



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR



Llywodraeth Cymru
Welsh Government

AILDDATBLYGU DYFFRYN TAF

TAFF VALE REDEVELOPMENT

Cyflwynir gan:
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf

Gyda chefnogaeth gan: **Llywodraeth Cymru**

Being delivered by
Rhondda Cynon Taf County Borough Council

With support from: **Welsh Government**

CABINET PRESENTATION

15 March 2017

Jane Cook, Director of Regeneration and Planning

David Powell, Service Director, Corporate Design and Maintenance



Key

-  Principal train lines
-  Principal roads







TAFF VALE REDEVELOPMENT

Retail led schemes fail

Private sector development → administration

Last activity - part demolition 2012

Council buys long head lease
Commercial & architectural advice
Concept for office led scheme





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Outline planning for office led scheme – Oct 2016

TAFF VALE SITE: THE OPPORTUNITY

- Just under 13,500m² space
- Offices; leisure; library; One 4 All; cafes;
- Potential for 1000 to 1200 jobs – good progress
- Transformational for town
- Major regional development opportunity

TAFF VALE SITE: THE LOCAL ECONOMY

- ✓ c£36M investment in construction will result in an estimated c£61M overall construction investment.
- ✓ c1,200 direct jobs will create an estimated c600 to c750 additional jobs.

SOURCE: SCOTTISH GOVERNMENT STATISTICS INPUT-OUTPUT MULTIPLIER TABLES

TAFF VALE SITE: FUNDING

- £1.5m approved by Council on 28th October 2015.
- £2m approved by Council in November 2016.
- Initial cost estimate - £32-40M budget is achievable for the construction contract.
- Positive funding discussions progressing with Welsh Government.
- All external funding opportunities being explored.

TAFF VALE REDEVELOPMENT

Scheme development
And
Site progress



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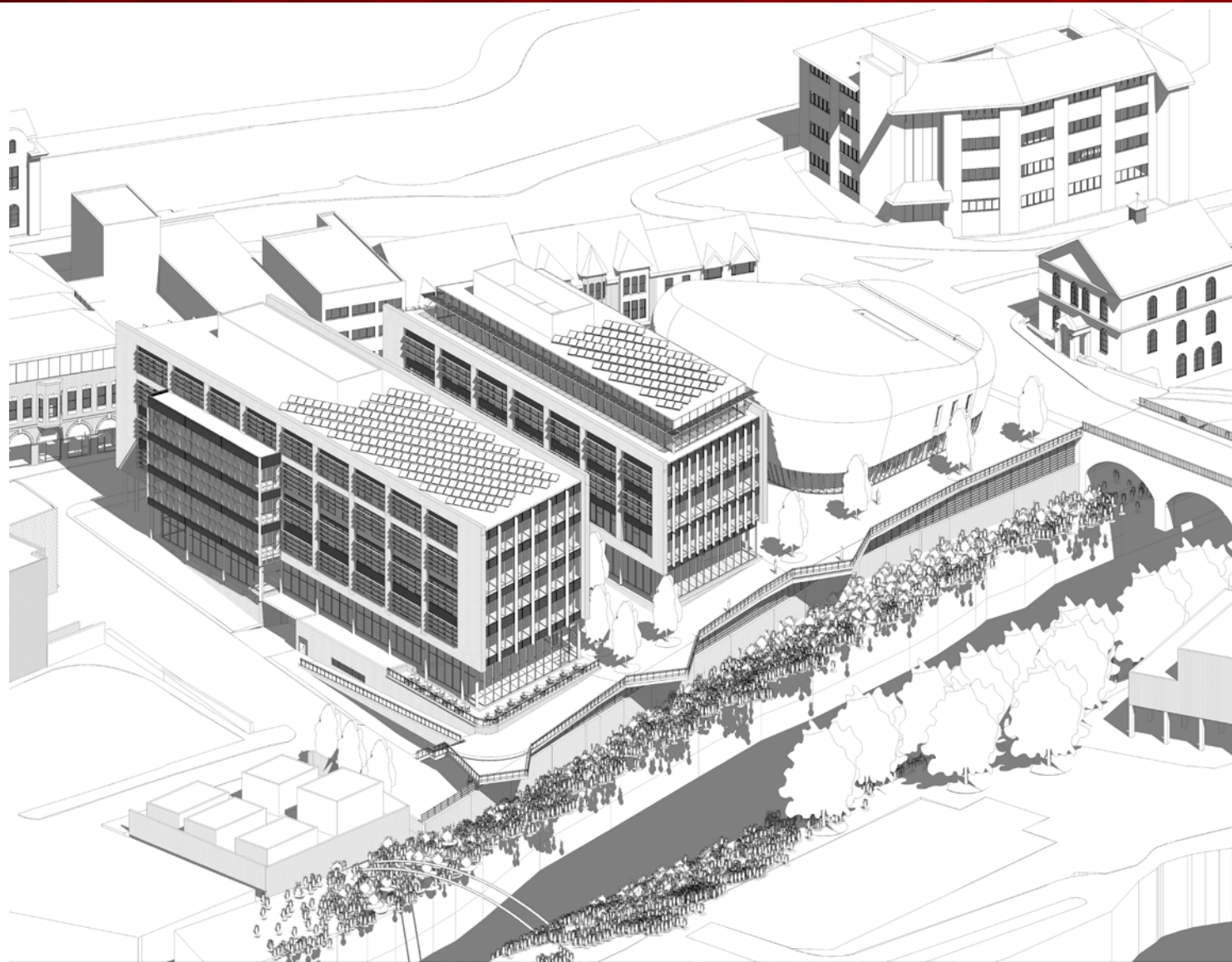




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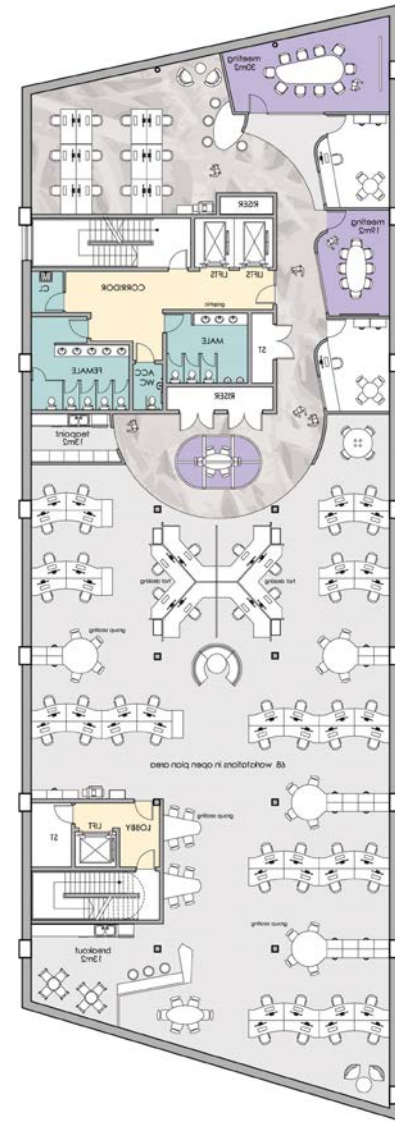
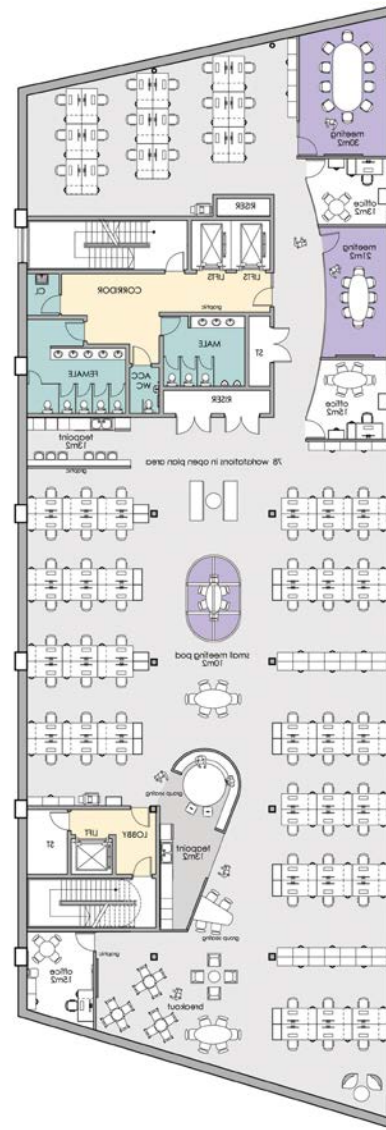
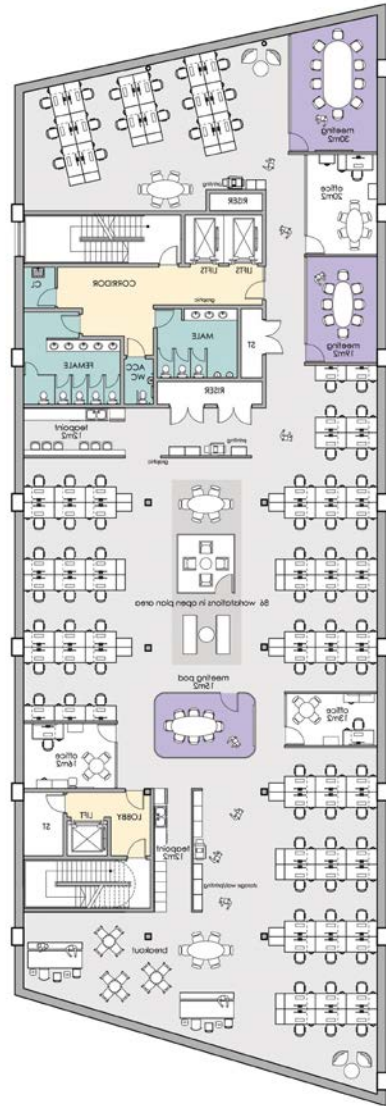
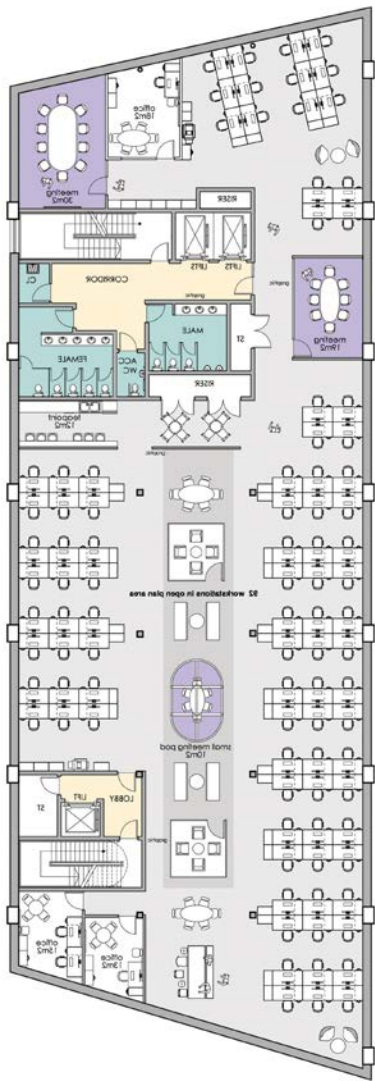


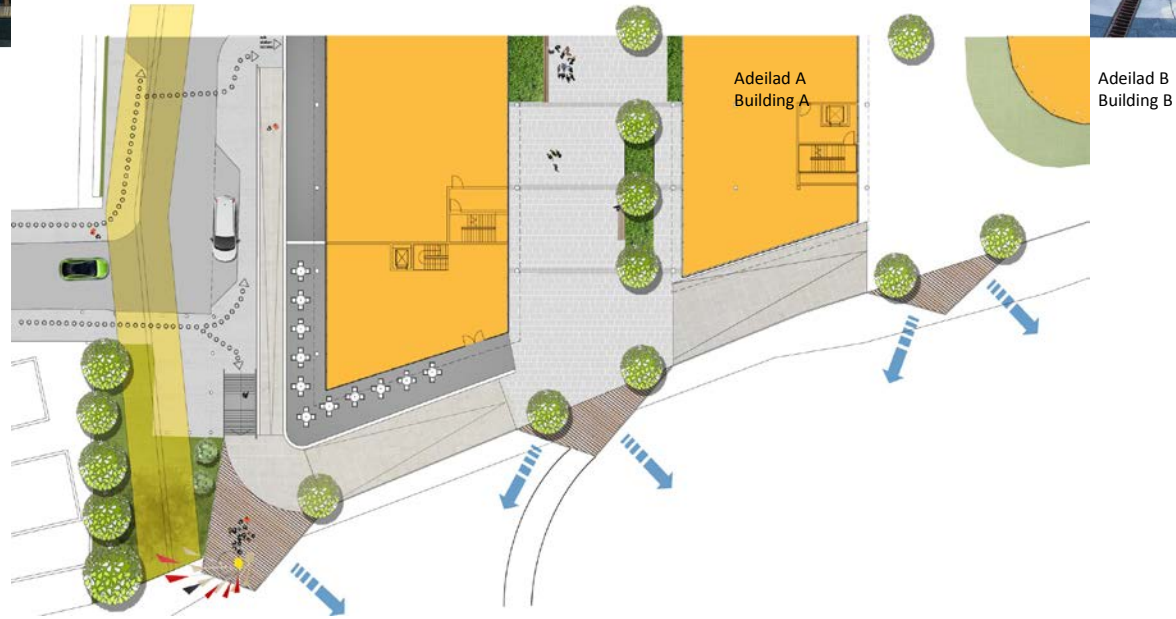
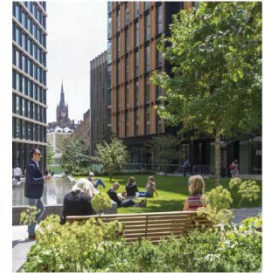
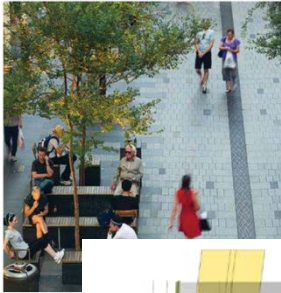
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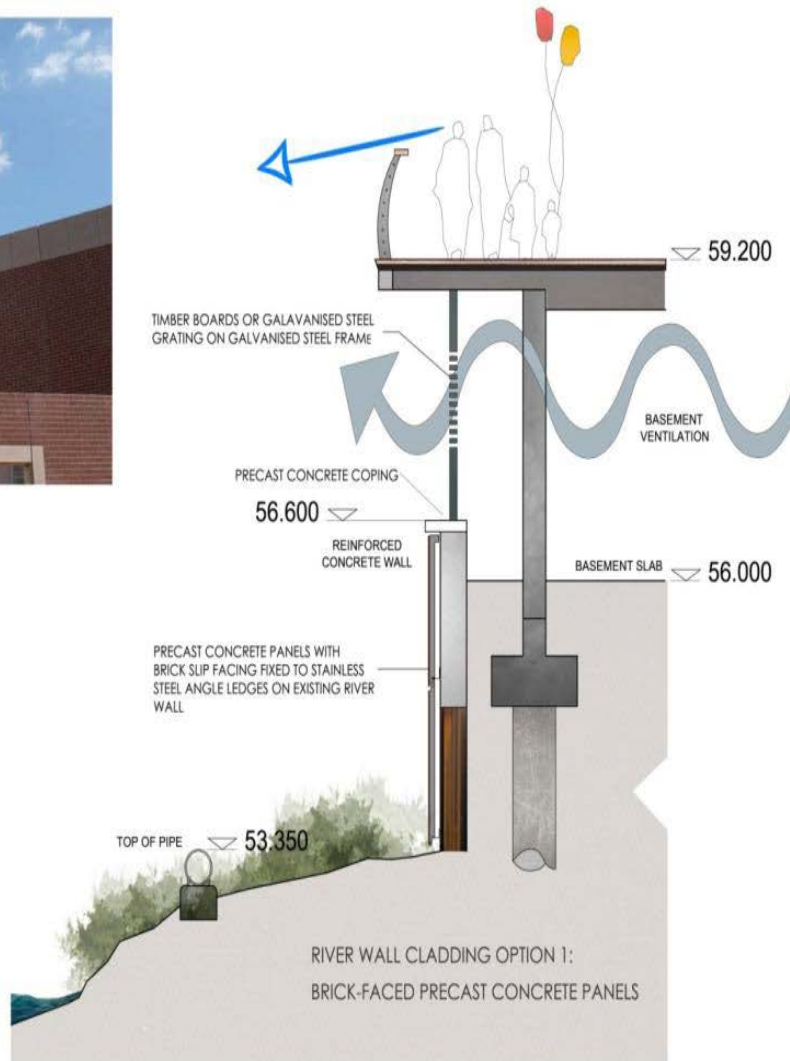
- Buildings A and B – brick faced precast panels with curtain walling and opaque panels













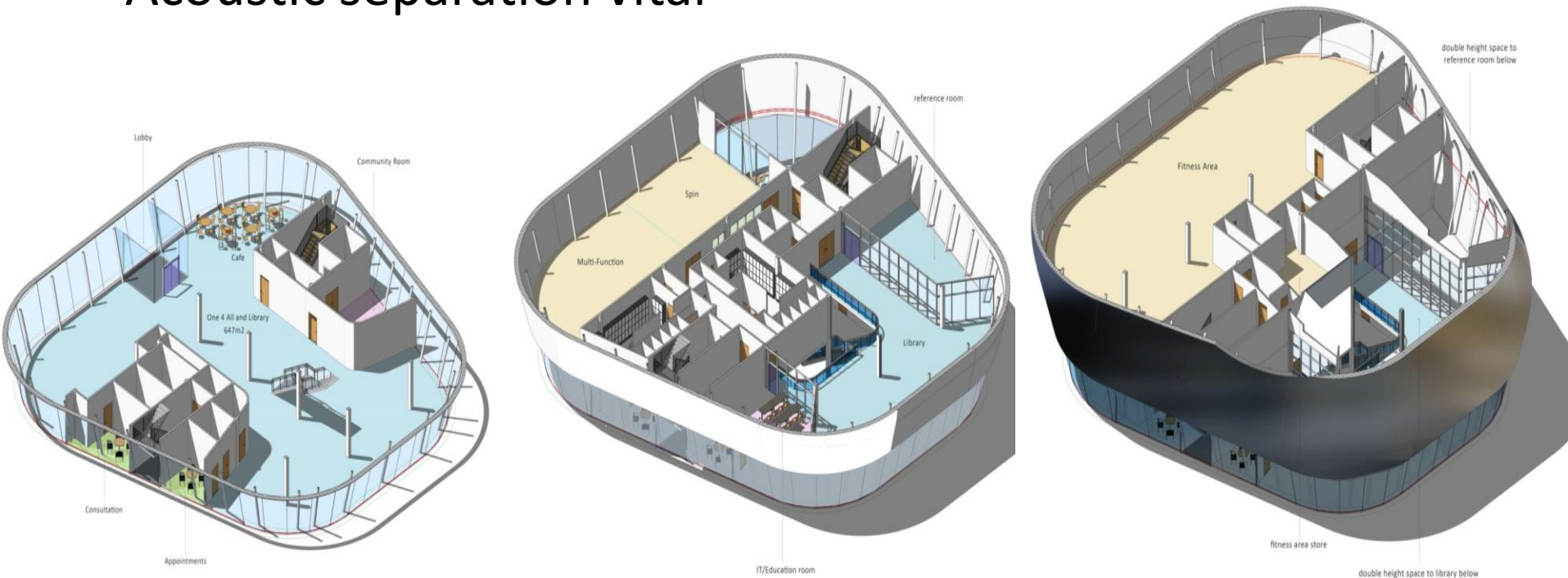


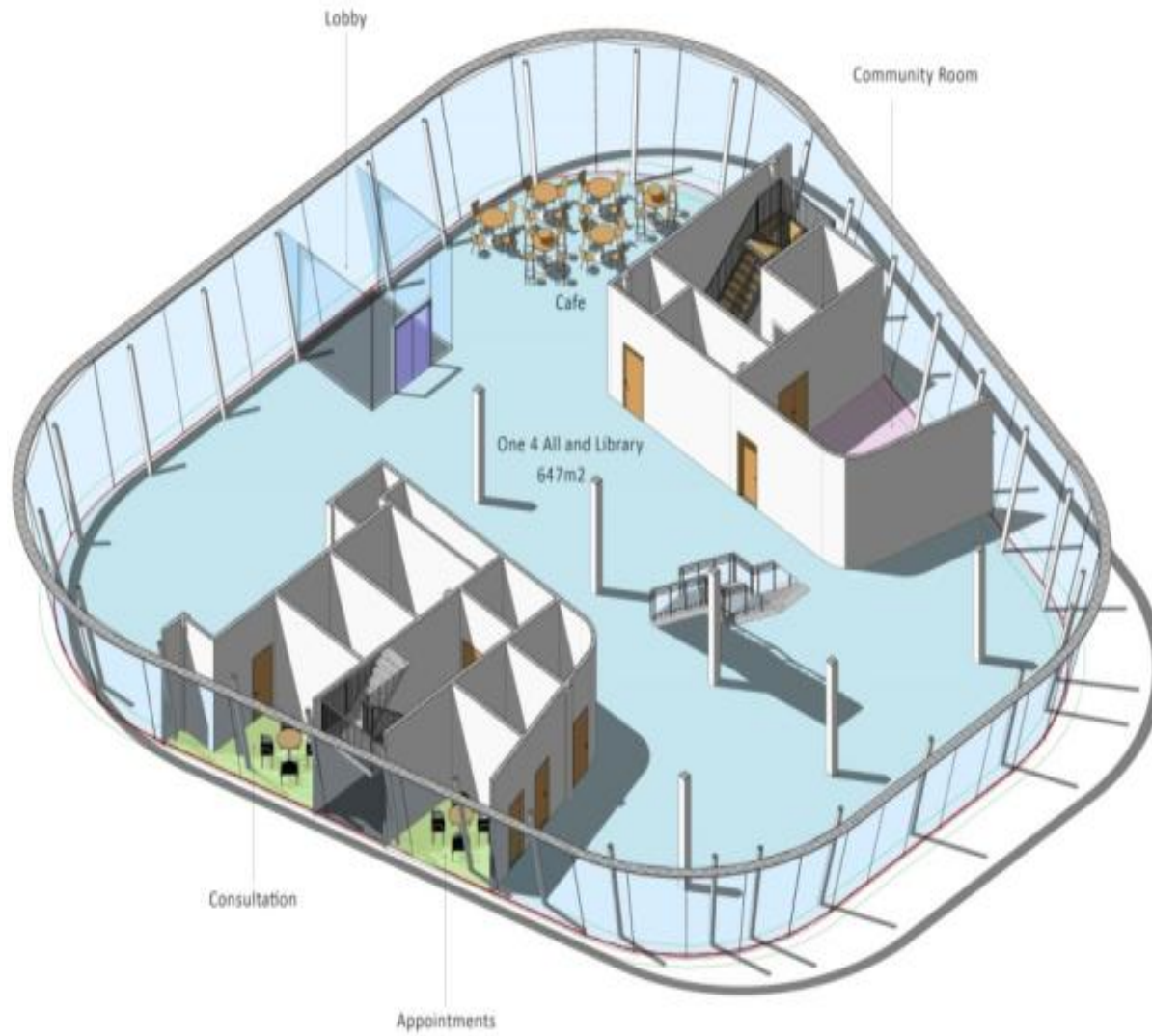
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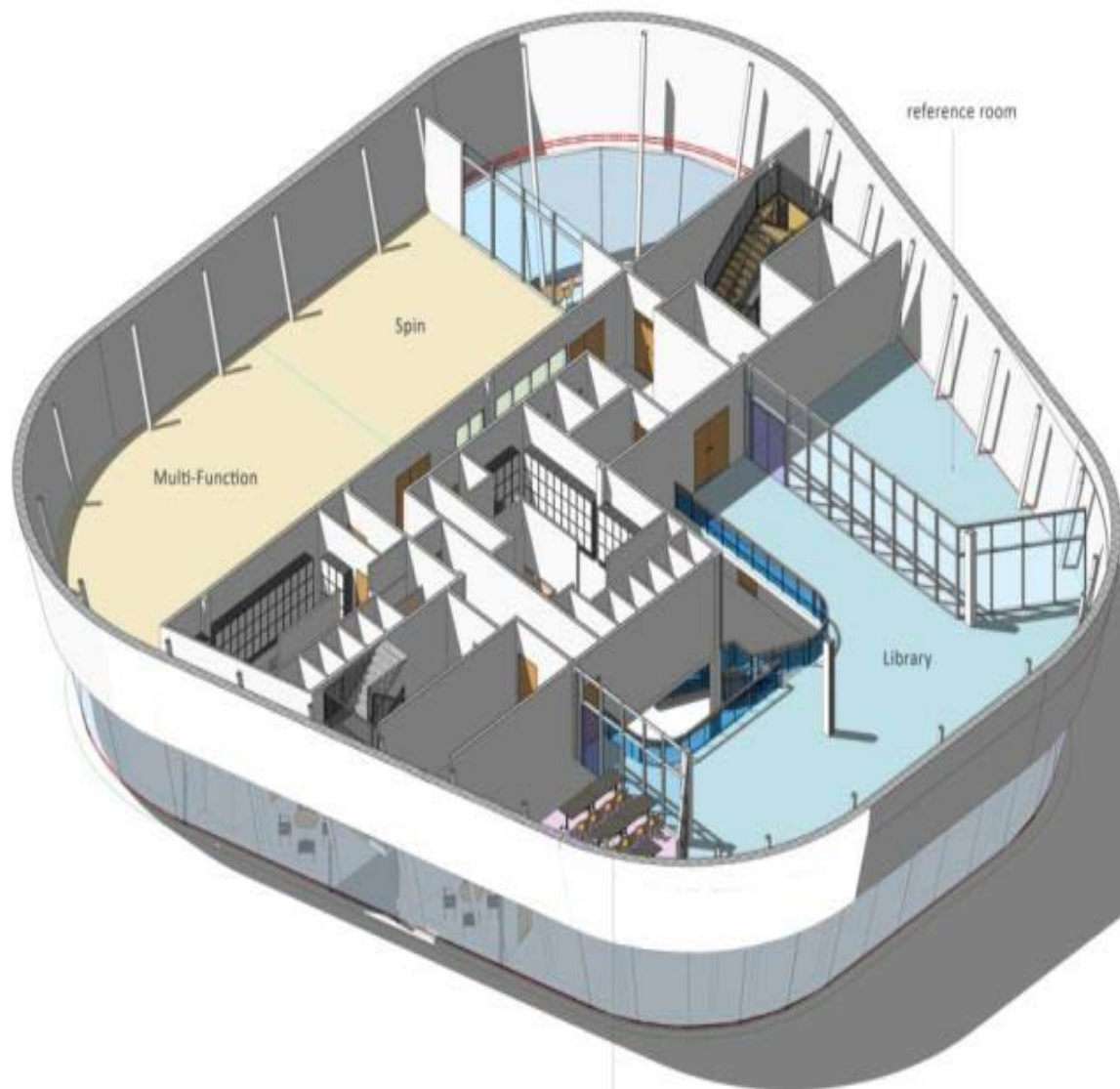


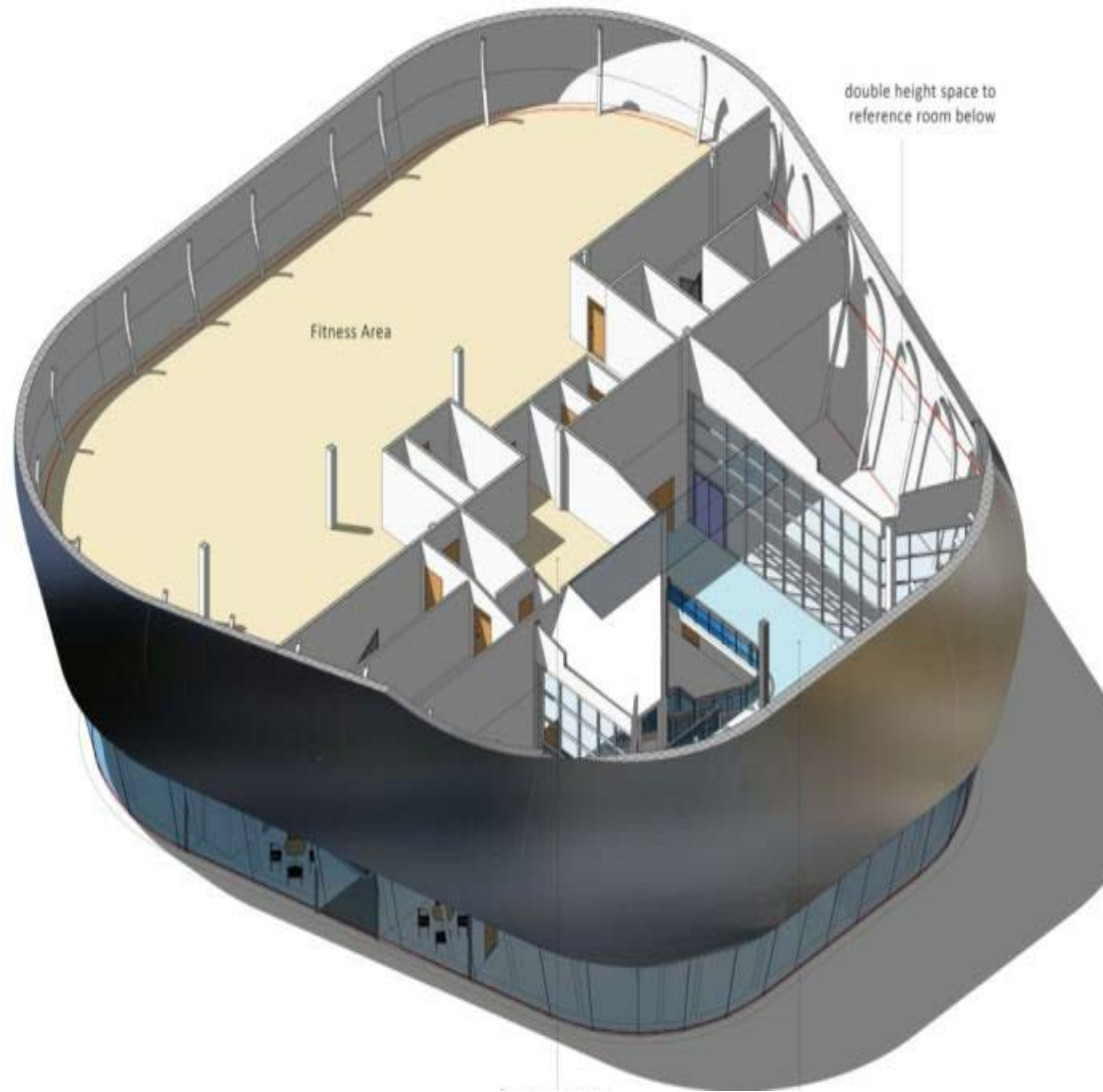
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- Building C – steel framed; curved external walls formed with timber ribs sheathed with plywood or timber board
- Zinc tile cladding above ground level with zinc standing seam roof
- Acoustic separation vital





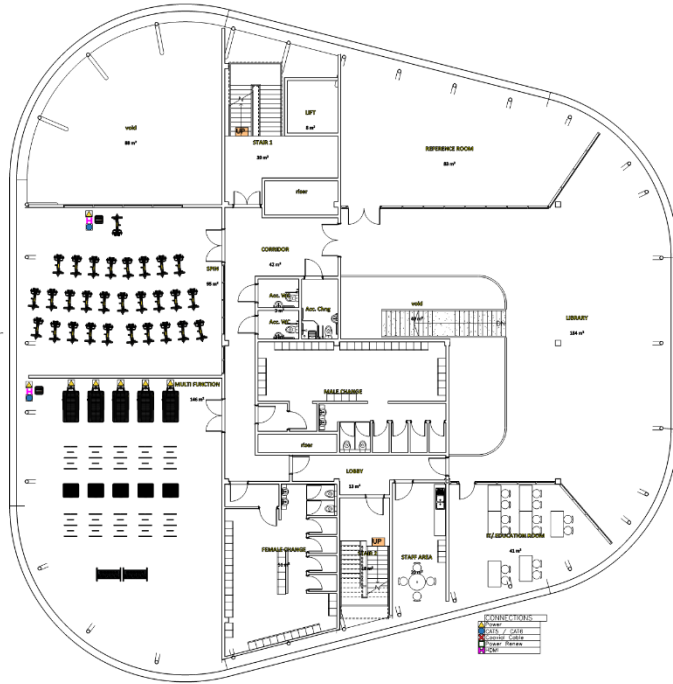




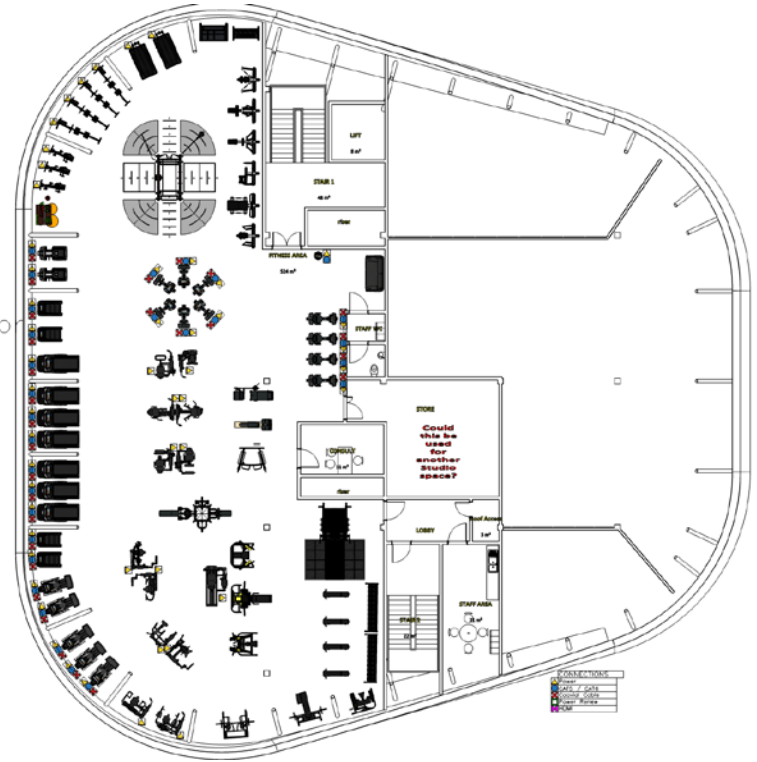
double height space to
reference room below

Fitness Area

First Floor



Second Floor



Looking ahead....

- MDDT team appointed December 2016
- Demolition due to complete end March 2017
- Contractor 2nd Stage Appointment Summer2017
- Stage 3 Completion end May 2017
- Pre Planning commences Summer 2017
- Planning Determined Autumn 2017
- Stage 4 Technical Design Completion Autumn 2017
- Construction start Late 2017 – Completion Summer 19

TAFF VALE REDEVELOPMENT

Summary
&
Questions