

Design Review Report

Pentyrch Bowls Club,
Cardiff

DCFW Ref: 55

Meeting of 17th November 2014



Declarations of Interest

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.

Review Status

Meeting date
Issue date
Scheme location
Scheme description
Scheme reference number
Planning status

CONFIDENTIAL

17th November 2014
26th November 2014
Parc y Dwrllyn, Pentyrch
New Club House
55
Pre-application

Declarations of Interest

None declared.

Consultations to Date

None made known to DCFW.

The Proposals

The scheme proposes to replace existing Porta Cabins with a new club house building, accommodating a small function room, toilets, kitchen and changing rooms. It is intended that the building would be used by the wider community, not only by the bowls club. The club have ambitions to make the new building environmentally sustainable, possibly using timber frame construction. They intend to apply for funding from the Aggregates Levy Fund (ALF), which requires an application to be made by 3rd April 2015.

Main Points

The following points summarise key issues from the review, and should be used to inform work ahead of making a planning application and application to ALF.

Wider Community Considerations

The Design Commission supports the club's aspiration for the new club house to become a valued asset for the provision of excellent bowls facilities in the area and to the wider community. Good design quality and appropriately planned facilities would maximise the building's appeal to those outside of the bowls club, as well as potentially attracting new members.

The club representatives understood the importance of making the new building accessible to a wide range of people, including children and those with disabilities.

Mapping existing bowling green provision in the Cardiff area might help to strengthen and make visible the need for provision of better facilities at Pentyrch. It is understood that a number of clubs in the area have been closing, which is widening the catchment area for Pentyrch Bowls Club.

The club should aim to demonstrate that the wider site – access, lighting, building location - has been fully considered as part of the design process. There should be a well justified explanation of the siting, size and orientation of the proposed building and the routes to it. There is a small, apparently unused, plot of land to the east of the site. The club might consider exploring the ownership status (via the Land Registry) of this plot and whether it would be possible to use it to add value to their proposals. If it belongs to the Local Authority, they may consider a Community Asset Transfer, but this will require further exploration.

The club might also consider, in due course, involving the local community in the construction of the new building; a timber frame 'barn raising' event, for example. There are many innovative ways in which the process of building could involve various groups of people, drawing attention and raising the profile of the project.

Sustainability Strategy

A clear sustainability strategy which is appropriate to this type and scale of building will be required. The strategy should consider the likely use patterns, as well as the scale, form and orientation of the building. The team might benefit from some specialist advice in developing their strategy. A specialist might model and test different options in order to find the best solution.

The Design Commission advocates a 'fabric first' approach to sustainability. This means that good performance is achieved in the building envelope, and that materials and insulation levels are given first priority over 'add-on' technologies such as heat pumps, photovoltaic panels (PVs), and solar thermal panels. A 'fabric first' approach can provide better value for money than expensive equipment, and helps to reduce energy demand. Ensuring that there is sufficient daylight will also reduce energy demand from electric lighting.

Any technologies, if they are to be proposed, should be appropriate to the scale and use of the building. For example, the capital cost of installing PVs, should they prove necessary, should be balanced against energy savings and future running costs. Grey water recycling may have little impact given the small scale of the building and potential low overall water use. However, it is good practice to consider a variety of options, even if they are ruled out after testing. A record of this review process could then be used in a grant application to justify the approach taken.

A long, narrow form might be the only feasible option on this site, but it will be less efficient in terms of material costs and energy loss than a more compact shape.

The heating method should be selected to suit the predicted use patterns of the building, whilst bearing in mind the potential level of heat loss. Some heating systems are designed to give a quick response, whilst others are suited to providing a steady, constant temperature.

Initial Design Investment

Investing in the initial design stages of a project is beneficial in a number of ways. In the early stages, a skilled architect will be able to help make the building more efficient and more sustainable, come up with and test different and innovative ideas and strategies, and give advice on funding, procurement and contractors. They would help to maximise the benefits and value of the site.

The Design Commission recognises that the club has limited funds at this pre-application stage, but would strongly encourage the team to contact architects with relevant expertise to discuss ways in which they can add value to the project. Once the proposals have reached a stage where the application for ALF funding can be made, it will be difficult and costly to make any changes to the design. Plus, the sustainability strategy, building form and layout, materials and services should ideally form part of an integrated design which has been developed and tested from the early stages.

Design and Access Statement

In order to be valid, the Design and Access Statement (DAS) should be succinct with good drawings and should cover the five points from TAN 12, which could be used as headings. Under each heading there should be a clear and concise explanation of the options which have been considered and why they chosen or ruled out.

Further Engagement

The Design Commission for Wales welcomes the opportunity to review this scheme at this early stage when there is potential to add value and improve design quality. We would welcome any future engagement with the team if there was opportunity to add further value.

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

Attendees

Agent/Client/Developer:

Brian Ilbery, Club Secretary
Howard Thomas, Club Treasurer

Designers:	Alan Rees, Building Designer
Welsh Government:	Russell Dobbins, Aggregates Levy Fund
Design Review Panel:	
Chair	Carole-Anne Davies, CE DCFW
Lead Panellist	Toby Adam Jen Heal, DCFW Design Advisor Amanda Spence, DCFW Design Advisor