

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	16th November 2011
Dyddiad cyhoeddi/issue date	1st December 2011
Lleoliad y cynllun/scheme location	Ysgol y Gogarth, Llandudno
Disgrifiad y cynllun/scheme description	Education
Statws cynllunio/planning status	Cyn gwneud cais/ pre-application

Datganiadau o ddi-ddordeb/declaration of interests

- Jonathan Adams works for Capita Symonds who carried out the original options appraisal study for this project, and are still involved in the servicing and structural aspects. He did not take part in the discussion.
- Mark Hallett, a Commissioner of DCfW, has recently engaged the WSA to undertake microclimatic analysis on Porth Teigr. He is a visiting critic (unpaid) at the WSA.

Adran 1/part 1

Cyflwyniad/Presentation

The presentation began with a commitment to address the comments made in the Design Review report of 21/9/2011. The head teacher spoke of the long tradition of this school, which uniquely offers facilities to address the full range of physical and mental disabilities across all age ranges from 2 to 19, and of the therapeutic qualities of the site.

Since September the Design Research Unit from the Welsh School of Architecture has been engaged to help develop the design, beginning with an arrangement of spatial relationships relating to clearly defined needs. Six design workshops have been held involving all the main stakeholders.

The intention is for the design to respond to the site location between the 'two rocks' of Great Orme and Little Orme, its exposed position and spectacular views in all directions, as well as to the local tradition of seaside 'moderne' architecture. The programme is being driven by the need to start on site in July 2012, and therefore to complete RIBA Stage D by January 2012.

The local authority initially did have concerns about both the process and the product. However since the involvement of the DRU they are reassured about both, while remaining aware that the detailed realisation of this scheme will need to be carefully monitored.

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 see this scheme again following the review in September 2011. We are very encouraged by the way this project is developing and our main concern now is to ensure that sufficient time is allowed for these initial proposals to be properly developed into a scheme which fully realizes the potential of the early design concept. Given sufficient time, the appropriate design expertise, and a procurement process which protects design quality, we think this has the potential to be an exemplary building. In summary:

- Time spent on design now will benefit the scheme in the long term, and improve the quality of information given to contractors, which in turn will offer the best option for controlling costs and design quality.
- We urged the team to pursue a Passiv Haus approach to reducing energy demand and costs.
- Some of the design challenges which remain to be resolved include the orientation of the blocks and plan depths of classrooms.
- The built form and footprint should be kept as simple as possible, and complex details and junctions should be avoided.
- The scale of the central street should be revisited.
- Landscape and public arts consultants should be engaged to refine all aspects of internal and external spaces and ensure that they contribute to a holistic therapeutic environment.
- The perimeter treatment, especially along Nant y Gamar Road, needs to be sensitively handled and security fences avoided.
- We would be pleased to see this project again at Design Review as the design develops towards the completion of Stage D.

Although the Panel was responding to material which had not been available for pre-review consideration, we were impressed by the quality of the presentation, the level of ambition for the project, and the way in which the early design concept engaged with the vision and established a powerful connection with the landscape. We thought that the precedents cited were interesting and persuasive and would serve as relevant drivers for the design development.

However, it is absolutely essential that sufficient time and appropriate expertise is made available for the initial design to be developed in a way which delivers on the promised quality of the presentation. Given the obvious time pressures, the project is extremely vulnerable to short cuts and compromises, and the result would be a huge missed opportunity and a failure to realise the potential of the site and the vision.

The Panel urged the team to adopt a Passiv Haus approach to the design as shown in some of the precedents, alongside meeting BREEAM Excellent, which could deliver substantial savings in running costs. Potential problems which would need to be resolved in design development include: achieving good levels of daylighting with the deep plan form; east and west facing classrooms and the difficulties of shading. The design team stressed that daylighting would be a key driver and noted that the floor to ceiling heights were generous at 3.6m. They would aim to provide adequate shading using the built form rather than 'bolt-on' measures such as brises-soleil. The mixed approach to ventilation – of MVHR in the winter and passive stack/ night time cooling in the summer - was welcomed.

In our view the built form should be kept as simple as possible while allowing for sheltered south facing courtyards, 'outdoor classrooms' and interaction with the landscape. As stated in the previous report, complex roof forms should be avoided. It was confirmed that there would be no suspended ceilings. The Panel asked the team to look again at the scale and nature of the circulation spaces. We had some concerns that the street may be over-scaled, and should be developed as an intimate but sociable space with opportunities for informal meetings and small group activities.

We would like to see the involvement of a public arts consultant who could advise on the sensory, emotional and educational aspects of the spaces created. Similarly, a landscape consultant should be engaged to develop a strategy which embeds the building in its context and offers opportunities for outdoor learning and activities. While we understood that the team wish to reference the wider landscape, it will be important to acknowledge the adjacent Conservation Area and to show how this building responds to and enhances it.

The Panel was reassured to learn that there were no plans for high security fencing round the whole site. Two of the boundaries benefit from natural vegetation, but the interface with Nant y Gamar Road needs careful treatment. It was agreed that the play spaces could be made secure without site-wide security fencing and this would be important for community engagement and ownership.

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 Dept (Damian Hughes) Head teacher Ysgol y Gogarth (Jonathan Morgan)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Conwy CBC Architects Dept (Robert Gray-Williams, Derwen Owen)
Ymgynghorwyr/Consultants	Design Research Unit, WSA (Wayne Forster)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Conwy CBC (Phil Hardwick, Peter Jones-Hughes)
Y Panel Adolygu Dylunio/ Design Review Panel	
Cadeirydd/Chair	Alan Francis
Swydog/Officer	Cindy Harris
Prif Banelydd/Lead Panellist	Jonathan Hines

Chris Jones
Kedrick Davies
Jonathan Adams

Sylwedyddion/Observers

Various from Flintshire CC