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Executive Summary of the Estate implication of the Business Case

Executive Summary of the Estate implication of the Business Case

This estates section for the proposed development of the Wellbeing Hub @ Maelfa in Cardiff & Vale University Health Board (CVUHB) located at Llanederyn. This Estates section has been prepared using the latest guidance for preparing the Estates content of Business Cases.

Scope

This document provides the supporting information outlining the estates content of the preferred option in the FBC for the proposed development of the Maelfa Wellbeing Hub at Llanederyn in Cardiff. key component to support the delivery of the CVUHB's vision for primary care and community services outlined within the Shaping Our Future Wellbeing Strategy (SOFW).

The development will be progressed as one of the first tranche of projects described in the Shaping Our Future Wellbeing: In Our Community Strategy (SOFW: IOC) Programme Business Case (PBC). In addition, the document provides supporting information for the development of the capital costs and estates revenue costs that feed into the economic analysis.

CVUHB in conjunction with their Supply Chain Partner (SCP) and their design team have developed this document and completed an outline planning application along with a recent reserved matters application. Subject to FBC approval, further procurement and construction phases are intended to be subsequently progressed for the preferred option via the Building for Wales Framework.

The framework provides the construction procurement and delivery vehicle for major capital projects. The procurement route aims to:

- Provide the opportunity to reduce timescales
- Provides greater cost and time certainty.
- Improve Design
- Improve construction quality

An established management structure for the proposed Maelfa Wellbeing Hub has been in place since the start of the project and comprises of key representatives from the Health Board Strategic Planning Team and Capital Planning and Estates Department, which report to the Project Team and Project Board.

The management structure will ensure the delivery of the scheme in accordance with the investment objectives and best practice guidelines.

The Health Board has written the main content of FBC internally, under the 5-case model template.

The project team

The FBC external team consists of the following principal specialist advisers and consultants:

| Role | |
|-------------------------------|---------------------------------|
| Project Manager | Gardiner & Theobald LLP |
| Cost Adviser | Gleeds Cost Management Ltd |
| Architect | Roberts Limbrick Architects |
| M&E Engineer | Troup Bywaters & Anders |
| Civil and Structural Engineer | Cambria Consulting |
| Contractor | Willmott Dixon Construction Ltd |

The short-listed options are:

- Option 1 – Provide backlog maintenance to existing Health Board owned Llanederyn Centre;
- Option 2 – Refurbish and ~Extend existing Llanederyn Health Centre;
- Option 3 – New build facility on the existing Llanederyn Health Centre site;
- Option 4 – New build facility on the site located on existing green space/play area directly adjacent to the Powerhouse Community Hub.

Following the production of the proposed options, FBC cost forms were developed by Gleeds Cost Management Services in conjunction with the SCP and Health Board team. The capital cost of the preferred (Option 4) New build facility on the site located on existing green space/play area directly adjacent to the Powerhouse Community Hub is estimated at £14.371M inclusive of inflation & VAT. This figure includes £263K (including VAT) which represents the whole cost for the replacement of the hard surface games area. The figure also includes £310K (including VAT) for all impacts arising from revised working practices required to comply with the current Covid-19 Health & Safety Requirements. The figure also includes £192K (including VAT) representing the cost of the agreed Decarbonisation Measures incorporated into the scheme.

In terms of design status, AEDET and BREEAM workshops have been undertaken and will continue to be reviewed and assessed throughout the project life cycle. In the case of the preferred option, the project will be required to achieve a BREEAM excellent rating, which remains within the acceptable benchmark standard for a new build project.

The reserved matters planning application was submitted to CCC in June 2020 and is expected to be approved by the end of September 2020 including the relevant pre-commencement conditions.

One of the first activities on site will be the creation of a temporary car park to house cars from the existing PowerHub car park whilst construction works takes place to create the new Wellbeing Hub. This car park will also remain in place for the use of the Wellbeing Hub until the existing Llanederyn Health Centre is demolished and the permanent car park is completed.

The existing hard surface games area will be relocated early in the construction programme to enable as much continuity of use as possible for the area. Given that this area will never be or become a C&V UHB asset, the intended arrangement requires that the funding for the hard surface games area is to be provided by Welsh Government directly to Cardiff City Council (either including or excluding the VAT element TBC). The Council will then pay the full funding amount for the hard surface games area to C&V UHB once it has been constructed. The value of the works is £263K (including VAT), and represents the amount of funding that will be provided to Cardiff City Council, which in turn the Council will pay to C&V UHB upon completion of the area. This arrangement has been included back to back in the Heads of Terms Agreement between the C&V UHB and the Council, and will be legally binding between both parties.

Submission of the FBC to Welsh Government is currently programmed for the end of July 2020 in order to target anticipated Welsh Government approval on or before the end of October 2020. This is to ensure that the Wellbeing Hub is handed over to the Health Board in March 2022.

Project risk

A project risk register has been maintained and updated throughout the development of the FBC by the external Project Manager in conjunction with the client team, cost adviser and SCP to inform the level of contingency required and agreed as part of the overall Target Cost number.

Project Bank Account

It is understood that a Project Bank Account will be utilised on this project. The account will be prepared in due course and executed upon FBC approval by Welsh Government.

Covid-19

Due to the serious nature of the current pandemic a new section, Appendix 13 has been added to this document to outline the projects response to Covid-19.



Glossary

Glossary

| Client Team | |
|--|-------------------------------|
| Cardiff & Vale University Health Board | Client, abbreviated to C&VUHB |
| Gardiner & Theobald | Project Manager |
| Gleeds | Cost Consultant |

| Supply Chain Partners | |
|-----------------------------|-----------------|
| Willmott Dixon Construction | Main Contractor |

| Supply Chain Members | |
|-------------------------|--------------------------------------|
| Roberts Limbrick | Architect |
| Cambria Consulting | Civil and structural consultant |
| Troup Bywaters + Anders | Mechanical and electrical consultant |
| CMB Engineering | Mechanical and electrical installer |
| MSafe | CDM Consultant |
| MM Sustainable Design | BREEAM Appointed Person |

Section

1

Estates Investment Objectives

Estates Investment Objectives

The proposed development of the Maelfa Wellbeing Hub responds to the following investment objectives, this Estates Annex considers how the Preferred Option 4 – The provision of a fit for purpose New build facility on the site located on existing greenspace / play area directly adjacent to the Powerhouse Community Hub responds to this:

| Investment Objective | Main Benefits |
|---|--|
| 1. To work with partner organisations to deliver local and convenient access to health and wellbeing education, information and advice (in relation to: physical activity; healthy eating; smoking; alcohol; weight; and social loneliness) | Improved healthy behaviours leading to improved health of population who are able to contribute to society both economically and socially People are empowered to self-manage their health with the potential to reduce overall demand for healthcare Greater collaborative working between partner organisations leading to more joined up service delivery |
| 2. To provide fit for purpose flexible, multi-functional community based facilities to support improved local access to health and wellbeing services for residents of Llanederyn and Pentwyn | Improved access to services in community settings Availability of a network of community facilities which are functional, modern and fit for purpose |
| 3. To develop an environment within the Cluster which promotes a social model of care | Community facilities located to provide optimum access for residents Improved condition and functionality of community facilities |
| 4. To work with partner organisations to provide a range of locally delivered health and wellbeing services, tailored to meet the identified needs of local residents | Improved health outcomes for residents, leading to: <ul style="list-style-type: none"> ▪ Reduction in rate of hospital admissions for those with multiple chronic conditions. |
| 5. To support the sustainable delivery of GMS for local residents through provision of appropriate shared facilities | Flexible, multi-use facilities which support improved utilisation |
| 6. To implement/ incorporate innovative technology which improves access to digital tools and information, enables effective communication between clinicians and citizens and supports mobile working | Effective communications with the public, between professionals and across partner organisations |

Summary of Health Board Strategy

- 2.1 The Existing Estate
- 2.2 Existing Estate Site Plans
- 2.3 Current Estate Performance Data and Improvement Targets
- 2.4 Proposed Changes to the Estate
- 2.5 Capital Investment Programme
- 2.6 Land and Property Disposal and Acquisition Programme

2.1

The Existing Estate

2.1 The Existing Estate

The Existing Estate

The existing aspects of the Health Boards estate impacted by the proposed Maelfa Wellbeing Hub Centre is the Llanedeyrn Health Centre. Llanedeyrn Health Centre GP Practice merged in October 2017 with Llanrumney Medical Group to form Llan Healthcare but wish continue to operate from the two premises however the existing Llanedeyrn Health Centre

has three main areas of failure:

- Accommodation that is not wholly fit for purpose. The building is in very poor condition with the latest Estates Condition report describing it as follows:
 - Physical condition - D: Very poor. Extensive internal modernisation and external refurb required. Damp/water penetration issues;
 - Space - First floor predominantly empty due to the poor quality of environment;
 - H&S/Fire - D: Fire compartment concerns, combustible materials in corridors and poor Disability Discrimination Act (DDA) compliance;
 - Function - DX: Narrow circulation routes, no access to a lift;
 - Quality - D: Very poor quality internally and very poor quality external aesthetics. GP Practice staff work hard however to make up for lack of quality environment.
- A limited range of clinical services:
 - The deteriorating accommodation is constraining the practice's ability to increase the range and scope of services delivered within primary care, impeding support for the concept of "home first" and impacting on GP sustainability especially at a time when the Health Board is looking at an alternative skill mix to address wider primary healthcare needs;
 - The Practice is a training practice and the building currently constrains the Practice developing its capacity to train future GPs.
- A restricted model of healthcare delivered in isolation from partners:
 - The current arrangements do not allow for delivery of a social model of health in collaboration with partners to providing a holistic, seamlessly integrated approach to meeting the needs of the community as per the Health Board's aims and objectives of the SOFW: IOC strategy.

The facility was built in 1972 and requires extensive external repair, there are also major concerns around the current parking and access arrangements for patients as there is no obvious main entrance.

Proposed Changes to the Estate

The preferred option considers a new site for the Health Boards and GP's services within a new facility integrated with the Powerhouse Community Hub.

The New build facility will be on site directly adjacent to the Powerhouse Community Hub: This option provides the full range of services to meet the local population needs and would provide innovative opportunities for full collaboration and seamless services to patients for their health and wellbeing needs. A new build facility with a physical link to the Powerhouse Community Hub will provide multi-functional, flexible accommodation which would provide the future proofing for all services including community resources. This option provides the lowest risk of all the options presented however there may be potential for increased revenue costs to Llan Healthcare from relocation.

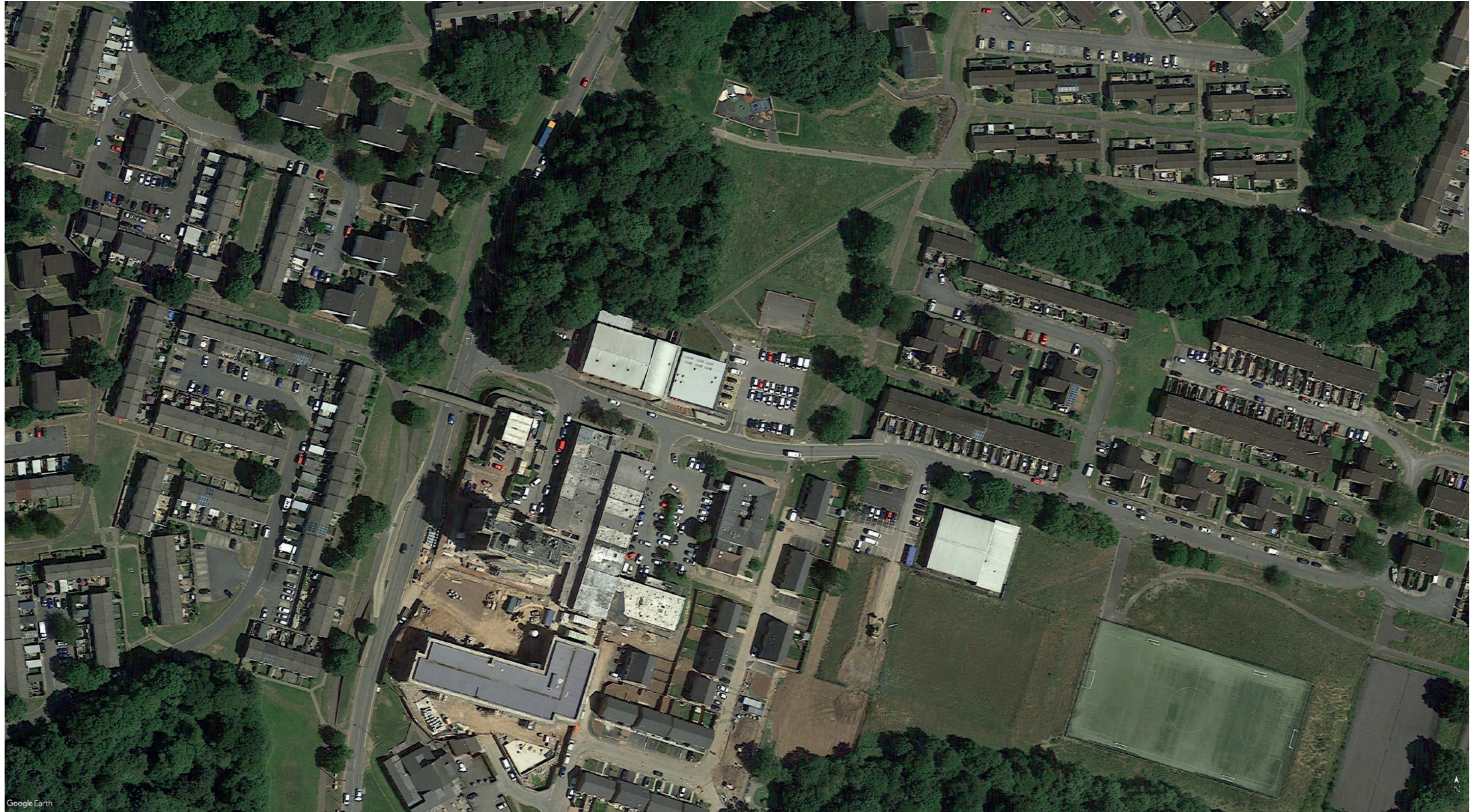
The site is located adjacent to the current Maelfa Shopping Centre in Llanedeyrn and adjacent to the Powerhouse Community Hub. This area is currently being developed by Cardiff Council over the next 2 years as part of the multi-million pound Maelfa regeneration scheme funded by a Social Housing Grant from the Welsh Government, Council capital funding and Cardiff Community Housing Association (CCHA) funding. It is designed to create a welcoming and high quality environment that attracts customers and activity, and a place where shops, businesses and services can thrive.

The current investment taking place in Maelfa by the Cardiff Council and their development partner, Cardiff Community Housing Association to revitalise the heart of one of the most deprived estates in the city provides the opportunity to create an innovative solution that includes a health facility that would support collaborative working between partner organisations delivering a range of associated health and wellbeing needs.

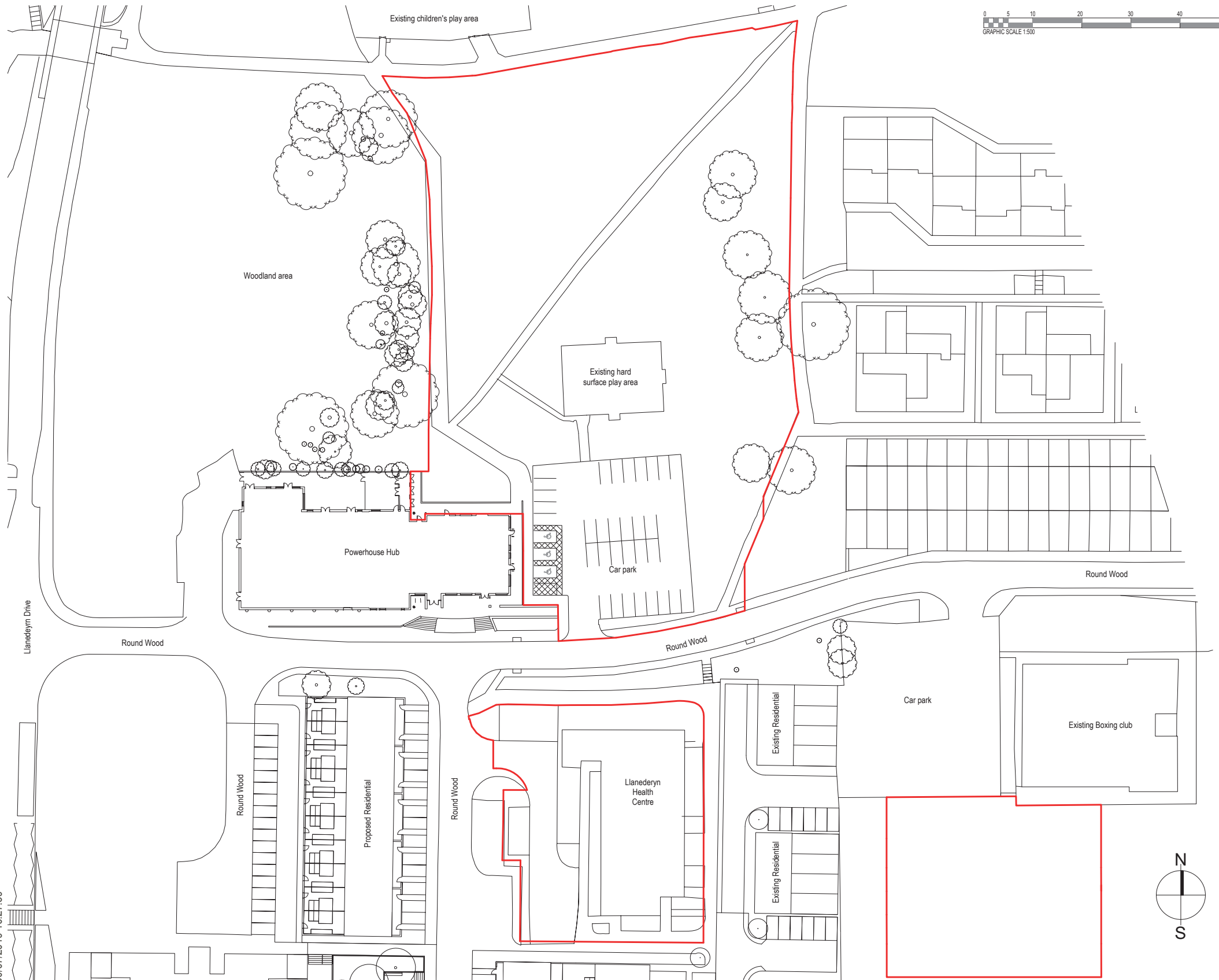
2.2

Existing Estate Site Plan

2.2 Existing Estate Site Photography



2.2 Existing Estate Site Plan



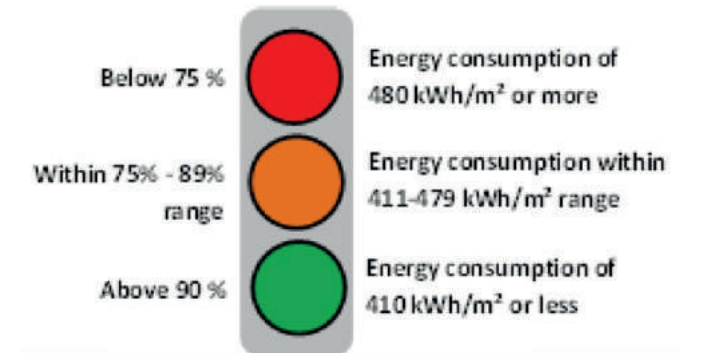
2.3

Current Estate Performance Data and Improvement Targets

2.3 Current Estate Performance Data and Improvement Targets

Key Performance Indicators

Percentage of the estate which is of reasonable standard (falls within *Estatecode* category 'B'/F')

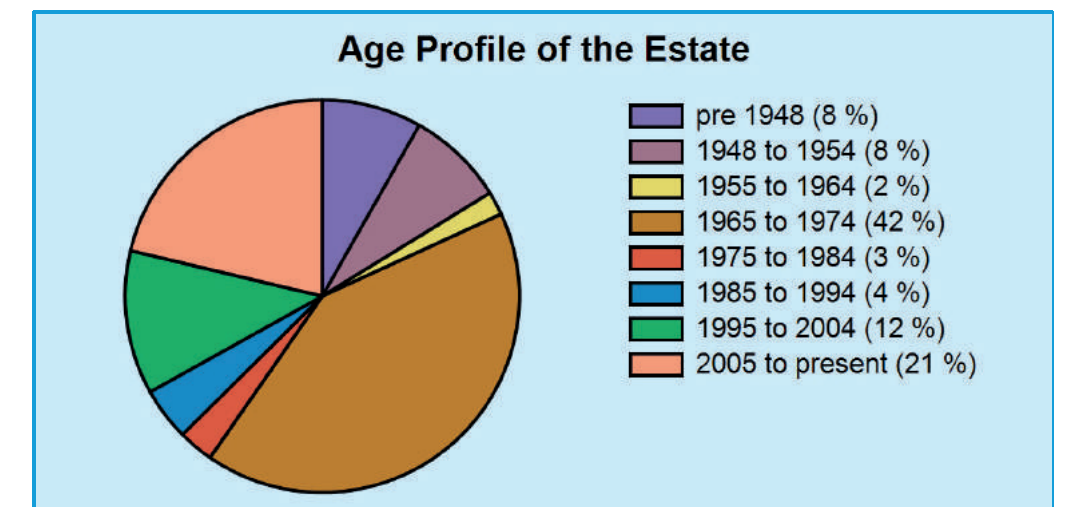


| Site Name | Physical Condition (%) | Statutory Health and Safety compliance (%) | Fire Safety compliance (%) | Functionally suitable (%) | Space utilisation (%) | Net Energy Consumption (kWh/m ²) | CO ₂ Emissions* (kg/m ²) |
|------------------------------|------------------------|--|----------------------------|---------------------------|-----------------------|--|---|
| AGGREGATED SITES | 76 | 42 | 37 | 84 | 82 | 148 | 30 |
| BARRY HOSPITAL | 55 | 57 | 61 | 71 | 83 | 257 | 51 |
| CARDIFF ROYAL INFIRMARY | 80 | 53 | 67 | 31 | 40 | 120 | 24 |
| IORWETH JONES CENTRE | 95 | 60 | 100 | 67 | 39 | 189 | 37 |
| LLANDOUGH HOSPITAL | 89 | 98 | 95 | 63 | 87 | 343 | 69 |
| ROOKWOOD HOSPITAL | 34 | 81 | 65 | 43 | 84 | 419 | 80 |
| ST DAVIDS HOSPITAL | 83 | 74 | 82 | 100 | 71 | 228 | 47 |
| UNIVERSITY HOSPITAL OF WALES | 78 | 87 | 91 | 52 | 82 | 455 | 102 |
| WHITCHURCH HOSPITAL | 100 | 100 | 100 | 100 | 100 | 48 | 9 |
| WOODLAND HOUSE | 100 | 100 | 100 | 100 | 100 | 99 | 19 |
| Health Board Average | 79 | 84 | 85 | 59 | 82 | 361 | 78 |

*Target to be agreed

Backlog Maintenance Costs

| Site Name | High Risk (£) | Significant Risks (£) | Moderate Risks (£) | Low Risks (£) | Risk Adjusted Cost (£) |
|------------------------------|---------------|-----------------------|--------------------|---------------|------------------------|
| AGGREGATED SITES | 743,282 | 4,172,968 | 502,332 | 46,267 | 5,464,849 |
| BARRY HOSPITAL | 10,652 | 49,982 | 31,628 | 30,863 | 62,646 |
| CARDIFF ROYAL INFIRMARY | 926,060 | 948,070 | 76,692 | 0 | 1,950,822 |
| IORWETH JONES CENTRE | 0 | 0 | 0 | 0 | 0 |
| LLANDOUGH HOSPITAL | 262,200 | 16,273,577 | 3,389,590 | 1,451,294 | 16,632,411 |
| ROOKWOOD HOSPITAL | 1,280,000 | 1,395,911 | 2,112,285 | 1,240,903 | 1,425,384 |
| ST DAVIDS HOSPITAL | 0 | 48,686 | 80,845 | 52,877 | 52,500 |
| UNIVERSITY HOSPITAL OF WALES | 26,555,834 | 57,391,163 | 20,864,660 | 1,990,429 | 73,939,174 |
| WHITCHURCH HOSPITAL | 0 | 0 | 0 | 0 | 0 |
| WOODLAND HOUSE | 0 | 0 | 0 | 0 | 0 |
| Health Board Total | 29,778,028 | 80,285,383 | 27,058,032 | 4,824,545 | 99,533,086 |



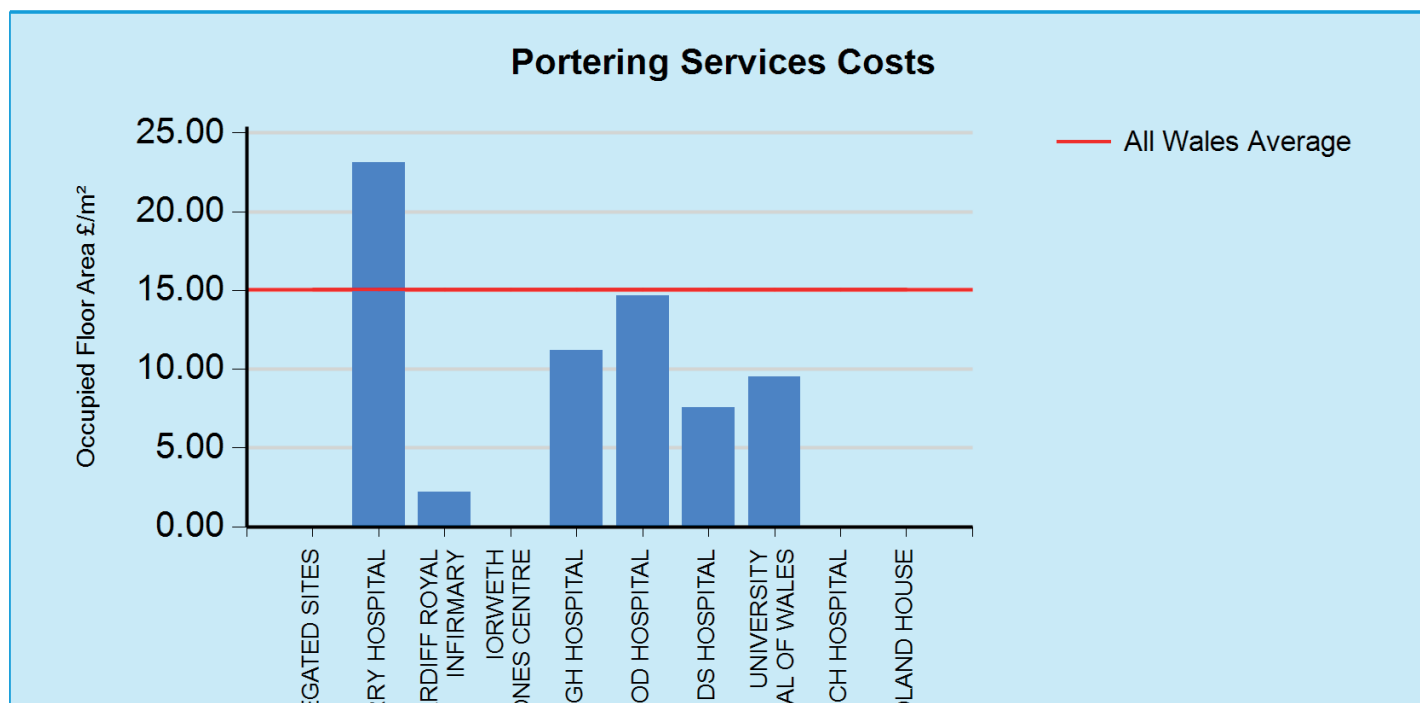
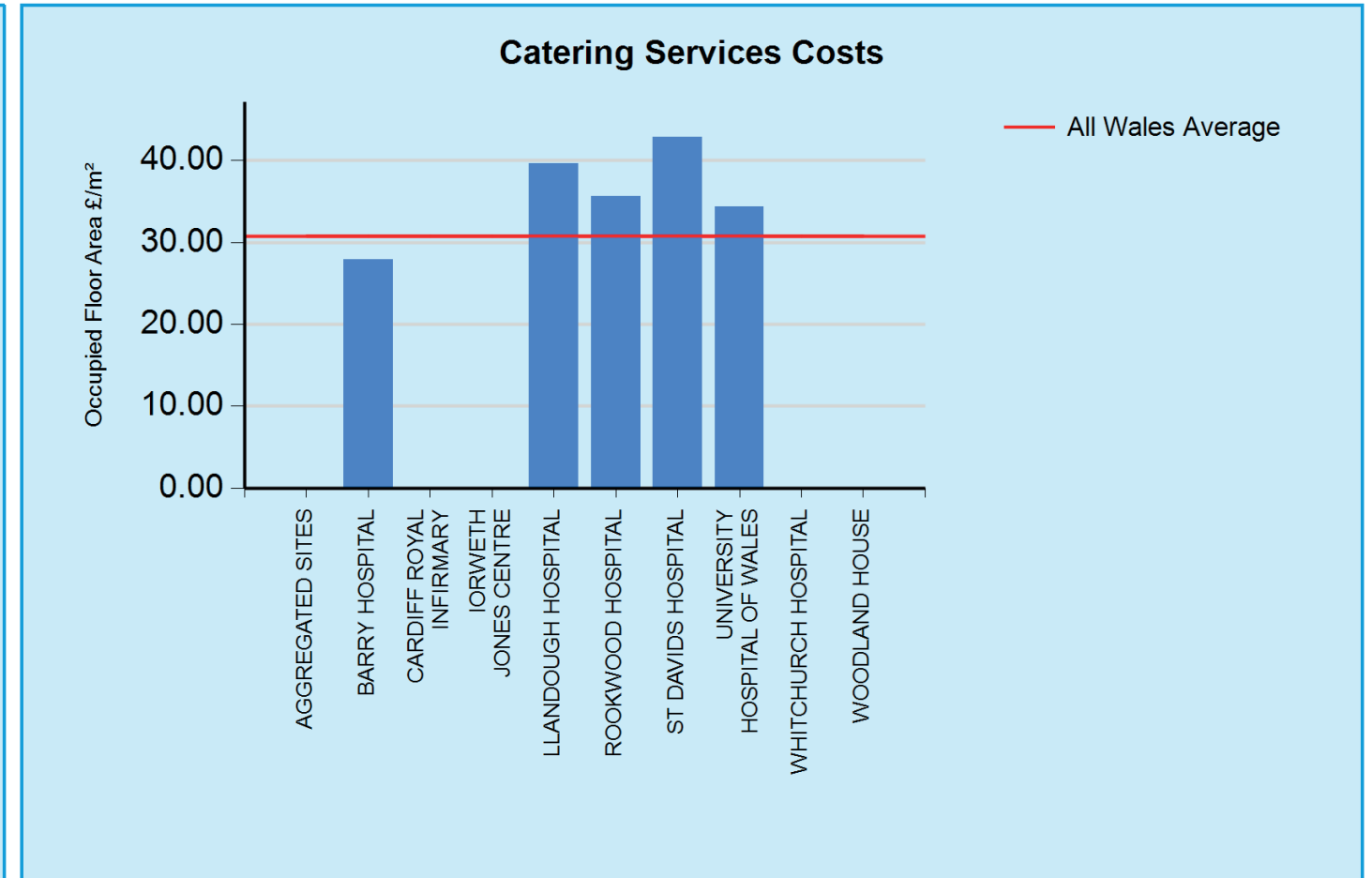
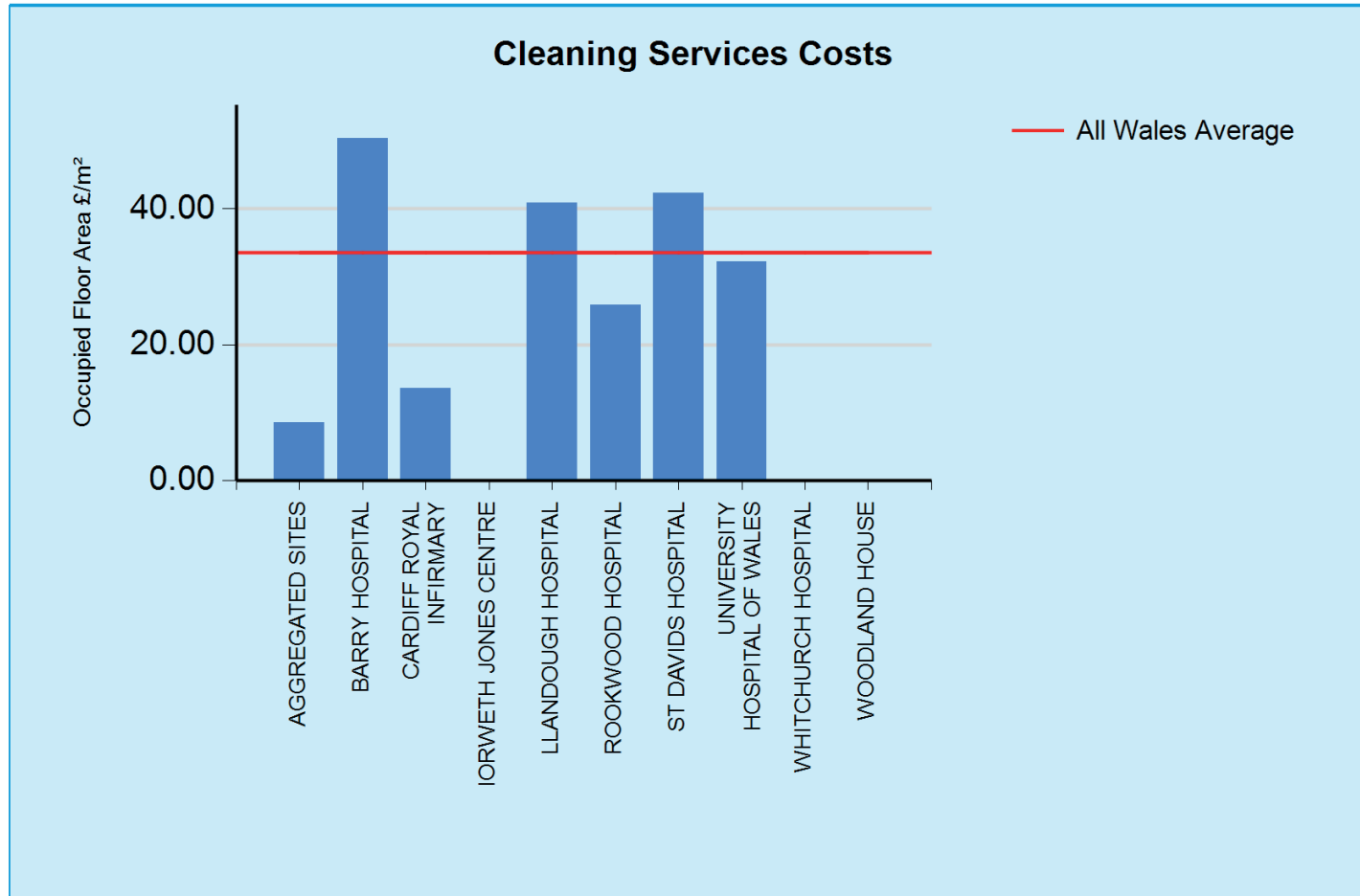
Energy

| Site Name | Net Energy | | | Carbon Emissions | | | Energy Costs | | |
|--------------------------------|---------------------------------|--------------------|--------------------------------|---------------------------|-------------------------------|-------------------------|-------------------|---------------------------------|-------------------------|
| | Net Hospital Energy Consumption | Site PI | Energy Change on Previous Year | CO ₂ Emissions | CO ₂ per sq. metre | Change on Previous Year | Total Energy Cost | Total Energy Cost per sq. metre | Change on Previous Year |
| | kWh | kWh/m ² | % | Tonnes | kg/m ² | % | £ | £/m ² | % |
| BARRY HOSPITAL | 1,685,573 | 257.5 | 6.6 | 336.5 | 51.4 | -12.0 | 120,510 | 18.41 | 11.2 |
| CARDIFF ROYAL INFIRMARY | 2,573,220 | 119.8 | 13.2 | 515.1 | 24.0 | -9.1 | 198,508 | 9.24 | 13.5 |
| IORWETH JONES CENTRE | 439,548 | 189.3 | -20.5 | 85.1 | 36.6 | -34.2 | 28,579 | 12.31 | -24.3 |
| LLANDOUGH HOSPITAL | 31,932,850 | 343.4 | 3.2 | 6,372.8 | 68.5 | -16.8 | 2,237,478 | 24.06 | 7.6 |
| ROOKWOOD HOSPITAL | 4,819,620 | 418.7 | -4.9 | 918.9 | 79.8 | -12.4 | 249,522 | 21.68 | 18.2 |
| ST DAVIDS HOSPITAL | 2,422,611 | 227.6 | -7.8 | 497.2 | 46.7 | -27.3 | 212,833 | 20.00 | 5.4 |
| UNIVERSITY HOSPITAL OF WALES | 91,361,179 | 454.6 | 5.8 | 20,499.8 | 102.0 | -11.9 | 4,169,906 | 20.75 | 13.8 |
| WHITCHURCH HOSPITAL | 1,215,465 | 48.0 | | 234.7 | 9.3 | | 90,150 | 3.56 | |
| WOODLAND HOUSE | 839,895 | 98.9 | | 163.3 | 19.2 | | 78,481 | 9.24 | |
| Health Board Totals / Averages | 137,289,961 | 361.0 | 6.1 | 29,623.4 | 77.9 | -20.0 | 7,385,967 | 19.42 | 3.9 |

Waste

| Site Name | High Temperature Disposal Waste | | | Non Burn Treatment (Alternative Treatment) Waste | | | Offensive Waste | | | Waste Recovery / Recycling | | | Total Waste | | |
|--------------------------------|---------------------------------|---------|----------------|--|---------|----------------|-----------------|---------|----------------|----------------------------|---------|----------------|-------------|---------|----------------|
| | Weight | Cost | Cost per Tonne | Weight | Cost | Cost per Tonne | Weight | Cost | Cost per Tonne | Weight | Cost | Cost per Tonne | Weight | Cost | Cost per Tonne |
| | Tonnes | £ | £/Tonne | Tonnes | £ | £/Tonne | Tonnes | £ | £/Tonne | Tonnes | £ | £/Tonne | Tonnes | £ | £/Tonne |
| AGGREGATED SITES | 4.19 | 7,961 | 1,900.00 | 16.9 | 20,674 | 1,222.59 | 20.3 | 0 | | 239.3 | 35,831 | 149.71 | 280.7 | 64,465 | 229.66 |
| BARRY HOSPITAL | 1.70 | 2,246 | 1,321.18 | 2.3 | 1,683 | 728.57 | 19.4 | 4,893 | 251.96 | 77.5 | 12,301 | 158.66 | 101.0 | 21,123 | 209.22 |
| CARDIFF ROYAL INFIRMARY | 1.73 | 1,823 | 1,053.76 | 7.8 | 4,663 | 601.68 | 0.0 | 0 | | 49.7 | 6,774 | 136.30 | 59.2 | 13,259 | 224.05 |
| IORWETH JONES CENTRE | 0.00 | 0 | | 0.0 | 0 | | 0.0 | 0 | | 3.1 | 854 | 273.72 | 3.1 | 854 | 273.72 |
| LLANDOUGH HOSPITAL | 63.99 | 26,275 | 410.61 | 158.0 | 49,767 | 314.90 | 199.9 | 35,806 | 179.08 | 445.6 | 46,789 | 105.00 | 867.6 | 158,636 | 182.85 |
| ROOKWOOD HOSPITAL | 7.49 | 4,352 | 581.04 | 1.5 | 1,821 | 1,255.86 | 33.1 | 7,454 | 225.06 | 125.3 | 17,809 | 142.15 | 162.4 | 31,574 | 194.46 |
| ST DAVIDS HOSPITAL | 3.17 | 4,585 | 1,446.37 | 9.1 | 5,482 | 603.08 | 38.1 | 13,196 | 346.35 | 77.2 | 3,996 | 51.74 | 127.6 | 27,259 | 213.65 |
| UNIVERSITY HOSPITAL OF WALES | 297.07 | 123,389 | 415.35 | 691.3 | 216,479 | 313.13 | 360.3 | 68,091 | 189.01 | 1,259.3 | 120,202 | 95.45 | 37,511.0 | 550,641 | 14.68 |
| WHITCHURCH HOSPITAL | 0.00 | 0 | | 0.0 | 0 | | 0.0 | 0 | | 0.0 | 0 | | 0.0 | 0 | |
| WOODLAND HOUSE | 0.00 | 0 | | 0.0 | 0 | | 0.0 | 0 | | 0.0 | 0 | | 0.0 | 0 | |
| Health Board Totals / Averages | 379.34 | 170,631 | 449.81 | 886.9 | 300,569 | 338.90 | 671.1 | 129,440 | 198.88 | 2,277.1 | 244,556 | 107.40 | 39,112.5 | 867,811 | 22.19 |

CARDIFF & VALE UNIVERSITY HEALTH BOARD STATES & FACILITIES PERFORMANCE BREAKDOWN 2018/2019



Figures as at 31st March 2020

| Hospital | Floor Area | Physical Condition | | | Statutory H&S | | | Statutory Fire | | | Functional Suitability | | Space Utilisation | | | |
|--------------------------|------------|--------------------|------------|--------------|---------------|------------|--------------|----------------|------------|--------------|------------------------|--------------|-------------------|-------|---------|--------------|
| | | A or B | C or Below | Not Surveyed | A or B | C or Below | Not Surveyed | A or B | C or Below | Not Surveyed | A or B | Not Surveyed | F | O | U or E | Not Surveyed |
| Llanedeyrn Health Centre | 11,175 | 23.08% | 76.92% | 0% | 11.54% | 88.46% | 0% | 13.33% | 86.67% | 0% | 0.00% | 100% | 0.00% | 0.00% | 100.00% | 0% |

| Hospital | Floor Area | Physical Condition | | | Statutory H&S | | | Statutory Fire | | | Functional Suitability | | Space Utilisation | | | |
|--------------------------|------------|--------------------|------------|--------------|---------------|------------|--------------|----------------|------------|--------------|------------------------|--------------|-------------------|---|--------|--------------|
| | | A or B | C or Below | Not Surveyed | A or B | C or Below | Not Surveyed | A or B | C or Below | Not Surveyed | A or B | Not Surveyed | F | O | U or E | Not Surveyed |
| Llanedeyrn Health Centre | 11,175 | 2,579 | 8,596 | 0 | 1,290 | 9,885 | 0 | 1,490 | 9,685 | 0 | 0 | 11175 | 0 | 0 | 11,175 | 0 |

| Hospital | Cost to B - £000's | | | | TOTAL Backlog |
|--------------------------|--------------------|-----------|-----------|-----|---------------|
| | PC | Stat H&S | Stat Fire | FS | |
| Llanedeyrn Health Centre | £ 1,324,001.0 | £ 4,916.0 | £ 4,500.0 | | £ 1,333,417.0 |
| | £ 1,324,001.0 | £ 4,916.0 | £ 4,500.0 | £ - | £ 1,333,417.0 |

| Hospital | Cost to B - £000's | | | | TOTAL RA Back |
|--------------------------|--------------------|------------|---------------|------------|---------------|
| | Low | Moderate | Significant | High | |
| Llanedeyrn Health Centre | £ - | £ 31,500 | £ 1,112,650 | £ 59,950 | £ 1,173,564 |
| | £ 129,316.6 | £ 31,500.0 | £ 1,112,650.0 | £ 59,950.5 | £ 1,173,564.0 |

| Hospital | Gross Floor Area | Net Floor Area | Patient | Non Patient | Main Circ | Occupied | Unoccupied |
|--------------------------|------------------|----------------|---------|-------------|-----------|----------|------------|
| Llanedeyrn Health Centre | 1,125 | 1,073 | 258 | 540 | 222 | 1,020 | 53 |

- A** New buildings/plant that fully comply with national standards and have a full life expectancy (60 years). No immediate expenditure required except for routine operational maintenance.
- B** A building/plant that is in an acceptable condition for its use. No immediate major expenditure required except that for minor repairs and upgrading and routine operational maintenance. The building will have a life expectancy of at least 10 years for its existing use without major repairs and upgrading.
- B(C)** Currently at condition B, but likely fall below B standard within 5 years.
- C** A building/plant that is not in an acceptable condition for its use, and requires capital expenditure to bring it to condition 'B'. This expenditure will not exceed 50% of the replacement cost and would provide the building with an expected remaining life comparable with that of a new building (60 years).
- D** A building/plant that is not in an acceptable condition for its existing use and requires capital expenditure to achieve condition 'B' of between 50% and 100% of replacement costs.
- X** Added to C or D indicated that an improvement to category B is either impossible or uneconomic

2.4

Proposed Changes to the Estate

2.4 Proposed Changes to the Estate

Please refer to Sections 2.1, 2.5 & 2.6 of this document.

2.5

Capital Investment Programme

2.5 Capital Investment Programme

| Department | IMTP Clinical Boards | Pre 20/21 £m | 2020-21 £m | 2021-22 £m | 2022-23 £m | 2023-24 £m | 2024-25 £m | Total £m |
|-------------------------------------|--|-----------------|---------------|---------------|---------------|---------------|---------------|-------------|
| Medicine | Cystic Fibrosis to provide additional beds | 1.233 | 3.426 | 0.000 | 0.000 | 0.000 | 0.000 | 4.659 |
| Surgery | Replacement Theatres 5 & 6 UHL CAVOC | 0.036 | 0.200 | 11.000 | 0.000 | 0.000 | 0.000 | 11.236 |
| Surgery | Major Trauma Centre (Interim) | 2.972 | 0.745 | 0.000 | 0.000 | 0.000 | 0.000 | 3.717 |
| Surgery | Hybrid/MTC theatre (Phase 1) | 0.478 | 0.161 | 34.000 | 0.000 | 0.000 | 0.000 | 34.639 |
| Surgery | Major Trauma Centre (Phase 2) | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Surgery | UHW Theatre Refurbishment | 0.000 | 0.000 | 0.000 | 15.000 | 0.000 | 0.000 | 15.000 |
| Clinical Diagnostics & Therapeutics | Genomics | 0.010 | 0.189 | 8.000 | 0.000 | 0.000 | 0.000 | 8.199 |
| Clinical Diagnostics & Therapeutics | Radiopharmacy Unit | 0.036 | 0.400 | 9.000 | 0.000 | 0.000 | 0.000 | 9.436 |
| Clinical Diagnostics & Therapeutics | Mortuary Refurbishment | 0.000 | 0.000 | 2.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Specialist | Rookwood Replacement | 24.840 | 6.041 | 0.000 | 0.000 | 0.000 | 0.000 | 30.881 |
| Primary Care | Barry Wellbeing Hub | 0.000 | 0.000 | 0.450 | 1.100 | 2.450 | 11.000 | 15.000 |
| Primary Care | Whitchurch Wellbeing Hub | 0.000 | 0.000 | 0.550 | 1.250 | 3.200 | 15.000 | 20.000 |
| Primary Care | Park View Wellbeing Hub | 0.059 | 0.441 | 10.000 | 9.500 | 0.000 | 0.000 | 20.000 |
| Primary Care | Maelfa Wellbeing Hub | 1.181 | 2.741 | 8.954 | 1.247 | 0.241 | 0.006 | 14.370 |
| Primary Care | Penarth Wellbeing Hub | 1.062 | 0.224 | 10.267 | 0.000 | 0.000 | 0.000 | 11.553 |
| Primary Care | CRI Wellbeing Hub | 0.642 | 0.563 | 0.000 | 0.000 | 0.000 | 0.000 | 1.205 |
| Primary Care | SARC Redevelopment | 0.000 | 0.662 | 8.000 | 4.000 | 0.000 | 0.000 | 12.662 |
| Primary Care | CRI Chapel Redevelopment | 0.871 | 2.460 | 0.000 | 0.000 | 0.000 | 0.000 | 3.331 |
| Primary Care | CRI Bld 11, 4 & Datt Modular | 0.207 | 4.926 | 0.000 | 0.000 | 0.000 | 0.000 | 5.133 |
| Primary Care | CRI Upgrade Overall Site | 0.000 | 0.000 | 1.500 | 20.000 | 40.000 | 31.500 | 93.000 |
| Capital Estates & Facilities | Sustainable Travel Hub | 0.057 | 0.000 | 3.600 | 0.000 | 0.000 | 0.000 | 3.657 |
| Capital Estates & Facilities | UHL Engineering Infrastructure | 0.125 | 0.175 | 4.000 | 0.000 | 0.000 | 0.000 | 4.300 |

2.6

Land and Property Disposal and Acquisition Programme

2.6 Land and Property Disposal and Acquisition Programme

The site identified for the WH@Maelfa is owned by the Cardiff City Council, the site of the existing Llanederyn Health Centre is owned by Cardiff & Vale University Health Board, discussions between both parties to agree all Land Matters have been concluded.

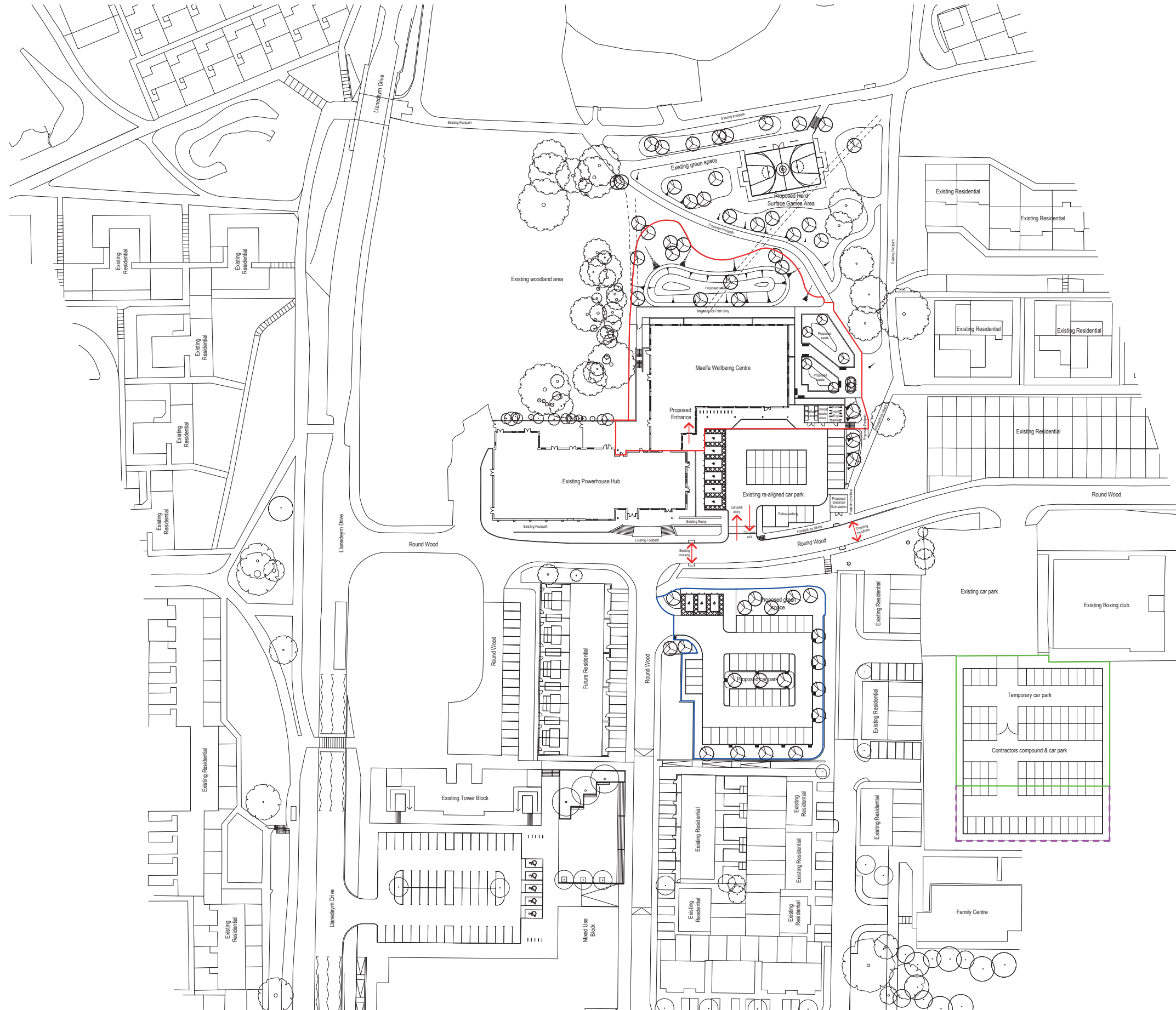
The agreement(s) reached between the Health Board and the Council to enable the Maelfa Wellbeing Hub to be constructed on the Powerhouse site is included in this section, and contained in the document titled 'Heads of Terms An agreement to enable the development of a new Well Being Centre alongside the Llanederyn Powerhouse Hub, Maelfa'.

The Wellbeing Hub is to be developed under a number of Licences and the site required for the development of the Wellbeing Hub is to be the subject of a long leasehold for a 125 year term.

The Council is fully supportive of the development as indicated in the letter of support attached to the business case checklist. The Health Board and Council have agreed in principle the terms included in the 'Heads of Terms' Agreement, the final version will shortly be lodged with legal colleagues for engrossment.

Note: Refer to drawing 'MWC-RLA-ZZ-ZZ-DR-A-00006 P01'.

Wellbeing Hub @ Maelfa



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Do Not scale off this drawing, use only figured dimensions and report any discrepancies or omissions to the Architect immediately.

| Rev. | Date | Description |
|------|----------|---|
| P1 | 03/07/20 | First Issue: Extended Contractors Compound to the rear of the Temporary car park. |

Roberts Limbrick
ARCHITECTS

PROJECT
Maelfa Wellbeing Centre

CLIENT
C&V UHB

DRAWING
Land Acquisition / Transfer Plan
Extended Contractors Compound

STATUS
S2 Issued for information

ROBERTS LIMBRICK LTD
The Carriage Building, Bruton Way
Gloucester, GL1 1DG
The Estates Office 25 - 26 Gold Tops
Newport, NP20 4PG
T. 03333 405 500
mail@robertslimbrick.com
www.robertslimbrick.com

Registered Office: England No. 8658825
SCALE: 1:500@A1
DATE: 03/07/20

DRAWING NUMBER: MWC-RLA-ZZ-DR-A-00006 P1
REVISION: NM

Head of Terms Information

Property Disposals Information Table

Cardiff and Vale UHB – Property and Accommodation Issues

| | | | | | |
|----------------|---------------------------------|-----------------|-----|---------------|--------|
| Project Title: | UHB Property Management 2020/21 | Project Number: | VAR | Report up to: | Jul-20 |
|----------------|---------------------------------|-----------------|-----|---------------|--------|

| ACQUISITION / DISPOSAL APPROVALS 2020/20 | | | | | |
|--|---------------------|--------------|--------------|---------------|---------------|
| A / D / L | Site / Issue | UHB Decision | WAG Approval | Completion | Value +VAT |
| L | Unit 4 Ty Glas | | | tbc | tbc |
| D | Whitchurch "Site 1" | July 2014 | tbc | Est Sept 2020 | tbc |
| A | Whitchurch "Site 2" | July 2014 | tbc | Est Sept 2020 | tbc |

| POTENTIAL FUTURE ACQUISITION / DISPOSALS | | | | | |
|--|-----------------------------------|--------------|--------------|------------|-----------------|
| A or L | Site / Issue | UHB Decision | WAG Approval | Completion | Value |
| D | Rookwood Hospital | | | 2021/22 | £6,000,000 |
| D | Llantwit Major Clinic (to GPs) | | | 2021/22 | £330,000 |
| A or L | Radiopharmacy Requirement | | | tbc | tbc |
| D | Whitchurch Hospital (incl Chapel) | July 2014 | Awaited | tbc | £15,000,000 est |
| D | Gabalfa Clinic | | | tbc | £300,000 |
| D | Hamadryad Centre | | | tbc | £800,000 |
| D | Pentwyn Health Centre | | | tbc | £275,000 |
| D | Pendine Centre | | | tbc | £275,000 |
| D | Park Road Houses | | | tbc | £2,000,000 |
| D | Radyr Clinic | | | tbc | £150,000 |
| D | Llanedeyrn Health Centre | | | tbc | tbc |

| MAIN UHB ACCOMMODATION ISSUES (please also see minutes of accommodation working group) | | | |
|--|--|---|-----------------|
| Flag Status | Site / Issue | Comments | AWG App |
| Strategic Accommodation Issues | | | |
| Green | Global Link - Mental Health Accommodation | Pre Cons Stage - Solution Planned and to Progress | n/a - strategic |
| Green | Global Link - Child Psychology Accommodation | Pre Cons Stage - Solution Planned and to Progress | n/a - strategic |
| Green | Global Link - LAC Accommodation | Pre Cons Stage - Solution Planned and to Progress | n/a - strategic |
| Green | West Services - DN and HV Accommodation | Work on site underway | n/a - strategic |
| Large Accommodation Requests | | | |
| | These are now redirected towards IMTP route | Please refer to minutes of accommodation working group. | AWG Issue 89 |
| General Accommodation Progress | | | |
| Green | 10 Solved Accommodation Issues | Please refer to minutes of accommodation working group. | AWG Issue 89 |
| Green | 17 unresolved and 0 new accommodation issues | Please refer to minutes of accommodation working group. | AWG Issue 89 |
| | | Unresolved issues escalated to Director of Ops | |

| PROJECT ISSUES / REDFLAGS / RISKS | | | |
|-----------------------------------|---------------|------------------------------------|--|
| Risk | Site | Issue | Actions |
| > | All | Land Area Discrepancy - NWSSP LAPP | Wider issue than C&V. Awaiting NWSSP steer. |
| > | Llandaff N GP | Service Charge | UHB to challenge practice on service charges levied. No lease in place. |
| > | Penarth HWBC | Land Transaction | Meetings held at senior level. On hold pending outcome. |
| > | St Davids | LAC / Child Psy Accom | PFI Contract and CV19 issues holding up work to move teams. |
| > | Whitchurch | Planning Renewal | Planning called in by WG |
| > | ATC | New Lease | Handover of new accommodaton not accepted. Impact on move from Ivor House. |
| > | CRI Chapel | New Lease to CC | HoTs in process of being agreed. |
| > | Lansdowne | GP Car Park | Pending planning and works. |
| > | Maelfa HWBC | New Lease to GPs | HoTs in process of being agreed. |
| > | Maelfa HWBC | Land Transaction | HoTs in process of being agreed. |
| > | STAR | New Lease | Reacquired as CTU2. Renewed to end Sept. |
| > | Unit 4 | New Lease | HoTs agreed. |
| > | UHL P&R | End of Lease - Jul 2020 | Funding required for renewal |
| > | West Services | Occupancy | Potential delay by IT |
| > | 200 Fairwater | Vacant Property | Building vacant therefore vac property risks. |
| > | UHL Telecoms | Lease of Telecoms on Tower | Complete |
| > | > | > | Red / Amber / Green / Note |

| UHB PROPERTY DETAILS | | | | | | | | | |
|----------------------|----------------------------------|--------------------|--------|-----------------|---------------------|--------------------|---------------|-------------------|---|
| Flag Status | Site | NIA m ² | Tenure | Lease End/Brk | Backlog at 01/04/19 | Lease | | Clinical Board | Comments |
| | | | | | | Cost p.a. Incl VAT | Renewal | | |
| | University Hospital of Wales | 214,419 | FH | n/a | £106,802,086 | n/a | n/a | n/a | |
| Green | University Hospital Llandough | 96,631 | FH | n/a | £21,376,661 | n/a | n/a | n/a | |
| | Whitchurch Hospital | 31,122 | FH | n/a | n/a | n/a | n/a | n/a | Site now classed as derelict. Lodge and Locality Bdg now separated out. |
| | Rookwood Hospital | 12,255 | FH | n/a | £6,029,100 | n/a | n/a | n/a | |
| | Barry Community Hospital | 6,931 | FH | n/a | £123,125 | n/a | n/a | n/a | |
| Amber | St David's Hospital | 11,175 | FH | n/a | £182,339 | n/a | n/a | n/a | |
| Green | Cardiff Royal Infirmary | 22,892 | FH | n/a | £1,950,822 | n/a | n/a | n/a | |
| | Woodland House | 8,797 | FH | n/a | £0 | n/a | n/a | n/a | |
| | Fieldway | 2,652 | FH | n/a | £16,937 | n/a | n/a | n/a | |
| | Broad Street Clinic | 520 | FH | n/a | £267,990 | n/a | n/a | n/a | |
| | Gabalfa Clinic | 598 | FH | n/a | £141,643 | n/a | n/a | n/a | |
| | Grange Health Centre | 614 | FH | n/a | £94,388 | n/a | n/a | n/a | |
| Green | Fairwater Road (200) | 250 | FH | n/a | n/a | n/a | n/a | n/a | |
| | Llanedeyrn Health Centre | 1,124 | FH | n/a | £1,321,051 | n/a | n/a | n/a | |
| | Llanishen Clinic | 323 | FH | n/a | £162,673 | n/a | n/a | n/a | |
| | Llanrumney CELT | 408 | FH | n/a | £83,194 | n/a | n/a | n/a | |
| | Former Ely Hospital | 2,158 | FH | n/a | £876,349 | n/a | n/a | n/a | Park View + Rowan. PV vacant pending demolition. |
| | Pendine Centre FH | 302 | FH | n/a | £58,012 | n/a | n/a | n/a | |
| | Pentwyn HC | 701 | FH | n/a | £60,579 | n/a | n/a | n/a | |
| | Radyr Health Centre | 379 | FH | n/a | £113,729 | n/a | n/a | n/a | |
| | Rhiwbina Clinic | 357 | FH | n/a | £108,922 | n/a | n/a | n/a | |
| | Riverside Health Centre | 1,732 | FH | n/a | £458,304 | n/a | n/a | n/a | |
| | Roath Clinic | 460 | FH | n/a | £197,797 | n/a | n/a | n/a | |
| | The Hamadryad Centre | 1,773 | FH | n/a | £181,792 | n/a | n/a | n/a | |
| | The Phoenix Centre | 296 | FH | n/a | £39,494 | n/a | n/a | n/a | |
| | 1 Park Road | 108 | FH | n/a | £34,086 | n/a | n/a | n/a | |
| | 3 Park Road | 106 | FH | n/a | £38,842 | n/a | n/a | n/a | |
| | 5-11 Park Road Arosfa | 424 | FH | n/a | £92,153 | n/a | n/a | n/a | |
| | 11a Park Road | 113 | FH | n/a | £9,450 | n/a | n/a | n/a | |
| | 15 Park Road | 103 | FH | n/a | n/a | n/a | n/a | n/a | |
| | 17a Park Road | 73 | FH | n/a | n/a | n/a | n/a | n/a | |
| | 17b Park Road | 51 | FH | n/a | n/a | n/a | n/a | n/a | |
| | Llantwit Major Health Centre | 389 | FH | n/a | £23,762 | n/a | n/a | n/a | |
| | Wedal Rd | - | FH | n/a | £0 | n/a | n/a | n/a | Land Only. Car park let for 1 yr. |
| | Whitchurch Locality Building | 827 | FH | n/a | £290,550 | n/a | n/a | n/a | |
| | Whitchurch Lodge | 416 | FH | n/a | £0 | n/a | n/a | n/a | |
| | Pendine Centre LH | 184 | LH | LH - Int Repair | £2,500 | £5,400 | 30/11/2026 | Mental Health | |
| | Newlands Street | 222 | LH | LH - Int Repair | £20,867 | £13,200 | 14/03/2021 | Mental Health | |
| | Units 3 / 5 Medicentre | 145 | LH | LH - Int Repair | n/a | £27,918 | 30/06/2021 | Clinical Diag | CEDAR funded. |
| | Unit 24 Medicentre | 50 | LH | LH - Int Repair | n/a | £5,112 | 30/06/2021 | Clinical Diag | CEDAR funded. |
| | Avon House (Hafan Dawell) | 784 | LH | LH - Int Repair | £67,298 | £62,000 | 14/11/2021 | M. Health / PCIC | |
| | Unit 5B, West Point Ind Estate | 481 | LH | LH - Full Rep | £13,656 | £40,282 | 13/02/2023 | PCIC | |
| | CU Psychology Tower | 256 | LH | LH - Int Repair | n/a | £121,125 | 02/09/2019 | Mental Health | CU Maintain. NLIAH Funded. Lease talks ongoing. |
| | Unit 6, Ty Glas - WEQAS | 983 | LH | LH - Full Rep | £14,257 | £41,976 | 16/03/2023 | Clinical Diag | |
| | Unit 1, Ty Glas - Pharmacy Store | 539 | LH | LH - Full Rep | £14,749 | £38,683 | 16/03/2023 | Medicine | WAG Funded Contingency Store |
| | ALAS Unit 1 Treforest | 2,801 | LH | LH - Full Rep | £201,020 | £126,000 | 15/10/2024 | Rehabilitation | |
| | Unit 2, Treforest | 1,374 | LH | LH - Full Rep | n/a | £86,400 | 15/10/2024 | Med Recs / ALAS / | (Rent £72k after year 3) |
| | Llanrumney Medical Centre | 158 | LH | LH - Int Repair | £7,211 | £50,197 | 28/09/2025 | PCIC | |
| | Penarth Health Centre | 344 | LH | LH - Int Repair | £14,257 | £29,436 | 12/02/2027 | PCIC | |
| | Loudoun Square Medical Centre | 1,743 | LH | LH - Int Repair | £23,762 | £0 | 21/05/2137 | PCIC / Dental | |
| | Rumney Primary Care Centre | 755 | LH | LH - Int Repair | £4,370 | £85,346 | 20/10/2033 | PCIC | |
| | Cowbridge Health Centre | 607 | LH | LH - Int Repair | £3,933 | £119,006 | 19/02/2031 | PCIC / Ment Hlth | Assigned from ABMU on 01-04-14. (GIA inclusive of shared space) |
| Green | Alcohol Treatment Centre | 131 | LH | LH - Int Repair | n/a | £0 | 31/10/2016 | Unsch Care | New facility lease with UHB |
| | Dinas Powys Medical Centre | 77 | LH | LH - Int Repair | £4,916 | £20,298 | | PCIC | |
| | Global Link | 3,233 | LH | LH - Full Rep | £78,933 | £472,890 | 10/11/2019 | Mental Health | |
| | Ty Jenner | 146 | LH | LH - Int Repair | n/a | £0 | Rolling | PCIC | |
| | UHL Park and Ride Land | - | LH | LH - Full Rep | n/a | £0 | 21/07/2020 | Parking | UHL Park & Ride |
| Green | West Services Building | | LH | LH - Int Rep | ? | ? | 23/01/2025 | PCIC / Child H | |
| Green | STAR Centre | 3,024 | LH | LH - Full Rep | £0 | | Est Sept 2020 | CTU2 | Temp Lease - CTU2 |

*Backlog in this table is EXCLUSIVE of VAT and

Rent figures in orange reflect latest rent offer where negotiations are ongoing

Section

3

Proposed Project Estate Options

3.1 Clinical Features Programme

3.2 Shortlisted Options

3.1

Clinical Features Programme

3.1 Clinical Features Programme

Please refer to Service Scope in the Health Board's Full Business Case document ref: Section 4.9, Appendix.7.

3.2

Shortlisted Options

3.2 Shortlisted Options

The proposed options are:

- Option 1 – Provide backlog maintenance to existing Health Board owned Llanederyn Centre;
- Option 2 – Refurbish and Extend existing Llanederyn Health Centre;
- Option 3 – New build facility on the existing Llanederyn Health Centre site;

With the preferred option being;

- Option 4 – New build facility on the site located on existing greenspace/play area directly adjacent to the Powerhouse Community Hub.

The provision of a fit for purpose new Maelfa Wellbeing Centre that meets all statutory requirements and best practice models. The facility will provide high quality accommodation and support improved access to a seamless integration of social, health and wellbeing services therefore delivering an improved social model of health for the residents of Llanedeyrn and Pentwyn.

Proposals have been developed in partnership with local GPs, the local authority and third sector organisations and will focus on 'prevention' and 'wellness' rather than 'illness' supporting the Wellbeing of Future Generations (Wales) Act wellbeing objectives by:

- Prosperity – improved health outcomes leading to greater opportunity to contribute to society. Development of sustainable community facilities which use energy efficiently, generate energy and aim for carbon footprint neutrality;
- Resilience – use of adjacent green outdoor space to support individual and community activities to develop a strong and resilient community e.g. community garden, sports activities;
- Health – people's physical, mental and social wellbeing needs met through collaborative service delivery with partner organisations;
- Equal – reduced health inequalities through targeted provision of services/ interventions which meet the health and wellbeing needs of local population;
- Cohesive communities – promote co-production, co-design and co-ownership to nurture the development of a strong community spirit and consequent positive outcomes such as improved public health and social resilience;
- Culture – community focused wellbeing facilities which support people to participate in a variety of sport and social activities.

Section

4

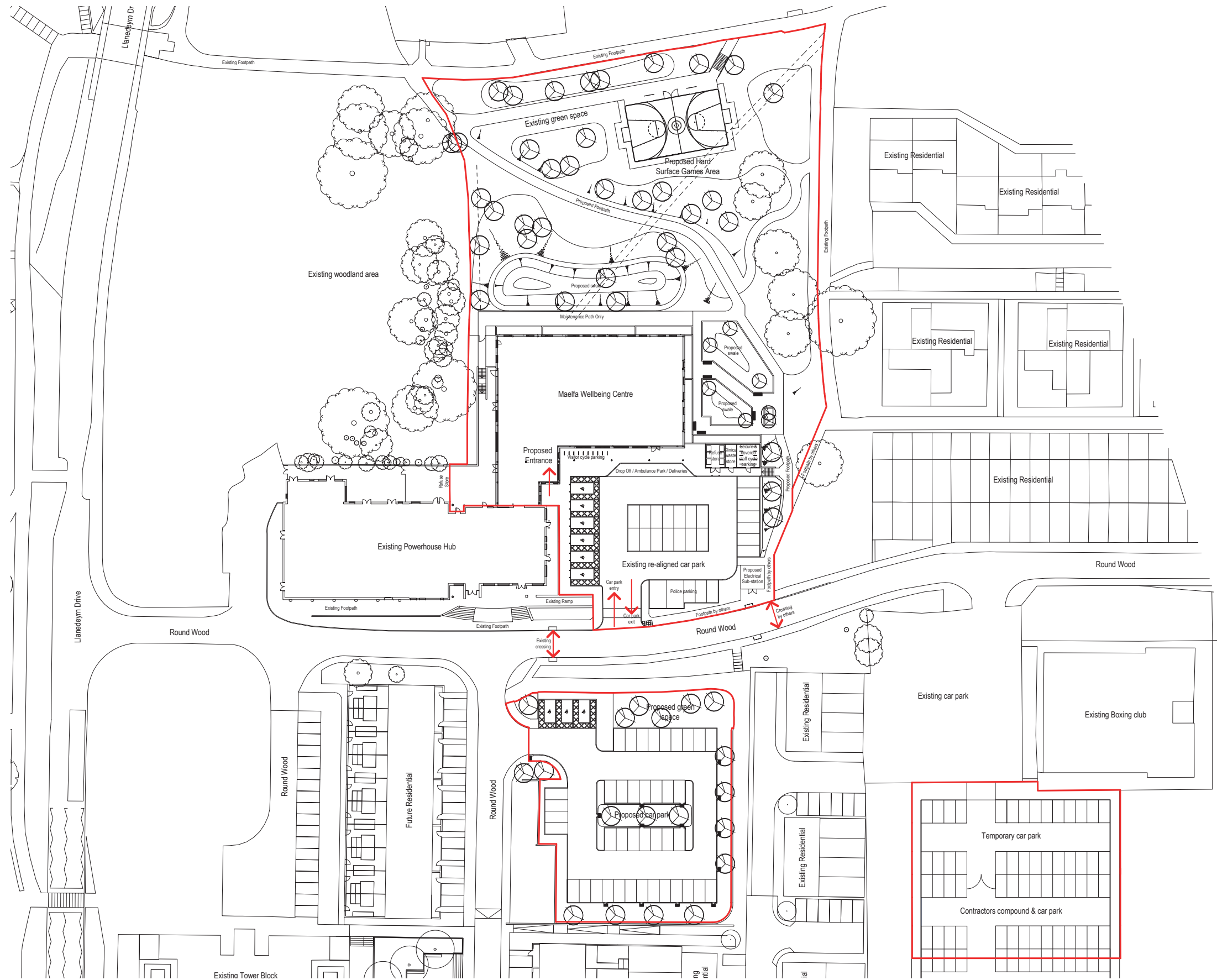
Preferred Option Development Control Plans

Preferred Option Development Control Plans

Option 4B Revision B was selected as the preferred option with sign off achieved to move forward into developing a coordinated design during RIBA stage 2, along with stakeholder input from the GP's, Service users, Council's Regeneration team and ultimately an AEDET workshop run with NWSSP - SES, to finalise a set of robust delivery proposed for the Outline Business Case.



Proposed Site Plan



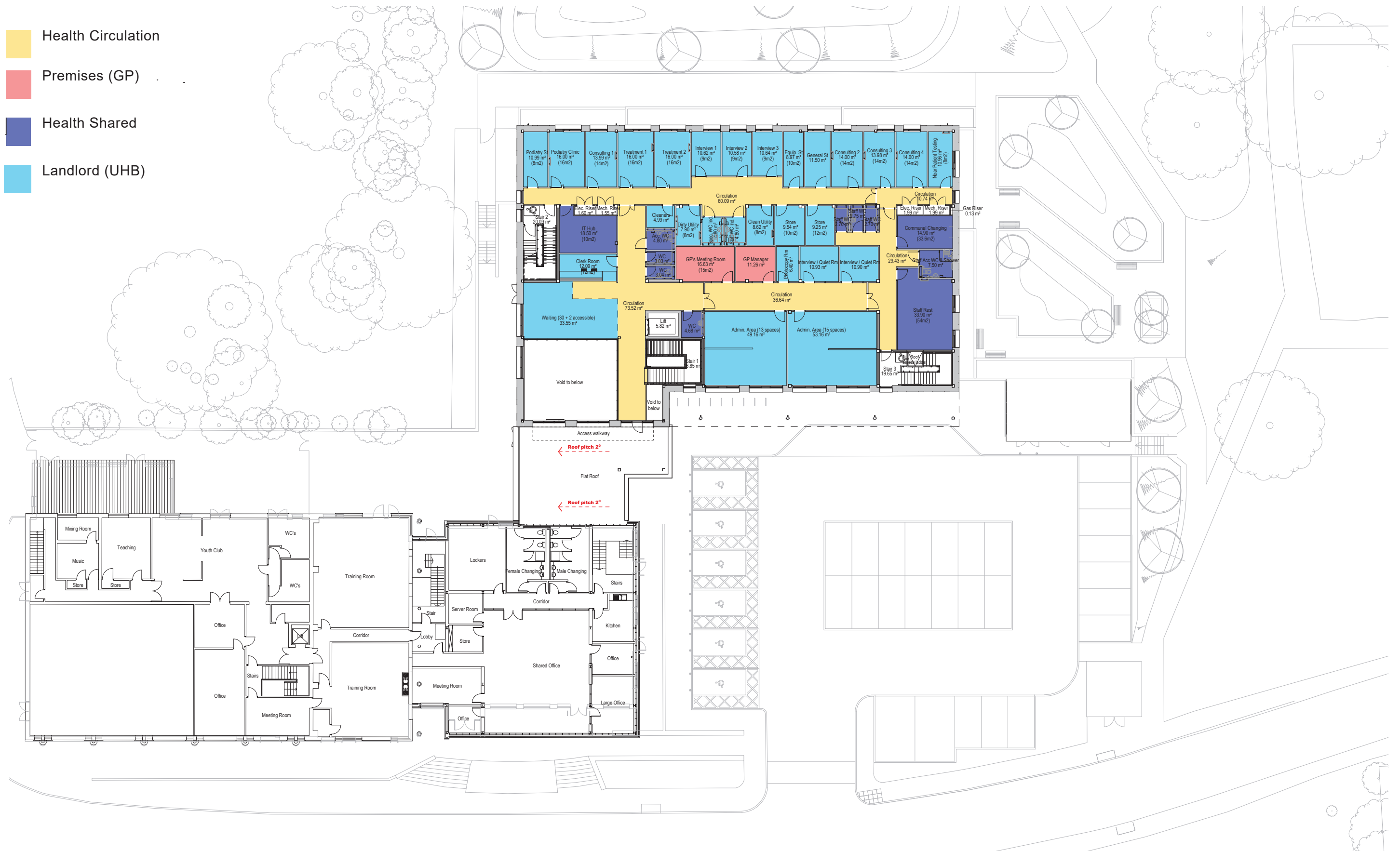
Proposed Ground Floor GA Plan

- Health Circulation
- Premises (GP)
- Health Shared
- Landlord (UHB)
- Full Circulation
- Cafe

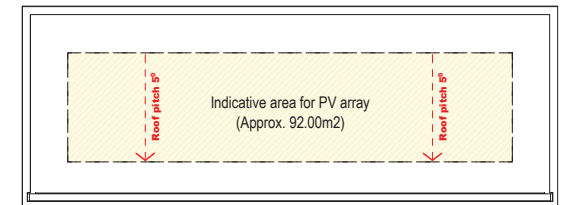
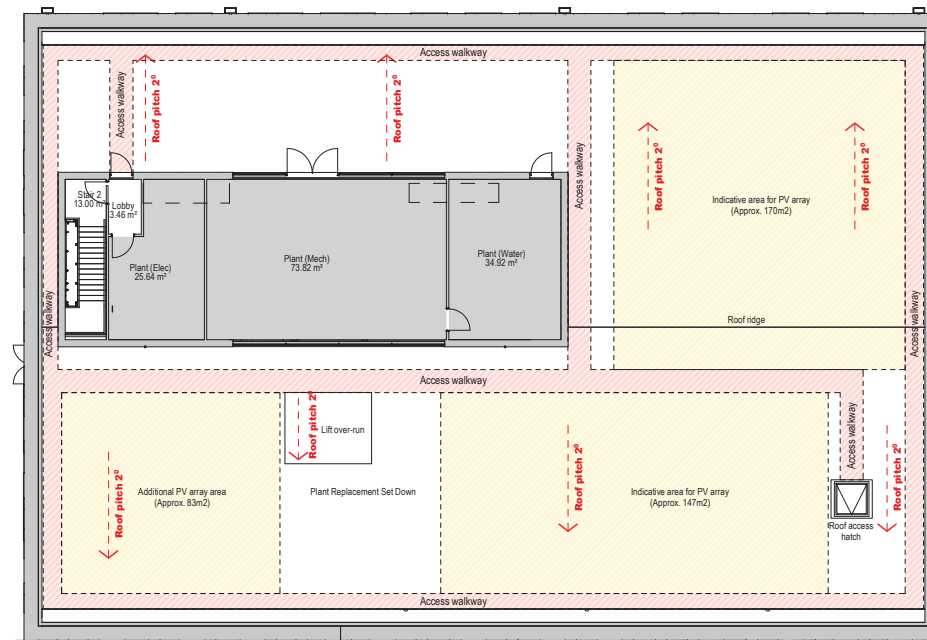


Proposed First Floor GA Plan

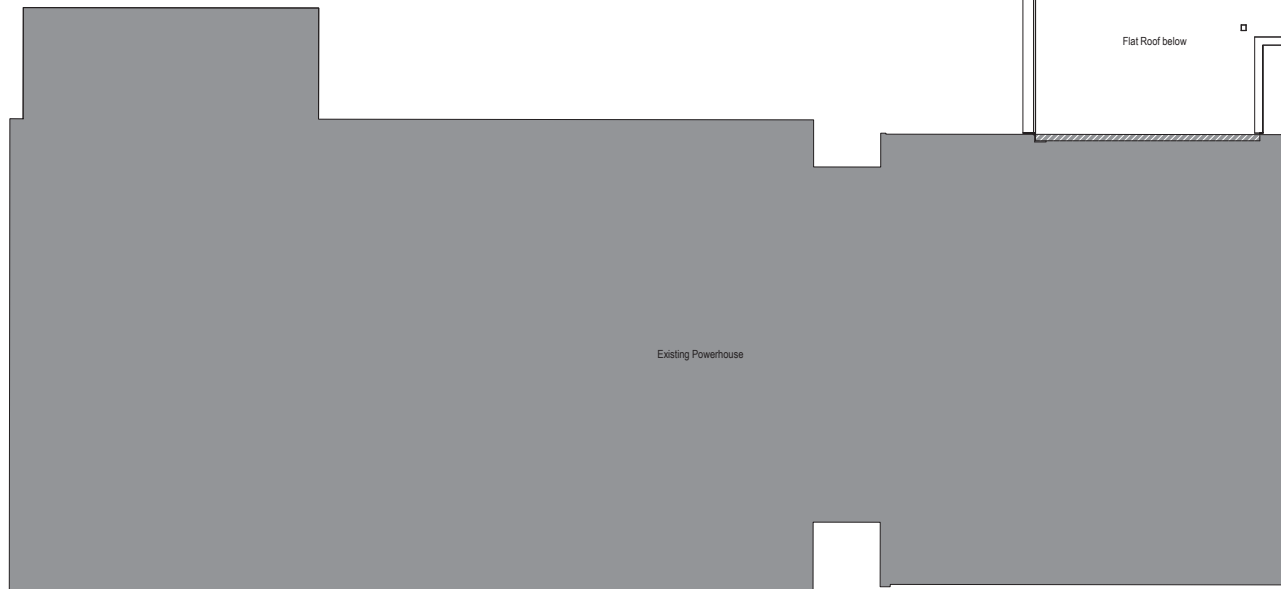
- Health Circulation
- Premises (GP)
- Health Shared
- Landlord (UHB)



Proposed Roof GA Plan



Plant Roof
1 : 200



Flat Roof below

Proposed GA Elevations



① North Elevation
1 : 100



② East Elevation
1 : 100

Proposed GA Elevations



① South Elevation
1 : 100



② West Elevation
1 : 100

Project Design Principles

- 5.1 Architectural & Landscape Report
- 5.2 Civil & Structural Report
- 5.3 Building Services Report
- 5.4 Fire Engineering
- 5.5 Acoustics
- 5.6 Ecology & Arboricultural

5.1

Architectural & Landscape Report

5.1 Architectural & Landscape Report

Introduction

The proposed new Wellbeing Hub @ Maelfa aims to deliver integrated primary care services at the heart of the community which it serves. These services will be delivered in collaboration with health, voluntary sector and community partners, with the aim of improving the overall wellbeing of the local community. The Wellbeing Hub @ Maelfa will comprise primary care services, replacing the GP surgery facilities currently within the Llanedeyrn Health Centre and offer a range of specialist community out-patient health services with shared staff, clinical and community support spaces.

The new Maelfa Wellbeing Centre will be joined to and located adjacent to the Powerhouse Hub. The Wellbeing Centre will be positioned broadly to the rear of the existing Powerhouse car park over the footprint of the existing hard surface play area, with accommodation over two floors and with a single storey shared entrance link to the Powerhouse building.

The facility will provide high quality accommodation and support improved access to a seamless integration of social, health and wellbeing services therefore delivering an improved social model of health for the residents of Llanedeyrn and Pentwyn.

The Design Team

- | | |
|---------------------------|-----------------------------|
| • Supply Chain Partner | Willmott Dixon |
| • Architecture | Roberts Limbrick Architects |
| • Landscape | Illman Young |
| • Mechanical & Electrical | Troup Bywaters & Anders |
| • Civil and Structural | Cambria Consulting |
| • Fire Engineering | Bureau Veritas |
| • Acoustics | Formant |
| • BREEAM | MM Sustainable Design Ltd |
| • Principle Designer | Msafe |



The Purpose of this Report

This report outlines the RIBA stage 4 architectural design development for the new Maelfa Wellbeing Centre and documents the Stage 4 designs, during which the Design Team undertook a detailed and coordinated design development of the key disciplines such as architecture, landscape, building services, structures & civils, fire and acoustic strategies. The project proposals have been developed in collaboration with the Cardiff and Vale University Health Board (C+V UHB).

The report has been compiled to support the Full Business Case (FBC) for the Maelfa Wellbeing Centre and has been prepared by the Willmott Dixon design team for submission to Welsh Government for approval based on the design as captured in this report.

The Next Steps

The FBC document will be submitted to Welsh Government for approval. The main construction phase is programmed to commence in Autumn 2020, the development will be phased as follows:

Phase 1

- Temporary car park and contractor's compound set up to the south of Round Wood. The temporary car park is required during the construction of the new Wellbeing Centre as the existing Powerhouse Hub car park will not be available during this period.
- Demolition of the existing hard surface play area and construction of the new hard surface play area located to the north of the site.
- Construction of the new Wellbeing Hub @ Maelfa, reorganised car park, landscape and
- SuDS and realigned footpaths through the park.

Phase 2

- Demolition of existing Llanedeyrn Health Centre and construction of additional car park and landscaping.

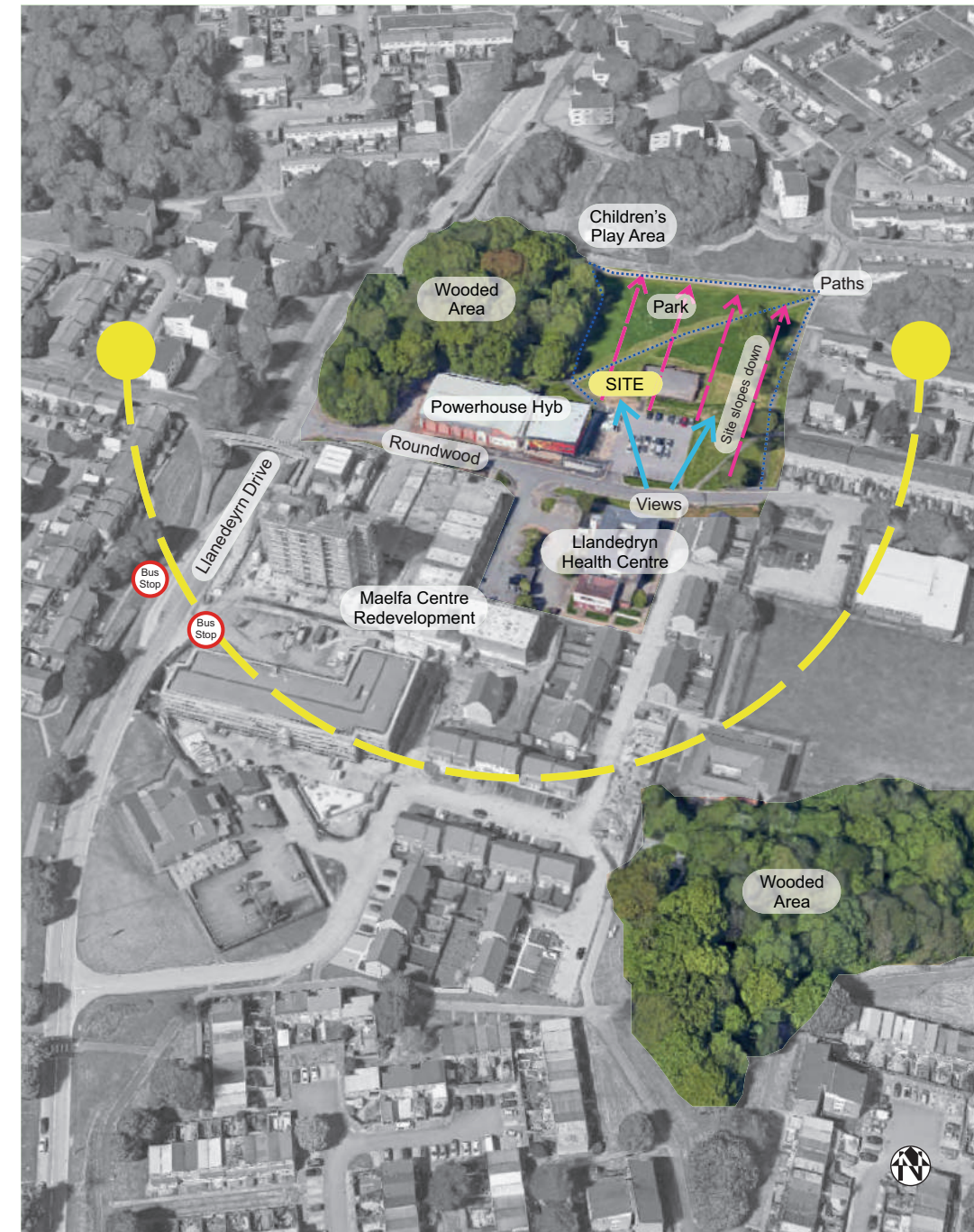
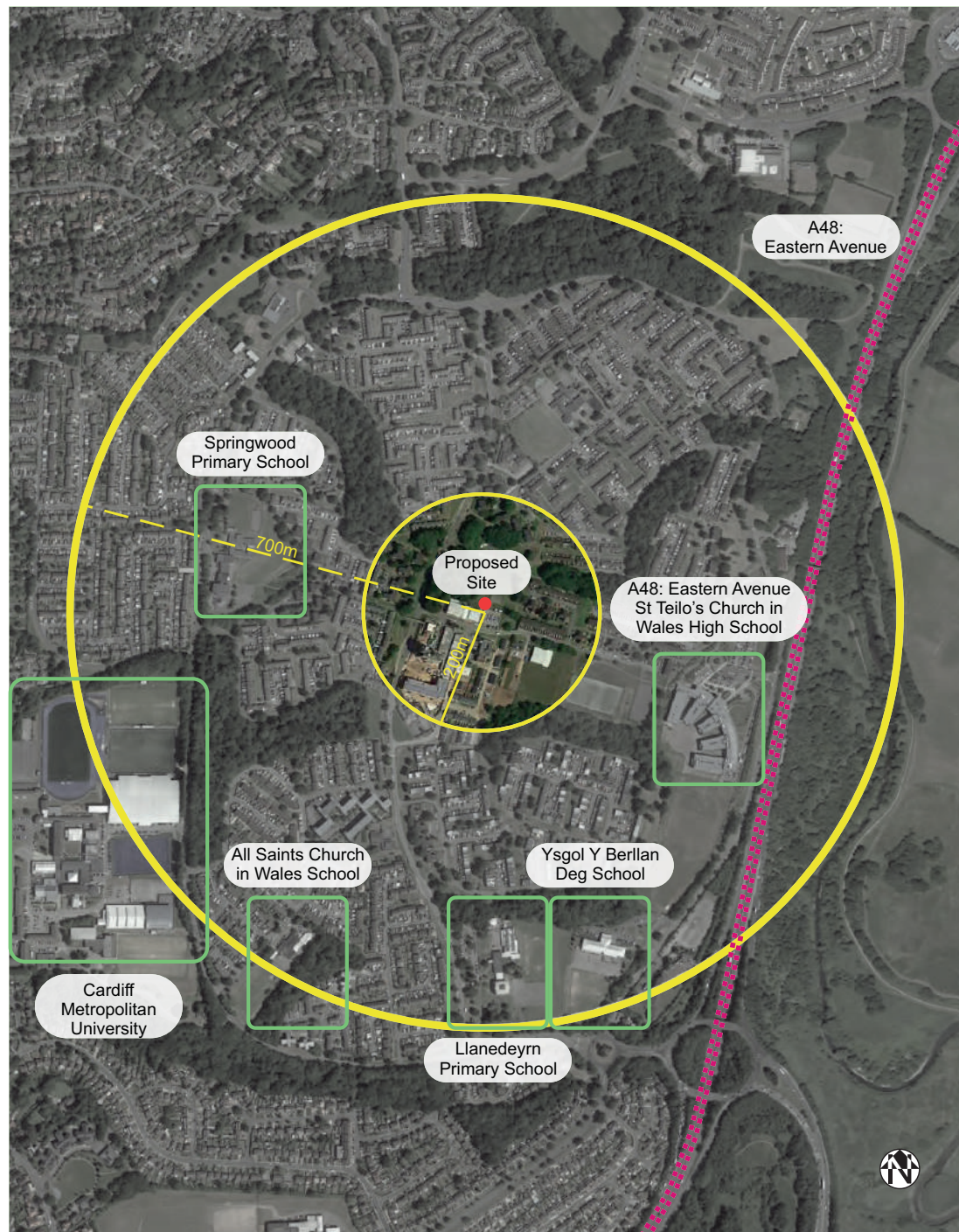
Wellbeing Hub @ Maelfa

Location

The site is located to the northeast of Cardiff city centre in the area of Llanedeyrn. The site is approximately 5km from junction 30 of the M4 and 1km from the A48 to the east. The site locality is primarily residential, with 5 schools within a 1km radius.

The Circle Way East (ring road) surrounds Llanedeyrn with Llanedeyrn Drive, linking the north and south of the ring road. The existing Llanedeyrn Health Centre is located on Round Wood just off Llanedeyrn Drive. The proposed Wellbeing Centre development site is directly opposite the existing Health Centre on the north side of Round Wood adjacent to the extended Powerhouse Hub and car park.

The Maelfa local centre comprises a small shopping mall, the extended Powerhouse Hub, Llanedeyrn Health Centre, existing park land and local playing areas.



Strategic Site Arrangement

The proposed wellbeing centre is located to the West of the site, set-back and partially screened behind the existing Powerhouse Hub building. The development is deliberately off-set from the residential properties to the east in order to retain their private residential amenity. Pedestrian links through the park are realigned to improve connections and the new entrance location is clear and well positioned and connected with the existing public realm to the Powerhouse.

The proposed wellbeing centre and the existing and improved car park is retained and an off-set of c40m is adhered to the residential properties to the east whilst also continuing to offer open pedestrian links and visibility to the park and outdoor play areas to the north. Landscape and SuDS proposals further integrate the development into its immediate setting whilst also taking account of modified links across the park.

Wellbeing Hub @ Maelfa

Landscape and topography

The site lies within an urban park setting adjoining the existing Powerhouse Hub building. The park comprises managed amenity grassland with a number of semi-mature trees sporadically located either side of a pedestrian footpath running along the park's eastern boundary. A block of semi-natural broad leaf woodland is situated to the rear of the Powerhouse Hub and along the western boundary of the park. This woodland block forms part of the Llanedeyrn Woods complex and is approximately 0.7ha in size and extends to Llanedeyrn Drive to the west.

The site falls steeply from the Powerhouse car park to the north. The lower northern part of the park is defined by further amenity grassland and smaller blocks of boundary woodland. The park is dissected by various footpaths linking the park to adjoining residential areas. A hard surface play area is situated adjacent to the Powerhouse car park towards the top of the park slope and a children's play area is located to the lower northern part of the park.

The trees on and adjoining the site have been the subject of an arboricultural report by ArbTS. The report includes tree survey data, a tree constraints plan, an Arboricultural Impact Assessment (AIA) and a tree protection and arboricultural method statement. The AIA concludes that the construction of the proposed development, subject to compliance with the proposed tree protection scheme, will not cause a significant long term adverse arboricultural impact on the health of retained trees on or adjacent to the site, or to the long term amenity of the area.

The arboricultural method statement sets out a tree protection plan and notes that no trees are proposed to be removed to facilitate the construction of the Wellbeing Centre. Tree surgery work to Oak tree T834 along the eastern boundary of the adjoining woodland is noted as required, albeit the report concludes that this pruning work would not cause an adverse impact to the future health of the tree. Construction in the proximity of this tree and a further tree on the eastern park boundary (ash tree T836) also require a watching brief during some construction and landscaping activities to safeguard their root protection zones.

A topographical survey of the new Wellbeing Centre has been undertaken by Utilimap. A copy of the survey drawing is included in Appendix A. The survey shows that the site falls away from Round Wood to the north. The car park falls relatively gently from its entry at Round Wood from c38.9m AOD to 37.5m AOD at its northern edge with the park. The park then falls more steeply, and particularly steeply beyond the hard surface play area, to c27.0m AOD at the lower pavement to the north of the park adjacent to the children's play area.

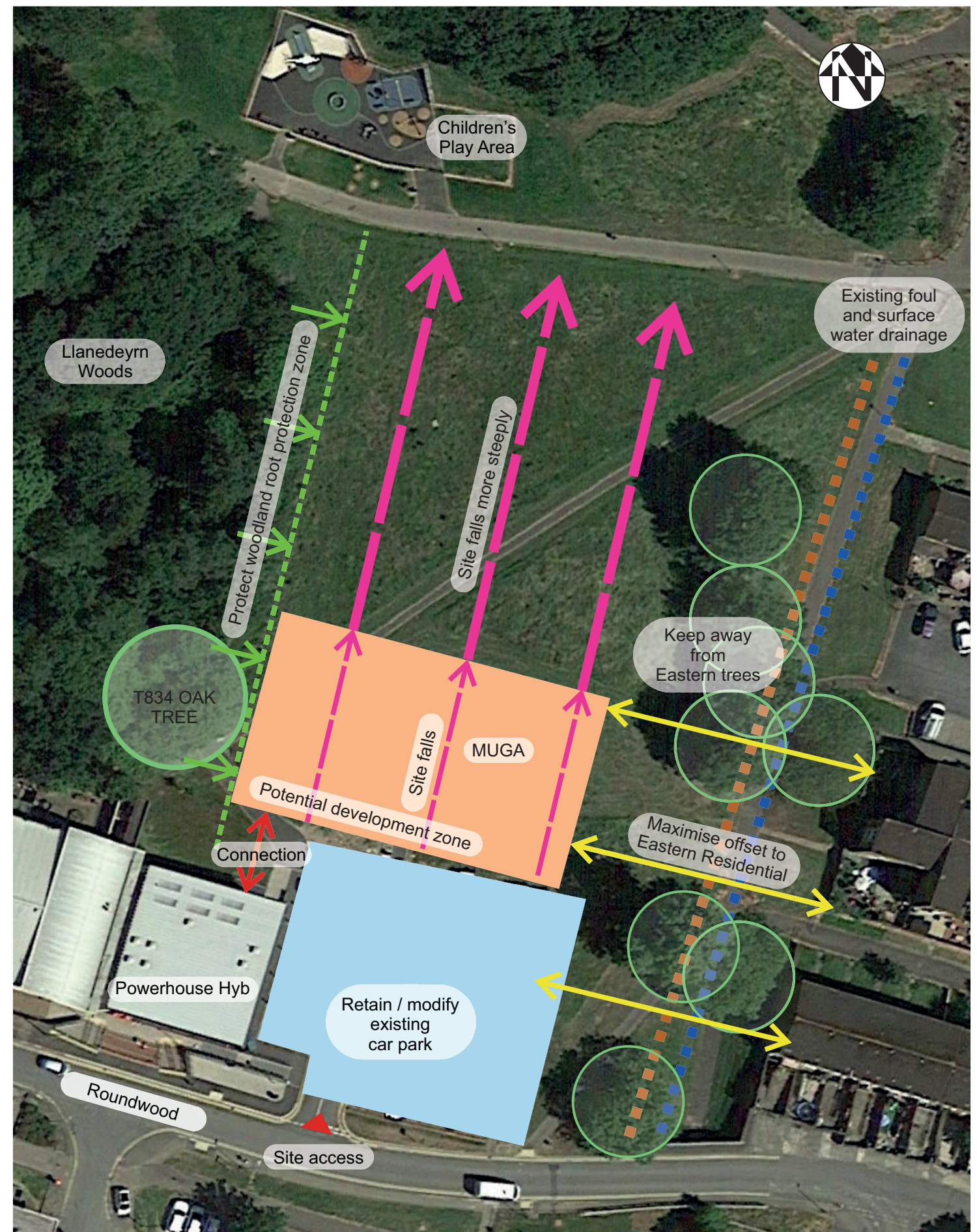
The hard surface play area north of the car park is banked and plateaued with a pitch level at c37.0m AOD. The Powerhouse Hub building sits lower than Round Wood at c38.0m AOD. The existing Llanedeyrn Health Centre also sits slightly lower than Round Wood, with its car park falling in a southerly direction.

Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken, comprising a desk study, a phase 1 habitat study and a preliminary protected species survey.

The PEA confirms that the site development area itself is frequently mown grassland with a relatively low species diversity. The park nevertheless contributes to the biodiversity value of the local area. The PEA also notes that the relatively young, semi-mature Ash trees along the eastern edge of the amenity grassland will benefit biodiversity, but only in the context of the immediate site itself. These trees have a negligible potential for roosting bats.

See Section 5.6 and Section 15 Appendix 10 for Ecology information



Wellbeing Hub @ Maelfa

Site arrangement

Following the process of site selection and site analysis, a number of design development workshops with C+V UHB and WDC design team have taken place. A range of site layout options were considered, with the preferred option incorporating a physical link to the Powerhouse Hub building. Site development options were considered in response to the site's contextual analysis, opportunities and constraints and the required project brief.

Strong locational factors led to the position of the proposed Wellbeing Centre to the west of the site set-back and partially screened behind the existing Powerhouse Hub building. This positioning permits the main entrance of the new development to be set at the same level as the ground floor of the Powerhouse Hub (c38,300m AOD) and achieves a new arrivals link from which entrance to all facilities can be achieved.

The development is deliberately off-set from the residential properties to the east in order to retain their private residential amenity. Pedestrian links through the park are realigned to improve connections and the new entrance location is clear and well positioned and connected with the existing public realm around the Powerhouse.

The proposed Wellbeing Centre and the existing and improved car park is retained and an off-set of c40m is achieved to the residential properties to the east, whilst also continuing to offer open pedestrian links and visibility to the park to the north. Landscape and SuDS proposals further integrate the development into its immediate setting whilst taking account of modified pedestrian links across the park.



Proposed Site Plan

Wellbeing Hub @ Maelfa

Scale and massing

Additional benefits to this siting include the proximity of the existing trees and wood to the site's western boundary, facilitating pleasant green views from the Wellbeing Centre, particularly from the entrance and arrivals link containing the main waiting areas.

This mature treescape, which has considerable height, will assist to assimilate the proposed development into the site's wider setting. The wood will act as a strong visual backdrop, containing the development in views from the residential areas to the northeast, east and southeast of the Wellbeing Centre. This is not dissimilar to the way in which the wood and its scale embraces the existing Powerhouse building, controlling its visual scale within its local context.

The new Wellbeing Centre is proposed as a two storey building with a height and massing similar to the Powerhouse Hub. Importantly however, the shared entrance link between the buildings is single storey, permitting the continued reading of the two facilities externally, whilst also avoiding a single large building mass. The single storey entrance design and overall development massing facilitates visitor arrival and circulation which, upon entry, simply directs visitors intuitively to the left to the Powerhouse or to the right to the Wellbeing Centre.

The new Wellbeing Centre will clearly be seen in the context of the Powerhouse and the wider local centre facilities, including the redeveloped shopping centre where building footprints are larger and the scale and massing of built form is more significant. In this context, the scale and massing of the new Wellbeing Centre is appropriate. Notwithstanding this, the scale of the proposal is controlled and limited to two storeys and well integrated into the sloping ground and local landscape. Its positioning appropriately retains physical and visual park linkages and utilises existing landscape features to its benefit to visually contain views of the centre and integrate with its wider setting.



3D view of existing Powerhouse and proposed Wellbeing Centre

Wellbeing Hub @ Maelfa

External appearance and character

The external materials proposed for the new Wellbeing Centre will complement the materials of the Powerhouse Hub extension. The existing Powerhouse Hub comprises a mixture of visual treatments and external materials. The more striking element of the design is the most recent extension comprising a blue brick ground floor zone and upper first floor zone faced in coloured modularised cladding boards. The coloured cladding formulates a pixelated pattern across the upper façades transitioning in colour from yellow to orange to red and vice versa.

The external materials proposed for the new Wellbeing Centre will complement the materials of the Powerhouse Hub extension. A brick ground floor plinth will extend around the Wellbeing Centre and visually anchor the building with a strong and durable base into the sloping ground. The first floor of the Wellbeing Centre will be faced in timber effect cladding boards. Cladding boards will have a vertical timber plank joint characteristic and extend to form a hidden parapet to the flat roof over.

The upper cladding zone steps forward of the brick plinth, providing additional relief to the elevations. The demarcation between the brick ground floor plinth and upper cladding zone steps down in the east and west elevations, deliberately reflective of the sloping site as it falls to the north. This step also ensures a balanced proportion between the lower brickwork zone and upper cladding zone in the north facing elevation.

Roof parapet walls also partially screen the rooftop plant zone which is clad in simple grey colour coated metal panels. Roof screens will further contain elements of roof mounted plant.

Whilst the brick ground floor zone visually integrates the Powerhouse Hub and new Wellbeing Centre, it is proposed to further visually complement the Powerhouse Hub via the controlled use of matching red, yellow and orange cladding panels integrated within new glazed screens to the Wellbeing Centre.

The elevation to the south is colonnaded with a significant roof overhang to provide solar shading to glazed screens on this principal elevation. This feature has significant architectural scale and ensures visual interest, with variances in light and shade across this important front facade at all times of the day. The main entrance doors are set back under the flat roof over the single storey link building.



Proposed South elevation



Proposed North elevation



Proposed East elevation

Wellbeing Hub @ Maelfa

General Arrangement Plans - Ground Floor

The main entrance of the new development is to be set at the same level as the ground floor of the existing Powerhouse Hub (c38,300m AOD). The main entrance is sheltered from prevailing winds and the entrance lobby turns through 90 degrees to further ensure that strong drafts into the main entrance are avoided.

Visitors will arrive into a new cafe and seating area, which replaces the existing cafe currently located in the Powerhouse, to form an active link between the two facilities. This was a strong client requirement to assist to integrate services between Cardiff City Council and the Cardiff & Vale University Health Board (C&V UHB). Visitors will then intuitively either turn left to the Powerhouse Hub facilities or right to the Wellbeing Centre reception and main waiting area.

The Wellbeing Centre reception desk has full views of the main arrivals foyer, waiting areas, main entrance, stairs and lift. The main waiting area is well positioned between the main entrance and reception desk and benefits from external glazing and natural daylight. The arrivals foyer and waiting area also have access to an external terrace.

A double height void opens up above the main waiting area, providing a visual link to the first floor facilities, and the public stairs and lifts are prominently located, providing access to the first floor. Arrival into this generous, well lit, double height foyer ensures that occupants, visitors and patients experience a welcoming and pleasant environment that promotes a feeling of health and wellbeing, security and safety. The waiting area and foyer are supported by public toilets, Changing Places facility and nappy changing/baby feeding facilities in close proximity.

The foyer leads to community group and seminar rooms used for various group activities and healthcare clinics to the right hand side via a generous circulation route. An interview room is located adjacent to the Wellbeing reception desk, with dual access available from staff and public domains.

From the Wellbeing Centre reception, patients are directed to GP consulting and treatment rooms, all positioned along the north and east building elevations in order to benefit from natural daylight, ventilation and elevated views over the park beyond. Patient circulation is simple and uncomplicated, effectively circumnavigating a core of centrally located rooms. Clinical support facilities occupy the internal central portion of the building plan where views and natural daylight are not required.

Toilets, stores, cleaners' rooms and dirty utility are located in this central building portion.

GP surgery administrative facilities are located to the rear of the Wellbeing Centre reception desk, with direct access to reception, interview room and the main consulting rooms corridor.



Proposed Ground Floor plan

Wellbeing Hub @ Maelfa

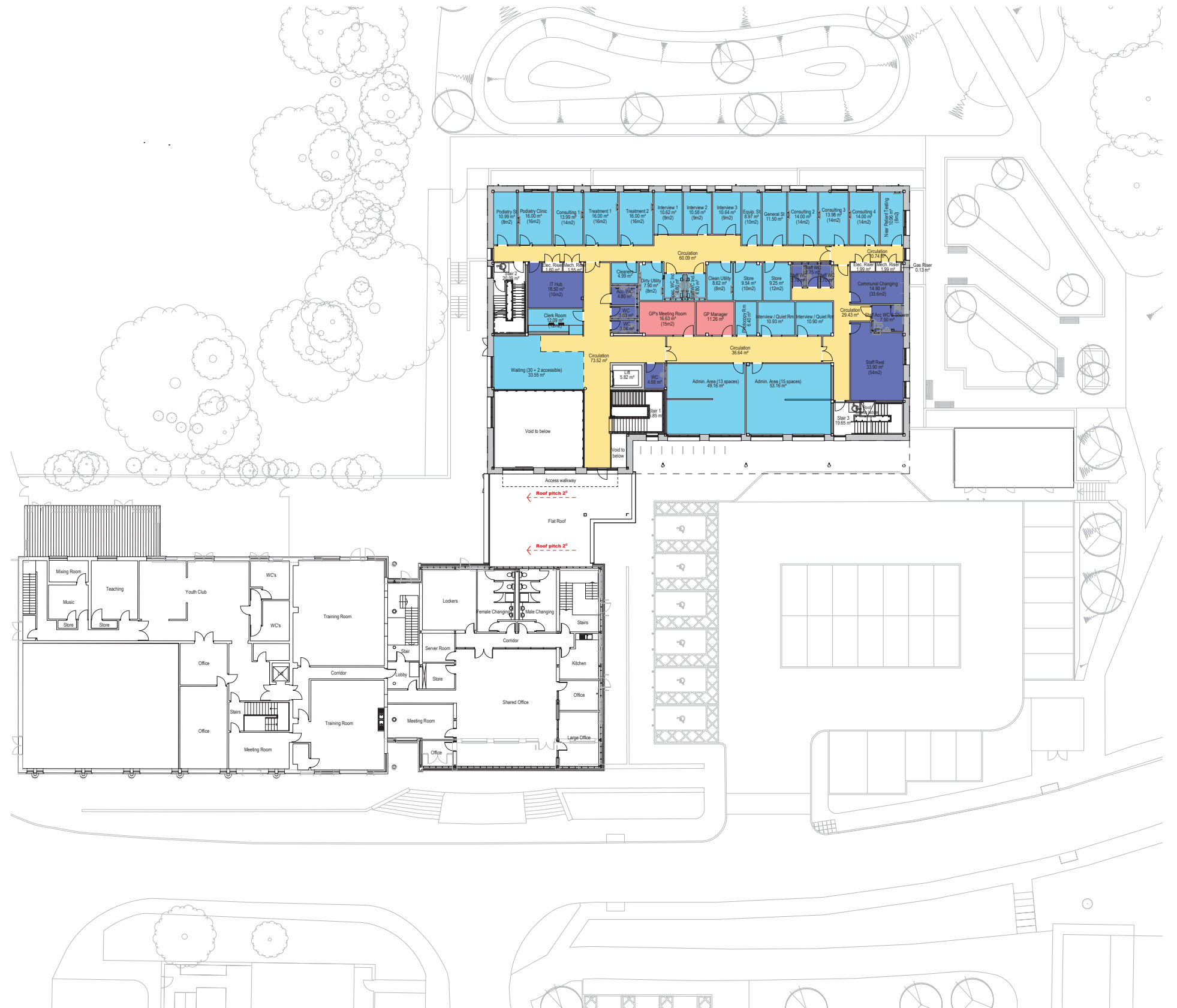
General Arrangement Plans - First Floor

The first floor accommodation is similarly laid out, with a sub-wait facility opposite the main arrivals lift and staircase from which patients gain access to out-patient consulting and interview rooms, aligned along the north elevation, benefiting from natural daylight, ventilation and elevated views over the park beyond. The first floor waiting area is located adjacent to a double height void over the ground floor waiting area and benefits from natural daylight and views to the adjacent woodland.

Shared staff facilities and administrative office suites are located beyond staff controlled access doors to the southeast quadrant of the first floor plan. Staff facilities are accessible via a separate staff entrance door to the ground floor staircase in the southeast corner of the building, permitting access without passing through the main public foyer.

As with the ground floor, the central portion of the first floor plan is occupied by clinical support facilities which do not require views or natural daylight, including toilets, stores, IT hub, cleaners' rooms, clean and dirty utility rooms. Some rooms, including the GPs' meeting room, interview / quiet rooms and GP Managers Office, are located within this central zone, albeit they have glazed screens and doors onto the adjoining corridor.

The main public circulation stair adjacent to the lift is fully open to the double height foyer space. Two means of escape staircases are provided adjacent to the east and west elevations. The means of escape stair to the western end of the building continues to rise to roof level plant rooms from which secured access is also available onto the flat roof. External roof mounted plant will be contained within louvred screens and photo-voltaic panels are screened to the remainder of the flat roof via raised parapet walls.



Proposed First Floor plan

Wellbeing Hub @ Maelfa



Proposed 3D view First Floor circulation



Proposed 3D view of Ground Floor cafe



Proposed 3D view of typical Treatment Room



Proposed 3D view of typical Consulting Room

Wellbeing Hub @ Maelfa

External access and travel

The new Wellbeing Centre forms part of the Maelfa local centre at the heart of the residential community which it serves. This highly accessible and central location will clearly promote access to facilities by walking and cycling. The Maelfa centre is well connected to surrounding residential areas via an extensive network of existing pedestrian routes in all directions. Pedestrian routes across the park to the north of the site will be modified locally to account for the location of the new Wellbeing Centre. Any new footpaths to the wider site area not serving the Wellbeing Centre directly will be designed to suit the existing sloping site and improve upon the gradients of the existing paths present. The main external approach to the Wellbeing Centre will be provided with level access and ramps which comply with relevant Building Regulations. Access from the adjoining car park and proposed new car park on the existing Llanedeyrn Health Centre site will also be provided with level access and ramps which comply with relevant Building Regulations.

The reorganised car park is simply laid out with one-way circulation around a central parking island and provides 32 no. parking spaces, including 5 no. spaces dedicated to police vehicles (replicating the existing provision) and 6 no. spaces designated as accessible parking. These 6 no. accessible parking spaces are located immediately adjacent to the main entrance. A patient drop-off / pick-up parking bay is also provided adjacent to the main entrance. This will be used for goods delivery parking and, in an emergency, for ambulance parking. The access to the car park from Round Wood is widened to permit occasional access and parking of a mobile health screening vehicles. A power supply service point will be provided in the car park to support these mobile units. Additional parking is provided on the opposite side of Round Wood on the site of the existing Llanedeyrn Health Centre and comprises 43 no. parking spaces. A site specific transport assessment has been carried out which established the parking requirement for the new Wellbeing Centre. This resulted in a requirement for an additional 40 parking spaces over and above the existing provision. The additional provision is set out as noted above.

Public cycle parking facilities (20 no.) are located adjacent to the main entrance beneath the building canopy / colonnade along the south elevation. Staff cycle parking facilities (20 no.) are located in a lockable outbuilding adjacent to the main car park. The requirement for cycle parking facilities has been established via the transport assessment. Bus stop facilities are located in Llanedeyrn Drive to the west of the site. These bus stops provide access to services between Pontprennau and the city centre, serving Pentwyn, Llanedeyrn, Cyncoed and Roath amongst other destinations.



Proposed 3D view of Wellbeing Centre entrance



3D view of existing Powerhouse and proposed Wellbeing Centre

Wellbeing Hub @ Maelfa

Design for access

The Maelfa Wellbeing Centre has been designed to meet the intentions of the Equality Act 2010 by providing excellent non-discriminatory facilities for disabled users, with access throughout. The proposed scheme is to be designed in accordance with the access requirements set out in the current Building Regulations, NHS design codes and BS8300.

Design for security

A meeting to discuss design and crime prevention was held with South Wales Police in January 2019. The meeting discussed design features susceptible to crime and how the design might be improved to decrease potential crime risk. The meeting concluded that South Wales Police would be pleased to support the scheme and noted that no significant issues or conflicts were foreseen.

Natural surveillance

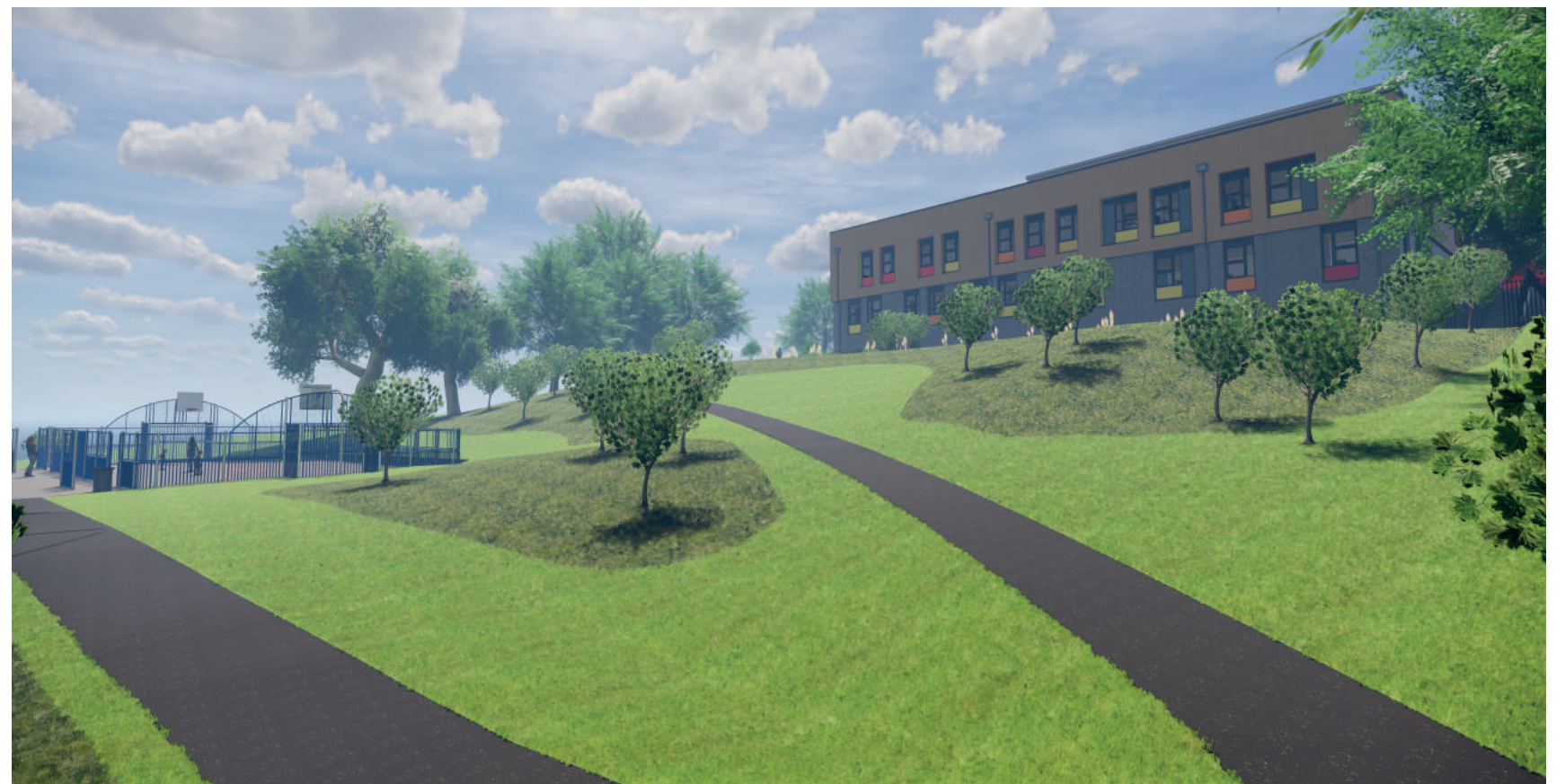
Whilst the general design principles of 'Secure by Design' will steer the overall Wellbeing Centre design principles related to security matters, the C+V UHB have confirmed that formal accreditation is not required. The building benefits from a single main public entrance which is obvious and highly visible from all main pedestrian approaches and from the main car park. The main entrance, foyers and group room accommodation across the southern elevation at both ground and first floors incorporate extensive glazing, permitting passive / natural surveillance over the adjacent car park. This benefit is appreciated by Crime Prevention Officers and represents a considerable improvement over the existing situation.

It is also notable that police vehicles are regularly parked within the main car park (within dedicated spaces) in support of community policing facilities located within the Powerhouse Hub. This will clearly act as a further crime prevention measure within the car park and immediate external areas to the Powerhouse Hub and Wellbeing Centre.

The arrangement of consulting rooms and staff facilities along the north and east elevations at both ground and first floor levels will further improve natural surveillance across external areas, including areas of the park to the north and east. Privacy to consulting rooms can be problematic in these circumstances. However, as the ground drops and falls away from the north elevation, even the ground floor consulting room windows are effectively elevated to at least a half storey height above external ground level. In these circumstances, internal privacy is retained and external surveillance and views over the park are retained and effective. In addition, protective and defensive planting species will be planted along and below the north elevation to further control close approach to this elevation. Additionally, the ground floor windows and doors are also fitted with security shutters.



Proposed 3D view of the Wellbeing Centre and surrounding landscape



Proposed 3D view of the Wellbeing Centre and surrounding landscape

Wellbeing Hub @ Maelfa

Planning status

Outline planning permission was granted for the development on 29/08/2019 (Application reference: 19/01610MJR). All matters of detail were reserved for future determination. These are: access, appearance, landscaping, layout, and scale ('reserved matters' as defined in the TCP(DMP)(W)O 2012).

The permission is subject to twenty three conditions of permission, nine of which must be formally discharged prior to commencement of development. These cover the need for approval of detailed design, detailed drainage scheme, ground contamination assessment, tree protection, and the lighting scheme. The outline permission is not subject to a planning obligation agreement and does not require payment under the community infrastructure levy.

Full planning permission is required in order to commence development, via the approval of reserved matters and the discharge of pre-commencement conditions. An application is therefore being submitted to Cardiff Council which covers all three parts of the site plus the pre-commencement conditions. An application for two remaining pre-commencement conditions (relating to ground conditions and remediation) will follow separately.

It is anticipated that permission will be granted in September 2020.

See Section 8 for the Outline Planning approval notice

Building Control status

Submission of Architectural, Structural, Mechanical and Electrical drawings were submitted to Cardiff City Council Building Control, and following consideration of the initial designs / details Full Plans Conditional Approval was provided on 07.05.20.

Conditions / comments have been listed within the Conditional Approval which need to be submitted to Cardiff City Council Building Control for discharging and final approval issued.

See Section 15 - Appendix 11 for Full Plans Conditional Approval notice



Proposed 3D view of the Wellbeing Centre and surrounding landscape



Proposed 3D view of the Wellbeing Centre and surrounding landscape

Wellbeing Hub @ Maelfa

Proposed SuDS strategy

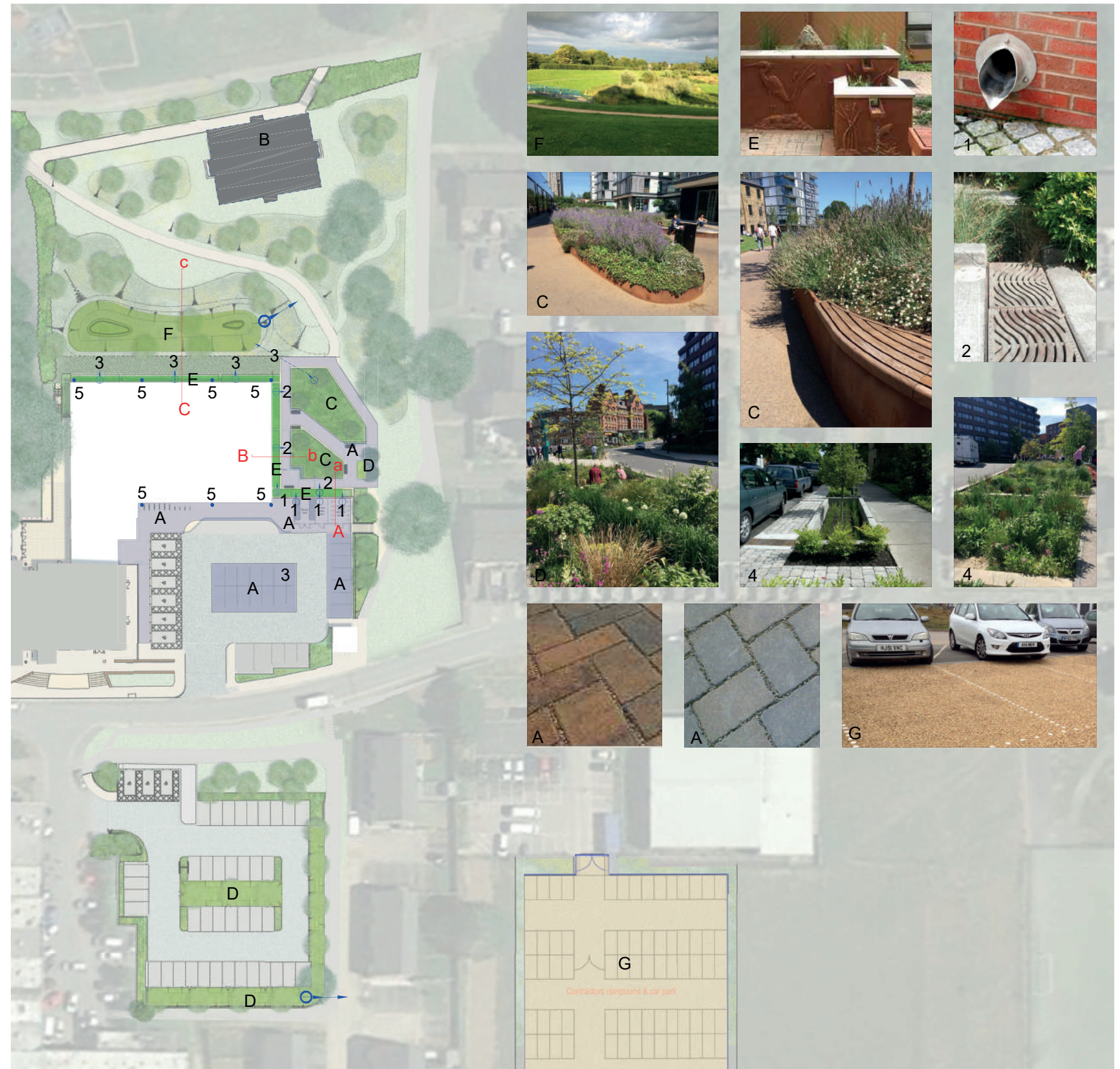
The Maelfa Wellbeing Centre will require sustainable drainage approval following the enactment of Schedule 3 of the Flood Water Management Act 2010 by Welsh Government. The surface water drainage proposals for the scheme therefore include linked SuDS features such as bioretention planters and detention basins as well as porous paved areas. Where possible, connections between features have been made above ground, so that the route of the water can be appreciated.

The scheme has been designed in accordance with the new national SuDS standards for Wales. The attenuation storage for the 1 : 100 year +30% storm event is provided for and covers the four pillars of SuDS as set out in the CIRIA SuDS manual; quantity, quality, amenity and biodiversity. This aligns closely with the NHS Wales 'Creating healthier places and spaces for our present and future generations' policy document promoting the use of green / blue infrastructure.

The Wellbeing Centre site will be restricted to greenfield run-off rates to mimic pre-development conditions as far as possible. Surface water run-off from the site will be passed through a SuDS treatment train to improve water quality prior to discharging from the site. The final detention basin, will include some lower lying areas to improve habitats and biodiversity.

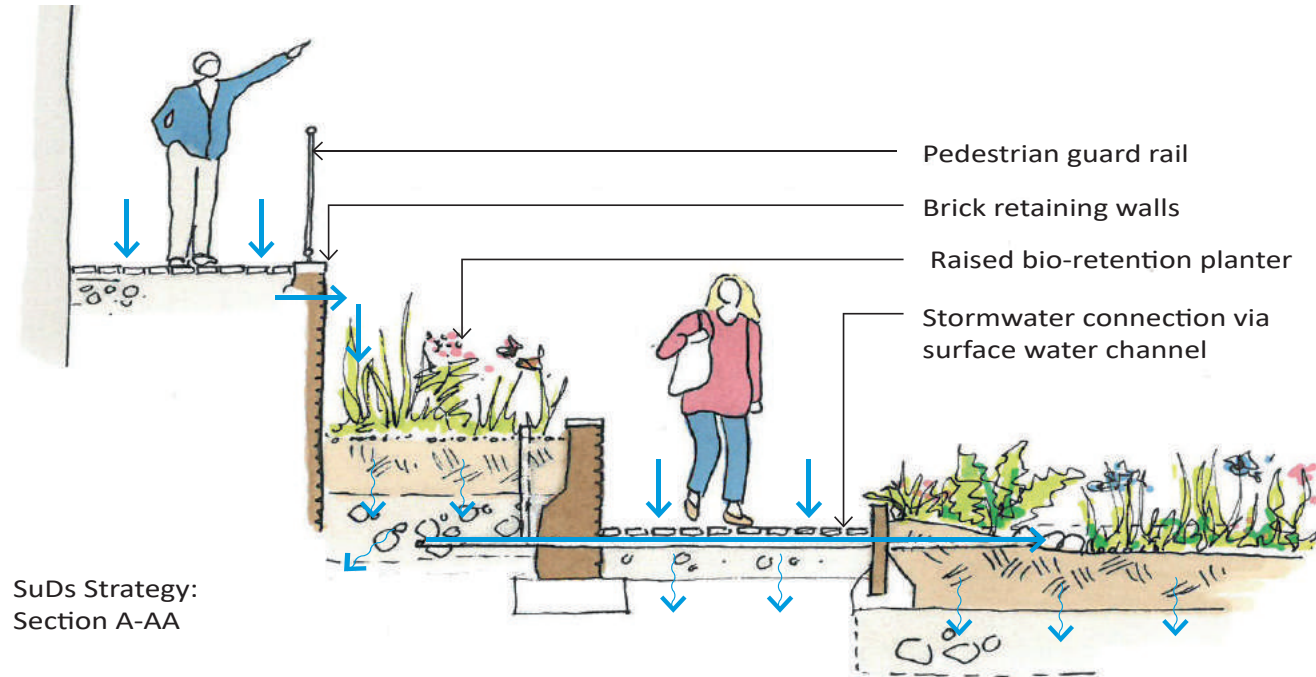
The peak runoff from the proposed car parking scheme, sited on the existing Llanedeyrn Health Centre facility, will be restricted to offer 30% betterment to the existing discharge rate from the site. The proposals also reduce the impermeable catchment area of the site and will provide additional treatments in the scheme to improve water quality of the run-off. The overall proposal will therefore significantly improve the capacity within the surrounding sewerage network.

Due to the requirement to construct a formal link between the Wellbeing Centre and existing Powerhouse extension, the existing Powerhouse surface water attenuation tank will be relocated outside of the proposed building footprint of the Wellbeing Centre. The Powerhouse Hub attenuation tank will be reconstructed within the existing car park ensuring there is a like for like replacement. The surface water sewer running east underneath the proposed footprint will be divested and removed. The restricted discharge from the Powerhouse extension will then be accommodated as a pass through flow into the new surface water drainage system for the Wellbeing Centre.

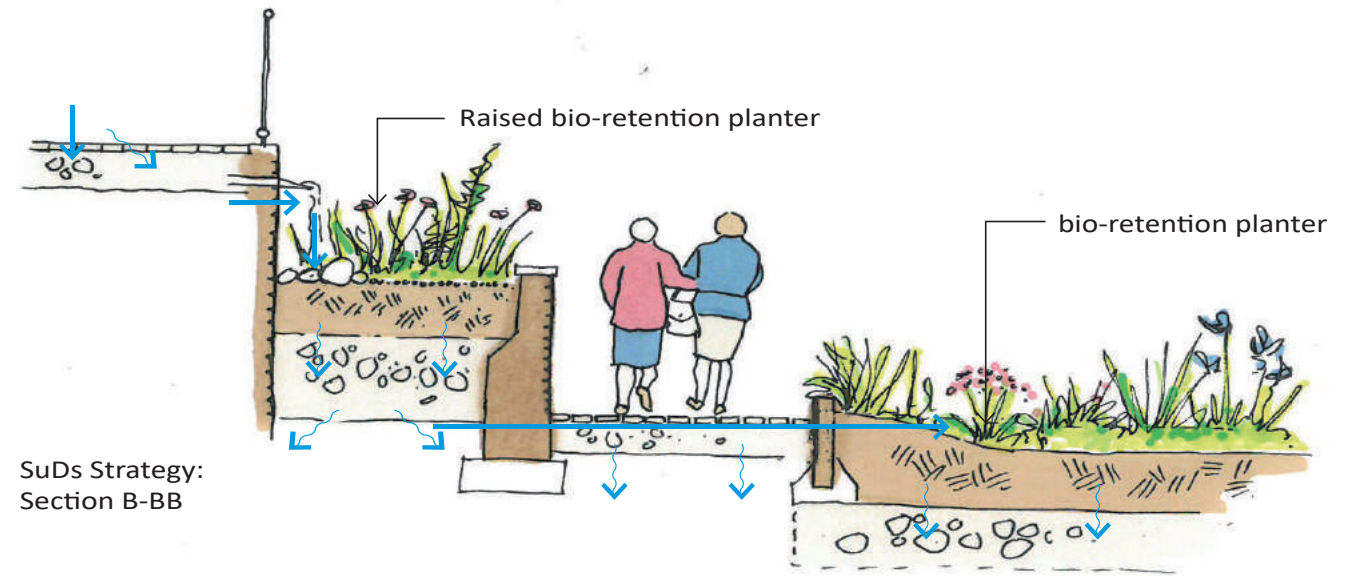


Proposed SuDS Strategy

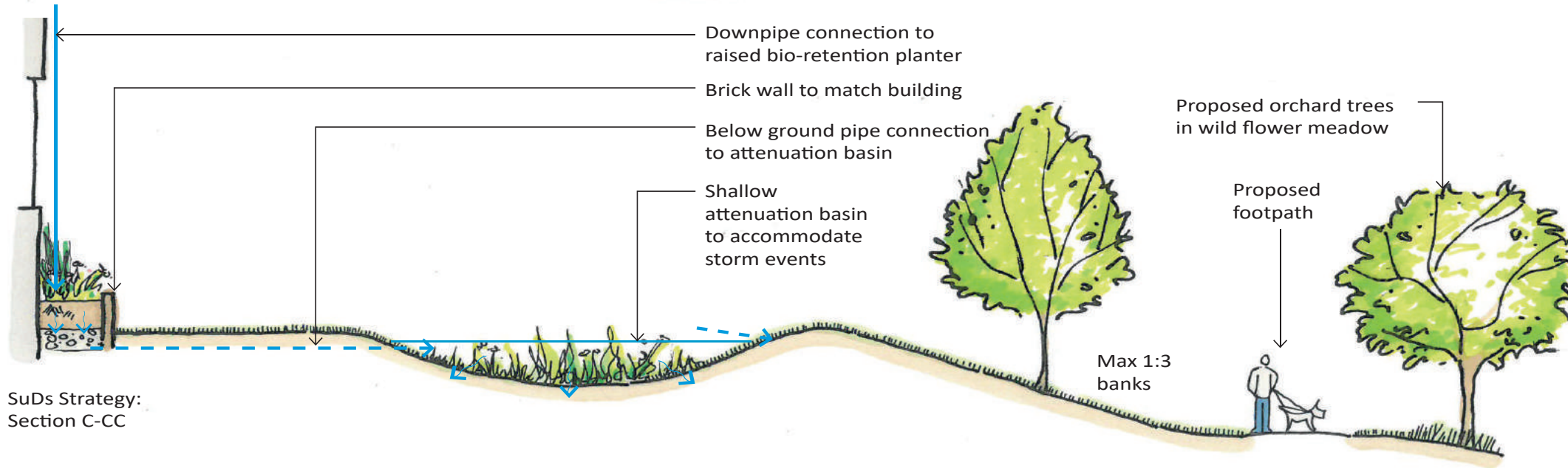
Wellbeing Hub @ Maelfa



SuDs Strategy:
Section A-AA



SuDs Strategy:
Section B-BB



SuDs Strategy:
Section C-CC

