

Addroddiad Adolygu Dylunio Design Review Report

DATGANIADAU O DDIDDORDEB

Mae gofyn i aelodau o'r panel, arsyllwyr a phartion perthnasol eraill ddatgan unrhyw ddi-ddordebau 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	7th December 2011
Dyddiad cyhoeddi/issue date	16th December 2011
Lleoliad y cynllun/scheme location	Ysgol Dyffryn Tywi
Disgrifiad y cynllun/scheme description	Education
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	

Adran 1/part 1

Cyflwyniad/Presentation

This proposal stems from the reorganisation of education within the Dinefwr area of Carmarthenshire. Two existing schools will be closed and combined into a single new 1200 place secondary school. The site lies within the locally designated Tywi Valley Special Landscape Area (SLA) to the south west of Llandeilo. Extensive consultation has taken place with stakeholders including design workshops. The design team have studied existing built forms and typologies of local farm buildings. Of the various design options, the courtyard form was chosen to be developed to RIBA Stage C. The project is currently out to tender with three framework contractors.

The local authority planning officer confirmed that flooding issues on this site had been satisfactorily addressed. Altogether 16 sites were considered in an options appraisal. The key planning issues are judged to be: demonstrable need; transport

impacts, and the impact on sensitive designated areas (SAC and SLA) of the river valley.

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 was pleased to review this important project at an early stage, and we applaud the commitment of the local authority architect to the delivery of a high quality scheme and his willingness to answer all our questions about the design. However, given the lack of detailed information presented, we consider this to be an unsatisfactory submission at this stage. In summary:

- Although we have significant doubts about the choice of the preferred site, we accepted that an exhaustive search had been conducted and the decision had been made.
- We applaud the high level of consultation that has taken place, although we would have liked to have seen evidence of this, which would have enabled us to comment on the way this has informed the development of the preferred option.
- It is not clear how the aspirations contained in the vision have been translated into the current design, particularly the ideas derived from farm typologies.
- The impacts of increased traffic through the town, and in particular the impact of access arrangements onto the A 476 need to be considered and mitigated. There is a particular challenge here in ensuring 'safe routes to school' for pupils needing to travel through the town centre.
- The BREEAM pre-assessment score indicates that an Excellent rating will be achieved, but without any detailed information on the sustainability strategy.
- We were pleased to note that the budget is adequate for the realisation of a quality building and layout.
- We would like to see this scheme again prior to the submission of a planning application, and with a more detailed justification of the design proposal.

Adran 2/part 2

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

The Panel was given details of the consultation process which had not been made available pre-review. It was claimed that this process had to a large extent driven the design development. Educationalists had been consulted and a strong preference had been expressed for a faculty-based layout, reflected in the dispersed block format. The courtyard was presented as a sheltered, protected space designed for informal uses, but it was not clear that the site layout would provide a good microclimate in the external spaces.

For future presentations, the 'story' of how the design has developed in response to local inputs, site opportunities and constraints, should be clearly set out in the

Design & Access Statement. The Panel was surprised that this aspect of good practice had not generated better information for the review and recommend that the design team refer to DCFW's guide to producing a Design and Access Statement.

The Panel understood that a number of different sites had been considered for this scheme and had been consulted upon, but again no details of these or the process of site selection were made available. It was acknowledged that all the primary schools served by this proposed secondary school lie to the north of Llandeilo. This location would mean the majority of pupils travelling through Llandeilo to get to and from school, thus increasing traffic through the narrow streets of an already congested town centre. However, the local authority architect stated that the preferred site had stood out as the best choice across the range of measures considered. The existing school site was not suitable for development due to flooding risk.

It was confirmed that the client is now committed to the proposed block layout, while recognising that it is in need of refinement. The Panel appreciated that an attempt had been made to relate the building footprint to local precedents. However, all the examples had a particular orientation and scale which did not seem to bear any resemblance to the proposals, beyond that of courtyards. None of the subtleties of form and layout seem to have informed the design, and the attempt to create large barn-like buildings with dramatic overhangs at their gable ends was not well justified.

The importance of the view from the Castle and the bridge across the site was recognised, and the consequent need to treat the roof as the fifth elevation. However there were no 3D views or comparative studies of the buildings in their context that would enable the Panel to consider how successful this strategy might be.

Although the Panel understood that access arrangements had been agreed in principle with the Highways Department, we were concerned about the likely impacts of vehicular access at peak times, and the vision splays that would be necessary for sight lines. We were surprised that these considerations do not seem to have informed the design of the road entrances. Although the submitted site analysis states that the site is virtually flat, the entrance and coach park are on a considerable slope, and the preserved oak trees would not allow much re-contouring in this area. It was stated that acoustic protection from a possible future bypass road has been incorporated into the design, but no detail was available as to what those protective measures might be. Conventionally, elevations facing busy roads need to be sealed, resulting in full mechanical ventilation or sometimes air conditioning.

We were told that the requirement to achieve BREEAM Excellent has been an important driver in the design process, although this was not evident in the presented material. An energy centre is provided and it was claimed that all classroom blocks will use natural ventilation. The floor plan depth of 7-8m is just adequate for single sided ventilation, but daylight studies should be undertaken to

confirm required ceiling heights and to ensure good levels of natural light to the rear of classrooms. The Panel stated that shading for east and west facing spaces would be critical to avoid overheating. A sunpath analysis should be carried out for the courtyard to identify areas of shading at different times of year. This information in turn should inform the development of the block form and layout.

The Panel was informed that the scheme has been tested against CABE's "Ten points for a well designed school". We suggested that at the next presentation, the applicant might use these topics to organise the presentation of the developing design.

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	Carmarthenshire County Council (Meirion Jones)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Atkins
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Carmarthenshire CC (Graham Noakes, Kevin Phillips)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair	John Punter

Swydog/Officer
Prif Banelydd/Lead Panellist

Cindy Harris
Gerard Ryan
Mark Hallett
Phil Roberts
Richard Keogh

Sylwedyddion/Observers

Alison Smith (Welsh Government)
Glen Dyke (DCfW)