



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

# CONSENTS

## 1 Project Brief

*Design Intentions*

## 2 Opportunities Analysis

*Existing Physical Context*

*Existing Routes and Permeability*

*Services and Amenities*

*Sustainability Opportunities*

*Wider Improvement Opportunities*

*School Sequencing Options*

## 3 Initial Development

*Adjacency Diagram*

*Sketch Concepts*

*Precedent Images*

## 4 Developed Concepts

*Accommodation Schedule*

*Adjacency Diagrams*

*Concept Options*

*Precedent Images*

## 5 Proposals

*Site Plan*

*Visuals*

# PROJECT BRIEF

---

1

## Design Intentions

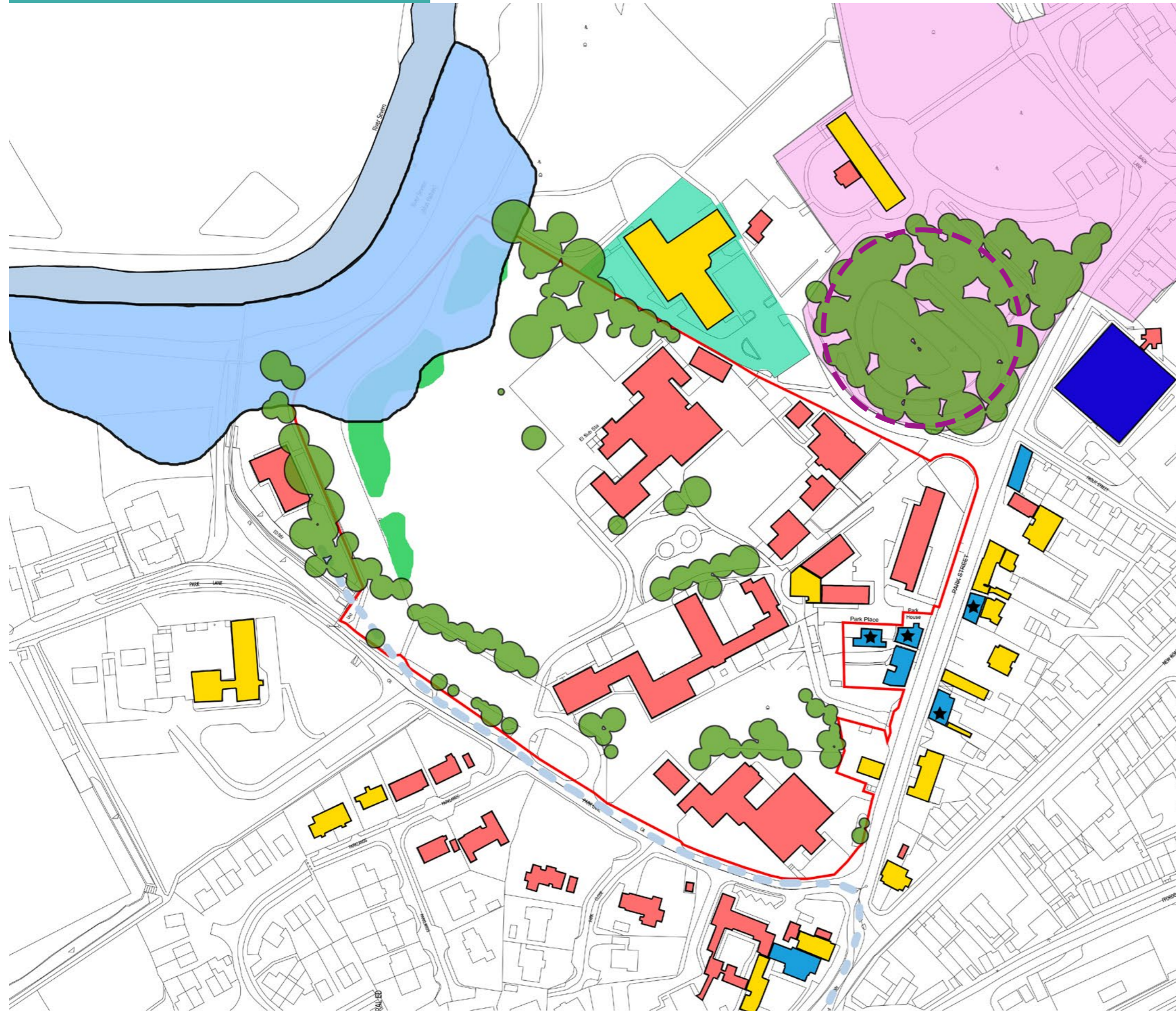
- Create a high quality modern development with an Identity designed for Newtown
- Consider Place-making at the town level
- Integrate the new development, open up the site. No walls or boundaries
- Develop a new public realm, creating new spaces and routes for the community
- Use opportunities to enhance 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: ---

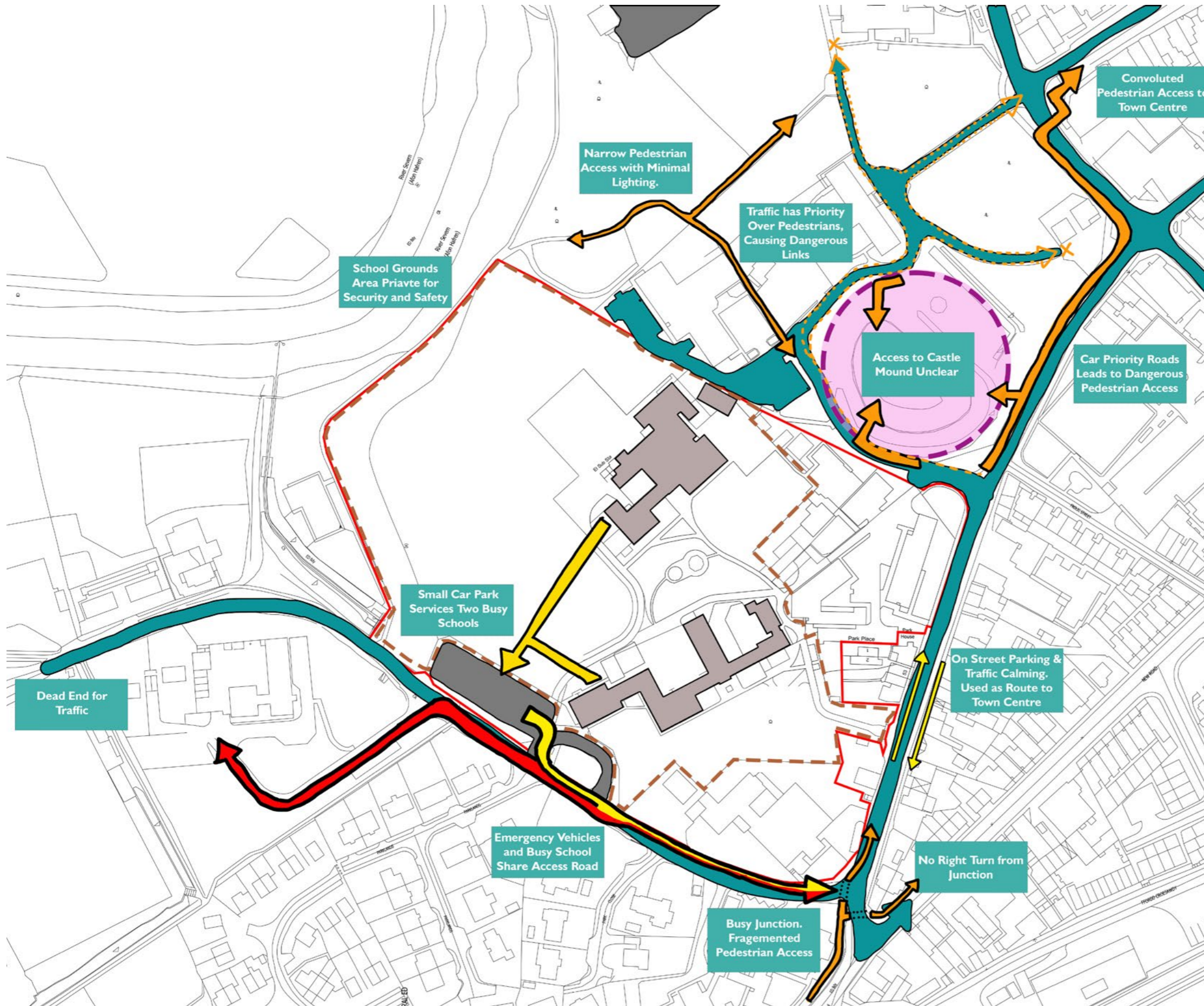
Scheduled Ancient Monument: ○

Flood Plain: ■

Land in Private Ownership: ■

Conservation Area: ■

# Existing Routes and Permeability



Access Road to Town Hall



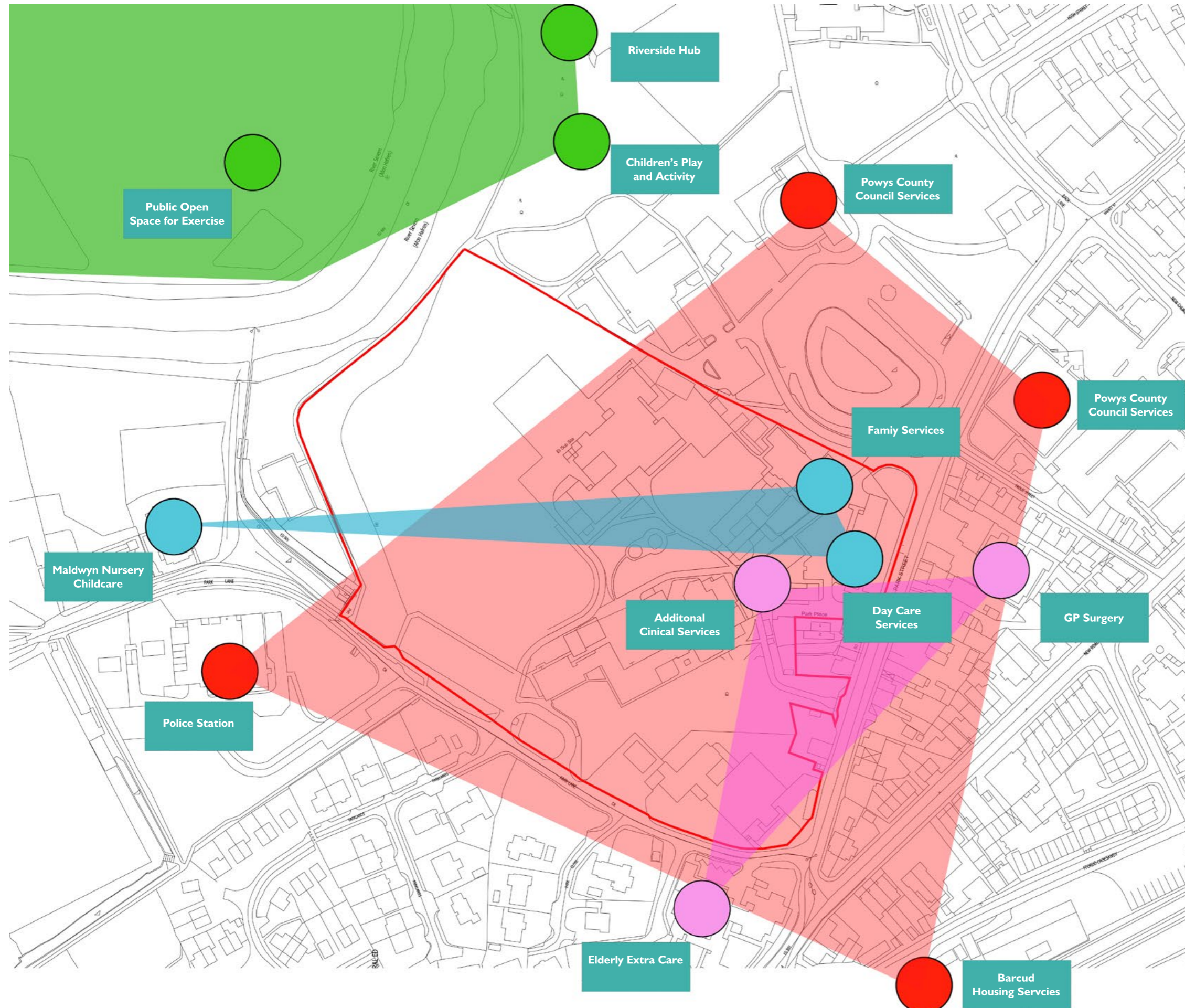
Park Lane



Park Street



# Services and Amenities



## Key:

Health Care Services



Outdoor Activities



Children and Family



Local Authority Services





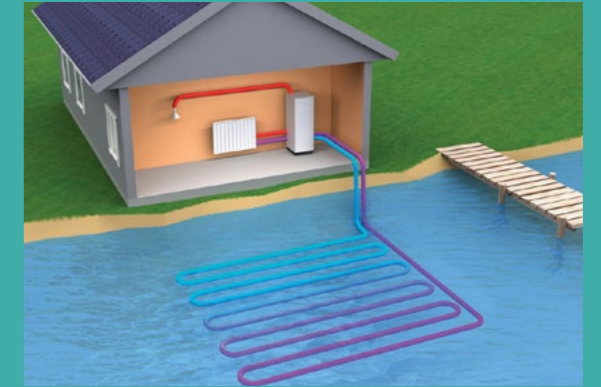
# Sustainability Opportunities



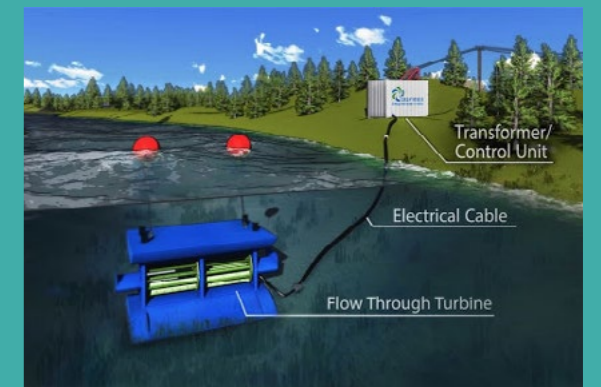
Solar EV Charging Points



Water Source Heat Pump



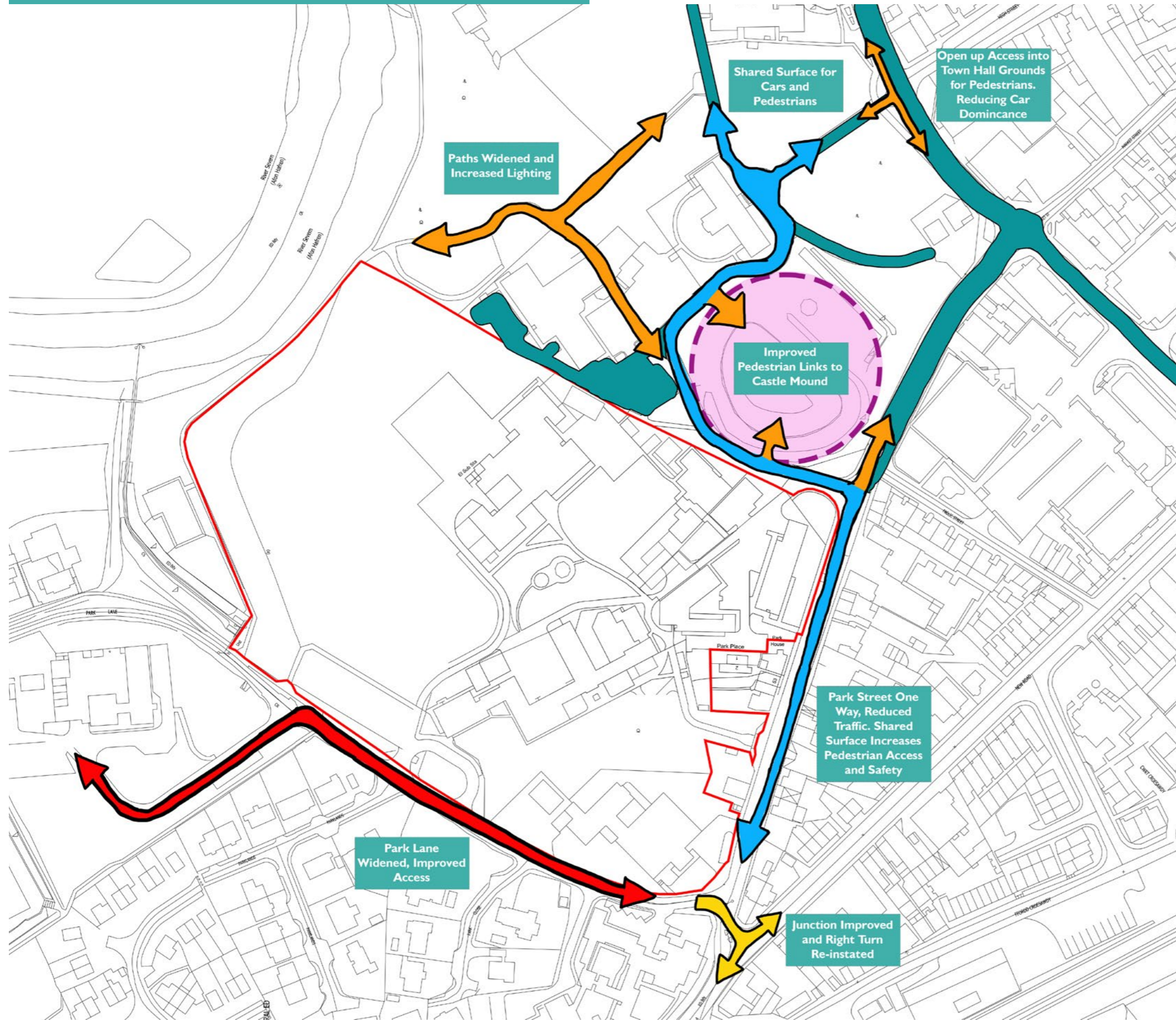
Water Turbine



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.

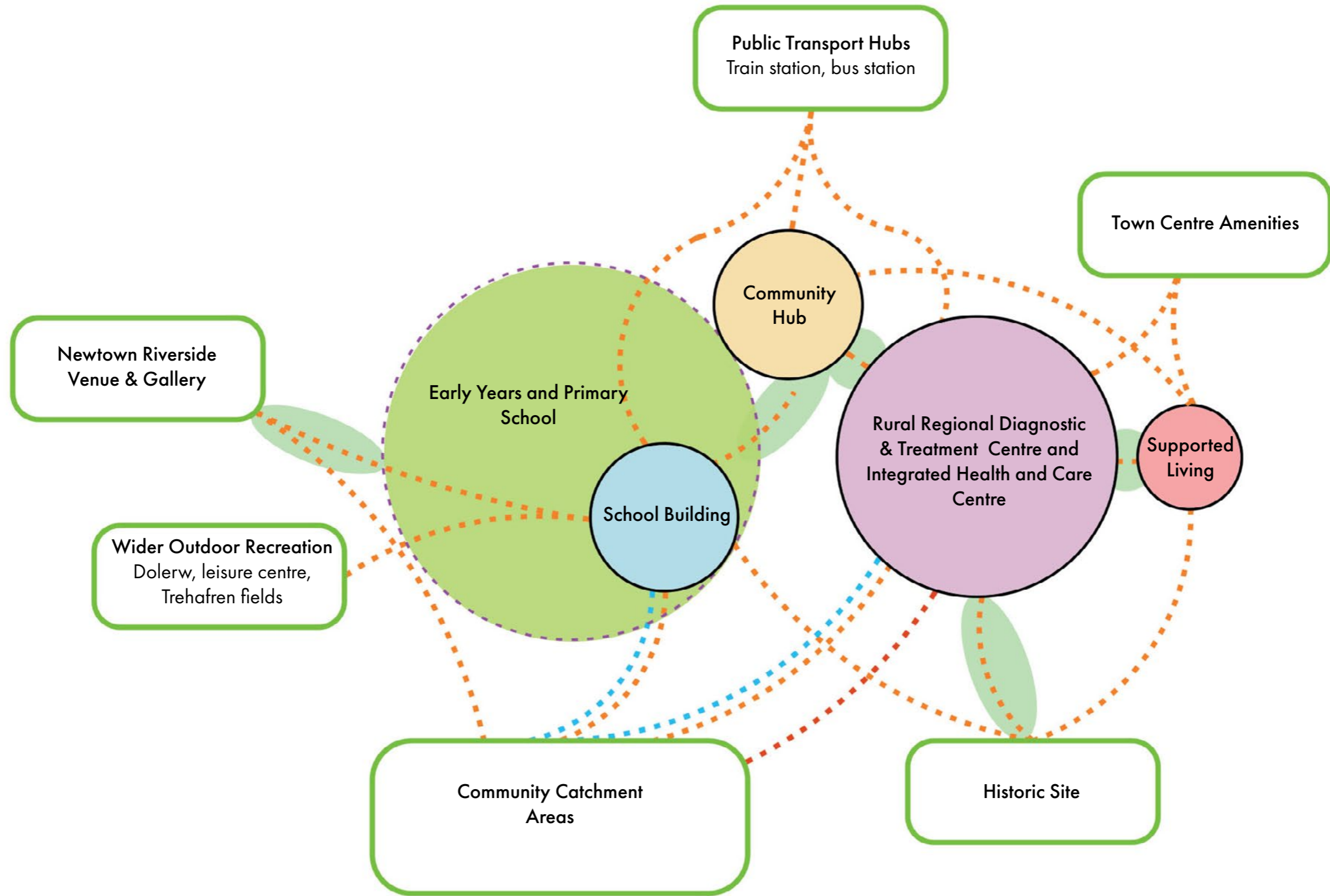
# INITIAL DEVELOPMENT

---

3

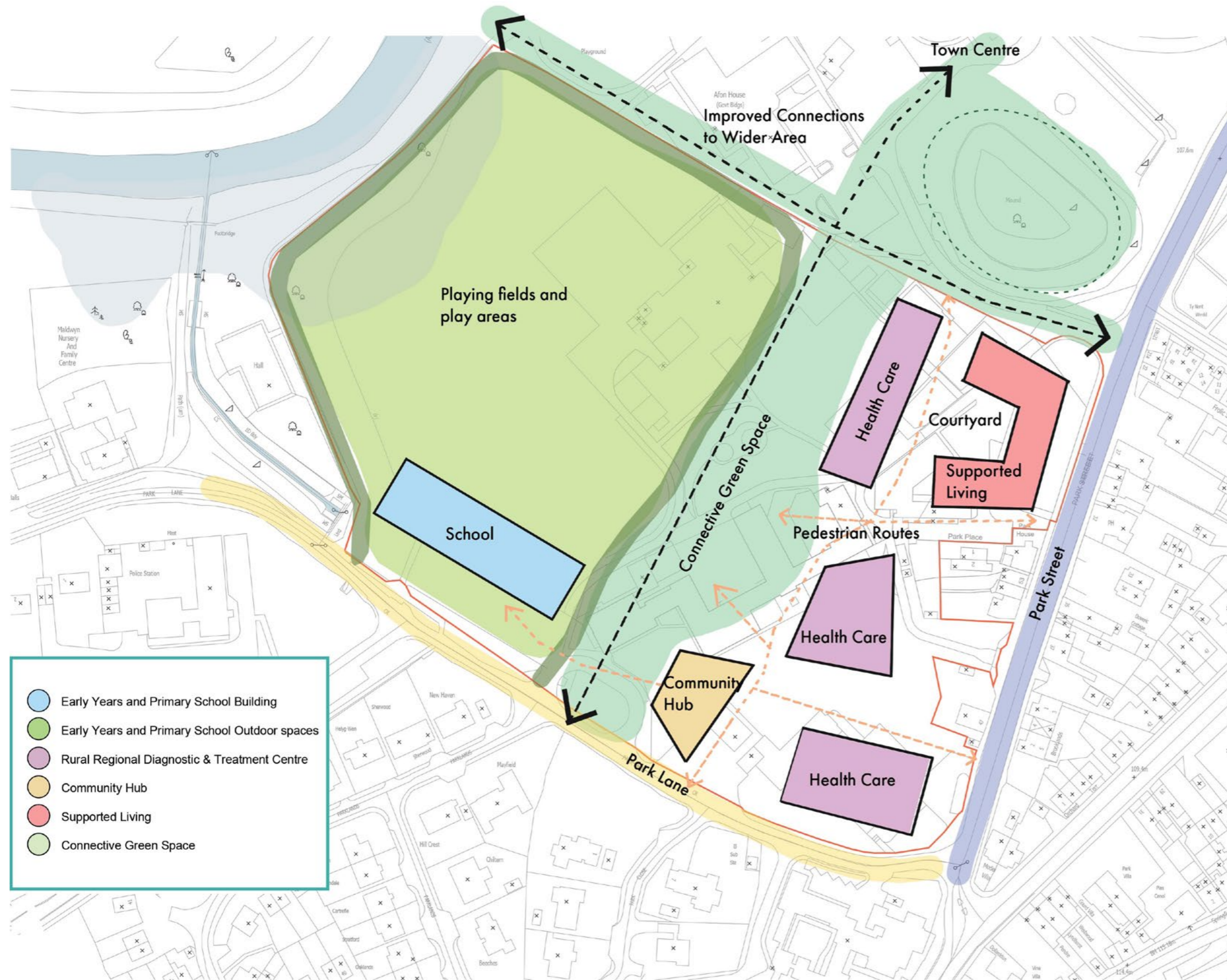
# Adjacency Diagram 1

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 Vehicular Links                       | ● Community Hub                                 |
| - - - Ambulance Access                              | ● Supported Living                              |
| - - - Secure Area Boundary                          | ● Connective Green Space                        |

# Initial Concept Sketches

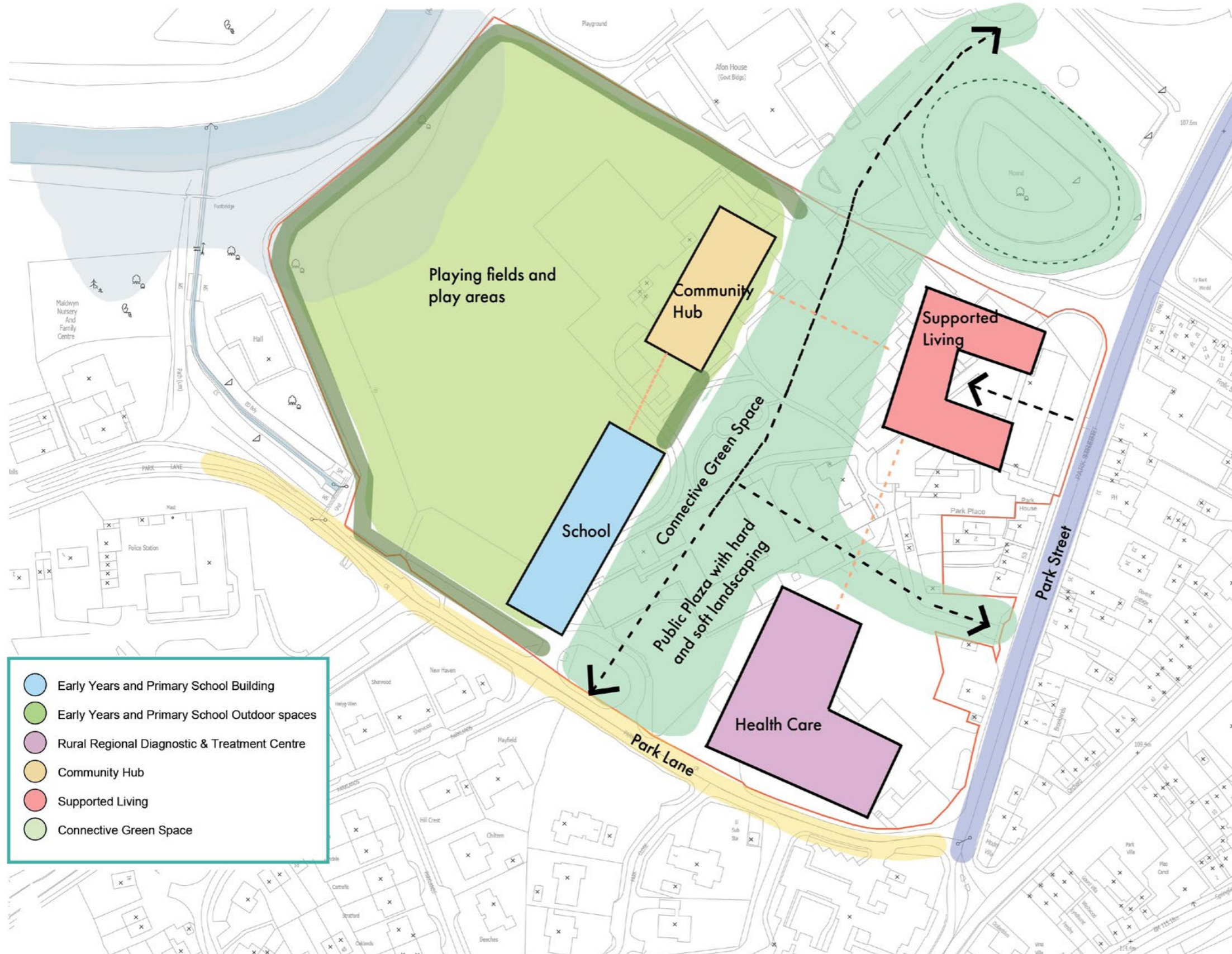


- Existing hedge around school is well developed and provides a good privacy barrier to play areas.

- 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.



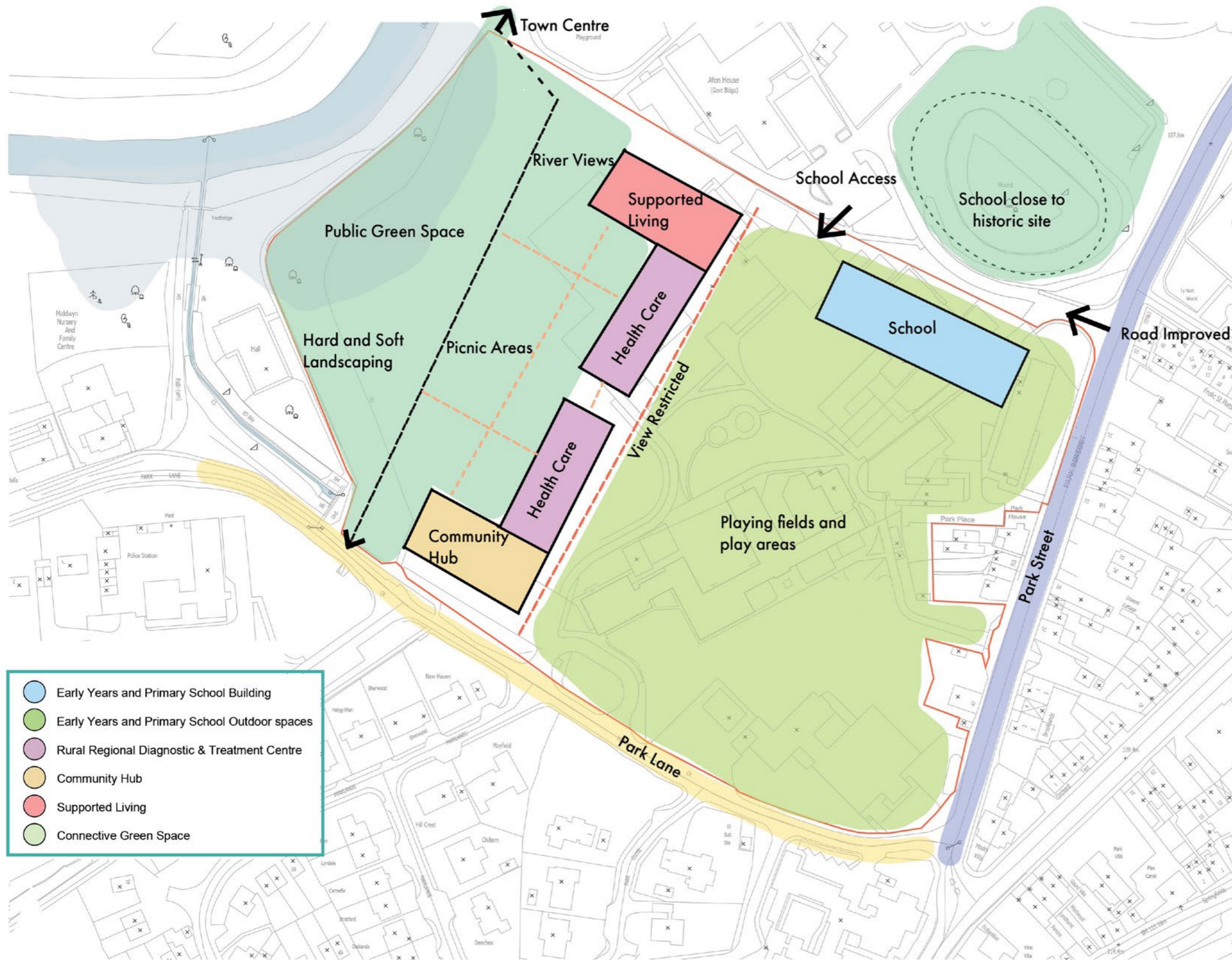
- Early Years and Primary School Building
- Early Years and Primary School Outdoor spaces
- Rural Regional Diagnostic & Treatment Centre
- Community Hub
- Supported Living
- Connective Green Space

- 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.



- 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 9000m<sup>2</sup>*

In Patients, Staff Facilities 1800m<sup>2</sup>

Out Patients, Diagnostics, Day Cases 1800m<sup>2</sup>

Minor Injuries and Emergency Care 600m<sup>2</sup>

## Integrated Health and Care Centre

General Medical Services 600m<sup>2</sup>

Mental Health, Sexual Health, Women's Services, Well-being and Training 1800m<sup>2</sup>

Children and Young Persons Care 1000m<sup>2</sup>

(Additional Services, Facilities and Circulation 1400m<sup>2</sup>)

## SUPPORTED LIVING

1245m<sup>2</sup>

## COMMUNITY HUB *incorporating Health and Care*

*Academy and Public Library*

1700m<sup>2</sup>

## EARLY YEARS & PRIMARY SCHOOL *Total*

*16,000m<sup>2</sup> including 2250m<sup>2</sup> School Building*

Teaching 1000m<sup>2</sup>

Hall and Social Hub 500m<sup>2</sup>

Learning Resources 375m<sup>2</sup>

Staff and Admin 375m<sup>2</sup>

Outdoor Teaching Areas 1750m<sup>2</sup>

Habitat 200m<sup>2</sup>

Soft Play 800m<sup>2</sup>

Hard Play 400m<sup>2</sup>

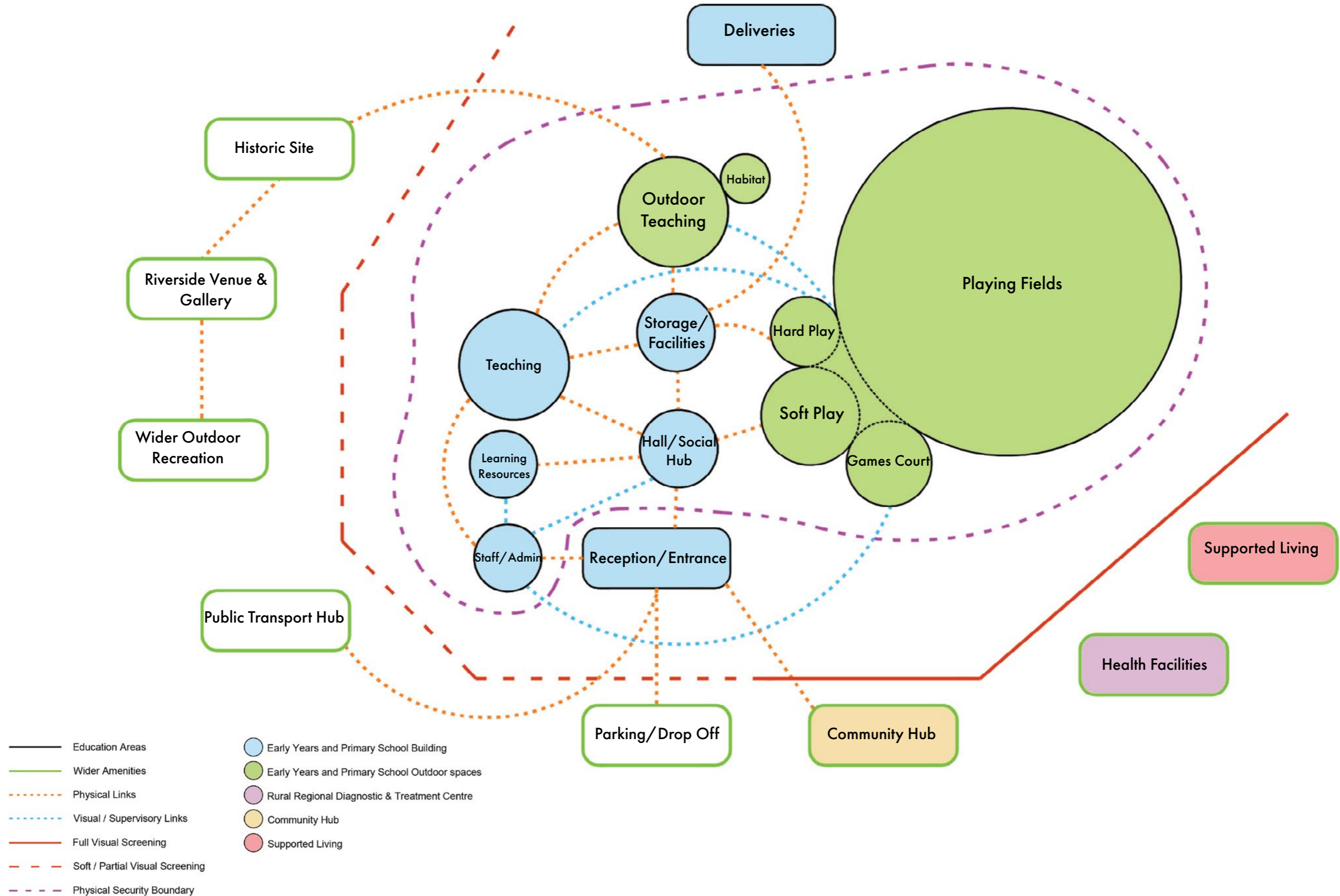
Games Courts 600m<sup>2</sup>

Playing Field 10,000m<sup>2</sup>

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

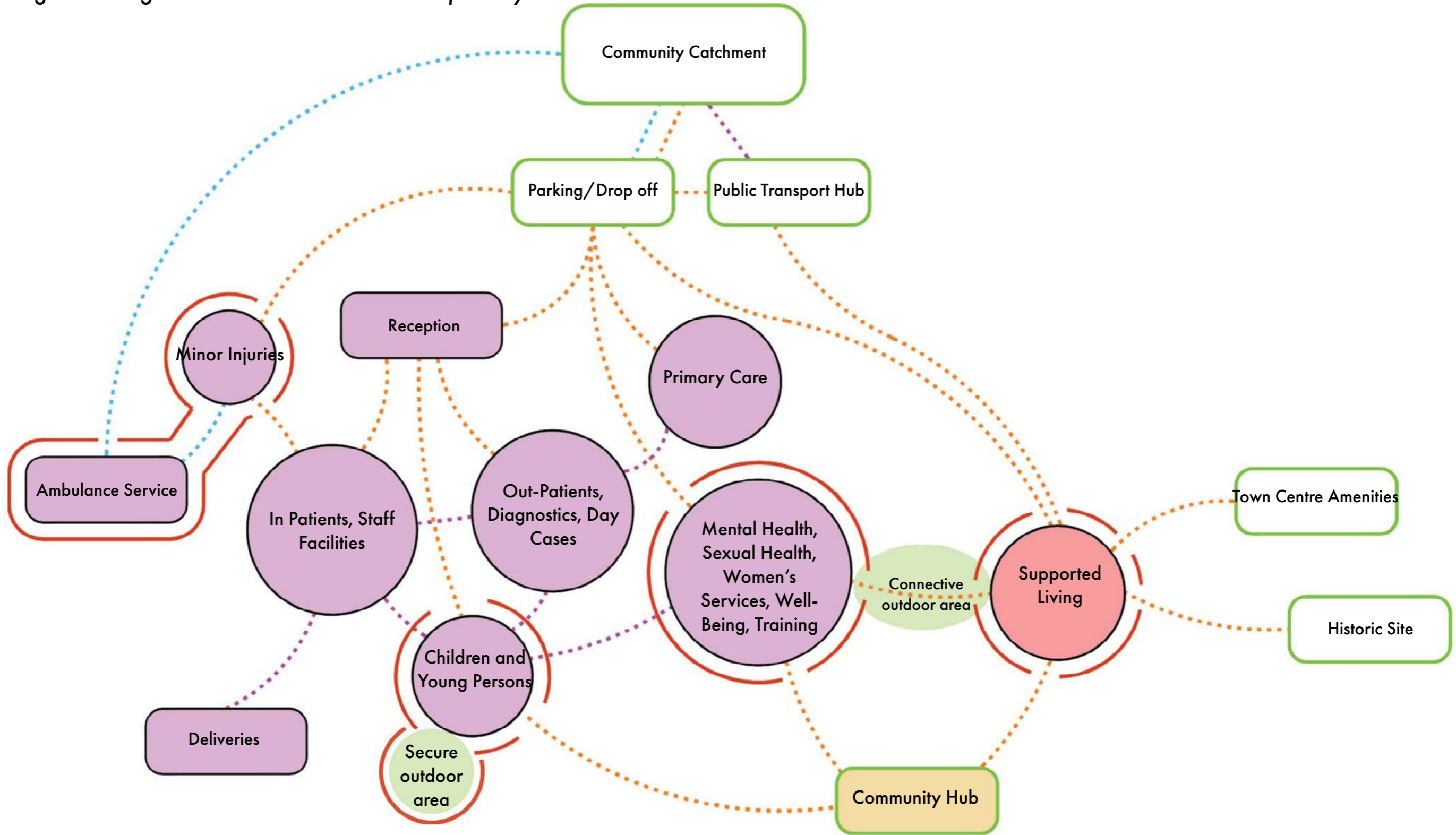
# Adjacency Diagram 2

Early years and primary school adjacency links



# Adjacency Diagram 3

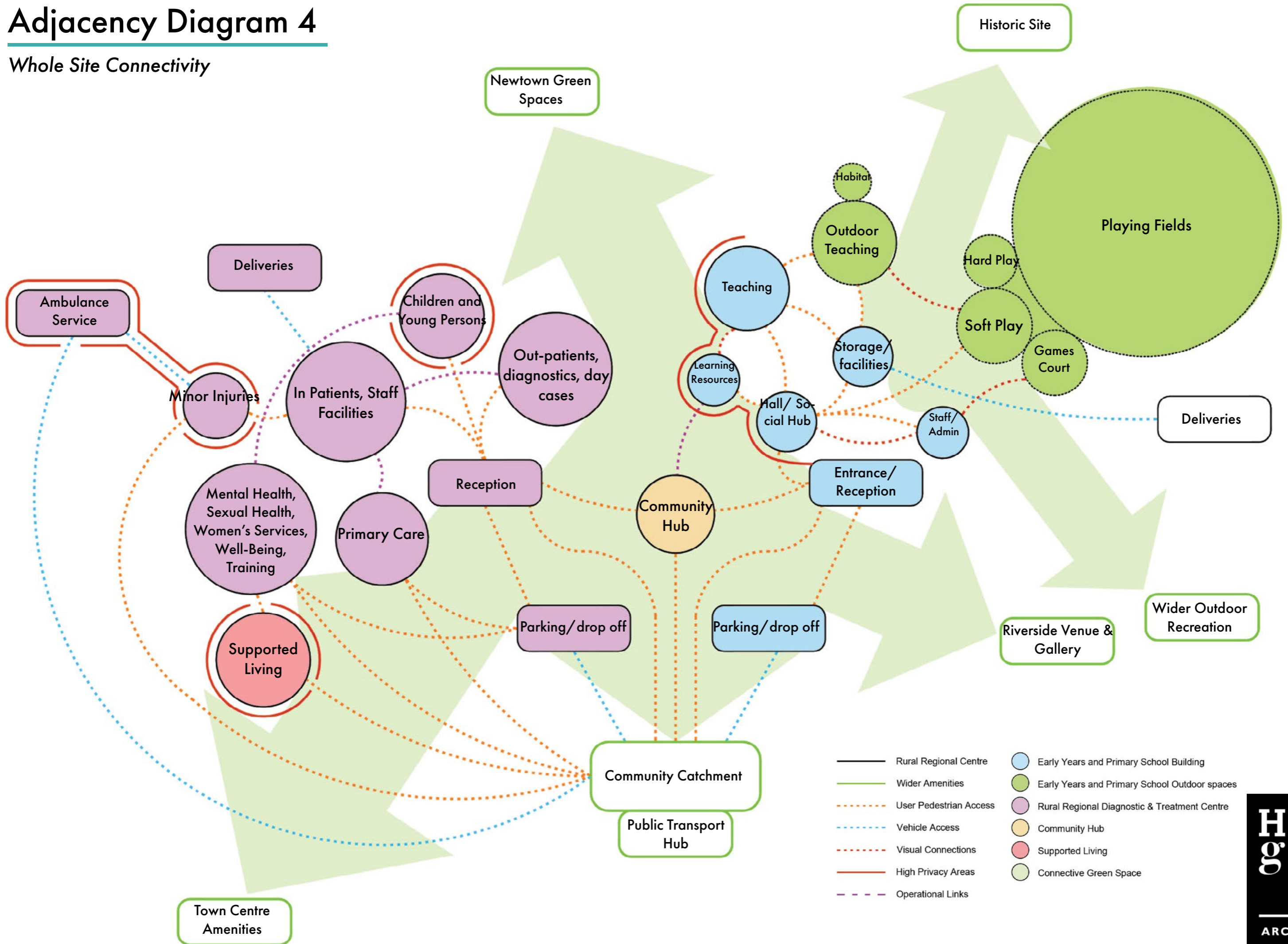
## Rural Regional Diagnostic & Treatment Centre Adjacency Breakdown



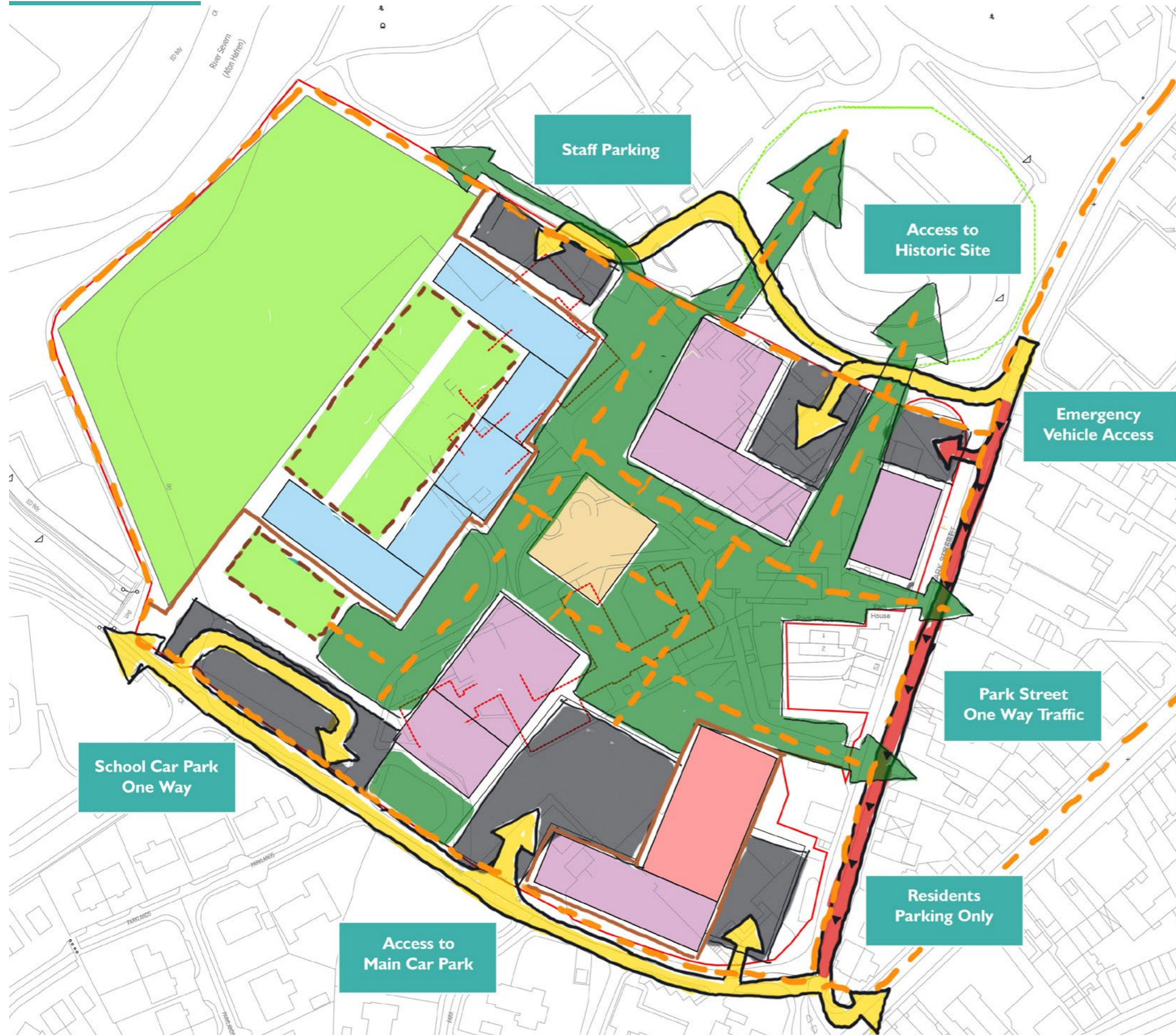
- Health & Care Areas
- Wider Amenities
- - - User Access
- - - Vehicle Access
- High Privacy Areas
- - - Operational Links
- Early Years and Primary School Building
- Early Years and Primary School Outdoor spaces
- Rural Regional Diagnostic & Treatment Centre
- Community Hub
- Supported Living

# 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

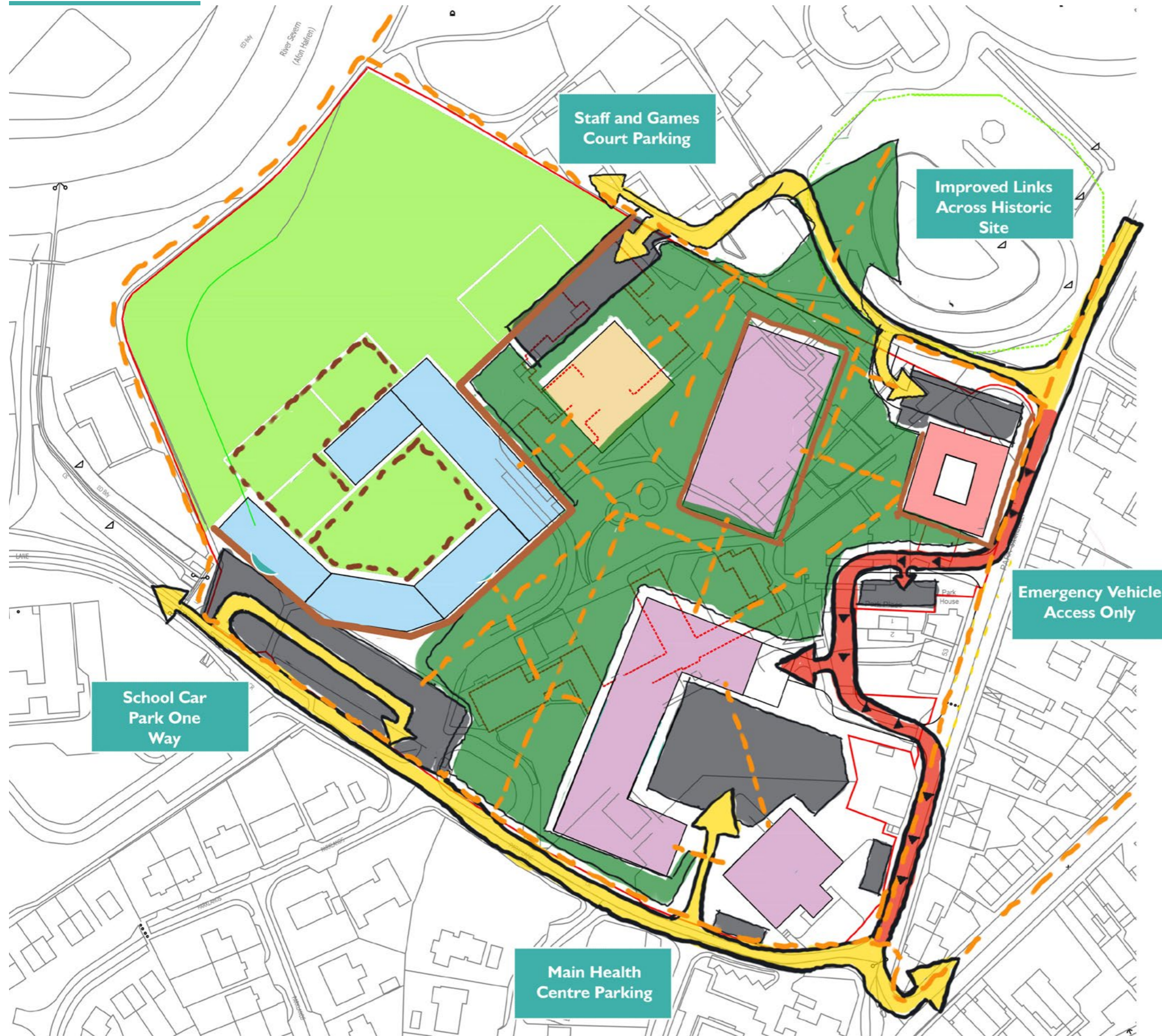
- Higher density development.
- Weak link between school and library building.
- Existing school would need to be demolished before the new school could be built.

### 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.

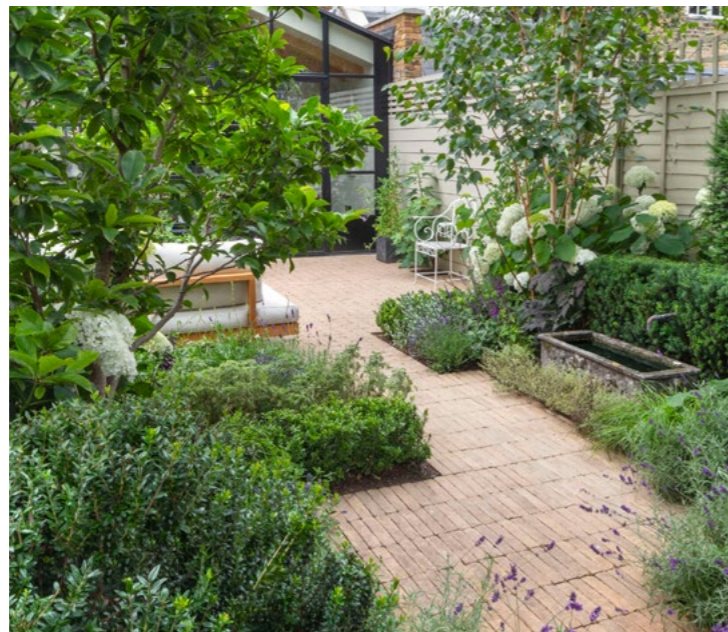
### KEY

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



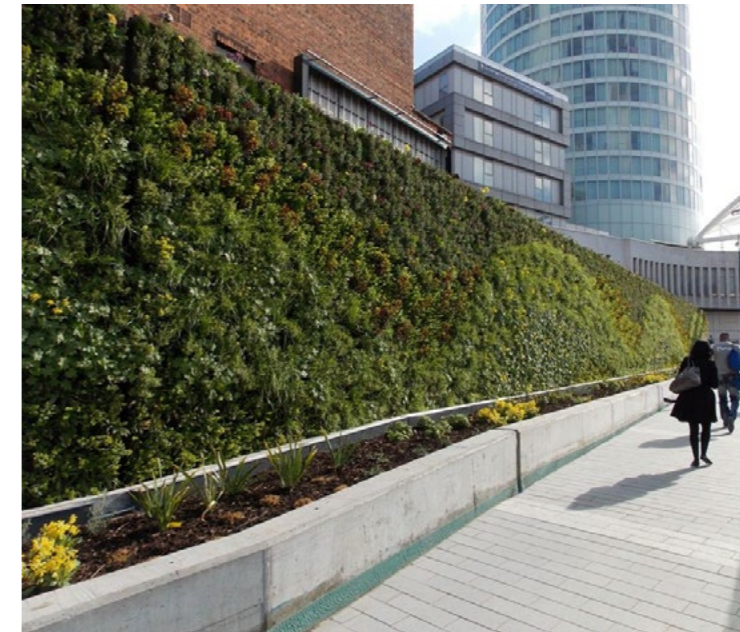
# Precedent Images

## Public Realm and Place Making



# Precedent Images

## *Physical Boundaries and Security*



# PROPOSALS

---

5

# Option Comparison



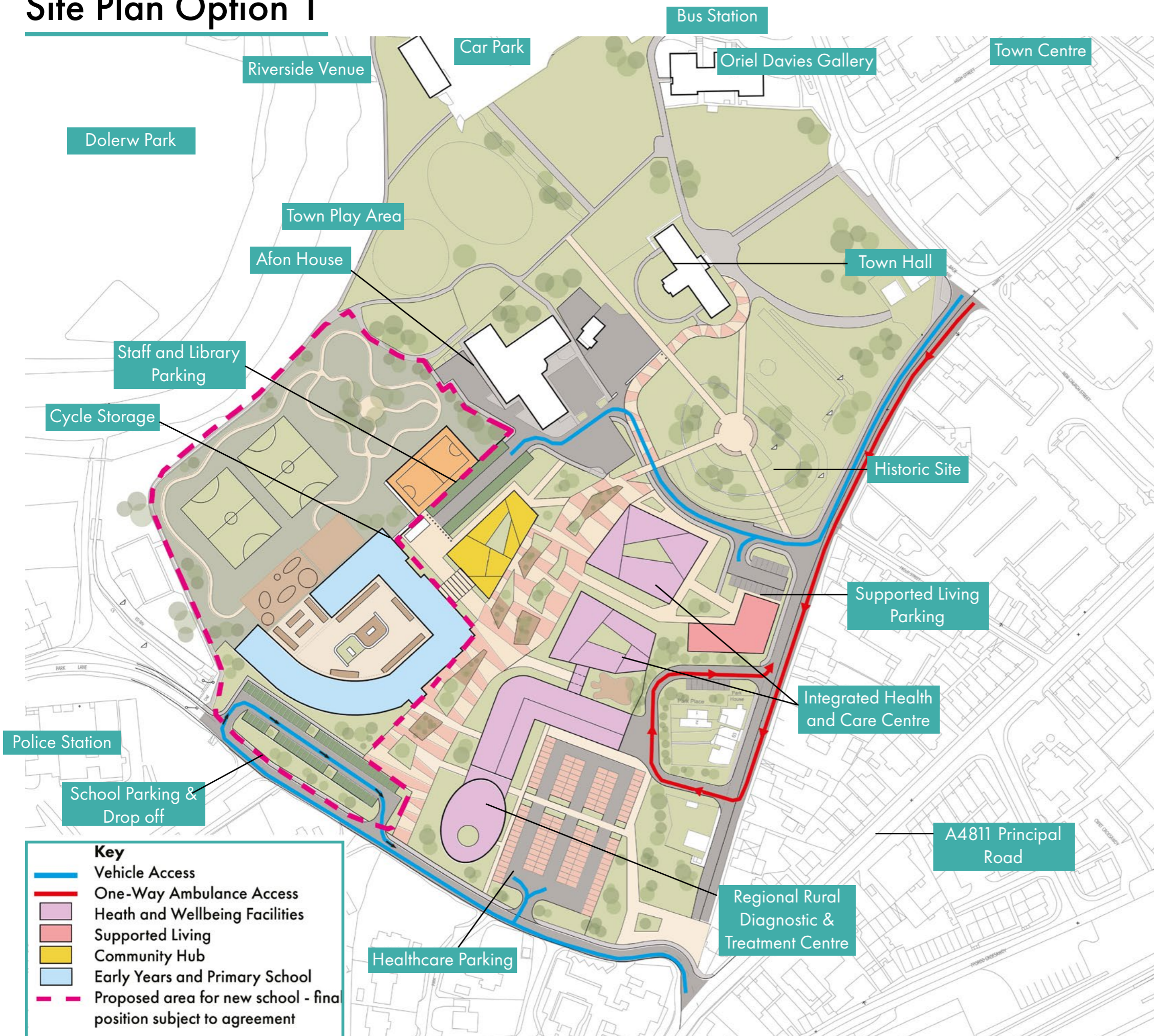
## Option 1

- 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.

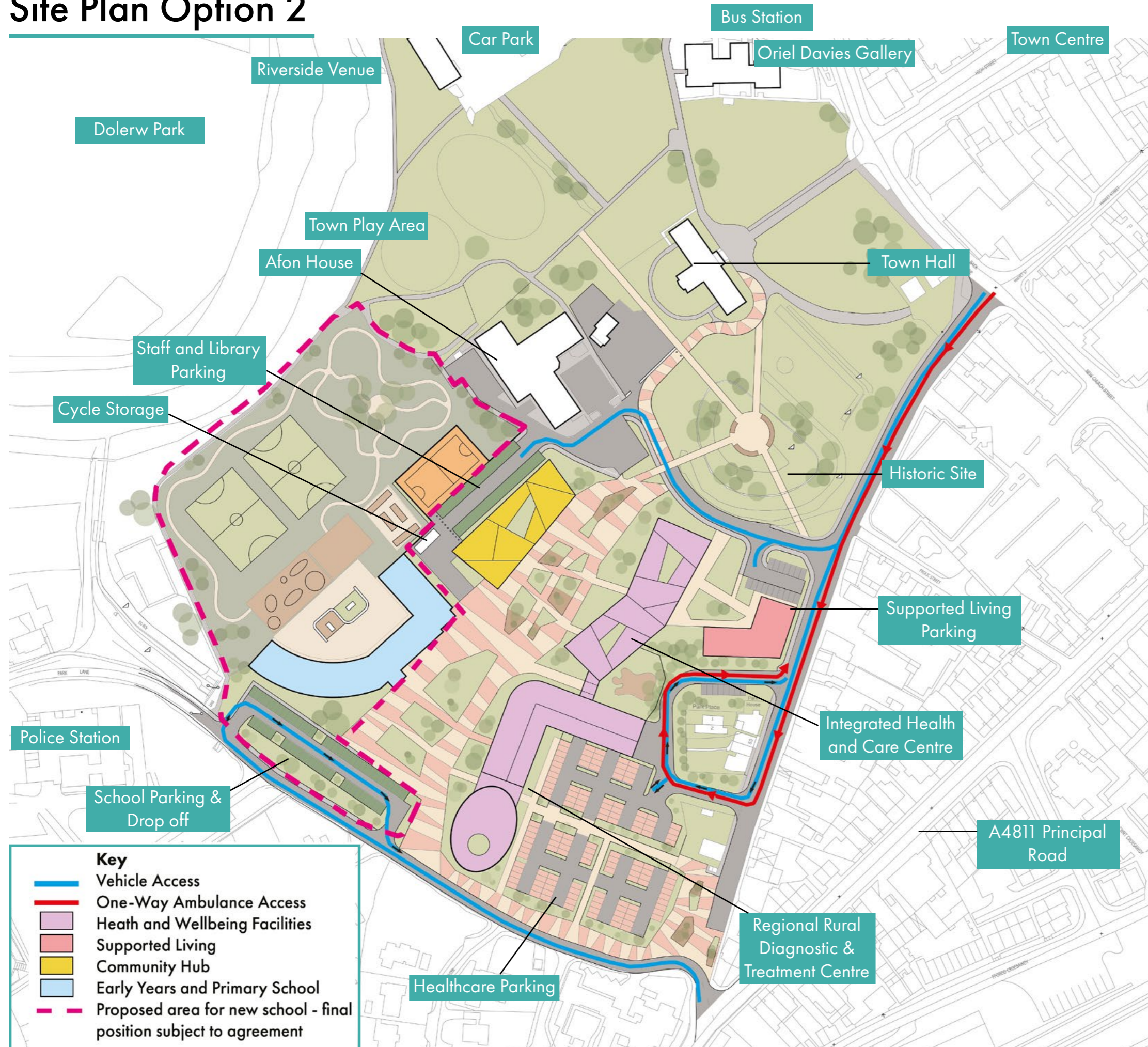
# Site Plan Option 1



## 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



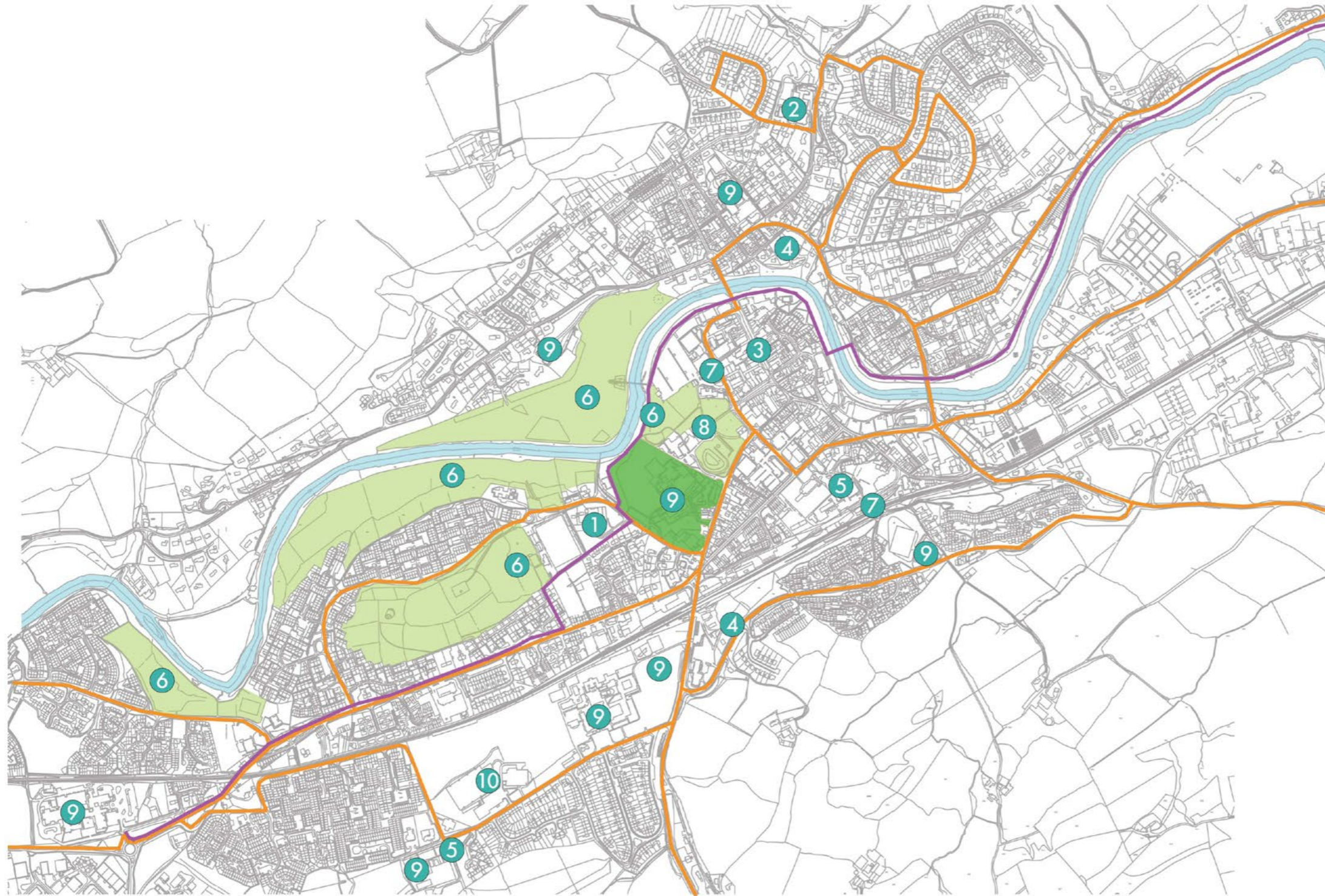
# Community Well-Being Services



# Connective Public Realm



# Wider Community Network



- KEY**
- Cycle Routes
  - Bus Routes
- Site**
- 1 Police Station
  - 2 Newtown Hospital
  - 3 Town Centre
  - 4 Elderly Extra Care Facilities
  - 5 Childrens/Youth Services
  - 6 Open Newtown
    - Riverside Hub
    - Destination Play Park
    - Open Space
    - Mountain Bike Trail
  - 7 Public Transport
    - Bus Station
    - Railway Station
  - 8 Powys CC
    - Social Services
  - 9 Schools & Colleges
  - 10 Leisure Centre

# Masterplan

