

# 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	25th April 2012
Dyddiad cyhoeddi/issue date	3rd May 2012
Lleoliad y cynllun/scheme location	Ysgol Gyfun Maes yr Yrfa, Cefneithin, Carmarthenshire
Disgrifiad y cynllun/scheme description	Education
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application
Datganiadau o ddi-ddordeb/declaration of interests	Michael Griffiths is currently working with McCanns and Partners on another project

### **Adran 1/part 1**

### **Cyflwyniad/Presentation**

This project is part of the wider regeneration of the Crosshands West area that has been designated for a mixed use development. The developer has agreed a land swap with the local authority which achieves a more regular shape for the school site and enables better access arrangements. This scheme is a product of the reorganisation of secondary school education in the Dinefwr region and will deliver a new Welsh medium school through a phased programme of refurbishment and new build.

This review is concerned with phase 2 which comprises a new Design and Technology, Art and Science block, together with some internal works to existing buildings. Pending ministerial approval, Stage D will be completed by May,

framework contractors appointed in June (with the design team novated) and work will start on site in September 2012.

**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 to review this project and the well detailed pre-review information. We applaud the essential conservatism of the approach to the extension of the existing school, retaining buildings where appropriate and integrating new elements sympathetically. We do have concerns about the layout and circulation of the new DTAS block and we think that major issues remain to be resolved. In summary:

- Our overall concern relates to the allocated budget which we think is inadequate for a quality response to the brief.
- The intention to retain as much of the existing structure as possible and to respect its character and qualities, was welcomed.
- The deep plan of the new block requires a rethinking of the proposed environmental strategy concerning daylight and ventilation.
- The benefits of re-arranging the upper storey to introduce more natural daylight and ventilation into the lower floor central space, should be examined.
- If classrooms are to be accessed from the outside there should be a degree of weather protection provided to all entrances and accessways.
- We believe that the second lift is unnecessary and its omission could deliver formal and cost saving advantages.
- The facade treatment and random panel arrangement need refining, and the 'super graphics' should be omitted.
- A landscape strategy should be developed to soften the new entrance area, create a more attractive setting for the school, create attractive spaces for student use, and to reduce the need for high level fencing.
- A new gas boiler offers the opportunity to introduce CHP technology to deliver further carbon savings.

**Adran 2/part 2**

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

The Panel commended the quality of the presentation material which was informative and thorough. The land swap arrangement, improved vehicle access, bus stop and relocation of the main pupil entrance are all well argued and justified. New bus and pedestrian access and vehicle drop-off will be provided to the east of the school and the existing access reserved for staff use. There will be some local improvements to footpaths.

The team explained that there has been extensive consultation with the end users, including both existing schools and the new board of governors. While there is inevitably some public resistance to school closures, consultation with the general public will increase once ministerial approval is received.

The Panel's comments were focussed on the proposed new teaching block. We understood the design intention for a permeable perimeter and access to the teaching spaces from the outside, leaving the central spaces available for practical and group activity, as well as quieter areas for individual study. However, the deep plan of the building means that the lower floor central space will receive very little daylight, even with the proposed light wells. Similarly, the proposed use of passive ventilation and the stack effect is unlikely to be effective with such a deep plan and it may be ultimately more efficient to employ a single mechanical ventilation system with heat recovery. We suggested that moving the upper storey so that the floor plan mirrors the ground floor would eliminate the flat roof and open up possibilities for introducing more daylight and natural ventilation into the heart of the building.

It was unclear how the external cladding of glazed and opaque panels would be arranged to deliver good daylight levels to the classrooms. External shading would be necessary for east and west facing classrooms and this could be combined with extended canopies along the east and west sides which would also offer weather protection for pupils moving between classes. Indeed we thought that the canopy should be extended to the south side as well, to provide a benefit for all pupils in terms of circulation and shelter especially at break times.

The Panel questioned the necessity for two lifts in the new block and encouraged the team to challenge the view of the fire officer which viewed lifts as a means of escape. This would benefit the design as a whole by simplifying the building's footprint and reducing unnecessary costs.

We welcomed the commitment to BREEAM Excellent for the new block and the inclusion of solar thermal and PV panels. The change from an oil-fired to a gas-fired boiler will bring some carbon reductions, and we suggested that the team consider additional CHP technology, with the potential for exporting excess heat to the new development.

The Panel urged the team to give more thought to the landscape treatment of what admittedly will be an intensively developed site. We would prefer to see planting replace a 2.4m high perimeter fence, linking back to the landscape to the south and helping to soften the area around the new entrance. External graphics should be avoided and the money saved on this, and absorbing the lifts into a more orthogonal form, should be used to deliver an enhanced landscape scheme.

The Panel noted the relatively low budget available, to include all specialist equipment, and questioned whether the proposed work was achievable to the relevant building bulletin standards. It may be necessary to compromise slightly on

floor area or floor-to-ceiling heights (currently 3.8m) but every effort should be made to retain the quality of a simple but elegantly detailed building.

**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.**

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***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 CC (Meirion Jones)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Lawray Architects (Keith Harwood)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Carmarthenshire CC (Gary Glenister)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair	John Punter

Swydog/Officer  
Prif Banelydd/Lead Panellist

Cindy Harris  
Michael Griffiths  
Jonathan Adams  
Ben Sibert

Sylwedyddion/Observers

Simon Power (DCfW)