

Appendix F

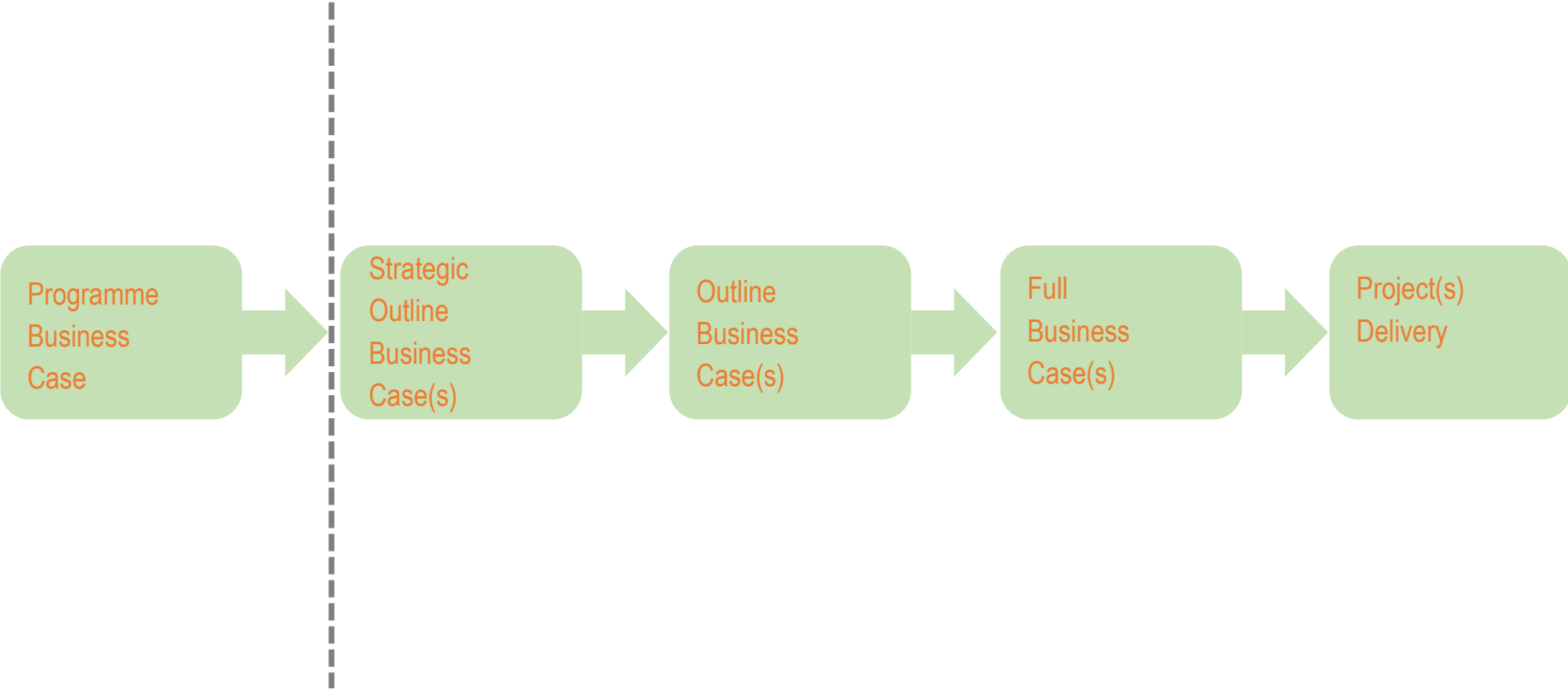
Site Analysis and Concept Masterplan



1. Overview of process
2. The site
3. Site Analysis
4. Concept Masterplan

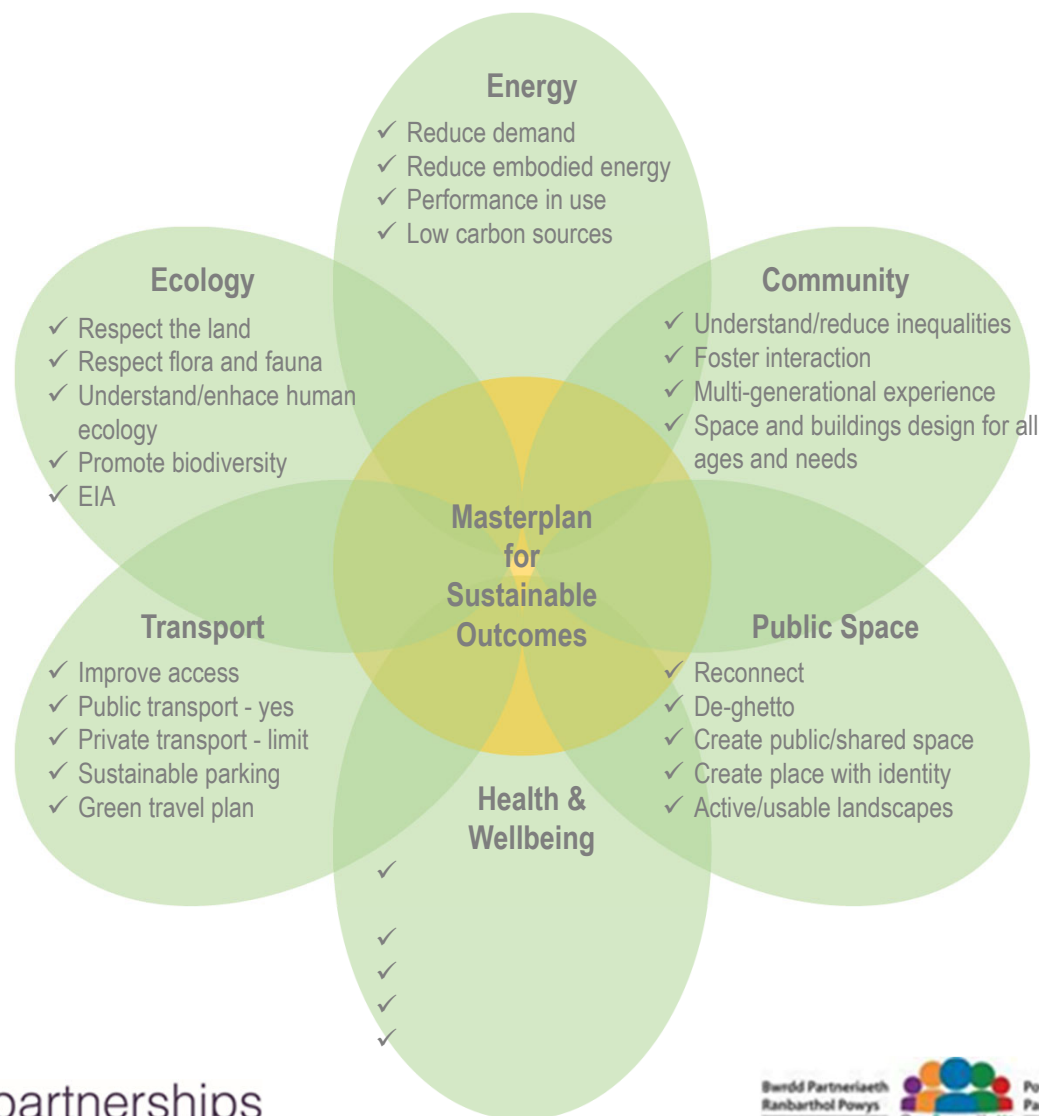


Process



Masterplan building blocks

- Environmental impact assessment
- Topographical/dimensional survey
- Ecology survey
- Site utilities survey and appraisal
- Energy audit
- Traffic and parking appraisal
- Green transport strategy
- Flood risk assessment
- Sustainable design & development strategy



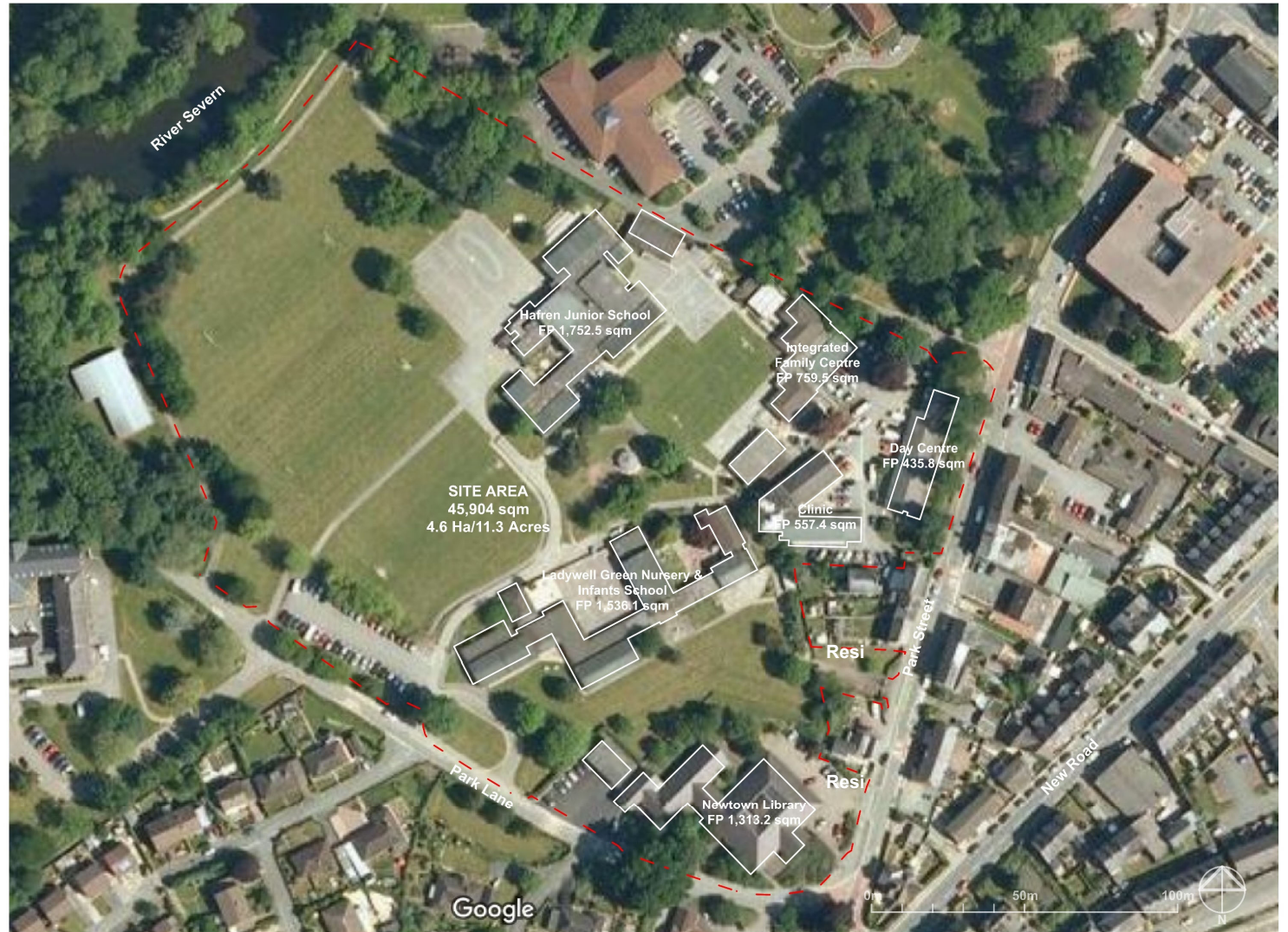
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Site

- ❑ The site is 4.6 Ha/11.3 Acres (red dash line)
- ❑ There are 10 separate structures on the site – footprint areas are on the drawing
- ❑ There are two areas of residential on Park Street that are excluded from the site area

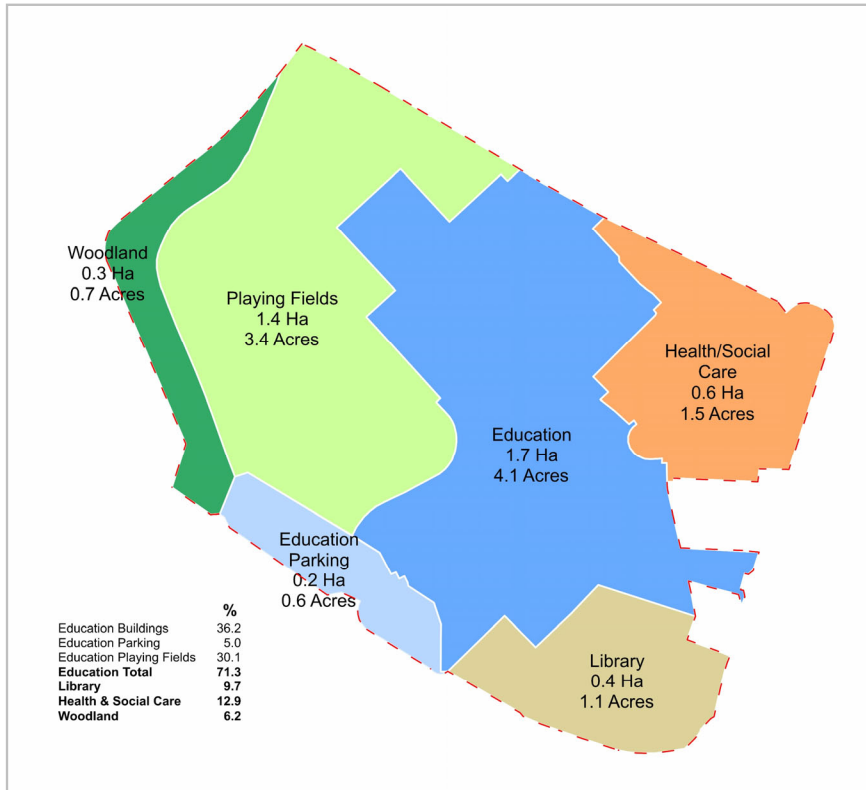


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Site Analysis - 1

Use Zones



- There are 3 use zones on the site – education, library and health/social care
- The zonal area breakdown by area and %-age is above
- Education occupies the most area at 71.3%; health/social care occupies 12.9%; library 9.7%

Built Area

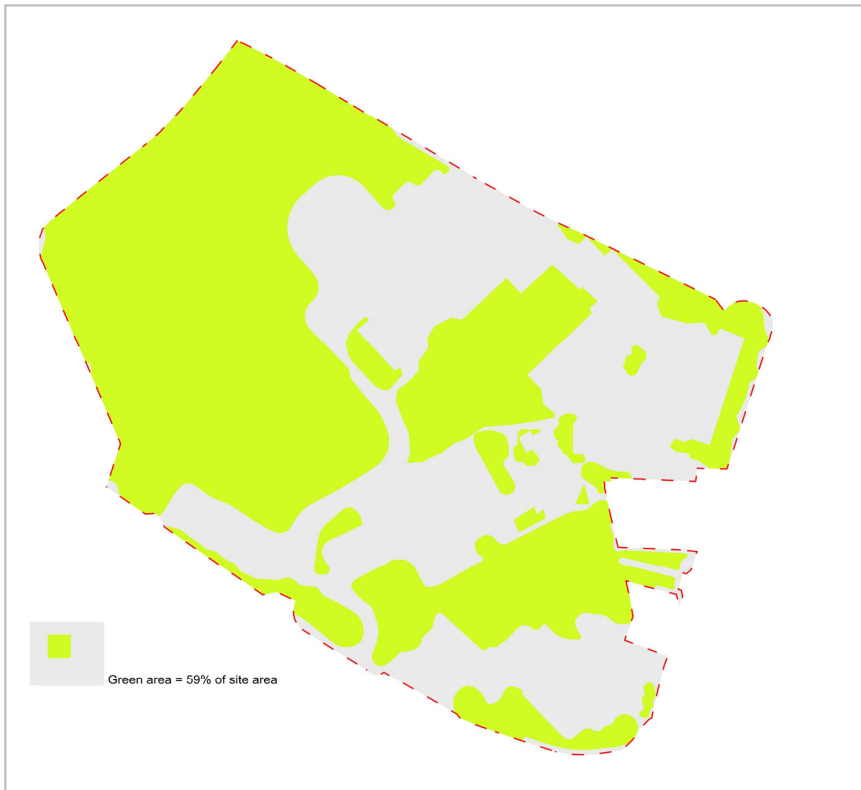


- The 10 building footprints occupy only 14% of the total site area
- All buildings are single storey except the integrated family centre which is part two storey
- The total gross internal floor area (GIFA) of all buildings is 5,703.1 sqm (12.4%)



Site Analysis - 2

Green Area



- A significant area of the site has grass and garden – 59% - the remainder being roads footpaths and hardstandings
- Most of this area is the playing fields – 30.1% (see Built Area diagram)
- The wooded area in the NW corner is 6.2% (see Built Area diagram)

Landscape



- There is a significant number of mature trees and large shrubs on the site
- Mature trees are mainly around the perimeter of the site
- There is a secondary belt of trees with the site (blue dashed boundary indicates)

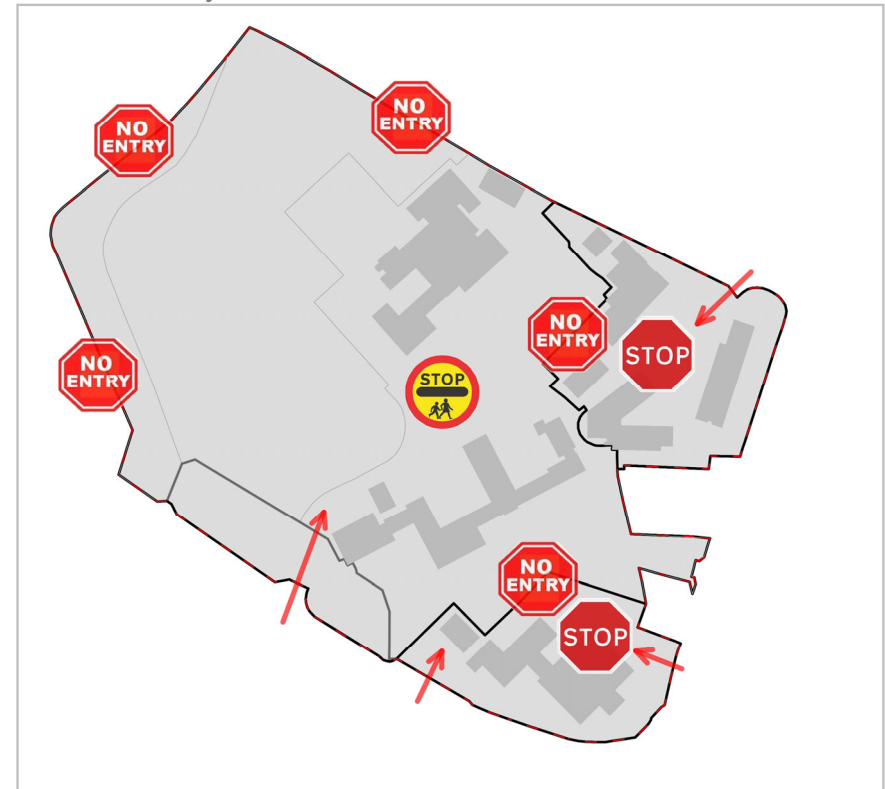
Site Analysis - 3

Parking



- Each use zone has dedicated parking – the numbers are on the diagram above.
- There is a total of 116 (approximate) parking spaces on the site
- There is significant parking capacity near the site – Ladywell House and Back Lane Car Park – see Concept Masterplan

Permeability

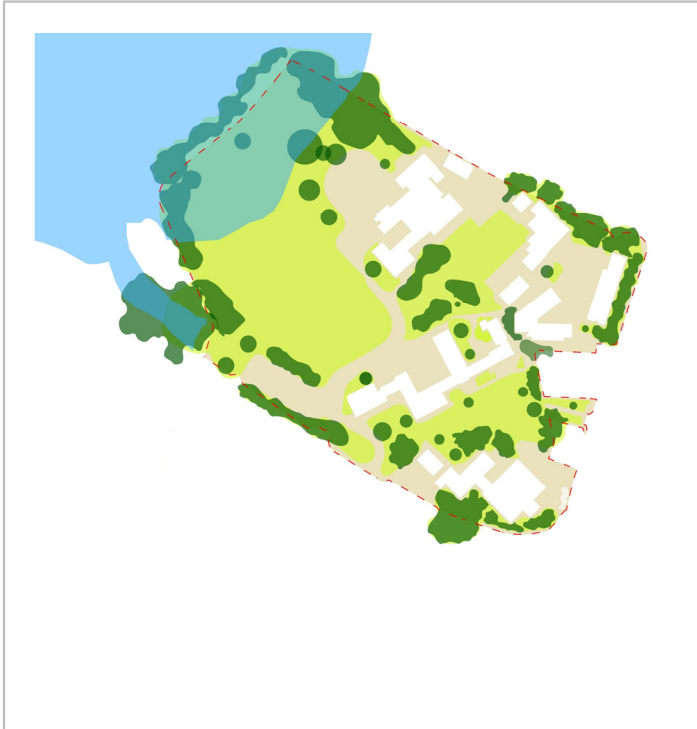


- The site is mainly fenced with 4 entry points
- A gated entry point off Park Lane is locked
- As a whole the site is impermeable and acts as a barrier between the town centre and residential areas to the west



Site Analysis - 4

Flood Plane



- ❑ The flood plane at maximum extent is indicated above (source: Natural Resources Wales' Flood Risk Map Viewer)
- ❑ As can be seen, the area affected is relatively small, at the NW end of the site

Sunpath



- ❑ The site configuration does not indicate any particular constraint on building orientation to sunpath

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Masterplan Goals

- Flexibility
- Supporting collaboration
- Managing safeguarding
- Ability to potentially expand into nearby sites
- Access and car parking
- Connectivity / social catalyst / cohesion
- Buildability / deliverability e.g. the school in timescales required



Concept

- reconnect
- walking routes
- make places
- create shared space
- extend green lungs
- flexible buildings
- no ghettoing
- bridge river?

KEY

Edu	School
H&S	Health & Social Care
L	Library
R	Extra Care Residential



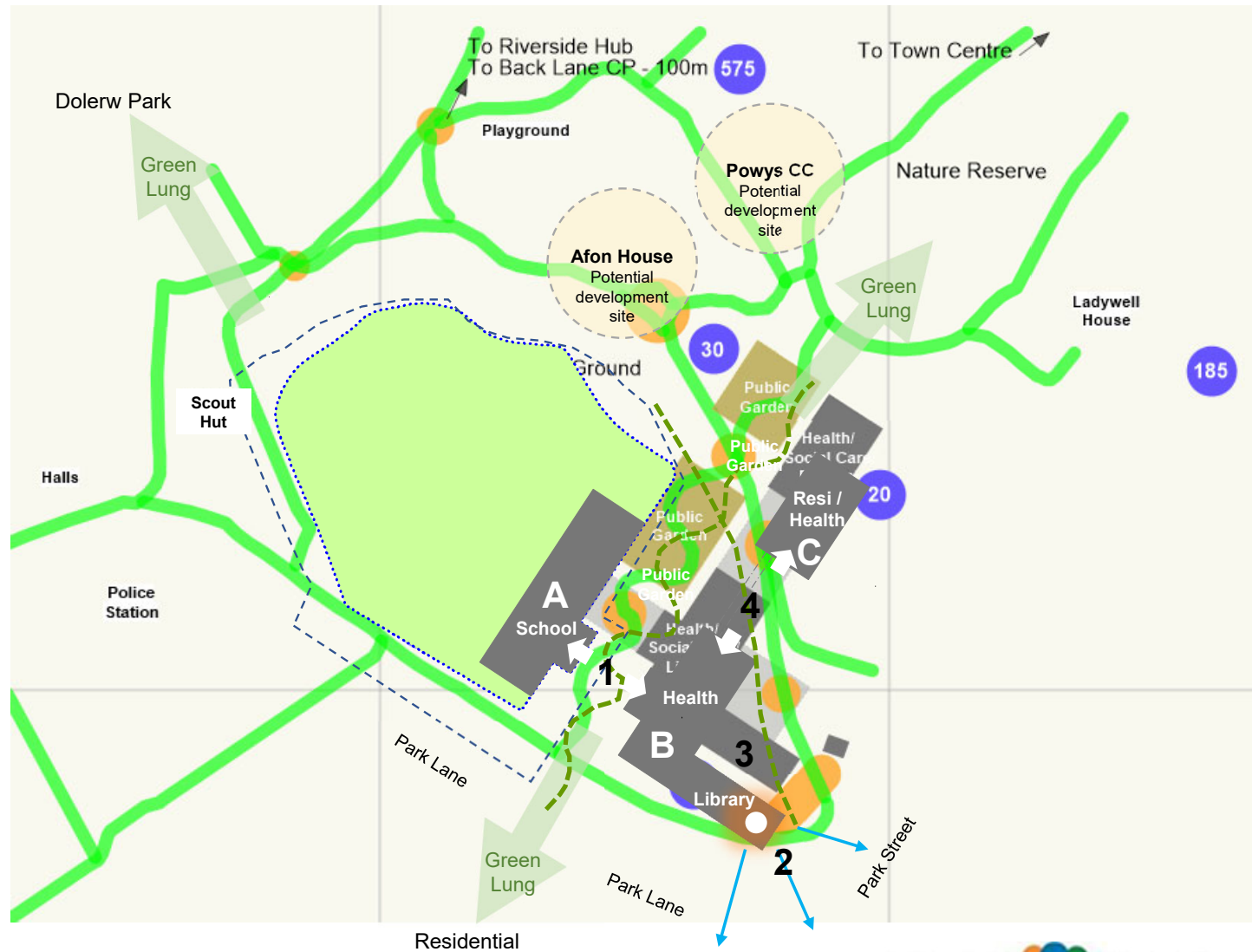
Concept Masterplan

- ❑ **Idea 1:** Co-locate buildings around public space to enable shared use of 'front of house space' and clear civic impact
- ❑ **Idea 2:** Create new walking routes within and through the site that link with existing walking routes around the site (green dotted lines); they traverse and link new public spaces (orange circles)
- ❑ **Idea 3:** New buildings (grey blocks) avoid existing buildings (grey outlines), especially school, so can be built asap without disruption to existing services
- ❑ **Idea 4:** Preserve as much existing landscape as possible (dark & light green)
- ❑ **Idea 5:** Park Lane is principal public frontage with parking and access to school and health hub (yellow zig-zag line)



Building & Site Strategy

- ❑ Three buildings: School (A), Health / Library (rural regional centre and community wellbeing hub) (B), Specialist Housing/Residential with Shared Health Admin space above (C). B and C are bridge linked at upper floor to provide shared admin space for health staff.
- ❑ Buildings form a coherent cluster around 4 public spaces (orange circles) and gardens (green rectangles) which are traversed by new walking/cycle routes (dark green dashed line) linking to existing (green solid line).
- ❑ Space 1: Main entrance space to School and Healthcare; could be canopied for easy movement between to assist shared use of communal spaces inside the buildings.
- ❑ Space 2: Public space at corner of Park Lane and Park Street; strong civic impact (blue arrows); Library leads through to health & community spaces forming the community wellbeing hub.
- ❑ Space 3: External space for the hub; café and children's play zone.
- ❑ Space 4: Staff access to Health in buildings B and C upper level.
- ❑ Potential development sites (residential?) to north-east: Afon House and Powys County Council.



School - Security

- ❑ The proposed school site is 16,671 sqm or 4.1 acres – blue line. Within this, the Playground is 3,810 sqm (0.9 acres) and the Playing Field is 9,850 sqm (2.4 acres).
- ❑ Safeguarding: A combination of security and visually screened fencing would contain the site (see illustrations opposite), providing both security and visual privacy (pink line).
- ❑ Access: Three entry points are proposed – blue arrows: main, secondary and service.
- ❑ Phasing: The existing school footprints (white outline) are mostly outside the proposed building footprint. This will be developed to allow a single or two-phased development.



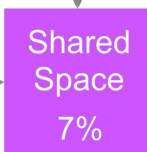
Shared Space

EXISTING SPACE PROVISION



PROPOSED SPACE PROVISION

X% Estimate of shareable space (not to scale)



- Hot desks
- IT suites
- Reading Area
- Meeting Rooms
- Seminar Rooms
- Interview Rooms
- Gym
- Exhibition Area
- Cafe



Shared Space

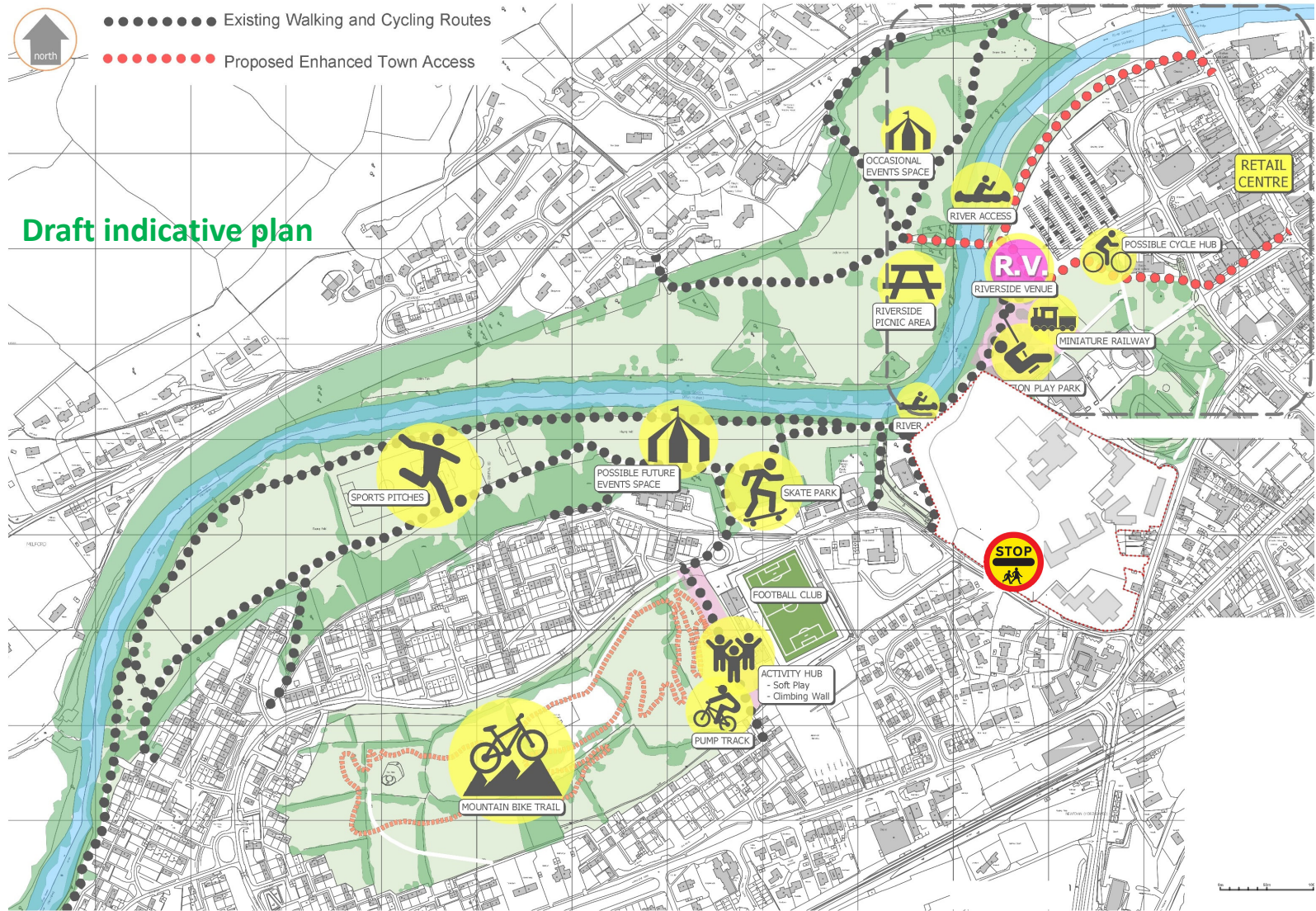
The diagram opposite illustrates how the masterplan facilitates shared use of space:

- ❑ A canopied entrance courtyard allows convenient movement between buildings A (school) and B (community health hub). Front of house spaces can be shared by staff and community.
- ❑ A bridge link connects the upper levels of buildings B and C (community health hub administration). Agile work space can be shared by multiple providers, and used as a community teams base.



Open Newtown Strategy Plan

- ❑ The site as currently configured does not contribute to the Open Newtown Strategy Plan
- ❑ The new Riverside Hub will be approx. 100m (1-2 minutes walk) from the NE corner of the site – an opportunity to connect to the site



Buildings and Areas

- ❑ School footprint (A): 2,262 sqm – ample for 360 pupil infant and junior school, single storey (Building Bulletin 103, June 2014, GIFA = 2,020 sqm); site area 21,500 sqm – sufficient for a 450 pupil school (BB103)
- ❑ Health/Library footprint (B): 2,404 sqm – allows GIFA 4,580 sqm on two storeys; 6,860 sqm on 3 storeys
- ❑ Health/Specialist Residential footprint (C): 1,092 sqm – allows GIFA 2,080 sqm on 2 storeys; 3,120 sqm on 3 storeys
- ❑ Max GIFA for Health/Library/Resi (B+C) = 9,980 sqm; scope to increase if required
- ❑ Typical Specialist ResiUnits: 1 bed = 59 sqm; 2 bed = 69 sqm
- ❑ 12 bed specialist resi unit (C ground floor), 50/50 1/2 beds, = 1,000 sqm GIFA
- ❑ Library (B ground floor) = 750-850 sqm GIFA
- ❑ Health (B+C upper floor) = 8,130 sqm GIFA
- ❑ On-site parking (purple circle with outline) – 130 spaces (116 current); potential to create additional staff parking capacity at Back Lane CP which is 5 minutes walk from the school.

