

# 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**

**Public**

Dyddiad cyfarfod/meeting date	8th February 2012
Dyddiad cyhoeddi/issue date	22nd February 2012
Lleoliad y cynllun/scheme location	Ysgol y Gogarth, Llandudno
Disgrifiad y cynllun/scheme description	Education
Statws cynllunio/planning status	Application lodged, January 2012
Datganiadau o ddi-ddordeb/declaration of interests	none

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

### **Cyflwyniad/Presentation**

This project has been reviewed twice previously by DCfW, in September and November, 2011. Since November the team have been working to develop the design concept, looking again at the site conditions, weather data, local ecology and the 'seaside moderne' aesthetic. They have sought to develop a compact plan, while maximising daylight and natural ventilation, and to protect views out and sunny sheltered areas. Corridors are planned as active spaces and the majority will be naturally daylight.

The Welsh Government funding agreement for the project is now in place and a 70% contribution is secured through tranche 3 funding. Tendering for a Design & Build (D&B) contract is about to begin and it is hoped to start on site in July 2012.

The local authority welcomed the high level of user engagement. It was recognised that the project was still evolving and that many aspects remained to be resolved

such as the landscape and materials. They are now content with the articulation of the northern facade.

**Crynodeb o'r prif bwytiau 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 see that the essence of the design concept presented in November had been retained, and recognised that the evolution of the project was still ongoing. In our view it is absolutely essential that sufficient time is allowed for further design development which will faithfully realise the promised quality. While we commend the progress that has been made so far, we have major concerns about the delivery, given the time scale and procurement method. In summary:

- The planning application was premature, given the many unresolved aspects of the scheme, which is currently at RIBA Stage C, rather than D.
- Much more design development is needed on internal spaces, connectivity, daylighting and overheating potential. The experience of the children in the school has not yet been revealed.
- Further work is needed on the elevations to refine and rationalise them, and to justify the articulation.
- The landscape scheme is welcomed but needs further development and a demonstrated level of quality, before being validated as a planning application by the local authority.
- Alternatives to a high boundary fence should be considered especially along Nant y Gamar Road.
- The commitment to achieve BREEAM Excellent and an EPC 'A' rating is commended. However, we would welcome developing the scheme towards the Passivhaus standard, and encourage the team to visit the PH schools in Wolverhampton to see if any of those benefits can be realised for this scheme.
- The chosen procurement method will make the protection of design quality very difficult, unless the design team and design champion are commissioned up to and including RIBA Stage E, OR novated to full detailed design and construction. A premature and unsupervised handover to a contractor would prejudice the huge investment already made in the scheme, both in terms of public finance and the energy and commitment of the design team and client.

**Adran 2/part 2**

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

The Panel was pleased to note the progress that had been made, and the way in which the vision which was presented in November had been maintained and carried through into further iterations. Although the planning application has been

submitted it has not yet been validated and the local authority have requested further information.

We are satisfied that the design framework is right, but this now needs to be carried through into a more detailed visual explanation of internal spaces and the interface between inside and outside. For example, only a small section of the central street is double height and we wondered whether this would give an appropriate sense of light and space. Three dimensional sections and internal views need to be developed and sufficient time allowed to explore and refine the quality of spaces. In particular, further exploration is required into the use, inhabitation and educational potential of the street and circulation spaces, as these are fundamental to the design concept.

The plan depth of some classrooms is still problematic, in terms of getting sufficient daylight to the rear. In our view there remains a danger of overheating in east and west facing rooms, although we were informed that the thermal modelling that has been done indicates no problems. The northern and eastern elevation still need to be 'calmed' and rationalised, and any roof plant made as unobtrusive as possible. The Panel was concerned that the model was misleading in not including the plant, and the plant drawn seemed excessive in size.

The Panel welcomed the landscape scheme which is a good beginning but needs to be developed further. We were, however, disappointed to see the 2.4m high security fence surrounding the whole site despite what we were told at the last review. The boundary with Nant y Gamar Road should be as low key and unobtrusive as possible.

While reference to Passivhaus standards was made in the presentation, as it stands this will not be a Passivhaus building. We regretted that the opportunity was not taken to aim for this standard, thereby achieving significant carbon and costs savings over the lifetime of the building. The invitation to visit two Passivhaus schools in Wolverhampton is still open and we thought this would be beneficial.

The Panel emphasised the urgent need to protect design quality through the process of a D&B procurement route. We thought it was essential that the design team and relevant consultants should be fully novated to work with the chosen contractor through the design and construction stages. Failing that, the design should be worked up to RIBA Stage E+ before tendering and handover. With so much depending on the detailing in this scheme, and with much still to be resolved, as much information as possible needs to be worked up and agreed before handing over to the contractor. This should include as a minimum 1:20 drawings for key details and sections.

Given the large amount of public subsidy involved and the substantial commitment of the team and users to this project, it is vital that the promised quality is not compromised by short term decisions and cost-cutting which do not deliver real, long term value. At the last review in November 2011, we indicated that the scheme could be an 'exemplar', but unless the proposed procurement process is changed

along the lines suggested above, we have serious concerns that this will not be achieved.

**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	Conwy CBC Education Department (Keith Evans) Conwy CBC Project Manager (Richard Hale)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Conwy CBC PMAS (Robert Gray-Williams)
Ymgynghorwyr/Consultants	Design Research Unit, WSA (Wayne Forster)
Trydydd Parti/Third Party	Ysgol y Gogarth (Jonathan Morgan)
Awdurdod Cynllunio/Planning Authority	Conwy CBC (Peter Jones-Hughes)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Wendy Richards Cindy Harris Jonathan Hines Richard Parnaby Kedrick Davies Lynne Sullivan Michael Griffiths

Sylwedyddion/Observers

Angela Williams (DCfW)  
Carole-Anne Davies (DCfW)  
Melanie Godfrey (Welsh Government)