

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	7th December 2011
Dyddiad cyhoeddi/issue date	16th December 2011
Lleoliad y cynllun/scheme location	Bryn Seiont, Caernarfon
Disgrifiad y cynllun/scheme description	Preswyl/residential
Statws cynllunio/planning status	Planning application submitted
Datganiadau o ddi-ddordeb/declaration of interests	

Adran 1/part 1

Cyflwyniad/Presentation

The former hospital site is on the edge of Caernarfon and accessed from the A487 via a narrow country lane with no footpath. All existing buildings apart from a double garage, are to be demolished. Two of the existing three access points will remain; the northernmost access will be closed off. A traffic impact study has shown no overall increase in traffic impacts when compared to existing uses.

The proposed built form is a 3 storey block arranged round 2 internal courtyards and finished in a combination of brick, render and terne coated steel. 77 bedrooms are provided in a cellular format, within a total floor area of 1800m² and at a build cost of £4.6m. Photovoltaic roof tiles are under consideration, along with air source or ground source heat pump, which will avoid the need for air conditioning. Rainwater will be harvested for reuse in the building.

The local authority representative stated that they were content with the principle of this type of development on the site, but still had concerns about the design quality,

in terms of the bulk and massing of the proposed block. Materials should be selected to reflect the locality, and full pedestrian access should be provided from the main road, up the access lane and into the site.

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 project for a socially necessary use, which will inevitably become more common in the future. The Panel regretted that the client was not present to hear and respond to the issues raised in the discussion. We accept the principle of development on this site, but we think that the current proposal is unsatisfactory. In summary:

- The lack of a site and context analysis and detailed information on landscape and sustainability, results in a scheme which fails to respond to the quality of the site, its landscape character, and the potential to support a high quality of life for future residents in the facility.
- A landscape architect should be engaged to fully exploit the potential of the site for the recreation and amenity of the residents, to provide a garden use within the walled garden, and to reduce the impacts of car parking and vehicular movement.
- It should be clear how sustainability considerations have influenced the design and layout.
- We would like to see a commitment to a BREEAM target significantly higher than the statutory minimum.
- The block layout should ensure that there are no rooms which are purely north facing.
- The architectural form is too bulky and institutional in appearance, and does not take full advantage of the space and landscape available.
- The courtyards will not function as intended as they will lack sufficient sunlight to be comfortable or to allow quality landscape or good aspects.
- Car parking numbers should be reduced to the local authority maximum, and spaces relocated nearer to the entrance.
- A continuous and attractive pedestrian access should be provided on to the site from the main road. This may have to be separated from the steep part of the lane and will need to be well lit.
- The internal layout does not follow current best practice guidance on dementia care.

Adran 2/part 2

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

The Panel noted that there was very limited contextual or 3D analysis provided to support the application. As a detailed design proposal submitted for planning consent, we would have expected to see much more supporting material, including site analysis, contextual response, detailed landscape and sustainability strategy.

We agreed with the local authority that the block form was too bulky. The layout and orientation of the building does not respond well to the site or to solar access. The two courtyards are obviously key features of the design, intended as sensory gardens, but in our view they will receive very little sunlight to support plant growth and encourage active use. A sunpath analysis should be carried out to demonstrate areas of shading at different times of the year.

A landscape architect should be involved as soon as possible to improve the relationship of the building with its immediate context, and optimise the amenity value of the site as a whole including the 'walled garden'. The site has wonderful potential for developing attractive facilities for residents, such as different kinds of gardens and growing areas, and these should be optimised. We do not think that a landscape strategy should be dealt with as a planning condition; rather it should help shape the whole project from an early stage.

The project team cited a successful development near Wrexham which the client for this scheme also owns and operates. The Panel cautioned against importing and replicating a design from another scheme, rather than developing a bespoke response to this particular site.

The Panel questioned the large and apparently excessive amount of car parking provided. We would like to see a reduced number of parking spaces provided nearer to the main entrance, and the walled garden area released for recreational use. The location of a bus route along the main road makes it even more essential that full pedestrian access is provided to the site from the north. If there is a problem with undermining trees which are protected by TPOs, then an alternative pedestrian route should be considered.

With regard to the internal layout, the Panel commented that this did not meet current best practice guidelines, which have moved away from cellular accommodation towards activity-based and person-centered care. The proposed layout appears overly institutional with very long, straight corridors, all of uniform width, which could exacerbate feelings of disorientation. There is no wayfinding strategy shown. Dementia care advice states clearly that buildings should look and feel more like a home than a hospital and this is not the case here. While we understood that the team had consulted an expert in dementia care at Bangor University, we nevertheless suggested other precedents they could look at, and we are happy to provide details of these on request.

The Design & Access Statement should explain the development of the design and show clearly how considerations of sustainability and environmental performance have driven the layout and design. The building form and orientation should respond to solar access and allow good levels of daylight into all rooms. The existence of any

north facing rooms indicates a poor level of amenity and is fundamentally unacceptable. The claim made for locally sourced materials is not valid.

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	Mario Kreft
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Wynn Rogers Partnership (Alun Jones)
Ymgynghorwyr/Consultants	Mark Roberts Planning Consultant
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Gwynedd CC (Gruffydd Wyn Morris)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swyddog/Officer Prif Banelydd/Lead Panellist	John Punter Cindy Harris Mark Hallett Richard Keogh Gerard Ryan Phil Roberts
Sylwedyddion/Observers	Alison Smith (Welsh Government) Glen Dyke (DCfW)