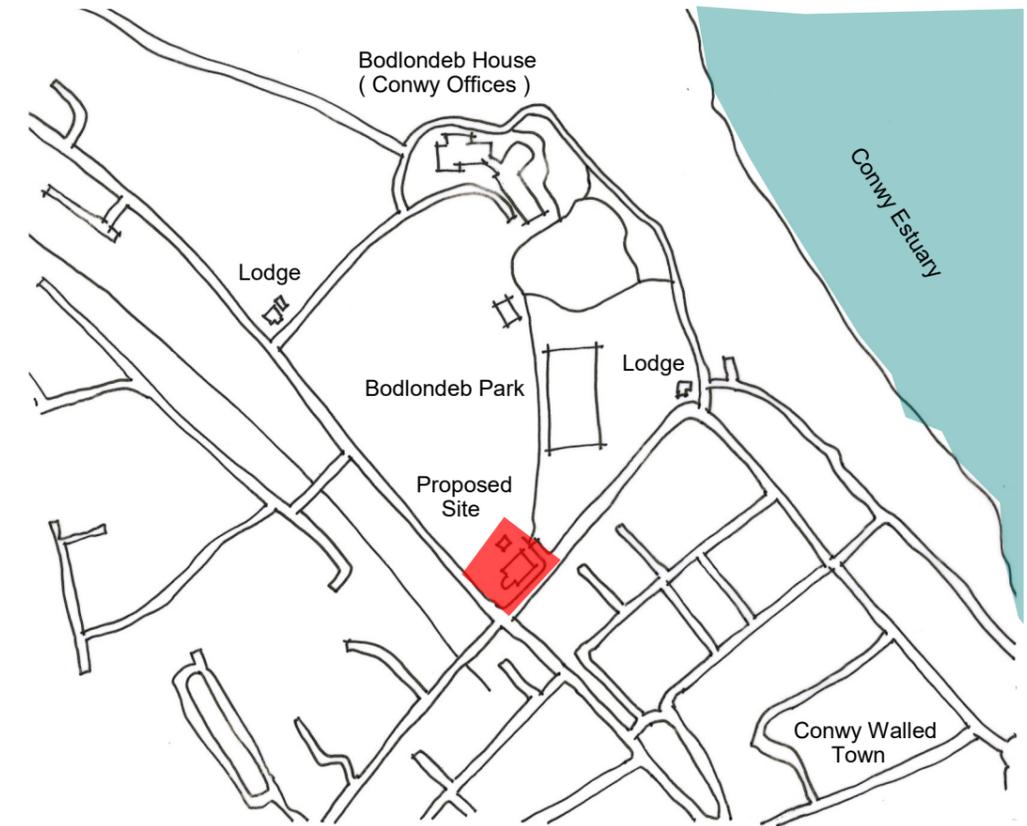


SITE LOCATION

LLEOLIAD Y SAFLE



The Site is located at the southern corner of Bodlondeb Park, Conwy.

Bodlondeb Park is located to west of the Conwy Estuary, and to the north west of Conwy Town Walls and the UNESCO World Heritage Site of The Castles and Town Walls of King Edward in Gwynedd.

The site also lies to the North West of the Conwy Conservation Area.

Conwy Castle and the Town Walls were built in the 13th Century by Edward 1st in his conquest of Wales.

The site is located at the junction of Bangor Road, Town Ditch Road and Mount Pleasant and lies opposite Porth Ffordd Bangor.

The original Bodlondeb House was built by the Holland Family in 1742, on land which was part of Twttil Farm.

The site was subsequently sold to Albert Wood, an industrialist from Saltney.

The site came into Conwy Council ownership in 1937.

Although the proposed site lies outside the World Heritage Site it lies within the 'Essential Setting of the World Heritage Site'.

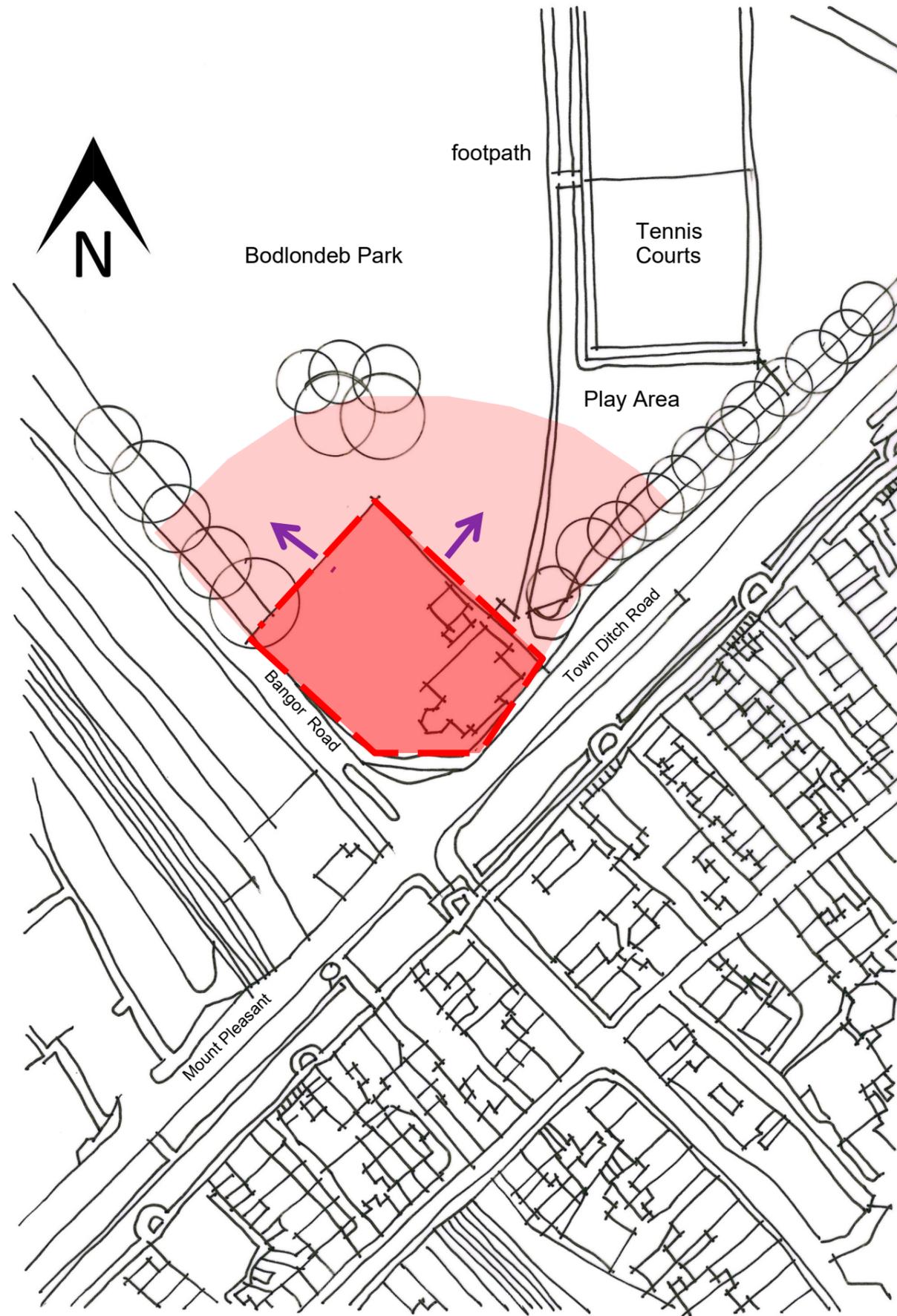
The development will impact on the 'Outstanding Universal Value' of the World Heritage Site.

The development will need to accord with the requirements of the 'World Heritage Site Management Plan'.



Views of the site from the Town Walls (from south), existing ex – Bodlondeb School building in seen in the foreground in the south west corner of the site

THE SITE Y SAFLE



View of the site from Porth Ffordd Bangor



View of the site from Bodlondeb Park (north)



Panorama of the site from the Town Walls (south)



Extent of original school site



Area of notional 'extended' site

HISTORIC CONTEXT CYDESTUN HANESYDDOL



Bodlondeb House



Town Ditch Road and the Town Walls



Porth Ffordd Bangor from Bangor Road



Conwy Castle from the Conwy Estuary



Conwy Estuary

THE PARK Y PARC



Bangor Road Lodge and gateway



Bodlondeb Park



Town Ditch Road Lodge and gateway

EXISTING LANDSCAPE and TOPOGRAPHY
TIRWEDD PRESENNOL



Picturesque Tree 'Island'

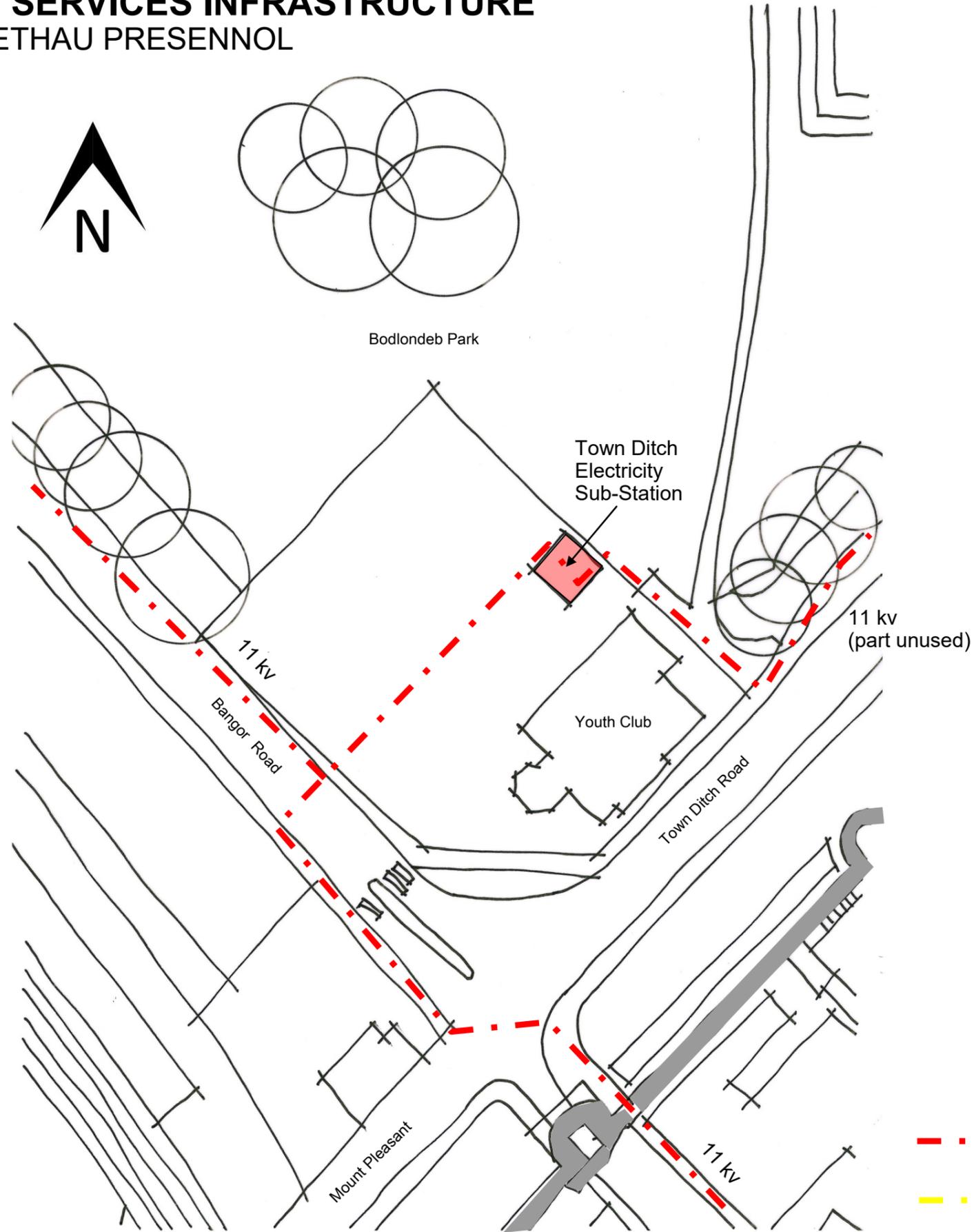


Mature Trees to Town Ditch Road boundary to Bodlondeb Park



Mature Trees to Bangor Road boundary to Bodlondeb Park

EXISTING SERVICES INFRASTRUCTURE
GWASANAETHAU PRESENNOL



Sub-Station as viewed from Bodlondeb Park



Sub-Station as viewed from ex School Yard

- . - . Existing electricity cables
- . - . Existing gas services to be confirmed

KEY VIEWS TO THE SITE

GOLYGFYDD ALLWEDDOL I'R SAFLE



1. View from Bodlondeb Park towards north side of site



2. View from Bodlondeb Park along footpath towards north side of site

3. View from Town Walls towards south east corner of site



4. View from Porth Ffordd Bangor towards south east corner of site



KEY VIEWS FROM THE SITE
GOLYGFYDD ALLWEDDOL O'R SAFLE



1. View from site towards Tree Island and Cricket pitches to north west



2. View from site towards Cricket Pavilion and Bodlondeb House to north



3. View from site towards Porth Ffordd Bangor and the Town Walls to south



4. View from site towards Porth Ffordd Bangor to east

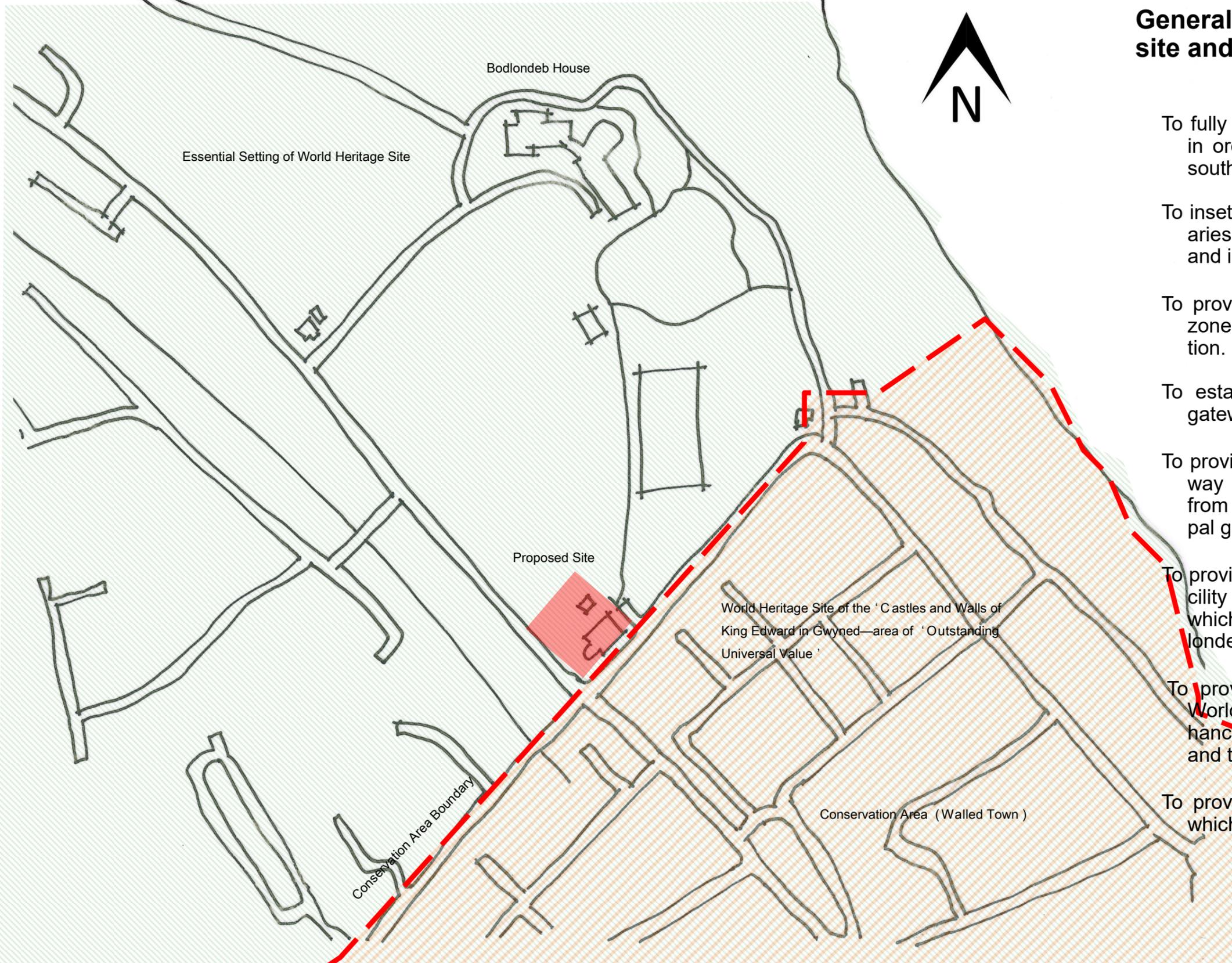


5. View from north side of site towards Town Walls to north



6. View from current pedestrian access to Bodlondeb Park along the Town Walls to the north

PLANNING CONTEXT
CYDESTUN CYNLLUNIO

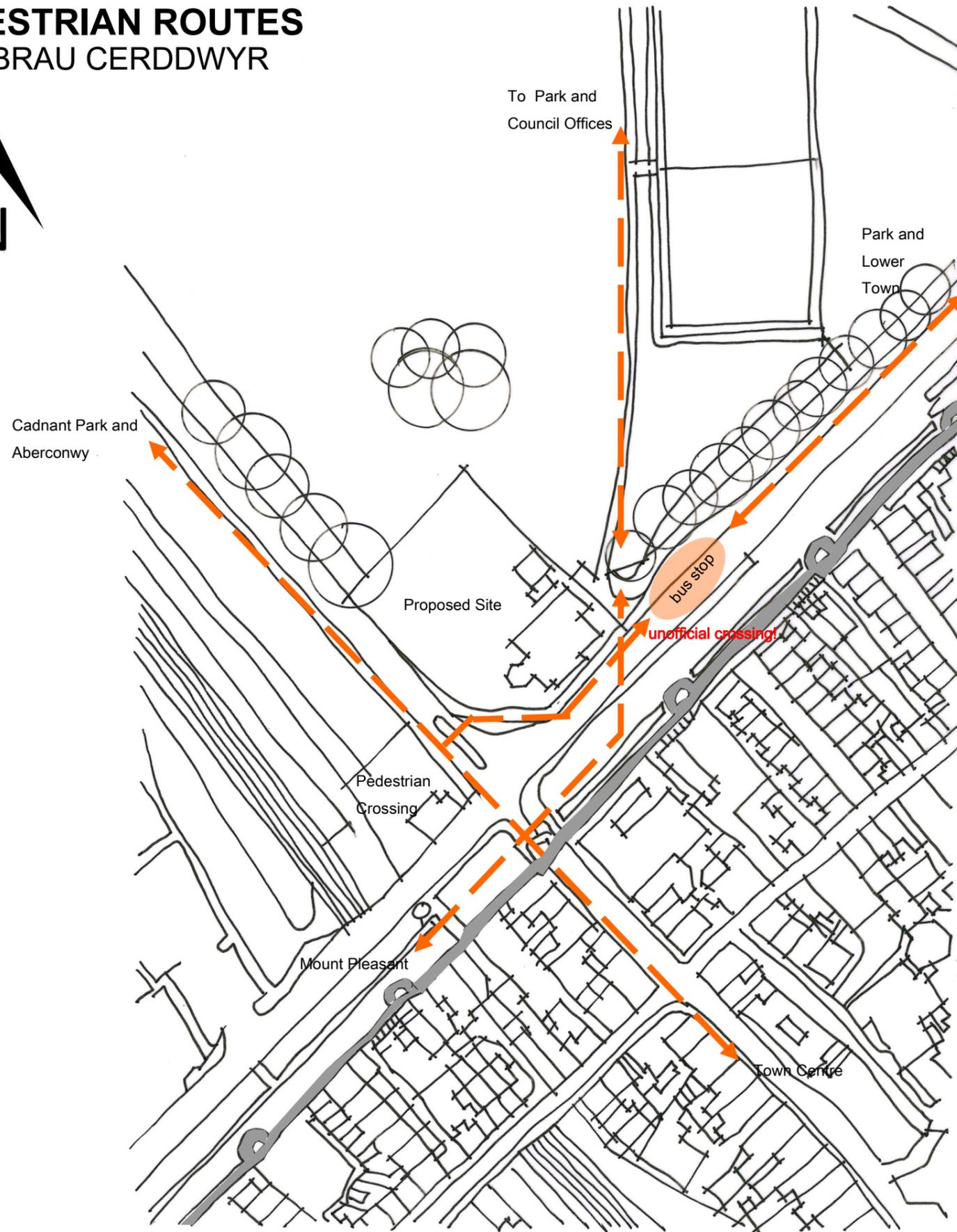


General Planning Aims in relation to the site and its setting in Bodlondeb Park.

- To fully integrate the proposed site into Bodlondeb Park in order to both extend and enhance the park at its southern corner.
- To inset the new building from the site's roadside boundaries in order that it can truly be a building 'in' the park and in a parkland setting.
- To provide an extended and enhanced parkland buffer zone for the Conwy World Heritage Site at this location.
- To establish a greatly enhanced and fully accessible gateway into Bodlondeb Park at its southern corner.
- To provide a greatly enhanced and fully accessible gateway into Bodlondeb Park which is easily accessed from the Town Centre, bus stop and one of the principal gateways within the Town Walls.
- To provide a fully accessible and attractive community facility and destination venue within the parkland setting which will draw increased visitor numbers to Bodlondeb Park.
- To provide more and enhanced views of the Conwy World Heritage site from the site and to provide enhanced views of Bodlondeb Park from the Town Walls and the surrounding streets.
- To provide an additional facility within Bodlondeb Park which can be used in conjunction with the existing us-

PEDESTRIAN ROUTES

LLWYBRAU CERDDWYR



- Principal pedestrian access points will be from Town Ditch Road, Bodlondeb Park and Bangor Road.
- Single main entrance and exit point to new building to be provided.
- Main entrance to be located at south eastern corner of site to suit all pedestrian access points (including disabled drivers).
- Additional pedestrian crossing to be located on Town Ditch Road.
- Inclined walkways to be provided to Bangor Road and possibly Town Ditch Road to suit pedestrian crossing locations.
- Stepped access to be provided from Town Ditch Road.
- Bodlondeb Park footpath to be integrated into site design and to have vista to Porth Ffordd Bangor.
- Proposed development to provide new gateway into Bodlondeb Park.
- Footway and exiting planter to southern corner of site to be integrated into the overall site layout design.
- Pedestrian access points to the site to suit pedestrians accessing the site from Bodlondeb car park, Mount Pleasant car park, Town Ditch Road bus stop and pedestrians accessing from Conwy Town Centre.

VEHICULAR ROUTES LLWYBRAU CERBYDAU



to A55 expressway



local traffic

Public Car Parking

Two way
Public Car Parking



into town and
Bridges over the
Conwy

Single vehicle access and egress point to site from Bangor Road.

Vehicle access and egress point to be at western corner of site.

Visibility splays (2.4 x 43 m) required by Conwy Council.

Parking provision on site to conform to LDP2 Parking Standards—
additional parking provision off-site to be considered.

Turn around area for cars and service vehicles to accord with
Conwy Council requirements.

Vehicle access to allow for disabled drivers – access and parking.

Vehicle access to provide for regular deliveries to Library, Archive,
Museum and café.

Vehicle access to allow for access to new electricity Sub-Station.

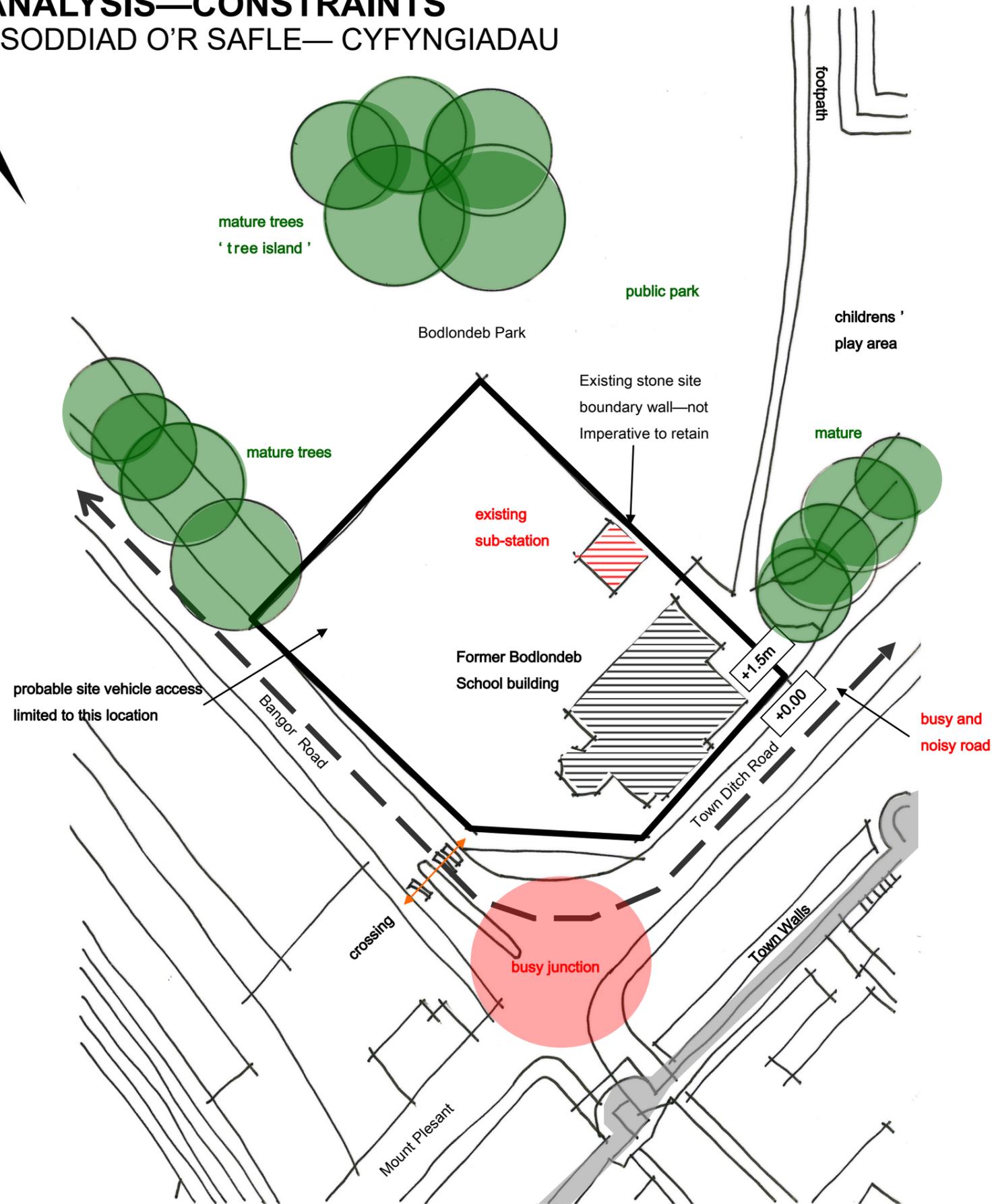
Vehicle access to provide for re-cycling and refuse collection.

Vehicle access and parking to have minimal impact on
Bodlondeb Park.

Vehicle signage to be provided as required by Conwy Council.

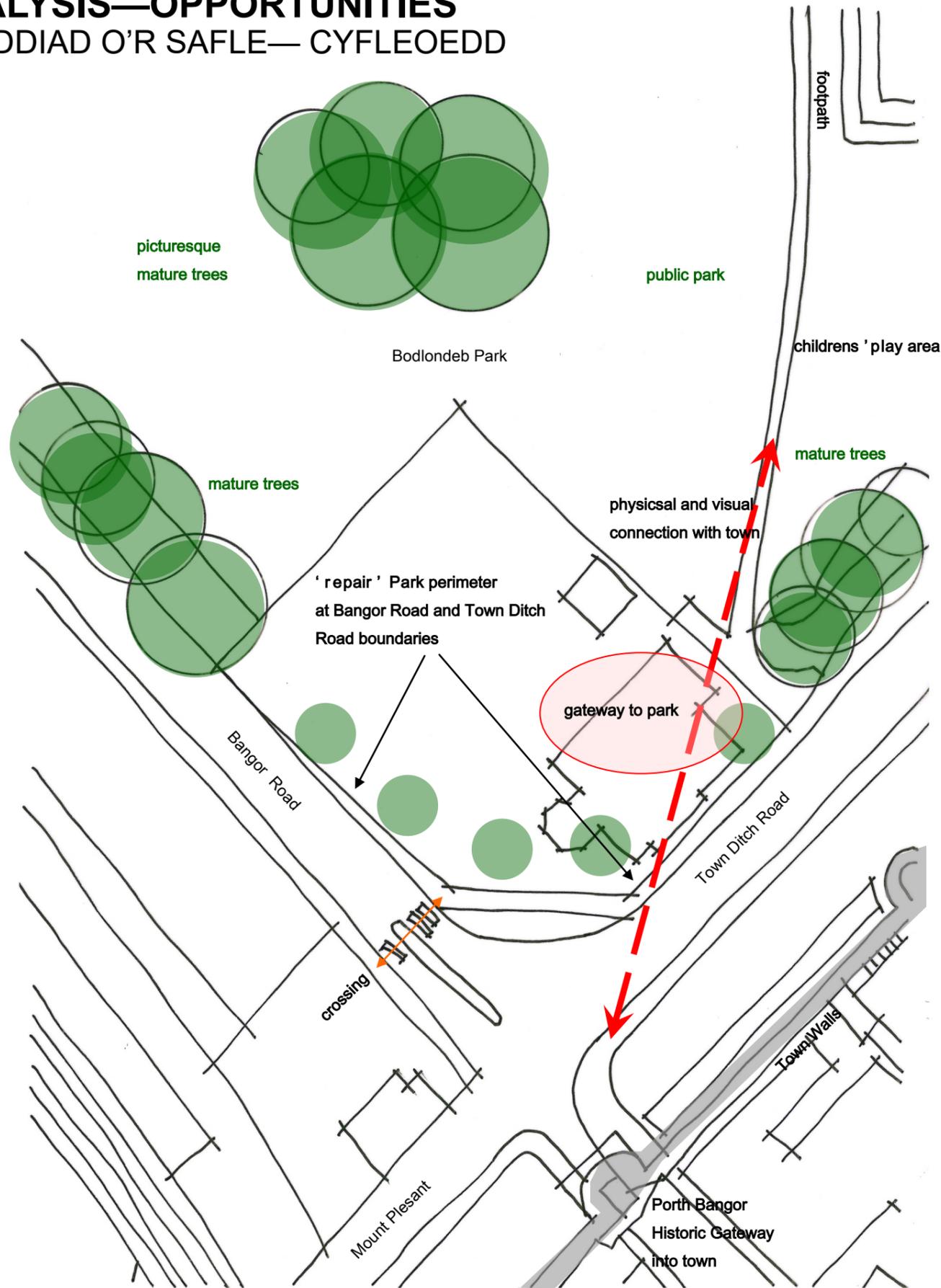
Additional pedestrian crossing to be provided to Town Ditch Road.

SITE ANALYSIS—CONSTRAINTS
DADANSODDIAD O'R SAFLE—CYFYNGIADAU



- Connectivity to town is currently broken by busy road and junction as well as the Town Walls.
- Existing buildings (ex Bodlondeb School) and infrastructure (sub-station) limit the scope of the site; likewise the original school boundary wall.
- Challenging difference in footway / highway level and current site level.
- Suitable locations for vehicular access limited and visibility splay requirements likely to impact on existing trees and park boundary wall.
- Site is currently cut off from Bodlondeb Park and does not feel like a part of the Park.
- Development should not impinge on the 'Tree Island' located within the Park directly to the north of the site.
- Development cannot extend to east of existing footpath due to existing Childrens' Play Area.
- Mature trees to Bangor Road and Town Ditch Road boundaries of Bodlondeb Park to remain as existing.
- Site is outside World Heritage Site but is part of 'Essential Setting' of World Heritage Site.

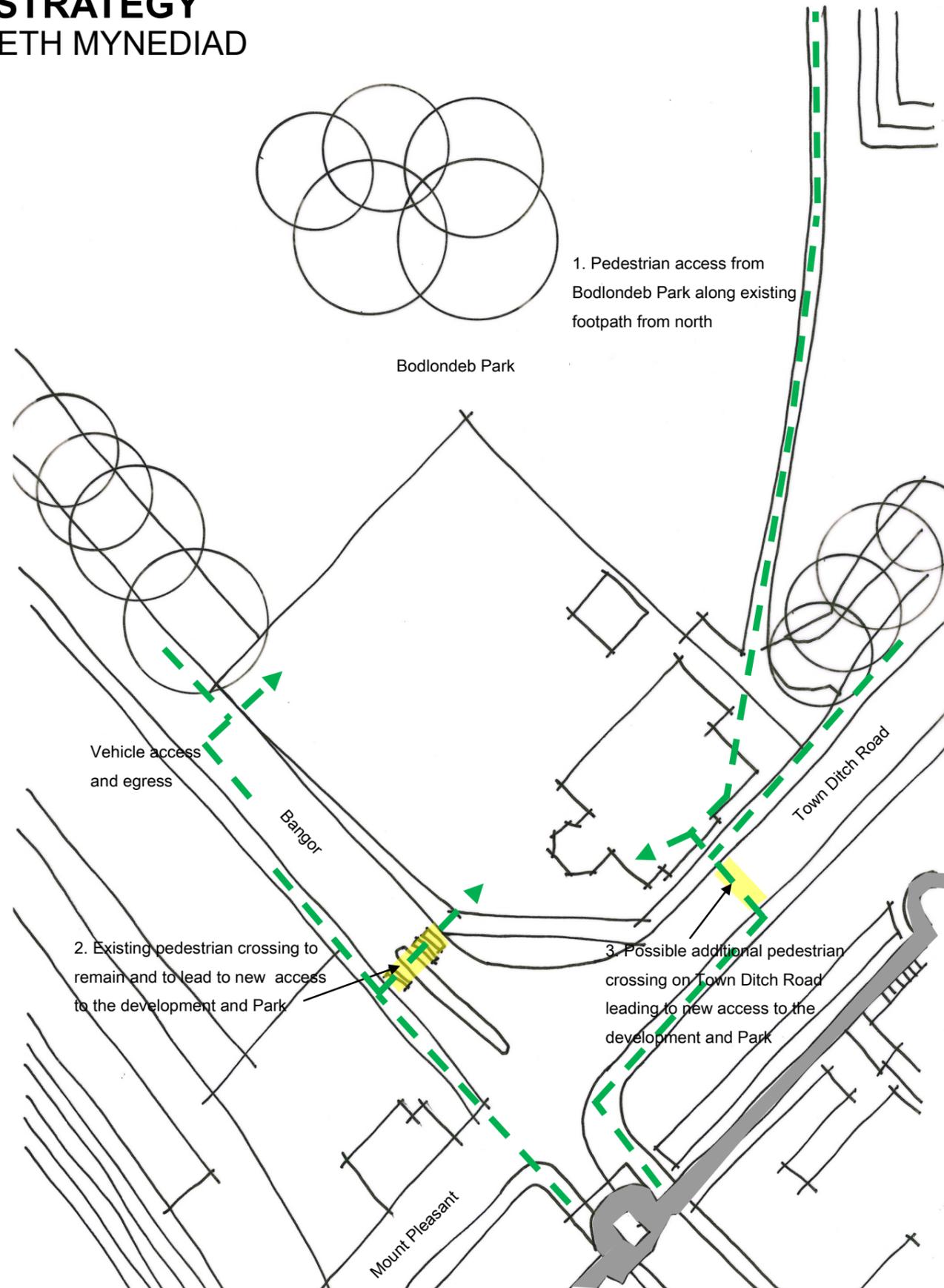
SITE ANALYSIS—OPPORTUNITIES
DADANSODDIAD O'R SAFLE— CYFLEOEDD



- Historical context of World Heritage Site.
- Edge of park setting and connection to parkland.
- Strong visual presence of site: particularly appreciated from Porth Ffordd Bangor and from the Town Walls.
- Opportunity for the Culture Centre to act as a new gateway / porth to Bodlondeb Park and to increase the visual presence of Bodlondeb Park from Bangor Road and Town Ditch Road.
- Opportunity to 'mend' this 'broken corner' of Bodlondeb Park.
- Opportunity for the new Culture Centre to be truly a part of the fabric Bodlondeb Park and the activities of the Park.
- Opportunity for the new Culture Centre to be architecturally a true 'Pavillion in the Park' and to be fully integrated into the Park.

ACCESS STRATEGY

STRATEGAETH MYNEDIAD



1. Approach to site along Bodlondeb Park footpath from north



2. Existing pedestrian crossing on Bangor Road to south of site



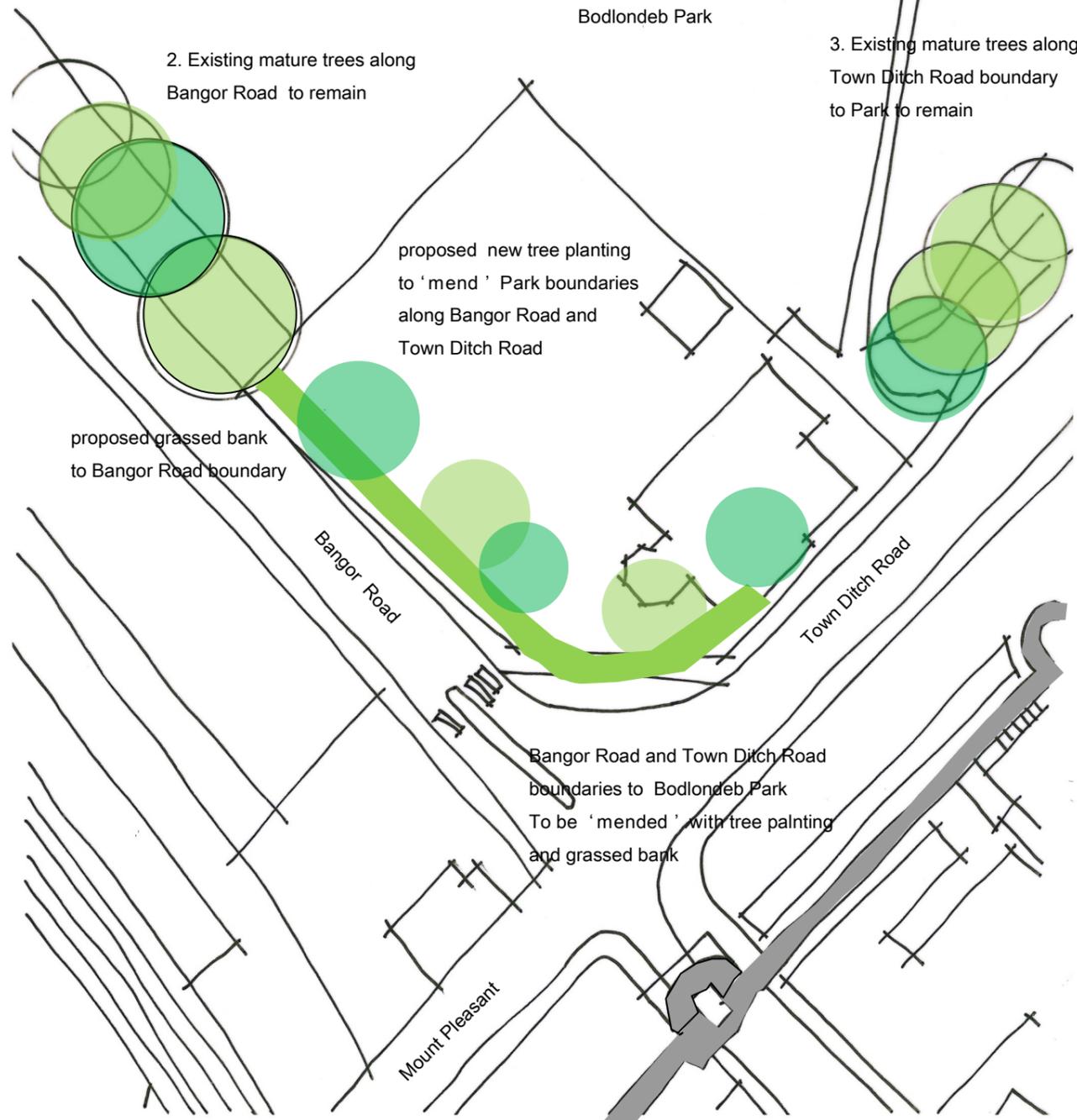
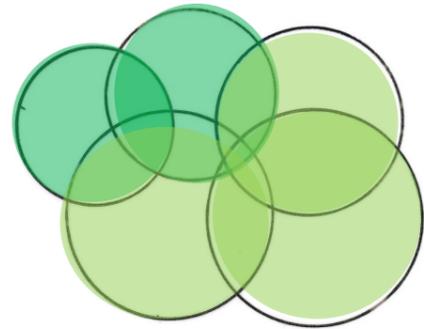
3. Proposed location of additional pedestrian crossing on Town Ditch Road

LANDSCAPE STRATEGY

STRATEGAETH TIRWEDD



1. Existing mature 'tree island'
- possible story telling and
contemplative space



1. Mature 'tree island' in Bodlondeb Park to north west of site



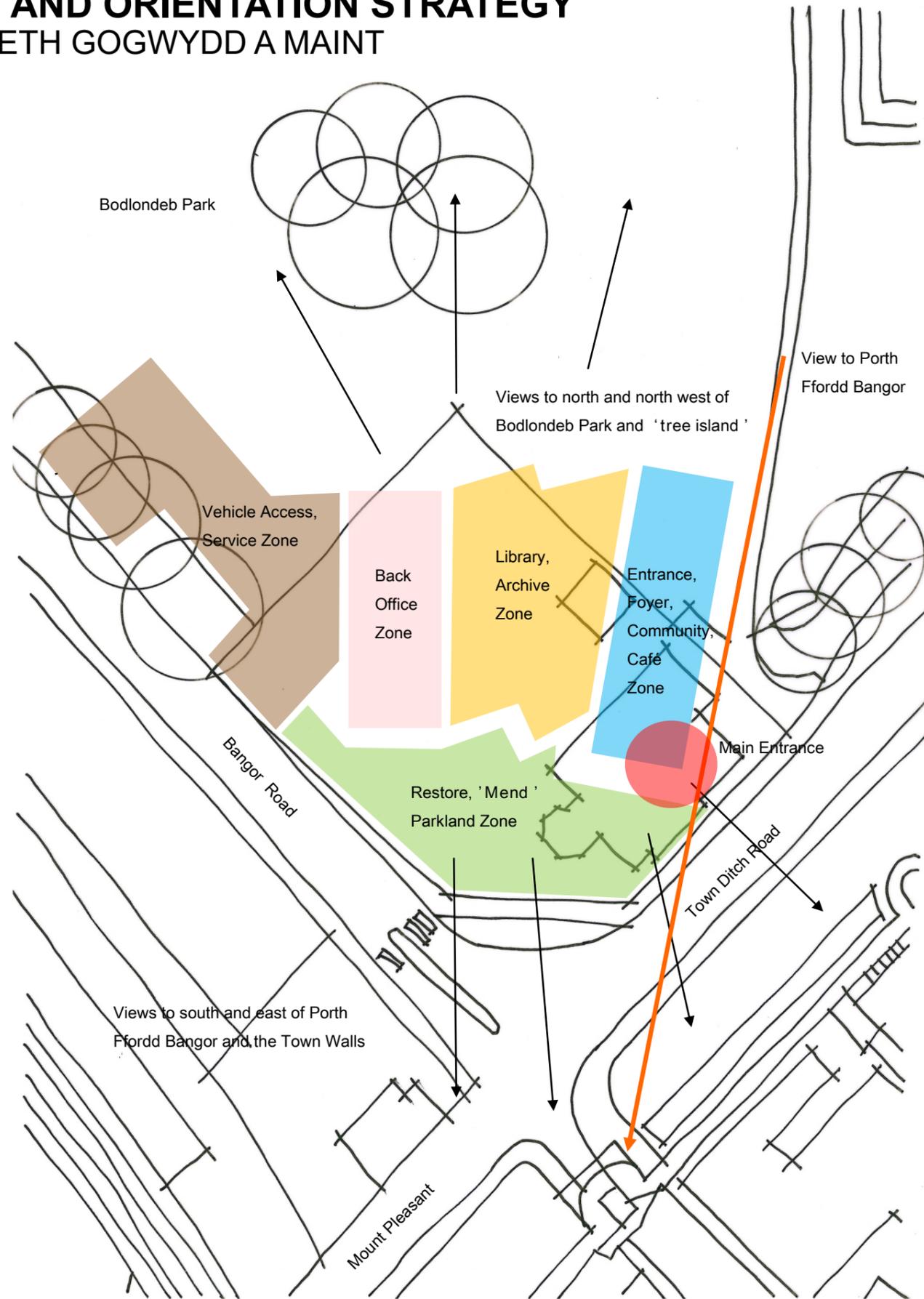
2. Mature tree belt to Bangor Road boundary of Bodlondeb Park



3. Mature tree belt to Town Ditch Road boundary of Bodlondeb Park

MASSING AND ORIENTATION STRATEGY

STRATEGAETH GOGWYDD A MAINT



1. View from site to north—Bodlondeb Park and the 'tree island'



2. Panorama view from site to north—Bodlondeb Park, 'tree island', play area and Cricket Pavilion



3. View from site to south—Porth Ffordd Bangor and the Town Walls

DESIGN AND MATERIALS STRATEGY

STRATEGAETH CYNLLUNIO A DEFNYDDIAU



1. Lightweight and transparent construction in parkland setting



2. Lightweight and transparent construction in parkland setting



3. Transparent construction in parkland setting



4. Use of brise soleil and other shading devices



5. Flexible internal spaces with high level daylighting

Contemporary building of the 21st century.

New building should not compete with Conwy Town Walls.

Simple, elegant and lightweight design.

Extensive transparent areas to maximise views out.

Transparent areas to maximise use of natural daylight.

Low lying design to minimise obstruction to views from the building's surroundings.

Break down boundaries to Bodlondeb Park locate within the Park.

New building to be 'in the park'.

Simple boundary treatments generally where required.

Views into the the new building to be maximised to generate interest.

Roof scape will be viewed from Town Walls - to be designed as '5th elevation'.

High quality and low maintenance materials to be used throughout.

Natural materials where possible to reflect the parkland surroundings.

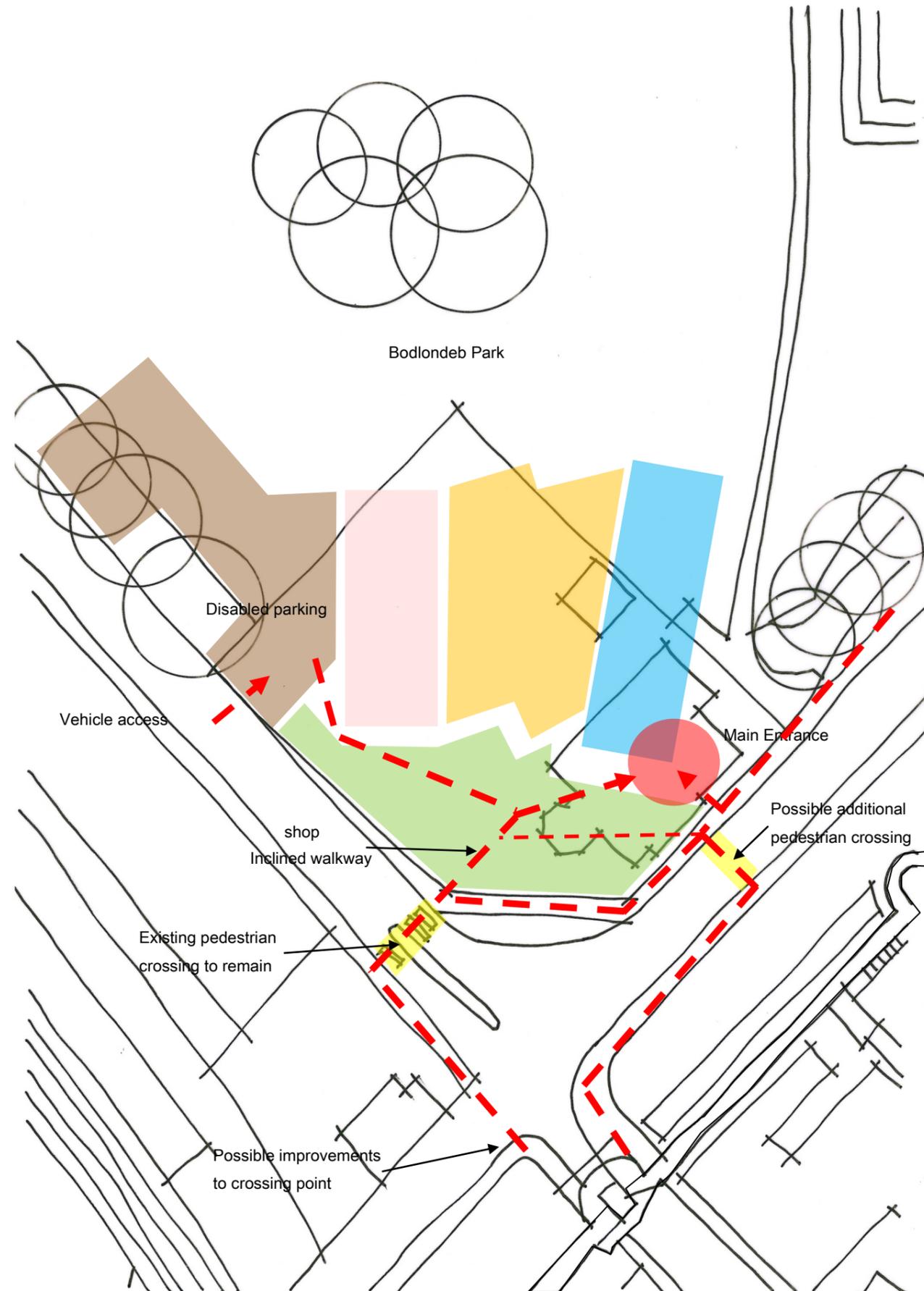
Natural colours generally – to feel comfortable in parkland surroundings.

New building to be attractive and inviting but also quiet and unassuming.

New building to provide an inclusive community facility and be a destination venue.

DISABILITY, USERS AND STAFF STRATEGY

STRATEGAETH ANABLEDD, DEFNYDDWYR A STAFF



Disabled users to have access via inclined walkway from Bangor Road and Town Ditch Road.

Disabled drivers to access and egress from Bangor Road.

Disabled drivers' parking to be within 50m of main entrance.

All building facilities to be accessible to disabled users and staff members.

Single main entrance and exit to be provided for all users which allows easy access from Town Ditch Road, Bodlondeb Park, Town Ditch Road and disabled parking area.

Separate service access to be provided to 'back office' functions.

Additional access and egress points to be minimized whilst allowing for safe emergency exit provision.

Internal building layout to allow for flexibility of use, ease of staff control and security.

Internal layout to allow for flexible and secure 'out of hours' use.

Lounge and refreshment facilities to be provided for all users.

External spaces to be provided for community use, relaxation and refreshment.

Internal layout to allow for evolving and flexible use pattern.

— — — — —▶ Principal routes likely to be taken by disabled users

— — — — — Possible additional inclined walkway

SERVICES STRATEGY

STRATEGAETH GWASANAETHAU

Low energy approach to be adopted throughout.

Renewable energy sources : Photovoltaic Panels to be provided.

Space heating to principal spaces : High efficiency gas condensing boilers as the primary heat source.

Heat emitters to be generally underfloor heating in screed to larger areas with underfloor heating or hot water radiators to smaller spaces.

Boiler flues to discharge at high level through plan room roof to avoid roof penetrations.

Ventilation : Large spaces to be naturally ventilated with proprietary mixing ventilation strategy.

Mixing units to be located at high level between structural members to larger spaces.

Local ventilation to be provided to all toilet areas and dedicated ventilation system to kitchen / servery.

Cold water supply : Mains cold water will supply all cold water outlets.

Hot water supply : Central gas fired water storage heater or local electric point of use heaters.

Archive Store : Ventilation system to be provided with option to boost ventilation to provide heating, Cooling and humidity control if required (to be the subject of detailed thermal modelling).

Renewable sources of energy : Roof mounted P.V. array to be considered— subject to discussions with Planning Authority and CADW. Ground Source heat pumps also to be given consideration.

Small power and data outlets : floor mounted and dado mounted outlet sockets to maximise flexibility.

Natural daylight : maximise use of natural daylight where possible and eliminate excessive glare.

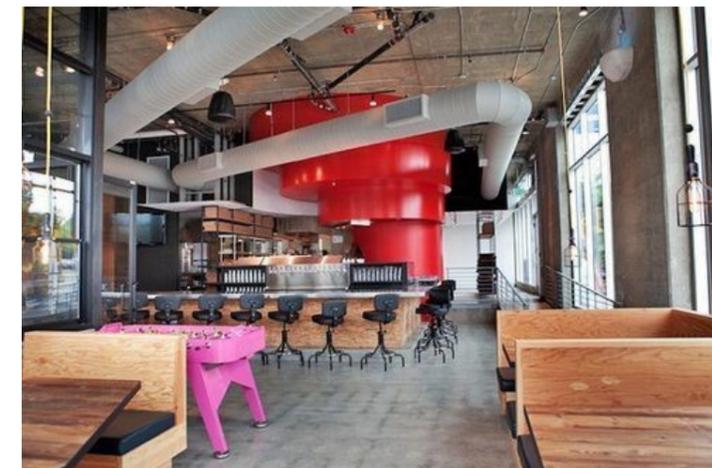
Provide maximum flexibility in all services installations.

Fully integrate services installations with structural design of principal spaces.

Fire detection and prevention to accord with PD 5454 requirements (gas, sprinkler or water mist).



Services generally to be exposed and integrated with building structure and fabric



SUSTAINABILITY STRATEGY

STRATEGAETH CYNALADWYAETH

BREEAM – ‘Excellent’ rating to be achieved

Consultation with public and ‘interested parties’ to be undertaken.

Economic impact and benefit of proposed facilities to be assessed.

Demographic needs and priorities to be established through consultation process.

Flood Risk Assessment to be undertaken – site is not located in ‘flood risk area’.

Noise pollution risk from outside new building and from within new to be assessed.

Low energy strategy to be adopted – to include design of building fabric, building services installations and integration of renewable technologies.

Heritage Appraisal to be undertaken of existing building on site.

Appraisal to be undertaken of existing sub-station on site.

Low water use strategy to be adopted.

Ecology studies to be undertaken and mitigation for any ecological loss to be integrated into design proposals.

Land use will be maximised for community uses and facilities.

Transport Assessment to be undertaken. Site has excellent public transport provision.

Local contractors and suppliers to be used where possible.

Local materials to be used where possible.

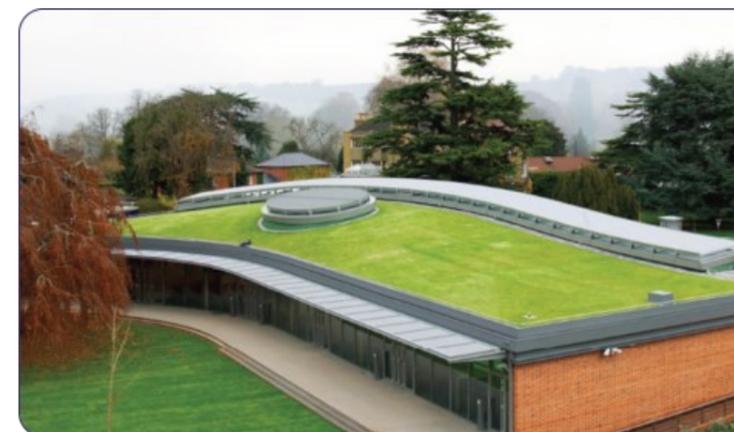
Low embodied energy materials to be used where possible.



Use of timber : primary structural members



Use of timber : screening and general use in external works



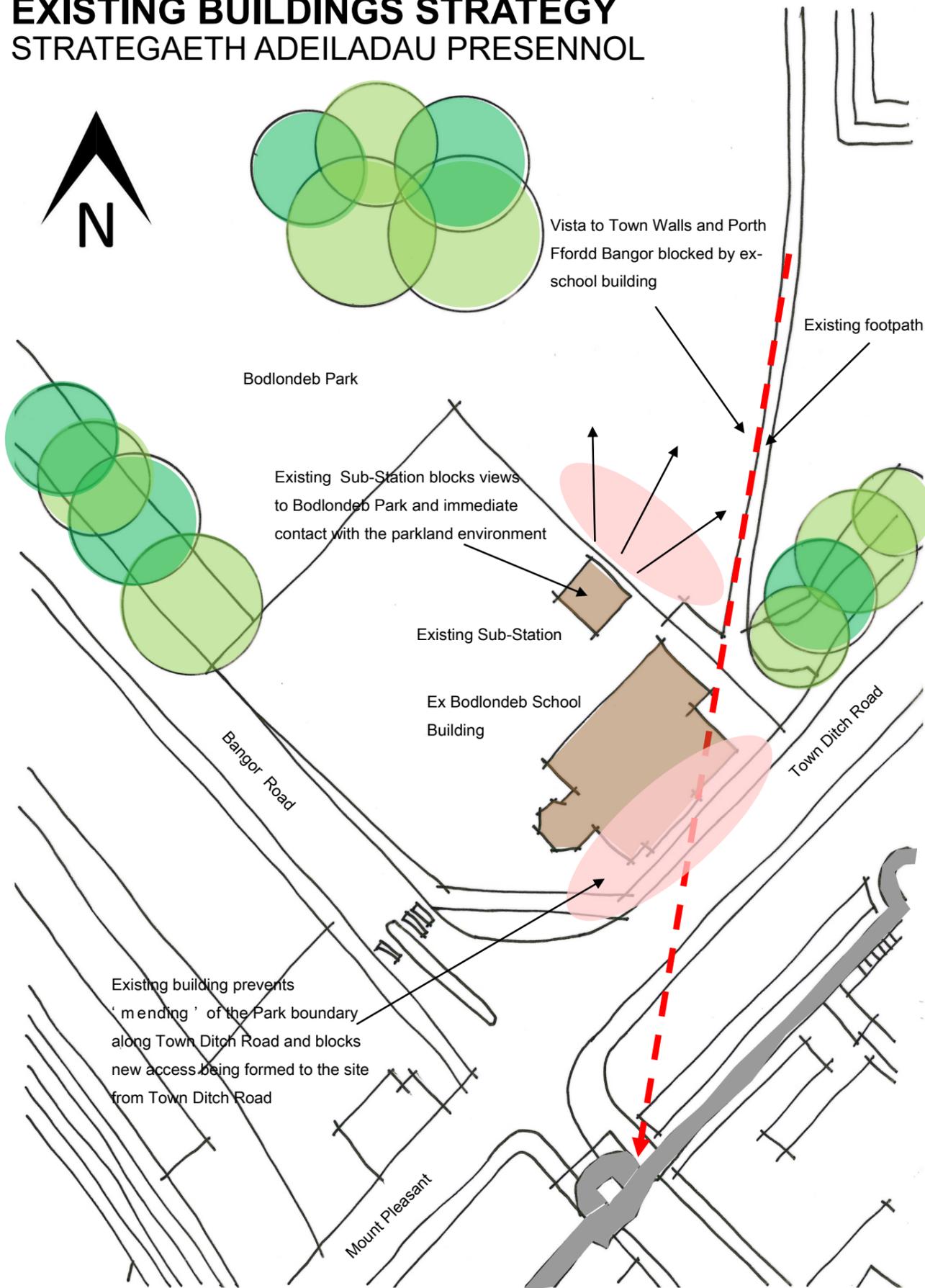
Green Sedum roof



Possible use of roof mounted Photovoltaic Panels

EXISTING BUILDINGS STRATEGY

STRATEGAETH ADEILADAU PRESENNOL



Existing buildings on site (ex-school building and sub-station) significantly block potential views to Conwy Town Walls and Bodlondeb Park respectively.

Retention of the existing buildings will significantly limit the design opportunities on a compact site.

Incorporating existing ex-school building into the new building will compromise the quality of the new facilities.

Fabric of existing ex-school building will need substantial upgrading and improvement to accord with current thermal insulation standards.

Services installation of existing ex-school building will need to be replaced or significantly upgraded to tie in with new the new services installations.

Retaining the existing ex-school building is likely to result in a clash of architectural language – refer to Design and Materials Strategy.

More recent additions to ex-school building are likely to be demolished in all design scenarios.

Retention of the existing ex-school building will prevent new main entrance being located in its optimum location.

Underground electricity cable leading to sub-station will need to be re-routed to allow construction on site even if sub-station remains as existing.

Demolition of ex-school building and re-location of existing sub-station will greatly enhance the proposed site's potential.

Demolition of ex-school building and re-location of existing sub-station will enable 'Pavilion in the Park' design approach to be realised.

Demolition of ex-school building and existing sub—station will enable the Bodlondeb Park boundaries to Bangor Road and Town Ditch Road to be 'mended' and for uninterrupted views of the Park from the new Culture Centre.

Demolition of ex-school building will enable new 'gateway' to Bodlondeb Park to be formed from the Town Ditch boundary of the site and will create a clear vista from Bodlondeb Park to Porth Ffordd Bangor.

Create Memory Space in relation to existing ex-school building using materials and features from existing building—this could be implemented both internally and externally.