

Statws/Status:
Cyfrinachol (Confidential)



Adroddiad Adolygu Dylunio
Design Review Report: **11 February 2005**

Dyddiad Cyfarfod / Cyflwyno'r Deunydd:
Meeting Date / Material Submitted: **2 February 2005**

Lleoliad/Location: **Corner of Mill Lane and Hayes Bridge Road, Cardiff**

Disgrifiad o'r Cynllun
Scheme Description: **St Davids Two, Library**

Ymgynghorwyr Cynllunio:
Planning Consultants: **Turley Associates
[Craig O'Brien]**

Cleient/Asiant:
Client/Agent: **Land Securities:
[Matt Holman]**

Pensaer/Architect: **BDP [Adam Blacker,
John Wakes]**

Awdurdod Cynllunio:
Planning Authority: **Cardiff City Council
[Helen Hodgson]**

Statws Cynllunio:
Planning Status: **Pre-planning**

Y Panel Adolygu Dylunio/Design Review Panel:
John Punter (cadeirydd/chair) **Lyn Owen**
Cindy Harris (swyddog/officer) **Ed Colgan**
Douglas Hogg **Kieren Morgan**

Sylwedyddion/Observers: **Gillian Wulff**
Peter Roberts

Cyflwyniad/Presentation

Since the last review of this scheme in December 2004, some changes have been made in response to the comments contained in the Design Review report.

- The building has been reoriented to respect Hayes Bridge Road, and align better with the Marriott hotel.
- The South façade has been moved south by 2 metres following revised road proposals.
- Internal arrangements have been revised to accommodate the two points above
- The main core area remains on the Hayes Bridge Road side of the building, but one service lift has been moved to the south façade, to allow for a more animated frontage and a 'one stop shop' on Hayes Bridge Road
- Staff and seminar rooms have been relocated to the south east corner

The design has developed to emphasise the two main distinct elements - one open plan and transparent; one cellular and opaque - both linked by the atrium which supports natural ventilation. The transparent facade will nevertheless be limited to 50% fenestration because of the proximity of neighbouring buildings and fire regulations. Mill Lane will have an animated street frontage with major retail units on the ground and mezzanine floors. Hayes Place will be developed as a major public open space. The inclusion of an extra storey was considered, but the extra space was not justifiable. The library staff maintain their demand for a single point of entry in the interests of security. They do not wish to have responsibility for the operation of the café which the Panel wanted to see on the top floor, and this is now therefore located on the ground floor.

The main elevations will be clad in opaque copper or coloured transparent panels with the addition of some vertical shading. When lit from the inside, the aim is to create the impression of a coloured lantern, and the different shades of solid panelling are designed to resemble old book spines on shelves. Stone of a similar colour will be used at street level. The library function will be dominant and retail tenants will be given a manual to encourage a consistent approach to façade treatment and signage. The sedum roof covering is still under review and the commitment to a BREEAM Excellent rating remains.

Interior designers need to be appointed as soon as possible, and the client wishes to appoint BDP, to ensure continuity and compatibility between the interior and exterior design.

The local authority supports the revised alignment on Hayes Bridge Road, and the increased animation offered by the street level shop fronts. They have suggested splitting the roof form into two, to reflect the two elements of the building and to break down the massing. The solid to void relationship on the facades is still under consideration. It is important that good quality materials are used inside and out, and that they complement the rest of the St Davids Two proposals.

Ymateb y Panel/Panel's Response

The Panel appreciates the clarity of the design team's response to the points raised in our previous report. At that time, we had severe doubts about the basic design concept. We are now reassured by the discipline of the grid and its relationship to the structure, including the treatment of the undersides of the floors and the mesh of the roof, and the relationship that is emerging with the fenestration. The cladding design and materials, and the improved animation on the east side, including the one-stop shop, were also welcomed. However, we remain concerned at the lack of a second entrance on the ground floor, which conflicts with the stated desire for openness and permeability.

We understand that the fenestration patterns are designed to reflect the interior functions. The fittings thereby inform the façade and we agree with the developer that it is imperative that the same design team should continue to develop the interior design and layout. The natural ventilation strategy provides for computer controlled opening windows. We do not support the suggestion to split the roof as we feel this would weaken the form, but the introduction of raised, north facing roof lights could help to enliven the roofscape.

The Panel observed that the atrium does not have a destination or end-point and this feels uncomfortable, given that the fissure between the two elements suggests a through route. Accepting the existence of a single main entrance, it was suggested that the grain of the building should be changed, and a central atrium rather than a linear one might be more appropriate. The designers stated that in fact the destination point is the upper floors, and the route through the building is via the atrium although initially up the escalator.

The south façade of the building facing the Marriott hotel will need careful attention, particularly with regard to the servicing arrangements, to prevent it becoming seen and treated as a 'back area'. Provision should be made for cycle racks, and public art provision (for which a brief is being prepared). The latter should be well integrated and preferably an integral part of the building. The Panel applauds the efforts made to control the design and quality of the shop frontages and signage, but we would prefer to see the frame of the shop fronts more fully worked up to maintain strong architectural control.

Crynodeb/Summary

The Panel is encouraged by the development of the design of this scheme. The images presented show emerging refinement and real quality, especially in the facade treatment. In particular:

- We strongly support the wish of the developer to appoint the existing design team to carry out the interior design and layout, especially as this is so important to the design of the exterior
- A consistent discipline for the shop fronts, combined with adequate weather protection, should be a priority in the detailed design development
- Every effort should be made to give the southern facade and street frontage the same quality of treatment as the other frontages
- We continue to regret the lack of a second entrance and think that the atrium as presently conceived sets up false expectations
- We welcome the environmental measures that are being taken or considered, and particularly the commitment to a BREEAM Excellent rating.

Diwedd/End

NB A Welsh language copy of this report is available upon request.