

Appendix C: Site Design and Master Planning



RURAL REGIONAL CENTRE AND COMMUNITY WELL-BEING HUB
Including School and Associated Buildings

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PROJECT BRIEF

1

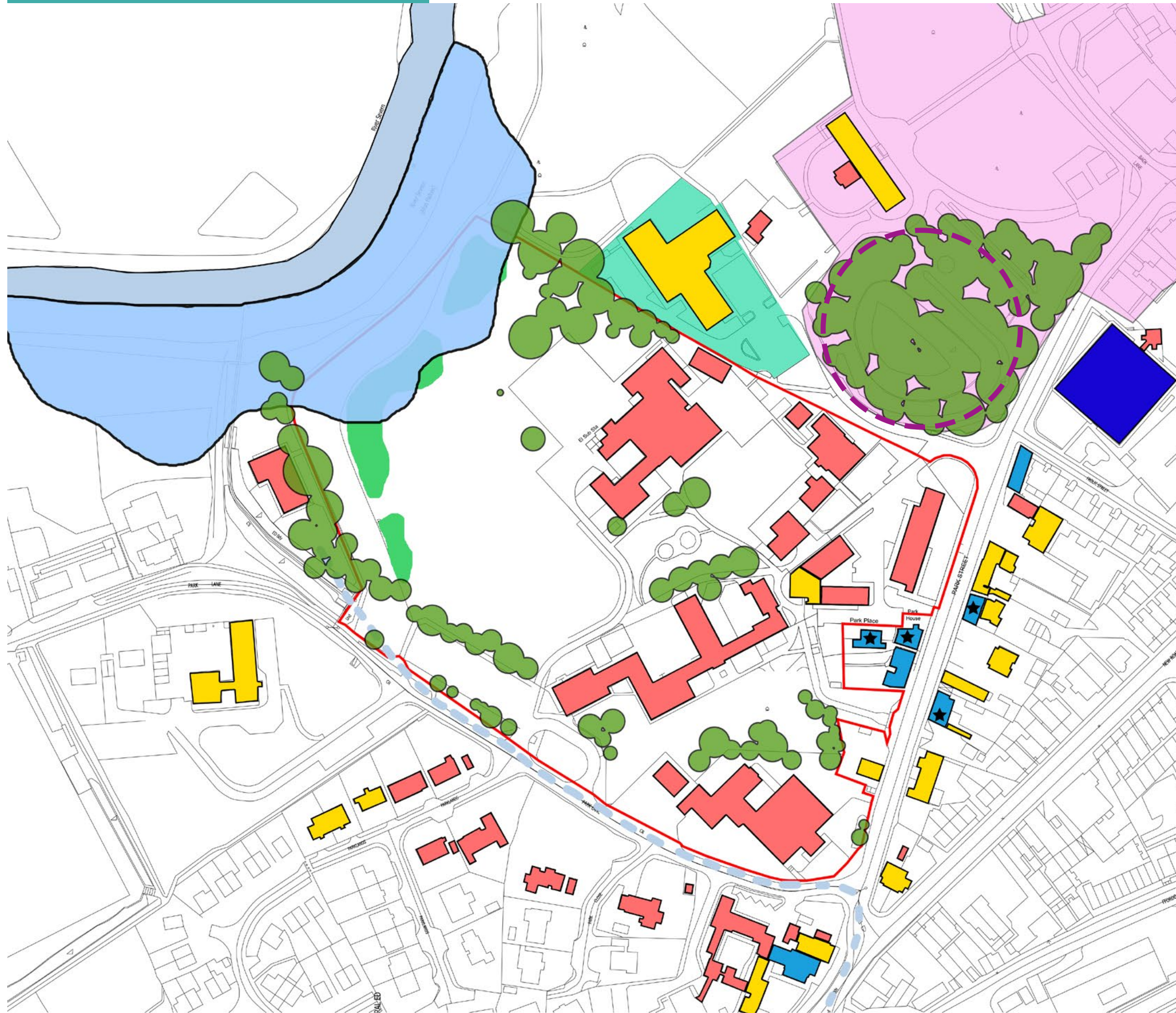
Design Intentions

- Create a high quality modern development with an Identity designed for Newtown
- Consider Place-making at the town level
- Integrate the new development, open up the site. No walls or boundaries
- Develop a new public realm, creating new spaces and routes for the community
- Use opportunities to enhance existing amenities
- Sustainable principles to be woven through all aspects of the scheme

OPPORTUNITIES ANALYSIS

2

Existing Physical Context



Key:

Building Heights:

- 1 Storey: ■
- 2 Storey: ■
- 3 Storey: ■
- Over 3 Storey: ■

Listed Building: ★

Existing Vegetation: ●

Existing Culvert: - - -

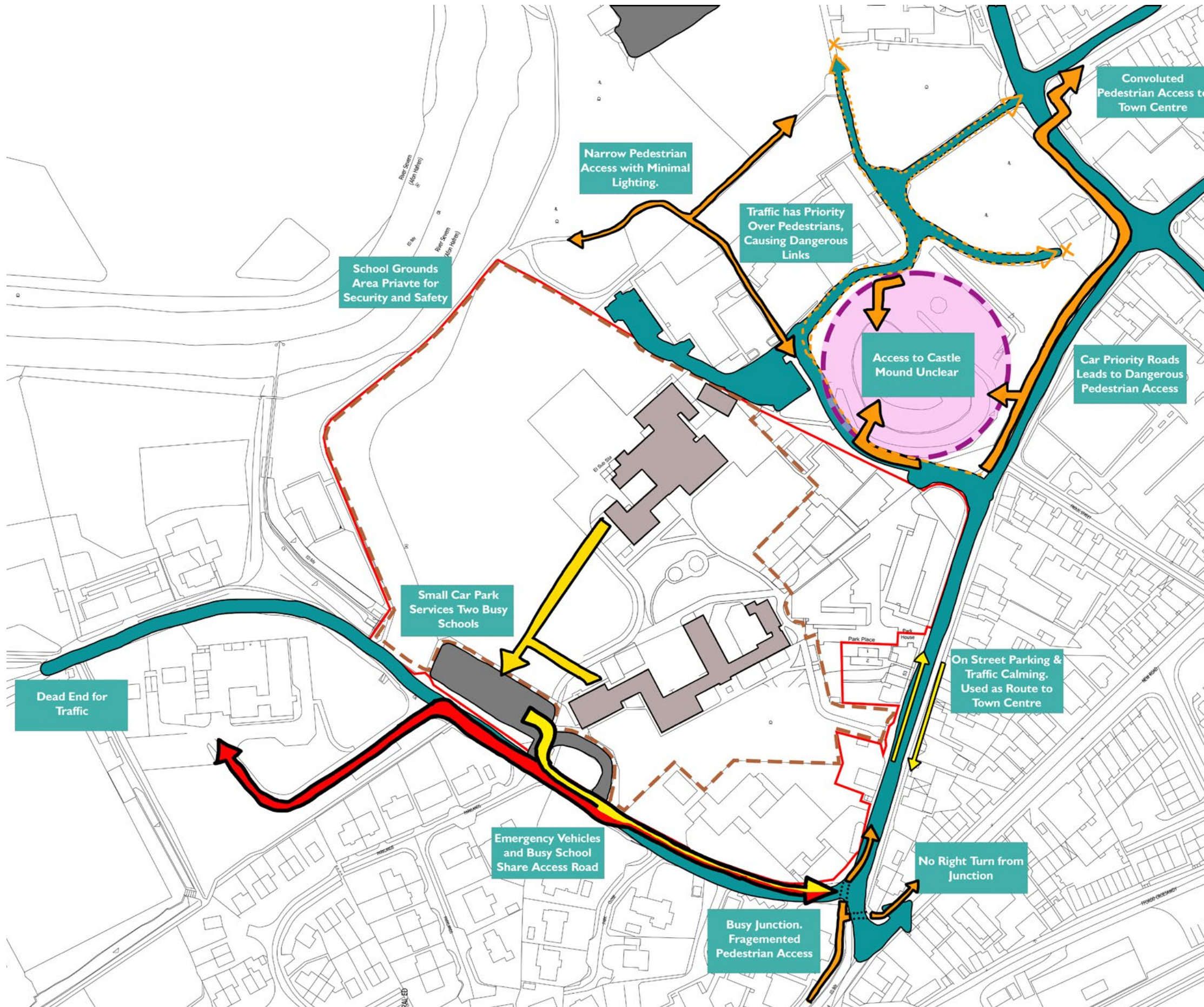
Scheduled Ancient Monument: ○

Flood Plain: ■

Land in Private Ownership: ■

Conservation Area: ■

Existing Routes and Permeability



Access Road to Town Hall



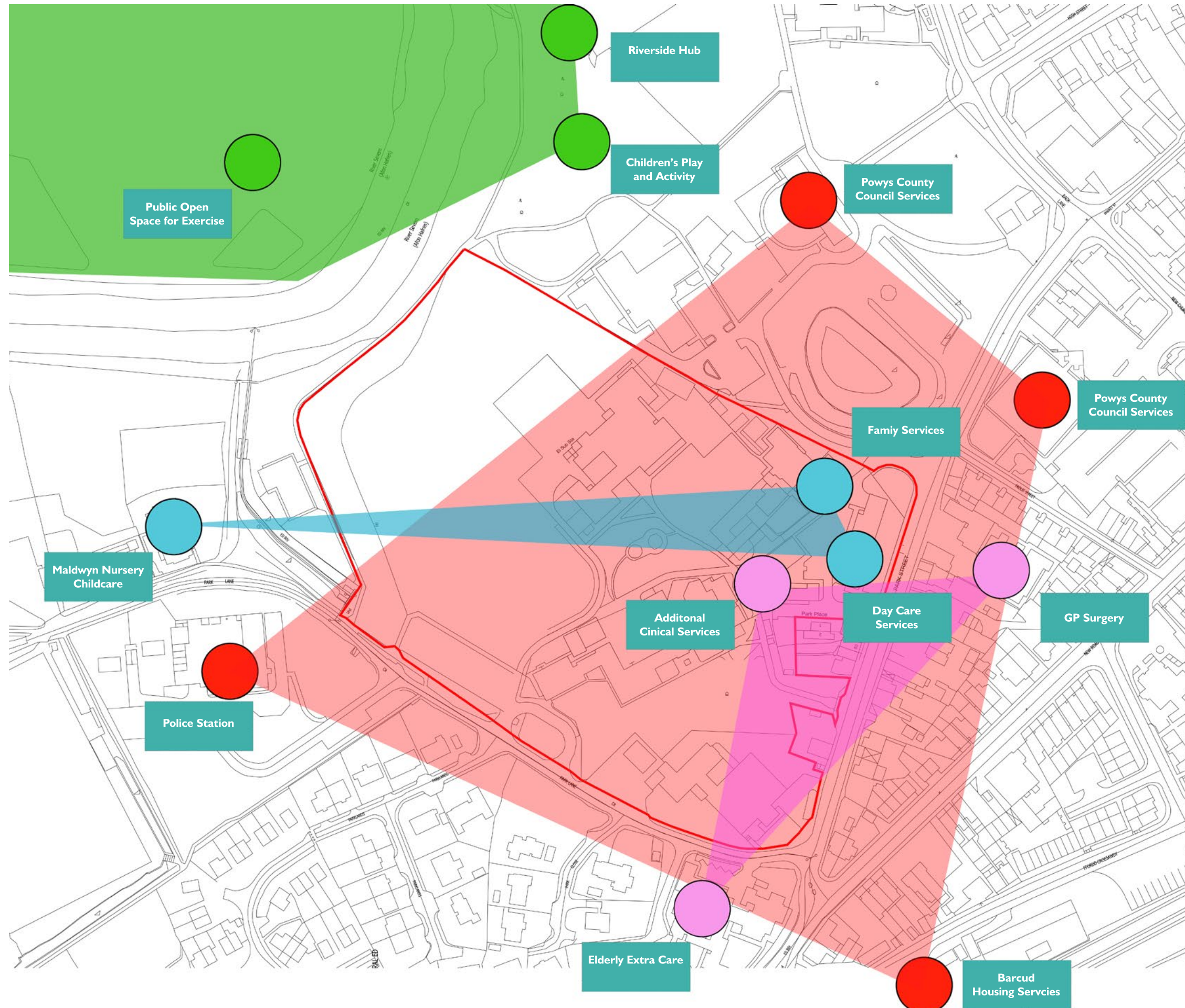
Park Lane



Park Street



Services and Amenities



Key:

Health Care Services



Outdoor Activities



Children and Family



Local Authority Services



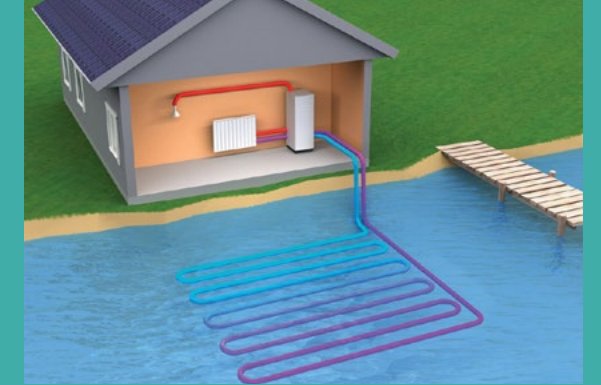
Sustainability Opportunities



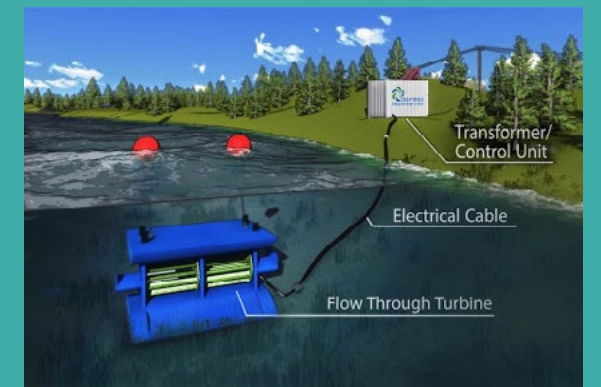
Solar EV Charging Points



Water Source Heat Pump



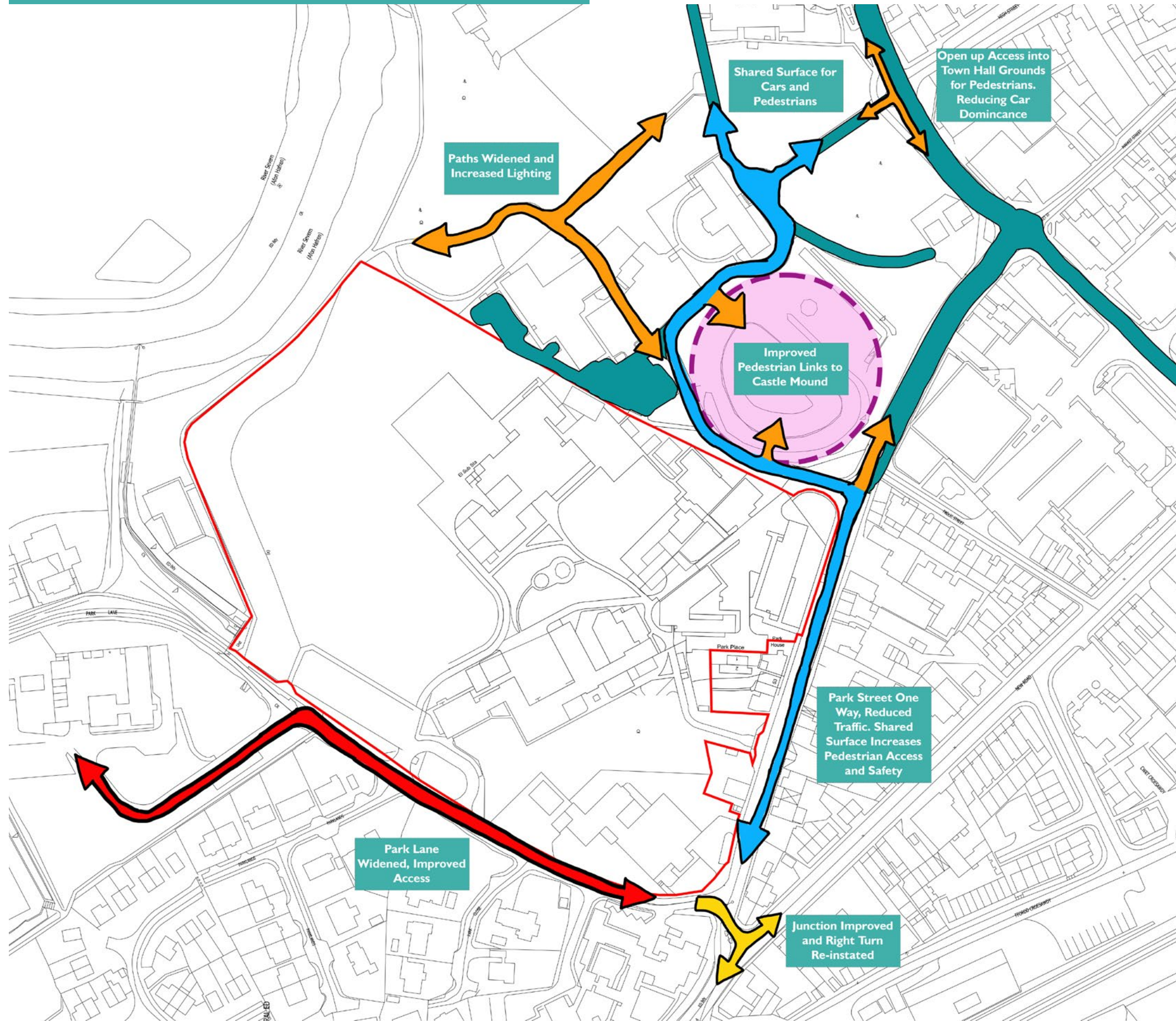
Water Turbine



Wild Flower Meadow



Wider Improvement Opportunities



Key:

Narrow Roads, with Minimal protection for Pedestrians: 

Pedestrian Links: 

Shared Surface: 

Vehicle Access: 

Emergency Vehicle Access: 

Scheduled Ancient Monument: 

Shared Surface Examples



School Sequencing Options



Option 1

- Difficulty in maintaining security of school site.
- Restricts pedestrian access to wider site.
- Proposed Entrance would clash with service vehicles.

Option 2

- Proposed entrance would clash with vehicles for other uses i.e. police vehicles.
- Located close to awkward junction
- Maintaining security of school difficult.
- Size of school playing fields would be limited.

Option 3

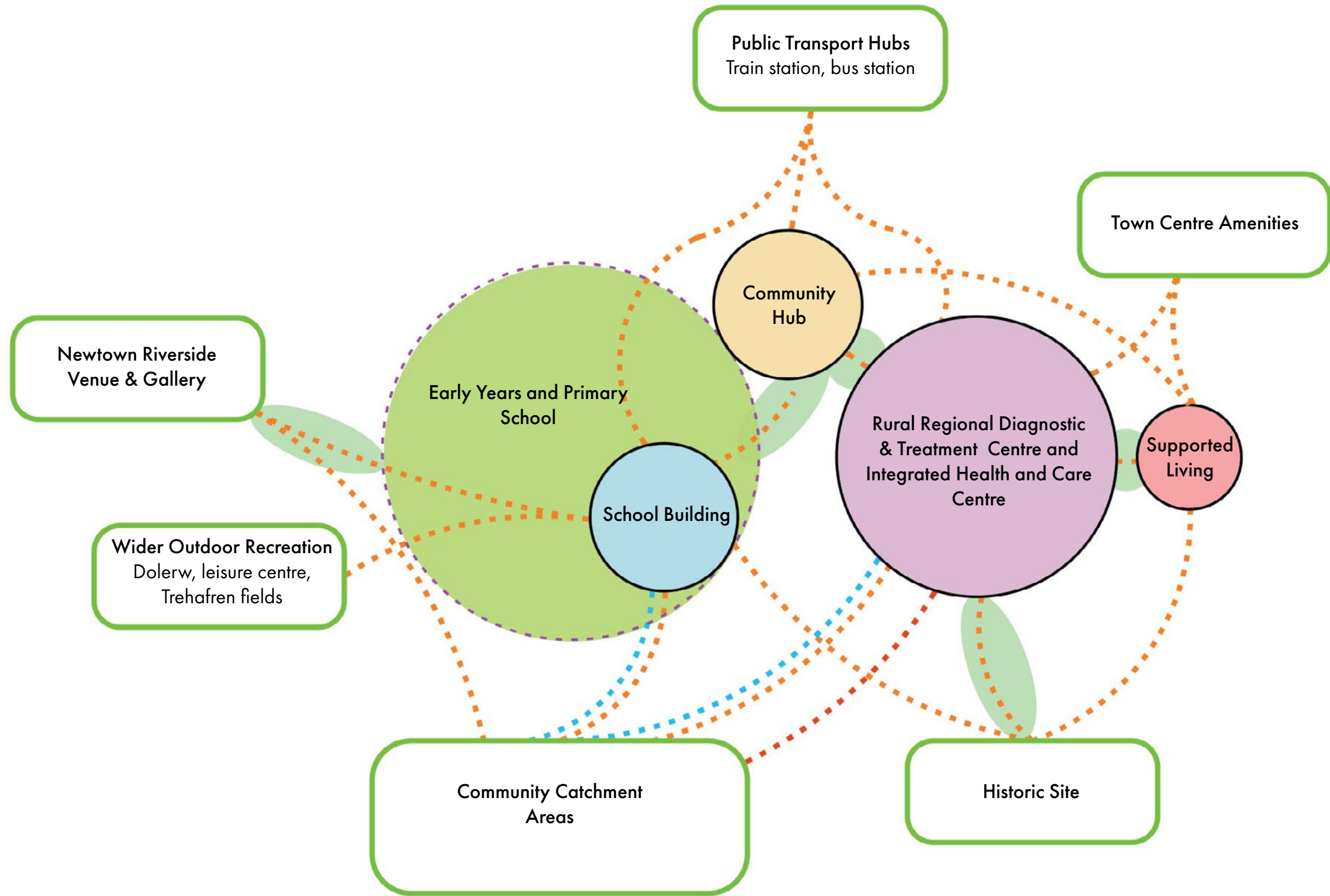
- Construction traffic would conflict with existing school operation.

INITIAL DEVELOPMENT

3

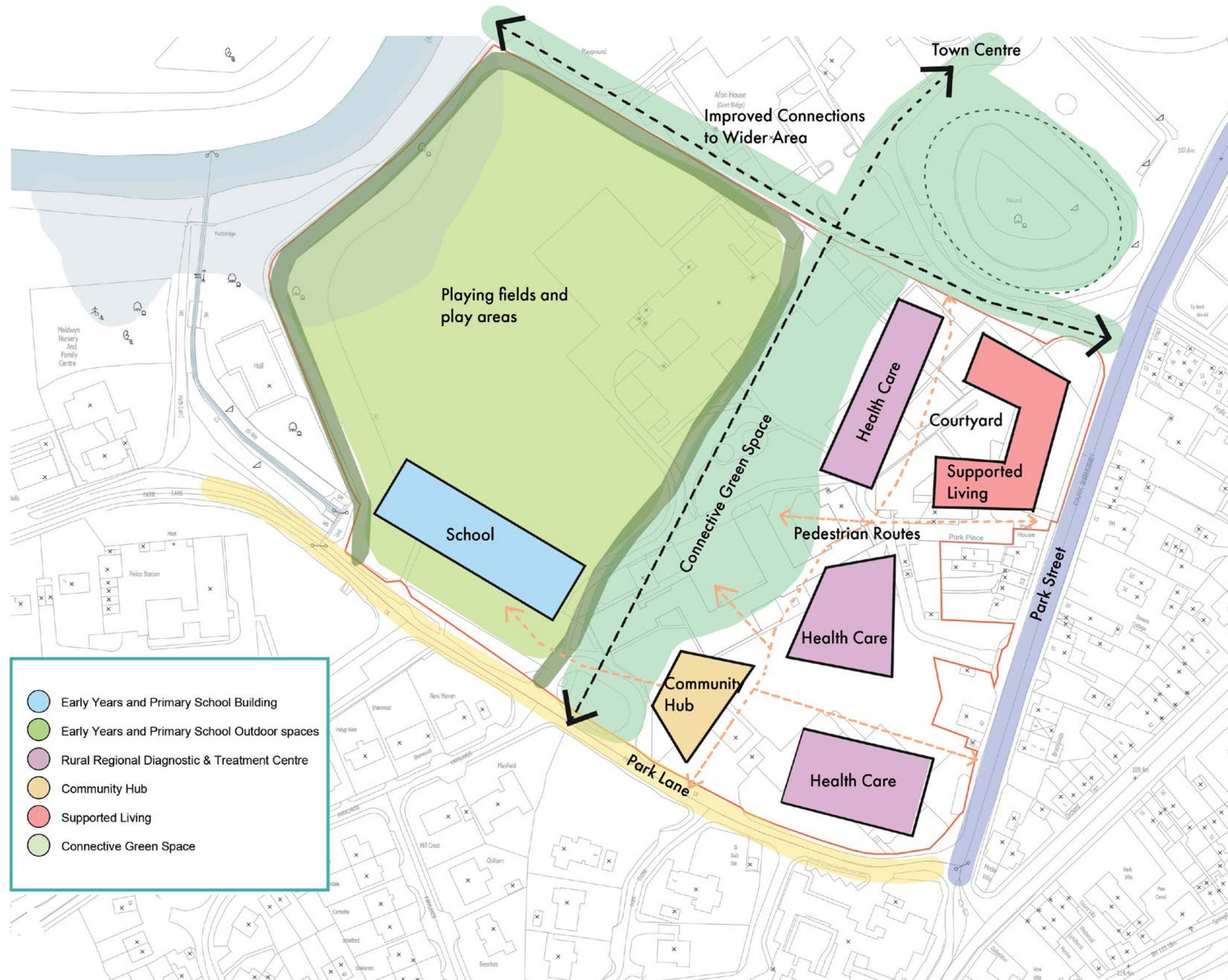
Adjacency Diagram 1

Connections needed between the Rural Regional Centre and Community Well-Being Hub and Wider Area



- | | |
|---|---|
| — Rural Regional Centre Buildings | ● Early Years and Primary School Building |
| — Wider Local Amenities | ● Early Years and Primary School Outdoor spaces |
| - - - Pedestrian Links to be established / improved | ● Rural Regional Diagnostic & Treatment Centre |
| - - - Private Vehical Links | ● Community Hub |
| - - - Ambulance Access | ● Supported Living |
| - - - Secure Area Boundary | ● Connective Green Space |

Initial Concept Sketches

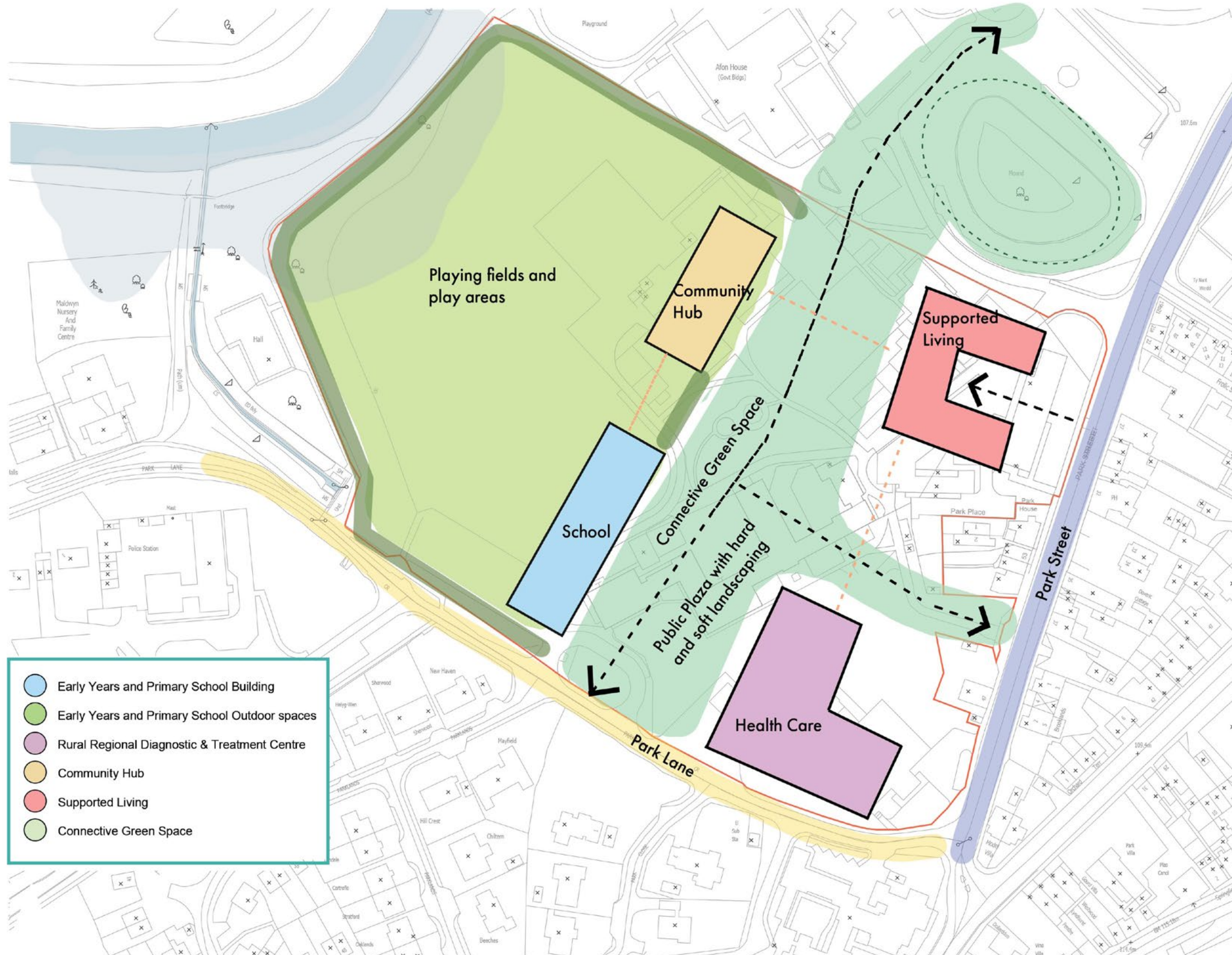


- Existing hedge around school is well developed and provides a good privacy barrier to play areas.

- A connective green space can be used to half the site and provide better pedestrian access into the town centre.

- Access to school remains from park lane which could be widened to better support traffic at peak times.

- Health care separated into different buildings which are well connected. However, might be better for access and parking if they are grouped closer together.



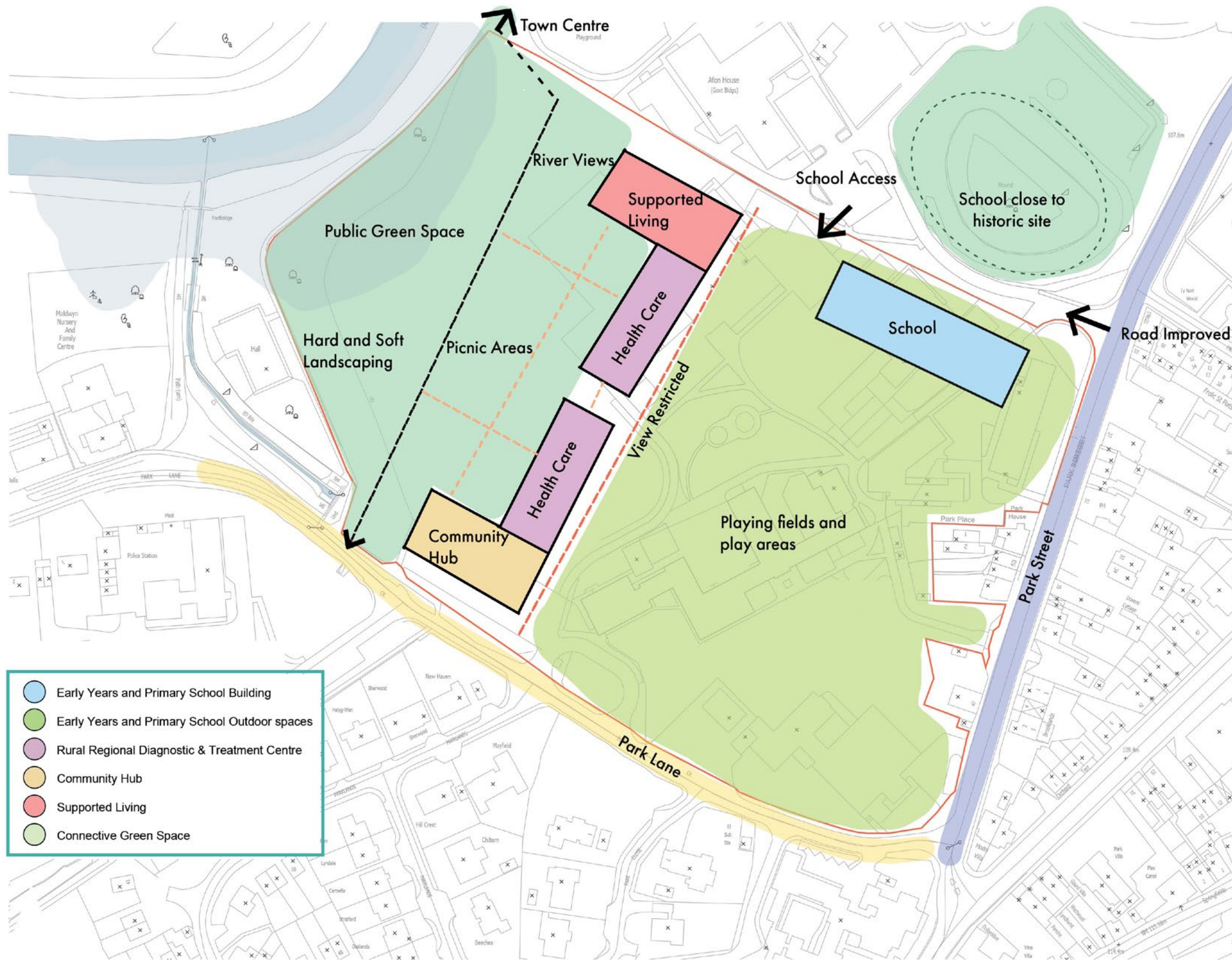
- Early Years and Primary School Building
- Early Years and Primary School Outdoor spaces
- Rural Regional Diagnostic & Treatment Centre
- Community Hub
- Supported Living
- Connective Green Space

- A C-shaped specialist housing block would allow for private parking or a private courtyard.

- All parts of the Rural and Regional Diagnostic & Treatment Centre is integrated in one larger building on corner of site. New vehicle access off Park Street so it doesn't add to congestion on Park Lane.

- Strong link between library and school.

- Large connective green space between the two halves of the site could have hard and soft landscaping, different seating areas and could be used for events.



- Early Years and Primary School Building
- Early Years and Primary School Outdoor spaces
- Rural Regional Diagnostic & Treatment Centre
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- The Rural Regional Diagnostic and Treatment Centre and housing look out to the river and create a physical barrier between school.
- Makes use of green space by the river.
- However, vehicle and emergency service access to the health care, housing and library would be difficult to resolve.
- The playing fields and play areas would be very visible and require barriers.

Precedent Images

Public Realm and Place Making



DEVELOPED CONCEPTS

4

Accommodation Schedule

RURAL REGIONAL & DIAGNOSTIC TREATMENT CENTRE *Total 9000m²*

In Patients, Staff Facilities 1800m²

Out Patients, Diagnostics, Day Cases 1800m²

Minor Injuries and Emergency Care 600m²

Integrated Health and Care Centre

General Medical Services 600m²

Mental Health, Sexual Health, Women's Services, Well-being and Training 1800m²

Children and Young Persons Care 1000m²

(Additional Services, Facilities and Circulation 1400m²)

SUPPORTED LIVING

1245m²

COMMUNITY HUB *incorporating Health and Care*

Academy and Public Library

1700m²

EARLY YEARS & PRIMARY SCHOOL *Total*

16,000m² including 2250m² School Building

Teaching 1000m²

Hall and Social Hub 500m²

Learning Resources 375m²

Staff and Admin 375m²

Outdoor Teaching Areas 1750m²

Habitat 200m²

Soft Play 800m²

Hard Play 400m²

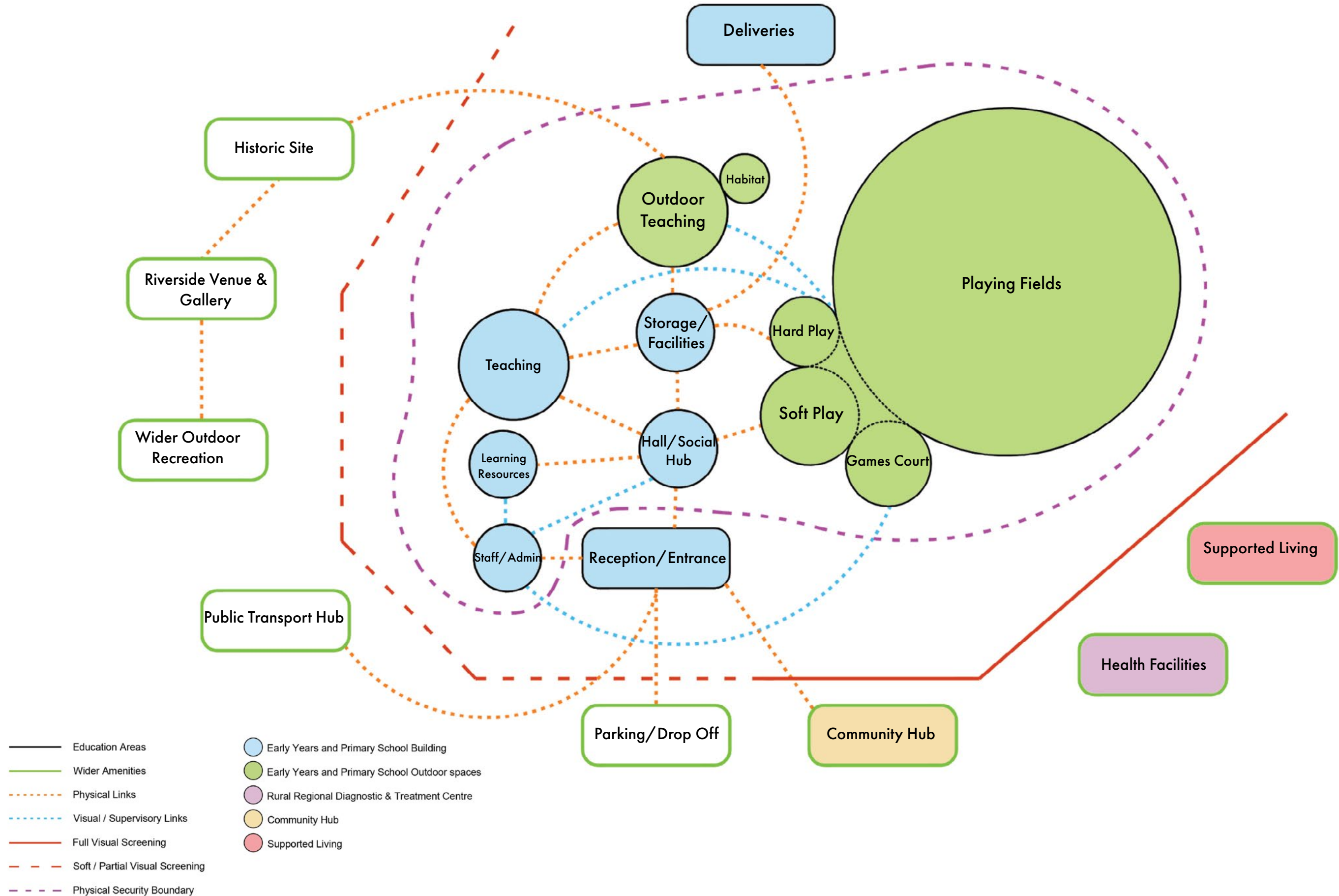
Games Courts 600m²

Playing Field 10,000m²

Total Areas as Specified in Programme Business Case June 2021, Table 4.

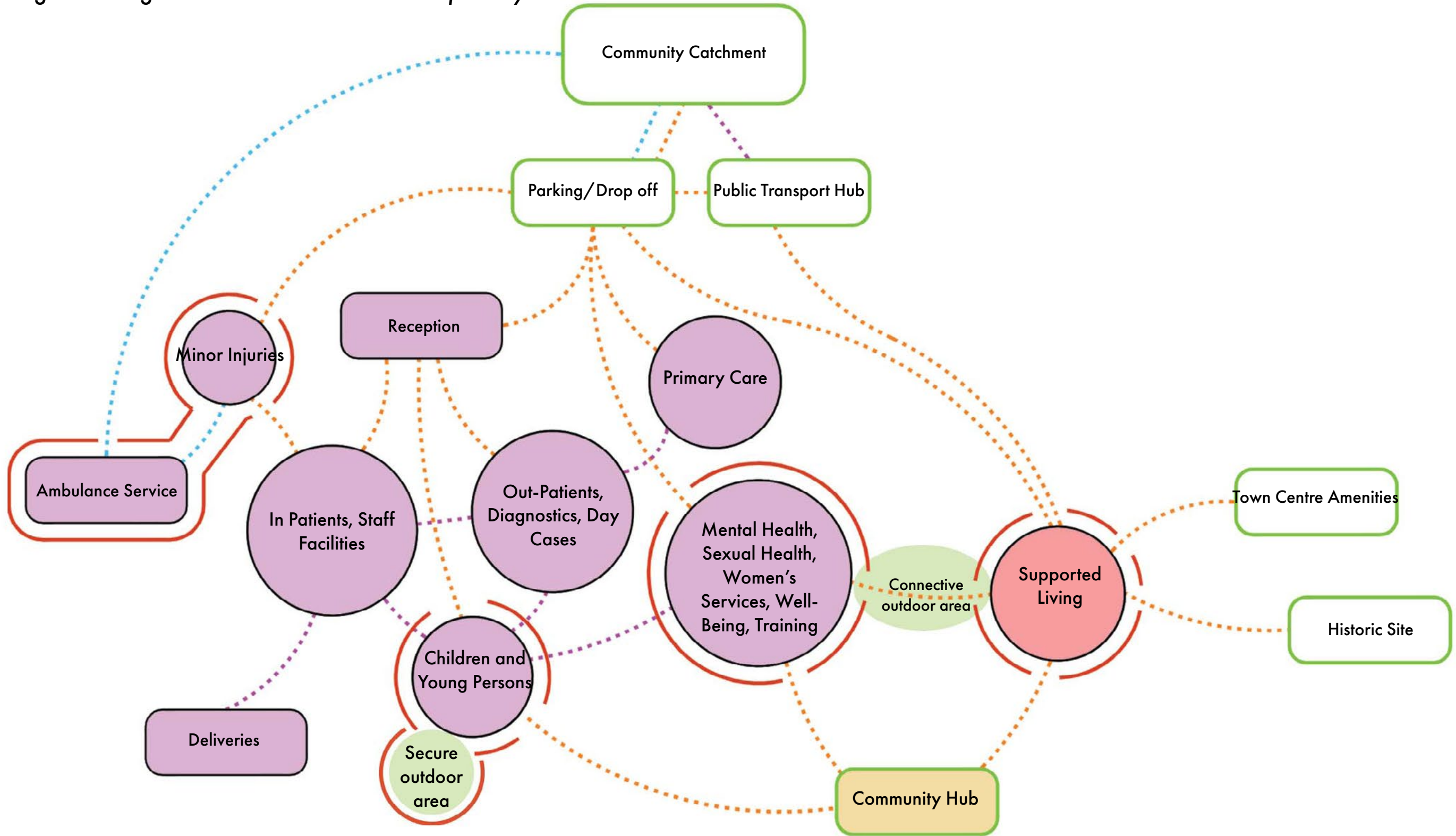
Adjacency Diagram 2

Early years and primary school adjacency links



Adjacency Diagram 3

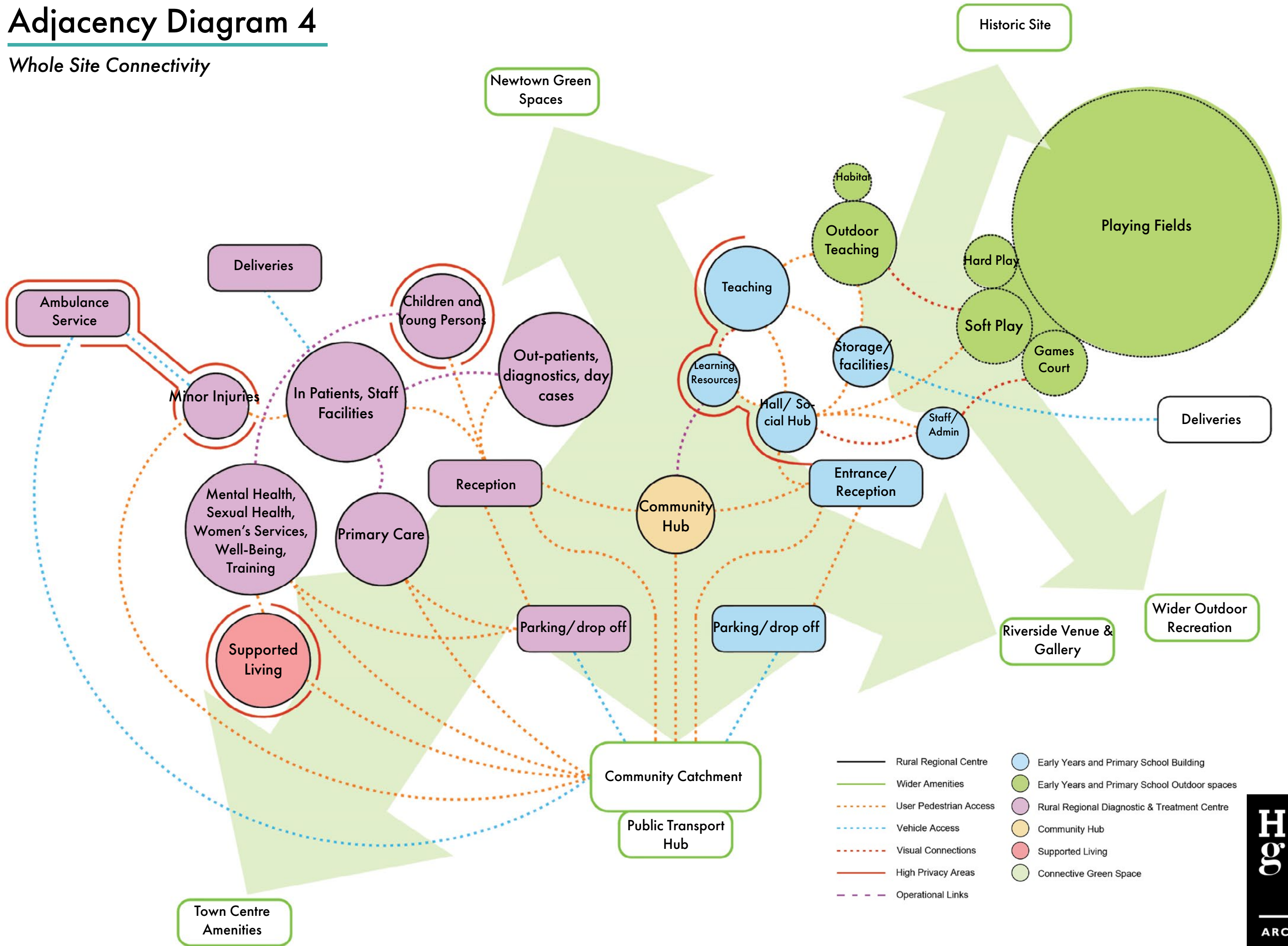
Rural Regional Diagnostic & Treatment Centre Adjacency Breakdown



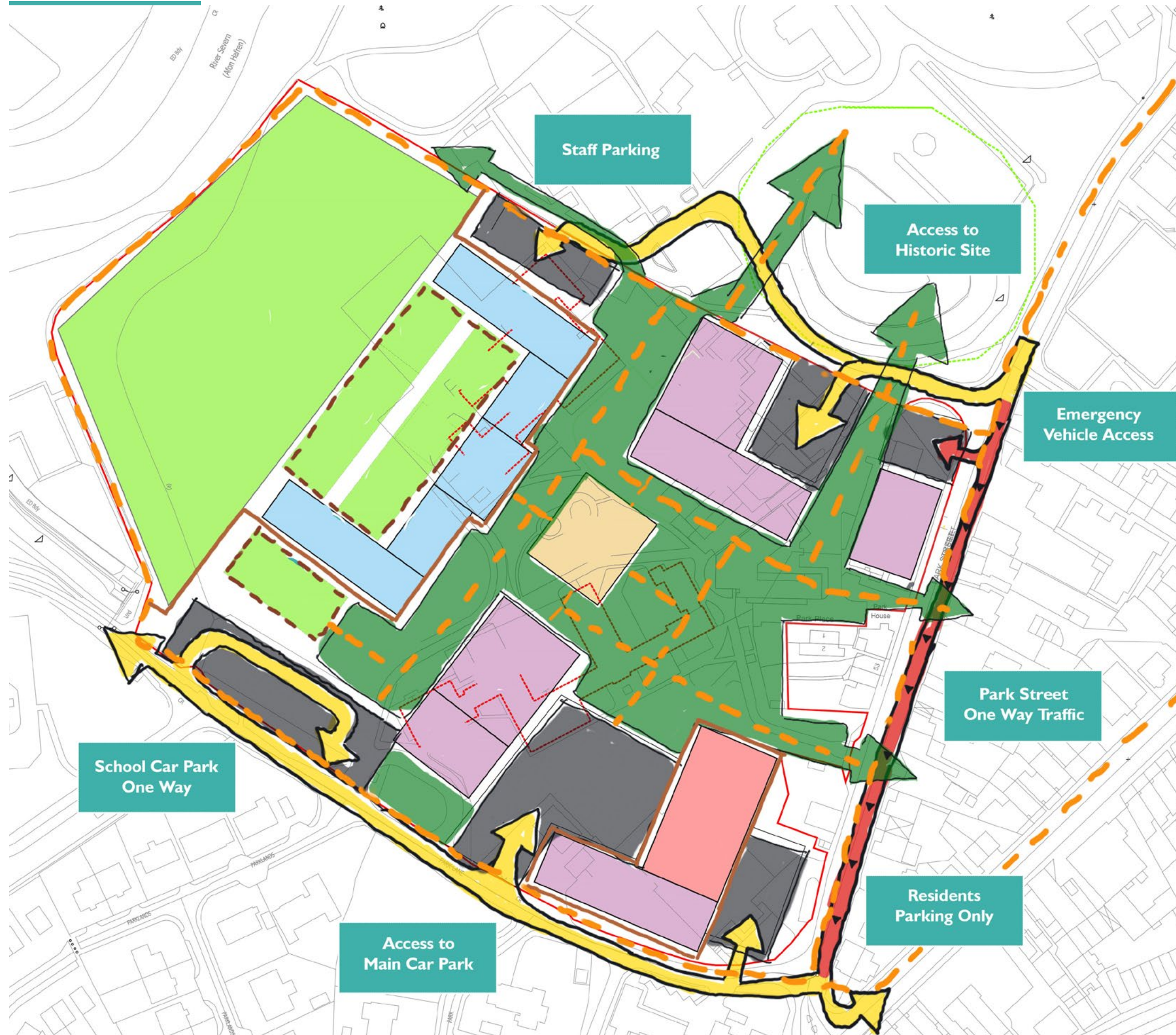
- Health & Care Areas
- Wider Amenities
- - - User Access
- - - Vehicle Access
- High Privacy Areas
- - - Operational Links
- Early Years and Primary School Building
- Early Years and Primary School Outdoor spaces
- Rural Regional Diagnostic & Treatment Centre
- Community Hub
- Supported Living

Adjacency Diagram 4

Whole Site Connectivity



Option A



Advantages

- + Position of School Building allows controlled views of specific areas.
- + Strong link between school and community hub
- + Vehicular access routes separated to both sides of site could reduce congestion on Park Street.
- + Increased permeability of site through multiple 'green avenues' and improved connection to wider area.
- + Open frontage to site adds to existing urban fabric and benefits wider community rather than being an insular development.

Disadvantages

- Connection between two halves of the site could be better improved to allow more cross flow of people (however this could also be a benefit).
- The school would need to be demolished before work could start.
- Existing library building not retained.
- 3 Car parks along Park Lane could result in too much congestion at junction onto New Road.

Option B



Advantages

- + Existing library is retained and becomes a gateway to the site, making it a key feature.
- + Large area of public open space around the community hub which presents opportunity for landscaping, events and pavilions etc.
- + Position of school controls views into playing fields, play space etc.
- + Vehicular Entrances to the site minimised to create a campus feel and reduction of traffic at peak times.
- + Higher density allows for more open space.

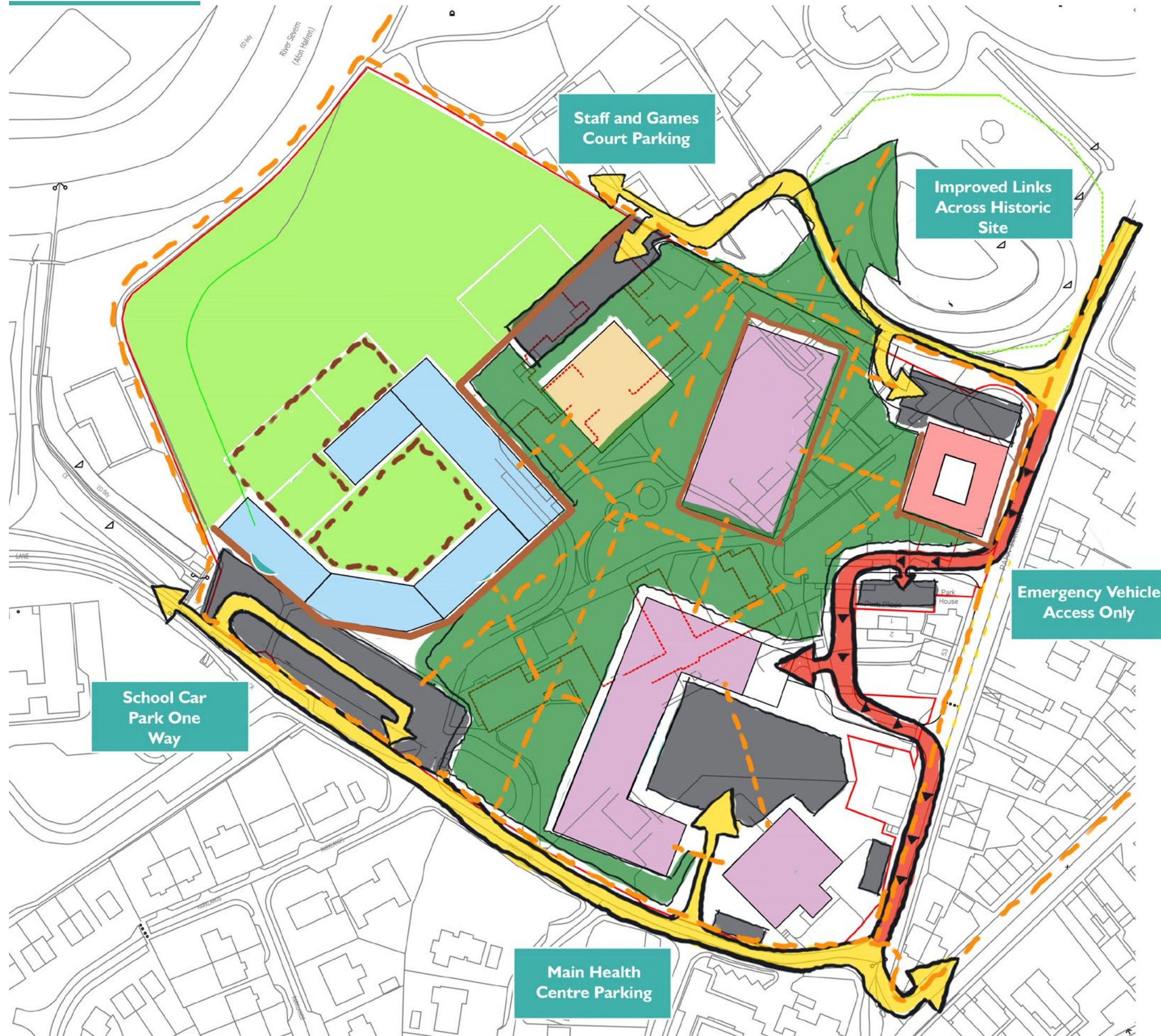
Disadvantages

- Higher density development.
- Weak link between school and library building.
- Existing school would need to be demolished before the new school could be built.

KEY

- Early Years and Primary School Building
- Early Years and Primary School Outdoor Spaces
- Rural Regional Diagnostic & Treatment Centre
- Community Hub
- Supported Living
- Connective Green Space

Option C



Advantages

- + Phasing would allow the two schools to remain operational whilst the new school is built.
- + The existing library building will be retained and its use converted.
- + The community hub has a close link to the school and also forms a hub in the green space for the public.
- + Green routes through the site minimises traffic and supports good quality place-making.
- + Accesses are separated to minimise congestion during peak times.
- + Park Street to have no through road access, greatly reducing traffic.

Disadvantages

- Vehicle access needs more refinement to reduce congestion further and to aid emergency services access.

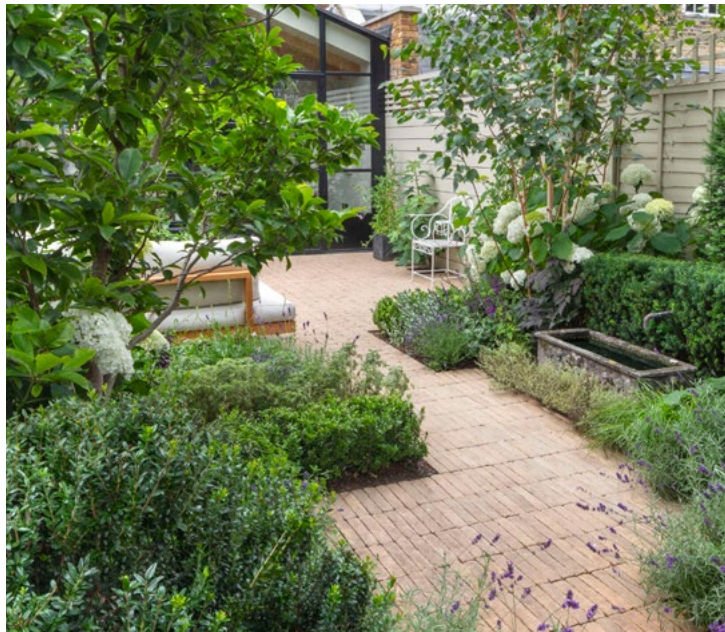
KEY

- Early Years and Primary School Building
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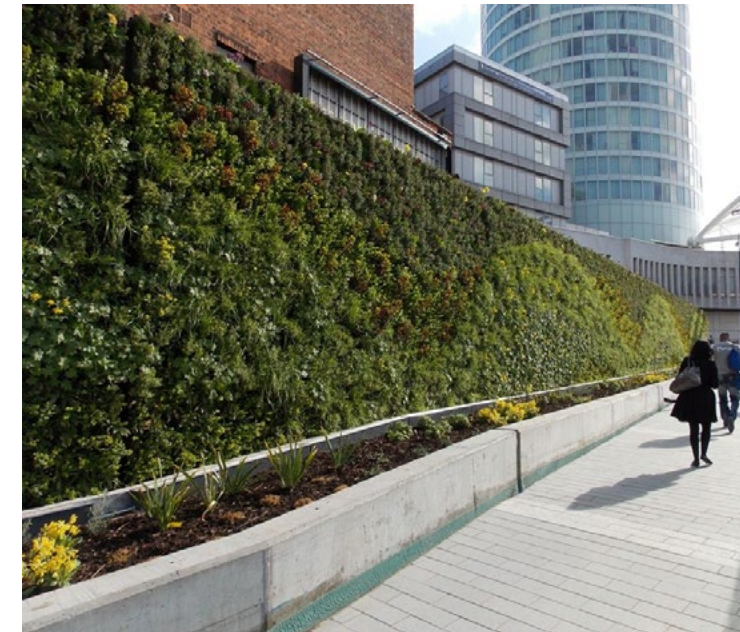
Precedent Images

Public Realm and Place Making



Precedent Images

Physical Boundaries and Security



PROPOSALS

5

Option Comparison



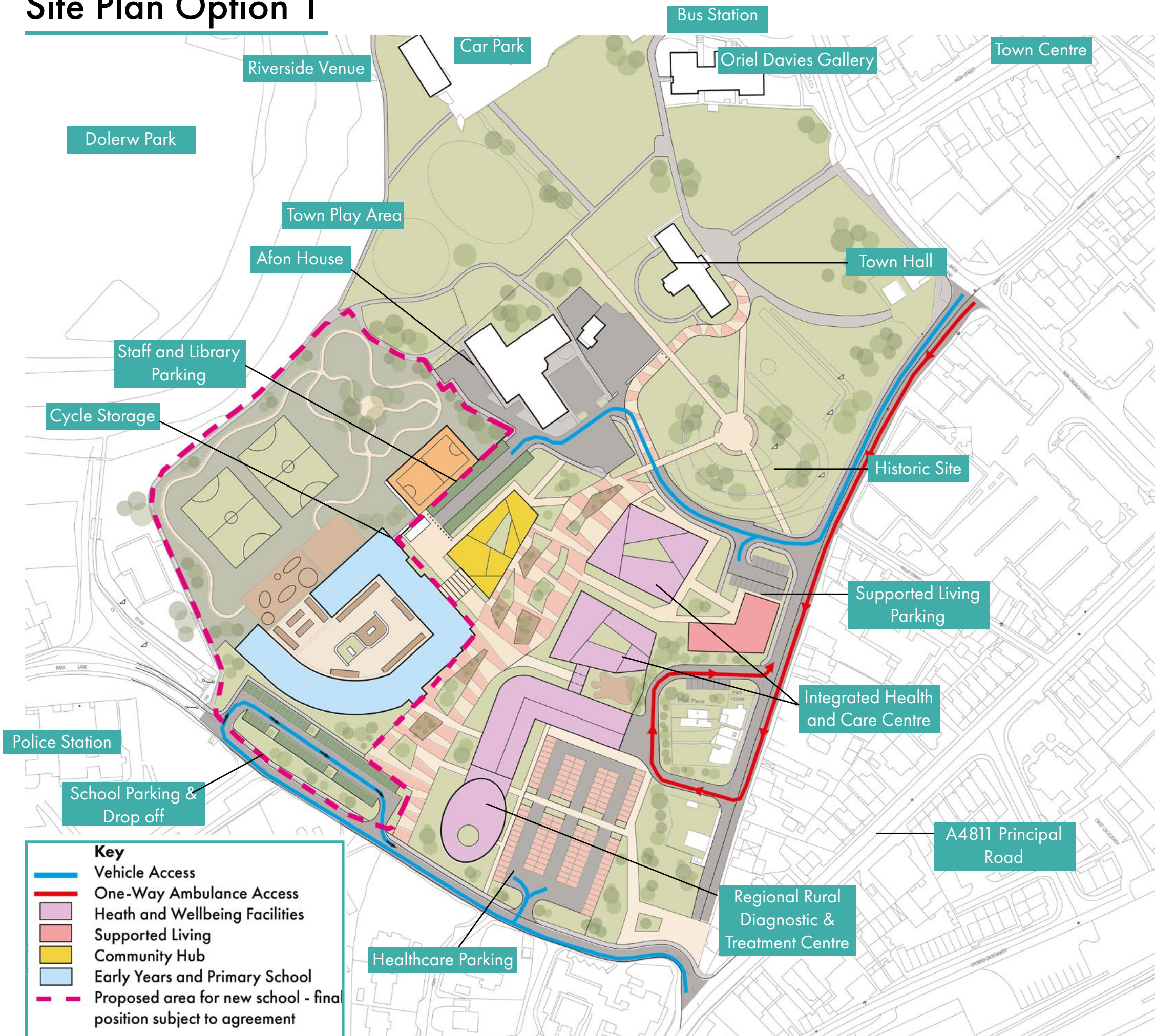
Option 1

- The school is 1 storey and so has a larger footprint.
- Primary Care is its own building and acts as a gateway to the site.
- The Rural Regional Diagnostic and Treatment Centre and the Integrated Health and Care Centre are close to each other. Can be physically connected.
- The Integrated Health and Care Centre is split into two buildings so there is a physical divide between different departments. They can still have close outdoor connections.
- Supported Living adjacent to the Mental Health and wellness services in the Integrated Health and Care Centre - opportunity for shared space between these.
- Potential for close connections between Community Hub building, School and Integrated Health and Care Centre.

Option 2

- School is 2 storey so has a smaller footprint.
- Primary Care is integrated into the Rural Regional Diagnostic and Treatment Centre.
- Integrated Health and Care Centre departments are in one building.
- B Supported Living adjacent to A5 Mental Health and wellness services - opportunity for shared space between these.
- Close connections between Community Hub building and the Integrated Health and Care Centre, and between the Community Hub and School.

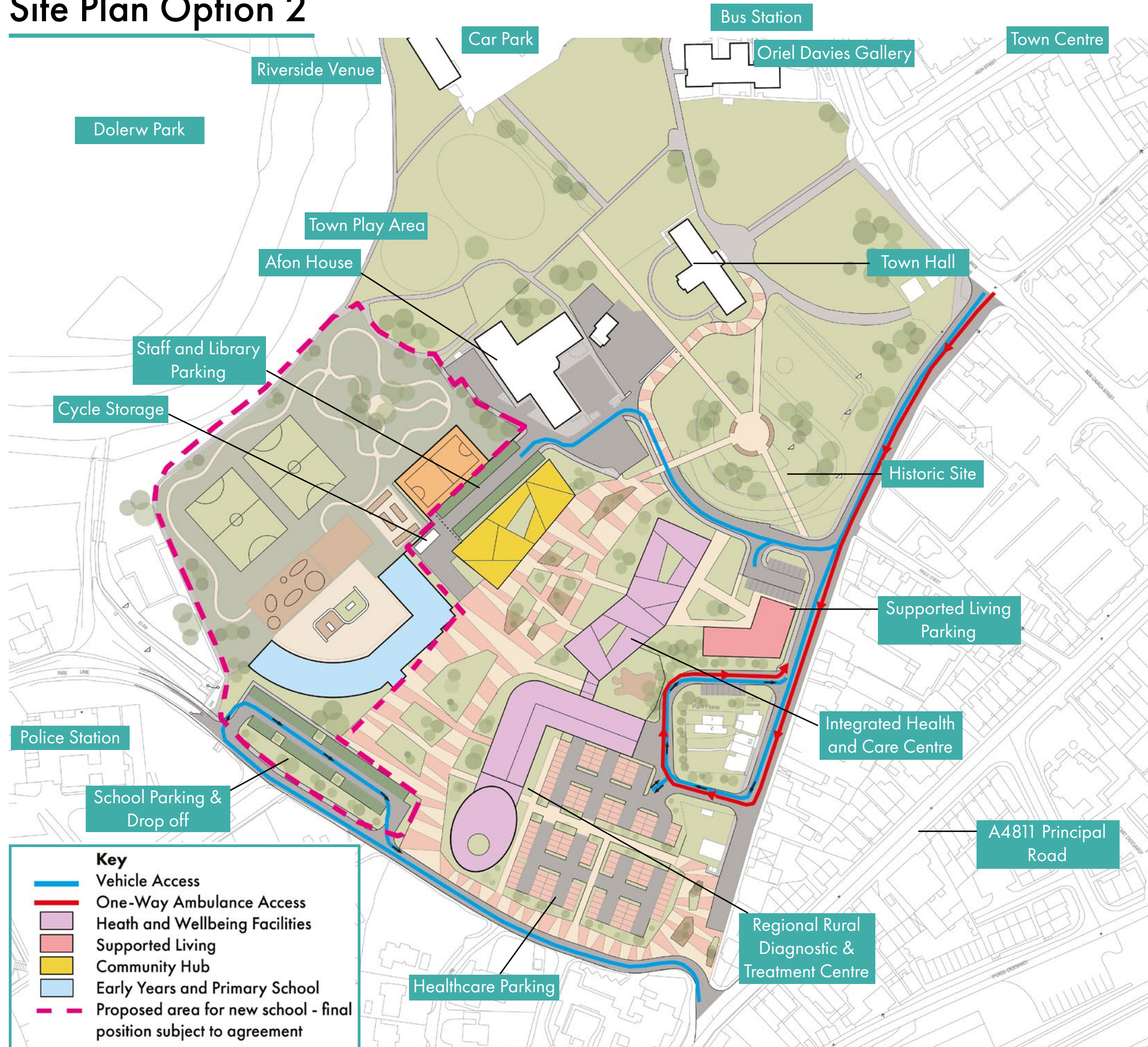
Site Plan Option 1



Key Points

- Primary Care is incorporated into the larger Diagnostic and Treatment Centre
- The Mental and sexual health, women's services, well-being and training department of the Integrated Health and Care Centre and Supported living are well connected.
- The single storey school shields much of the outdoor door areas and offers security.
- Park Street no longer a through road to ease congestion at junction onto New Road.
- Park Lane widened to accommodate more traffic.
- Pathway through site extends to Town Hall, creating a clear pedestrian connection to the town centre.
- Roadway to Town Hall changed to a shared surface and widened to improve route for pedestrians.
- The Community Hub is two storeys to accommodate the Health and Care Academy and additional public sector offices and meeting rooms.

Site Plan Option 2



Key Points

- + Primary Care is located in the larger healthcare building.
- + All departments of the Integrated Health and Care Centre are combined into one building.
- + The Rural Regional Diagnostic and Treatment centre and the Integrated Health and Care Centre services are all well connected.
- + Widened pedestrian access and improved links from the corner of the site, up Park Lane and through car park.
- + Access to healthcare car park from Park Street, less congestion on Park Lane.
- + Two storey school has smaller footprint, building will be more energy efficient.
- + Reduced footprint of school also results in a widened public area with larger green spaces.
- + The community hub has a larger footprint to support more public sector offices/meeting rooms, Health and Care academy and library services on the ground floor.

New School and Playing Fields



Option 1 - Single Storey School Design



Option 2 - Two Storey School Design

Construction Sequencing and operation of School



KEY

- Existing Ysgol Calon y Dderwen buildings
- Retained Ysgol Calon y Dderwen playing fields
- Secure Site Compound
- Temporary Car Park

Phasing

- 1 Improve Park Entrance and roads
- 2 Form Temporary Car Park and Define Pedestrian routes into Schools
- 3 Form Secure Site Compound

Public Realm with Seating Areas



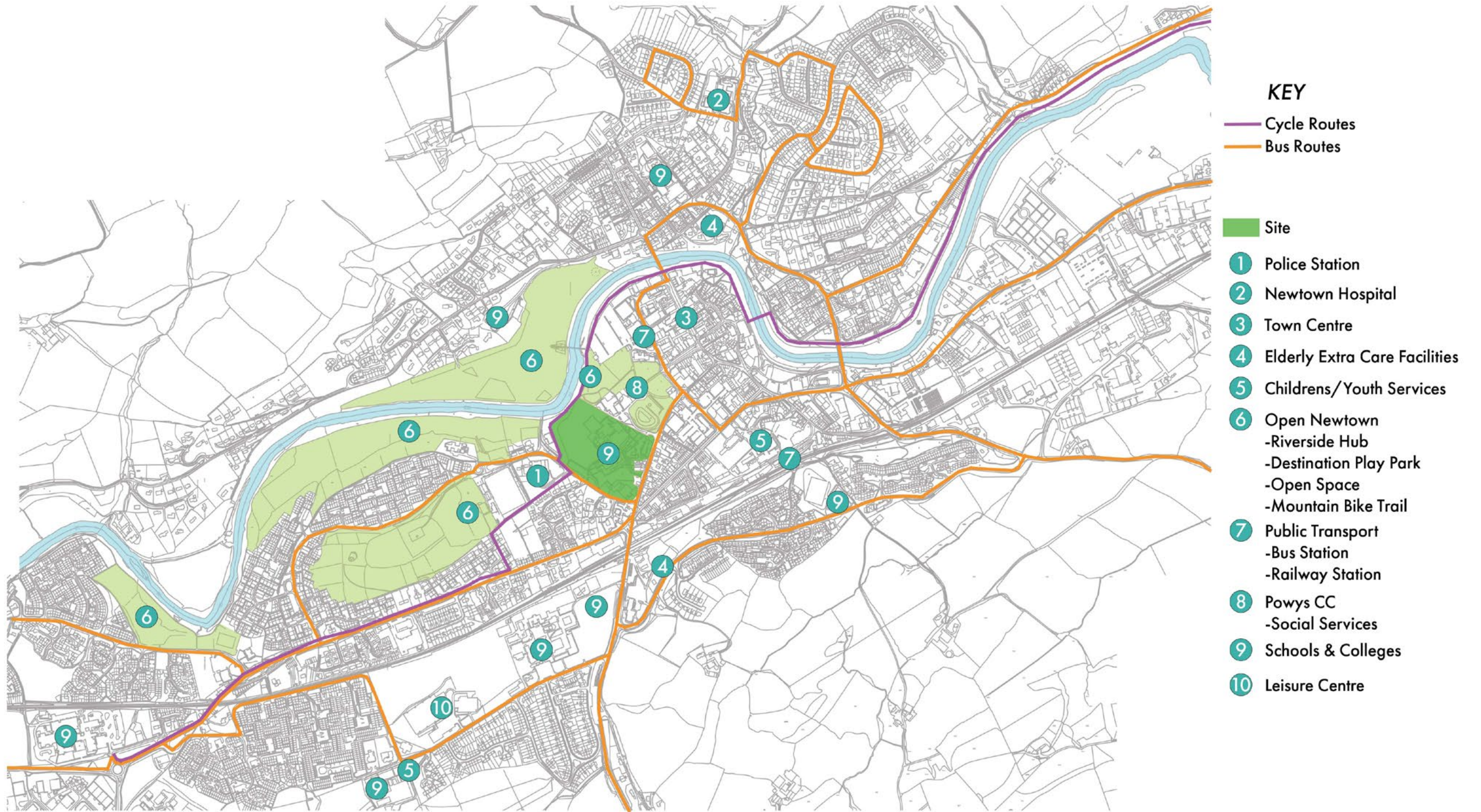
Community Well-Being Services



Connective Public Realm



Wider Community Network



Masterplan

