but has precedence elsewhere, particularly Scotland) and its influence on the opportunity to control design quality was helpful.

Design in the procurement approach

The 'reference design' will take the proposals up to RIBA Stage C/2 and will identify mandatory, desirable and discretionary items and qualities against which shortlisted bidding teams will develop their proposal. Once final tenders have been submitted there is limited scope for the design to change. It is therefore vital that the initial design stages are used to promote design excellence in support of service delivery and in order to match the ambitions of the development and provide sufficient control over design quality.

Site layout

The team outlined their approach to analysing the options for the location of the health facility within the wider site, along with the other proposed residential and open space uses. The location of the proposed Maggie's Centre is also to be considered within the layout which may result in its relocation from the site where it currently has planning consent.

The Design Commission is supportive of the holistic approach to the site layout that is being taken. This will enable the site to function most effectively and make best use of the site's assets.

The design team outlined the constraints of 'Site 2' which limit its capacity as a site for a world leading health care and treatment facility. Access, height restrictions and the size of the site, mean that this location would not accommodate all of the required facilities with the sense of place and integration with the landscape which is an important part of the overall concept of a 'healing' environment. It also provides no room for future expansion and the necessary specialist areas for this kind of facility. The analysis, justification and subsequent proposal for relocation of this use to 'Site 4' is supported.

Initial design approach

The ambition to create a world leading health centre must be reflected in the approach to the site and subsequent design quality. 'Site 4' presents features that can add to the quality and distinctiveness of the proposed development including the adjacent woodland, canal and green space. Further analysis of the site is required to draw out

what these features are and how they can be integrated into the design adding further value.

The diagrams provided in the pre-review material are a 'test for fit' at present, but they must take into consideration the need for extra space for the landscape if this is to be a fundamental part of the design.

Breaking up the building into different elements helps with the integration into the landscape but the vast area of car park will need careful consideration and a well considered approach to prevent it dominating the landscape. Ensuring that the schedule of accommodation includes a clear understanding of the net and gross areas and how a dispersed approach influences this is fundamental.

Health and wellbeing should be placed at the heart of the whole development proposal including the approach to residential development and could act as a key driver for a high quality, distinctive residential offer.

The approach to the sustainability strategy and specific performance targets need to be set out at an early stage to inform the layout of the site.

Art should be integrated into the design process from an early stage to capture the added value it can provide particularly to health care facilities.

DCFW engagement

The Design Commission for Wales supports the design ambitions identified at this stage of the project and has identified a number of potential avenues for further involvement to build in a strong emphasis on design quality into the process:

- Monthly meetings with the client and current HLM/HASSELL design team through the development of the reference design up to the submission of an outline planning application.
- Assist in the development of design quality evaluation criteria for the assessment process.
- Provide confidential review/consultation for all bidders' proposals at the appropriate stages, reporting and liaising with the client at all times to aid in their decision making process.

A member of the DCFW team will continue to work with the Velindre team to programme meetings/workshops accordingly.

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act upon it. The Design Review Service is delivered in line with DCFW's published protocols, code of conduct and complaints procedure, which should be read and considered by users of the service.

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

Attendees

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| Client: | Denis O'Keeffe, Velindre NHS Trust |
| Designers: | Mark Lawton, Landscape Architect, HLM Alethea Ottewell, Landscape Architect, HLM Kieren Morgan, Architect, HASSELL Jamie Brewster, Architect, HASSELL |
| Engineers: | Edward Woodhouse, Senior Engineer, Mott MacDonald Paul Hampson, Associate, Mott MacDonald |
| Design Review Panel: | |
| Chair | Jen Heal, Design Advisor, DCFW |
| Panel | Chris Jones Jonathan Vernon-Smith Amanda Spence, Design Advisor, DCFW Carole-Anne Davies, Chief Executive, DCFW |