

Statws/Status:

Cyfrinachol / Confidential



Adroddiad Adolygu Dylunio: Design Review Report:	23 January 2007
Dyddiad Cyfarfod / Cyflwyno'r Deunydd: Meeting Date / Material Submitted:	10 January 2007
Lleoliad/Location:	Porth
Disgrifiad o'r Cynllun Scheme Description:	Primary Care Centre
Cleient/Asiant Client/Agent:	Rhondda Cynon Taff LHB [Paul Western, Steve Davies] Welsh Health Estates [Bryn Phillips]
Developer/Datblygwr:	Matrix [Alistair Black]
Pensaer/Architect:	Bundred & Goode [James Bundred]
Cynllunio/Consultants:	ESC M&E [Chris Read]
Awdurdod Cynllunio: Planning Authority:	RCT CBC [Steve Smith, Jennifer Wakeford]
Statws Cynllunio: Planning Status:	Pre-application
Y Panel Adolygu Dylunio/Design Review Panel:	
Wendy Richards (cadeirydd/chair)	Phil Roberts
Cindy Harris (swyddog/officer)	Gerard Ryan
Charlie Deng (swyddog/officer)	Richard Parnaby
Ben Sibert	Ashley Bateson
Jonathan Adams	

Lead Panellist:

Phil Roberts

Cyflwyniad/Presentation

The proposed site is the only available one near to the town centre. There are constraints in terms of views out of the site and a water main running along the southern boundary. This proposal will improve the amenity of the residential properties which border the site to the north - currently the view from the rear of these properties, of steel clad industrial units, is unattractive.

The building footprint responds to the site and the building is located centrally, with a vehicular entrance and car park to the south east, and a staff garden to the north west. 53 parking spaces are provided in a car park which does not distinguish between staff and patients. The boundary treatment to the north, west and south is a timber fence. Another pedestrian entrance will be from the north east, beside the Ty Newydd Hotel, and the main entrance is clearly visible from the north east and eastern approaches. The central reception and waiting area allows for good communication and surveillance.

A monopitch sedum roof slopes towards the north east. The walls are through colour render with cedar cladding and the windows are composite timber/aluminium with 'K' glass.

Most internal spaces are naturally ventilated. A ground source heat pump will be installed for heating, and lighting will be via T5 lamp technology with PIR sensing. Solar water heating is also included. The large rooflight over the double height waiting area will also be used for passive ventilation.

There have been informal discussions with the Local Authority and the LA representative stated that Rhondda Cynon Taff supports high quality contemporary design.

Ymateb y Panel/Panel's Response

The Panel appreciated the rational design approach to this constrained site and the resulting simplicity of expression. We agreed that the proposed planting and staff garden improved the amenity of adjacent housing, although we would like to see more attention given to the detail and extent of the landscape design to further enhance the amenity of this building and garden. There is little impact in terms of overshadowing of the housing and certainly significantly less impact on neighbouring properties than that which currently exists. The team confirmed that a landscape architect will be engaged for the next stage of the project.

Similarly, we supported the environmental strategy which was clear as to which technologies were included. We were told that the heating will be delivered via an underfloor system [although this was contradicted in the Design Statement], and that environmental modelling of the building will be carried out. The roof pitch is 10 degrees and slopes to the north east to lessen the impact on the adjacent properties. The Panel advised that arrangements should be made for irrigation of the sedum in

dry weather. In order to achieve optimum orientation, we suggested that the solar water heating panels be mounted at ground level or on a pergola, facing south west. Alternatively, and given the small demand for hot water, we suggested that grant aid for solar PV be investigated, in order to drive the heat pump.

The Panel questioned the use of timber cladding and was told that the intention was to break the scale down. Although there was some difference of opinion, we were content to see it remain.

We questioned whether the waiting area would be sufficiently well daylight given that it faced north but we were reassured by the quantity of first floor lights and the large rooflight. We suggested that the rooflight be made broadly the same elliptical shape as the waiting area. We would also like to see an internal physical link between the waiting area and the pharmacy.

The team confirmed that rear access to the neighbouring houses would be maintained and that there was minimal boundary fencing to this access. The pedestrian access to the north east alongside the hotel will have improved paving. We would like to see good quality timber – ideally untreated hardwood – used for the security fence around the garden to the north west.

Crynodeb/Summary

The Panel complimented the project team on the quality of their presentation and the simple, straightforward response to the site. We would recommend minor revisions, in particular:

- A landscape architect should be engaged as soon as possible and should ensure that the amenity of the garden space is enhanced with planting and high quality materials, and is protected from overlooking.
- The environmental strategy needs further clarification with regard to underfloor heating and orientation of solar panels. We suggest that the potential for solar photovoltaics be re-evaluated.
- We would like to see the rooflight reflect the shape of the waiting area.
- We would like to see an internal link between the waiting area and the pharmacy.

Diwedd/End

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