

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	21st February 2012
Lleoliad y cynllun/scheme location	Marine Buildings, Penarth
Disgrifiad y cynllun/scheme description	Hotel/leisure
Statws cynllunio/planning status	Application submitted November 2011
Datganiadau o ddi-ddordeb/declaration of interests	None

Adran 1/part 1

Cyflwyniad/Presentation

The client for this proposal owns and operates the adjacent Old Custom House restaurant and has 40 years' experience of this sector. The proposal is to convert a severely dilapidated Grade II listed building into a 55 bed hotel while renovating and preserving the main (north) facade and west elevation. A new four-storey extension at the east end of the building provides a further ten bedrooms, two suites for longer stay guests, and a ground floor cafe/bar. This contemporary addition takes advantage of bay and sea views to the north and east, and is connected to the main building by a glazed link.

Two levels of parking to the rear of the main building are located at undercroft and grade level, providing 55 spaces for hotel residents, 9 for cafe users and 9 for staff. The area of car parking in front of the building is for the use of customers of the Old Custom House restaurant and will benefit from planting to delineate parking spaces.

The scheme will achieve BREEAM Very Good and work is about to start with a BREEAM assessor.

The local authority representative stated that the application was likely to go to committee in March but no recommendation had yet been formulated. They welcome the return of the listed building to active use and accept the extent of demolition as justified by the structural report. Significant issues include how well the contemporary extension relates to the existing building and context, and the detailed proposals concerning landscape and parking.

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 well-considered proposal for an important and long neglected site from a local client and architect. We welcomed the restoration of the original main facade and the return of the building to an active use. This is an appropriate response to the site and the brief and we think minor issues remain to be resolved. In summary:

- The contemporary design of the extension works well, but the degree of projection forward of the main facade and the (almost) blank west wall need further consideration.
- The lower section of the glazed link, and the lean-to roof in particular, need to be refined.
- The mansard roof element should be reconfigured to reflect the external treatment of the new extension.
- The quantum of additional car parking required should be re-assessed in the light of existing provision, and the need for greater control and rationalisation.
- A landscape architect should be engaged to help make best use of the public space in front of the building and around the ground floor cafe/bar.
- It is vital to ensure that the budget allocated to this project is sufficient to deliver the promised quality. At present we have concerns about this element.

Adran 2/part 2

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

The Panel appreciated the thorough and robust presentation. The conservation of the main facade and the return of the Marine Building to an active and appropriate use are positive features of the proposal.

The contemporary extension is acceptable in principle and we understood the design intent to form a 'book end' to the east of the main building. However, we had doubts about the significant projection (7.5 metres) in front of the main facade

and the largely blank wall facing west. The architect agreed to reconsider these aspects.

The mansard element on the flat roof of the extension is intended to reflect and respond to a similar roof form on the main building, but in fact tends to undermine it. The two studios could be kept in this location but the external architectural treatment should reflect the language of the new extension, rather than attempting to reference the original. Doubts were expressed about the 'cut-away' form of the north eastern corner of the extension.

The architect explained that two separate entrances are required, one for the hotel located centrally in the main facade, and one for the cafe/bar, accessed through a glazed link between the old and new elements. The Panel thought that the lower lean-to part of the glazed link appeared too weak and domestic, and needed further refinement. The glazed panels in the cafe will be sliding to allow easy access to the outside space, when weather conditions allow.

The extent of existing car parking in front of the main building impinges on an appreciation of the listed building in its maritime setting, and could compromise efforts to raise the quality of the surrounding environment, notwithstanding the limited landscape proposals. The additional hotel parking is judged to be necessary as the current car park is often full at weekends. However, with better control and rationalisation it should be possible to minimise the requirement for additional parking and therefore the excavation of the cliff to the rear. The local authority agreed to review and justify the amount of parking required. Cycle parking facilities should be included near the front entrance.

The Panel welcomed the proposals for planting to the front of the building, which will help to define the space, and the idea of a 'living wall' within gabions against the cliff to the rear. A landscape architect should now be engaged to help deliver the desired quality. The choice and structure of Mediterranean maritime plant species needs careful consideration. The impact of the car parking on rear (south) facing rooms needs to be minimised by reduced car numbers and/or improved landscaping.

The Panel would like to see a commitment to a higher BREEAM rating (currently Very Good). However, we agreed with the emphasis on the energy hierarchy, and the construction of a tight, well insulated envelope, with a gas condensing boiler and underfloor heating.

A skilful lighting scheme could exploit the renovated facade especially at night time, to the benefit of the whole project, and a professional artist experienced in lighting projects could add value to the design team. Any signage should be minimal and ideally rendered unnecessary by the legibility of the building and public realm treatment.

In order to protect and deliver the desired quality of material and detail an adequate budget is necessary and we doubted that the approximate figure of £130/sq ft would be sufficient.

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 fydddech 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	JMD (Mr N. and Mr B. Martinez)
Pensaer/Dylunydd Trefol Architectural/Urban Designer	Nigel Arnold Architects (Nigel Arnold, Matthew Arnold)
Ymgynghorwyr/Consultants	Hubert Jenkins Structural Engineers (Mike Boutcher)
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Vale of Glamorgan Council (Steven Rennie, Jane Crofts, Peter Thomas, Kiri Shuttleworth)
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Wendy Richards Cindy Harris Richard Parnaby Michael Griffiths Lynne Sullivan Kedrick Davies

Jonathan Hines

Sylwedyddion/Observers

Angela Williams (DCfW)
Carole-Anne Davies (DCfW)
Steve Jones (Cadw)