

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	21st September 2011
Dyddiad cyhoeddi/issue date	28th September 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	None

Adran 1/part 1

Cyflwyniad/Presentation

The proposal is for a new Special Educational Needs School (SEN) on the site of an existing SEN school, part of which will be retained, but the majority of single storey, substandard buildings will be demolished. The school currently accommodates 175 students from 3-19 years old and 120 staff. There are sea views to the north, Bodafon fields to the north and east, and a site proposed for residential development to the south. To the west across Nant y Gamar Rd lies the Llandudno conservation area. Across the site north-south there is a change in ground level of approximately +7m, whilst east-west the site rises by approximately 1m.

A new two storey school building is proposed on the southern part of the site arranged in a series of pavilions set orthogonally around a central spine. There is a commitment to achieve BREEAM Excellent, as a condition of the Welsh Government funding, and the team have recently engaged the Welsh School of Architecture to advise on the environmental aspects of the scheme.

The funding of c£20m is secured and this equates roughly to £2,200/m².

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 significant project, for the town of Llandudno and the improved provision of SEN facilities in the Conwy borough. While we welcome the aspirations of the project team, the Panel felt that the proposal as it stands is an unsatisfactory response to the site and the brief. In summary:

- The limited amount of pre-review information provided, and especially the lack of a Design & Access Statement (DAS), made a detailed understanding and assessment of the scheme difficult.
- The educational and architectural vision for the project was not made clear. There should be a coherent design concept, and an indication of how this design option would realise the aims and objectives of the client. The story of this journey, along with sketches illustrating the design development and other design options which were considered, should form a major part of the DAS.
- The architectural approach presented was weak and results in an overcomplicated built form. The roof forms in particular are too complex and will invite maintenance problems.
- The proposed design appears to be a response to the dispersed massing which exists, and to have begun with an organisational diagram which has driven the block form and elevational treatment.
- The design needs to be informed first and foremost by the site context and the landscape and sustainability strategies, which have yet to be developed.
- In response to this, now that the educational adjacencies have been fixed, a fundamental reconsideration of the proposed architectural plan is necessary, along with the flexibility to develop alternative approaches and incorporate necessary changes.
- This will require substantially more time than seems to be available to the team, and the work programme therefore needs to be re-assessed.
- We would be happy to see this scheme again at Design Review prior to the submission of a planning application, and to assist with the development wherever possible.

Adran 2/part 2

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

The Panel acknowledged the impressive natural assets of the site and the opportunity – indeed the responsibility - to develop a high quality architectural

response. We found it difficult to understand the underlying design concept and development, and how this proposal fulfils the aspirations of the educational and architectural brief, because of the piecemeal nature of the information provided and the lack of a Design & Access Statement. It is possible that more work has been done than was shown to us, but this was not evident in the quality of the material presented. A basic 3D model would be useful in this respect, especially for the public consultation events.

The design concept appears to have come from a reaction against the current dispersed layout which does not function well, and begun with an organisational diagram which has then been elevated into a series of zoned pavilions around a central spine. There is nothing to indicate what has driven the alignment or dimensions of the spine or central street. The north facade which will be seen from the coast road has been articulated and the massing broken up, in response to comments from the LPA's principal conservation officer. However, there is no coherent, unifying architectural language.

We thought that the facade treatment, including the roof as the fifth elevation, should be calmed and simplified with a consistent palette of local materials and a strong design concept. Although we understood that the elevations were indicative, we were also aware that a planning application is imminent and that the floor plans at least were relatively advanced.

The Panel was concerned that a detailed plan form had been developed without an understanding of how this would affect the architectural resolution, and before detailed work had been done on the landscape or sustainability strategies. Once these aspects of the scheme are properly analysed, and the implications for the design have been assessed, it may be that the plan form has to change, and this will have major implications for the work programme.

For example, the energy and environmental strategy should directly inform the layout and massing. There are basic rules on passive design and natural ventilation which will affect plan depths. Currently some of the rooms are too deep for single aspect natural ventilation and resemble more the layout of an air conditioned office. Any requirements for solar shading will impact on the elevational treatment. Because these fundamental questions have not yet been considered or incorporated into the design development, the team should be prepared to abandon work already done, in the interests of optimising the design quality and functionality of the new building.

The Panel thought that BREEAM Excellent was an appropriate standard to adopt, but cautioned against relying on a pre-assessment done at this stage with insufficient information. It will be important for the project team to work with their environmental consultants to ensure that they have the correct information and to ensure that the design development responds to issues raised. There will need to be separate strategies developed for materials procurement, waste management, water and biodiversity. Cycle parking and facilities for cyclists should be located conveniently and shown on the plans.

It will be important that building materials are durable, sustainable, and locally sourced, in order to respond to the adjacent townscape context and reflect the particular qualities of the place.

The boundary treatment is important for ensuring the safety of students but also for encouraging community access. We encouraged the team to involve the children as much as possible in the project and to engage an artist to work with them to develop ideas. The wide age range of the pupils means that different needs will have to be accommodated. We understood that the local authority already has a resident artist with experience of working in schools, and any artwork delivered should be creatively incorporated into the fabric of the building and landscape throughout the scheme.

The Panel also encouraged the project team to make use of the in-house landscape architect / ecologist. They should be given a wide remit, to design the basic landscape layout and respond to the particular qualities of the site, not just to fill in left over areas with planting. The relationship of the classrooms with the external play and learning spaces needs to be developed, and the central street could be opened up to bring the outdoor spaces into the building (which would also assist with natural ventilation). The landscape expert should have the freedom to unpick and challenge existing design assumptions. Further expertise could be sought from the organisation 'Learning Through Landscapes'.

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

Pensaer/Dylunydd Trefol Architectural/Urban Designer	Conwy CBC Architects Department (Derwyn Owen, Robert Gray-Williams)
Ymgynghorwyr/Consultants	n/a
Trydydd Parti/Third Party	n/a
Awdurdod Cynllunio/Planning Authority	Conwy CBC
Y Panel Adolygu Dylunio/ Design Review Panel Cadeirydd/Chair Swydog/Officer Prif Banelydd/Lead Panellist	Wendy Richards Cindy Harris Michael Griffiths Ashley Bateson Chris Jones
Sylwedyddion/Observers	Richard Wood, Laura Costa (Newport CC) Jason Pritchard (21st Century Schools) Colin Hockley (architect)