

Monmouth Health and Wellbeing Centre

Design and Access Statement

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1.0 Introduction

1.1 Introduction

Executive summary

The following design and access statement has been produced to support the Pre-Application Consultation process for the new Health & Wellbeing centre in Monmouth.

The application seeks outline planning permission with all matters reserved for the development of an integrated Health and Wellbeing Centre of up to 1,500sqm with associated public realm, landscaping, access, parking and open space.

The document is structured according to the guidance document 'Design and Access Statements in Wales' (2017) and is organised according to the table of contents on the previous page.

Background

The development of the new Health & Wellbeing Centre in Monmouth is one of the primary care estate priorities for Aneurin Bevan University Health Board (ABUHB) as contained within the approved Primary Care Estates Strategy.

It is proposed to construct a new purpose-built facility, utilising Welsh Government strategic capital, to replace the existing Dixton Surgery and to provide additional clinical accommodation that can be utilised by Castle gate Medical Practice, the Wye Valley Practice and the ABUHB.

Services to be provided by the new Centre will include:

- Midwifery
- Long Term Conditions Nurse
- Diabetic Specialist
- Drugs Misuse Counsellor
- Psychological Wellbeing Practitioner
- Advanced Care Practitioner
- Health Visitor accommodation

In addition to a comprehensive range of general medical services the centre will provide ABUHB Substance Misuse, Mental Health, Secondary Occupational Health, Health Visitor, Flying Start, School Nursing, Community Midwifery and Looked After Children services.

The Health Board has secured Welsh Government funding for the development of an OBC for the proposed Monmouth Health and Well Being Centre. A new build solution is proposed utilising land that is adjacent Osbaston Road, Monmouth which is reasonably close to the existing Dixton Surgery.

The land in question is currently privately owned but discussions regarding the proposed acquisition by ABUHB are ongoing.

2.0 The Brief and Vision

2.1 Brief

The new Health & Wellbeing Centre will provide advice, treatment, information and community support to the population of Monmouth.

The focus will be to provide a modern, clean, flexible environment, which will lead to improved access to services, an extended and integrated range of both clinical and prevention services, sustainability of service delivery and improved efficiencies. The Centre will host a range of health, social and voluntary sector services, to enhance and improve the medical services. This will reduce health inequalities by providing a broader range of health and social care services locally within the expanding community of Monmouth, to support the Clinical Futures strategy and comply with the Primary Care Model for Wales.

The aim of the proposal is to

- Address the current need for increased space to allow existing GMS services to be provided appropriately and with due regard to privacy, dignity and confidentiality.
- Allow neighbouring practices to access accommodation to provide enhanced GMS services
- Provide a modern well-designed physical environment for service delivery, with flexible space to enable service development and multi professional working.
- Assist in the succession planning for General Practitioners in the area as new recruits will be attracted to provide services from modern up-to-date facilities, without the obstacle of property ownership as an entry barrier for practitioners.
- Provide a base for integrated health and social care teams for adult and children's services to support the delivery of seamless care.
- Provide a flexible facility for the delivery of a range of clinics. This includes mental health (adults and children), sexual health, diabetic retinopathy, ante natal, podiatry, drug and alcohol services.

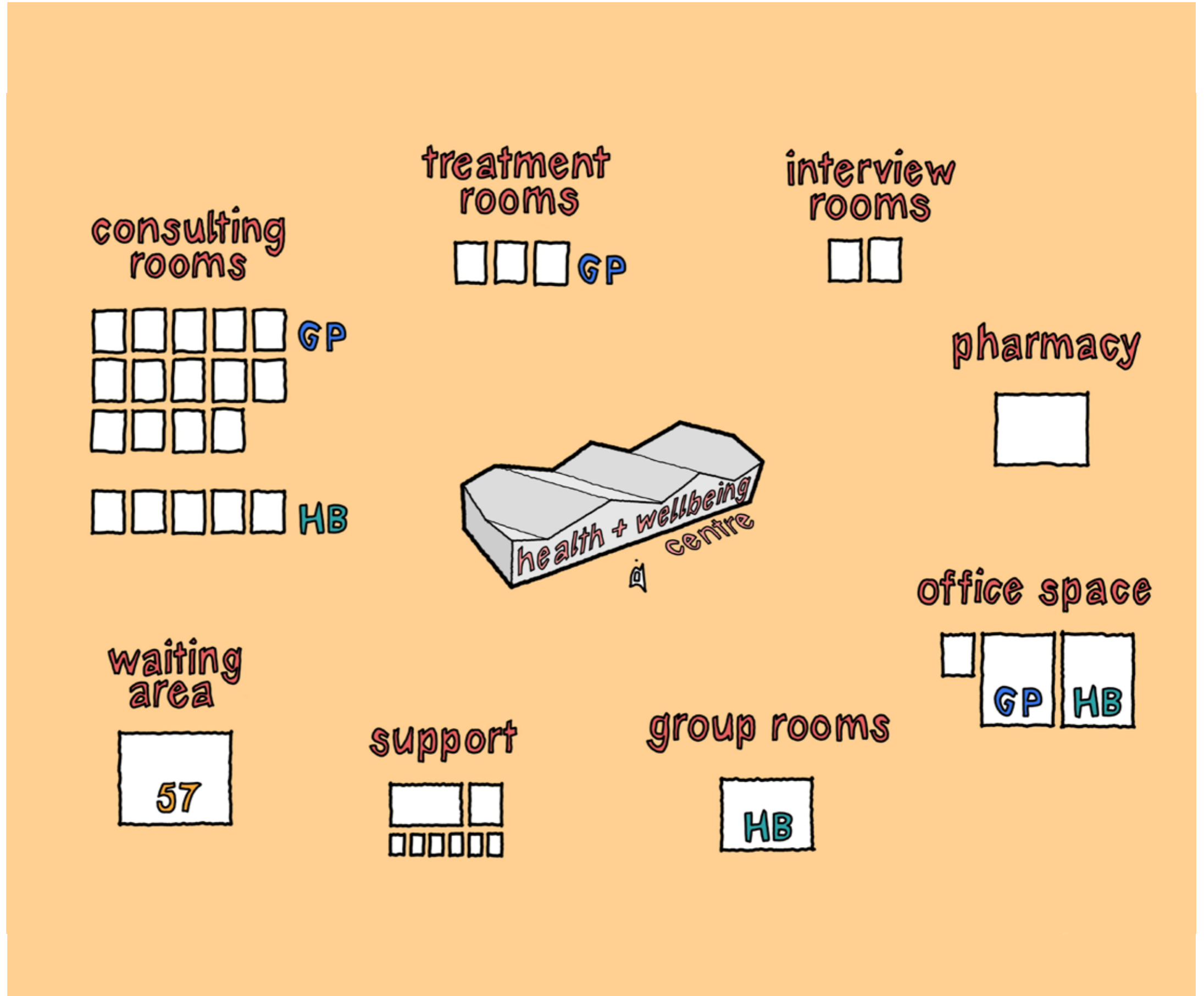
All these services are highlighted as essential to address the significant health needs in the area. Plans will increase the range of enhanced and extended healthcare services enabling the shift of traditional secondary care services into the primary care setting, including:

- Utilisation of shared treatment rooms and greater liaison with other health professionals and promotion of multi professional working.
- Additional space will allow for multi-disciplinary working and the introduction of new clinics within Monmouth.
- Contribute significantly to population health improvement by offering an extensive range of health and well-being services, with the inclusion of screening services.

The schedule of accommodation for the new Centre, which is represented by the graphic on the facing page, includes;

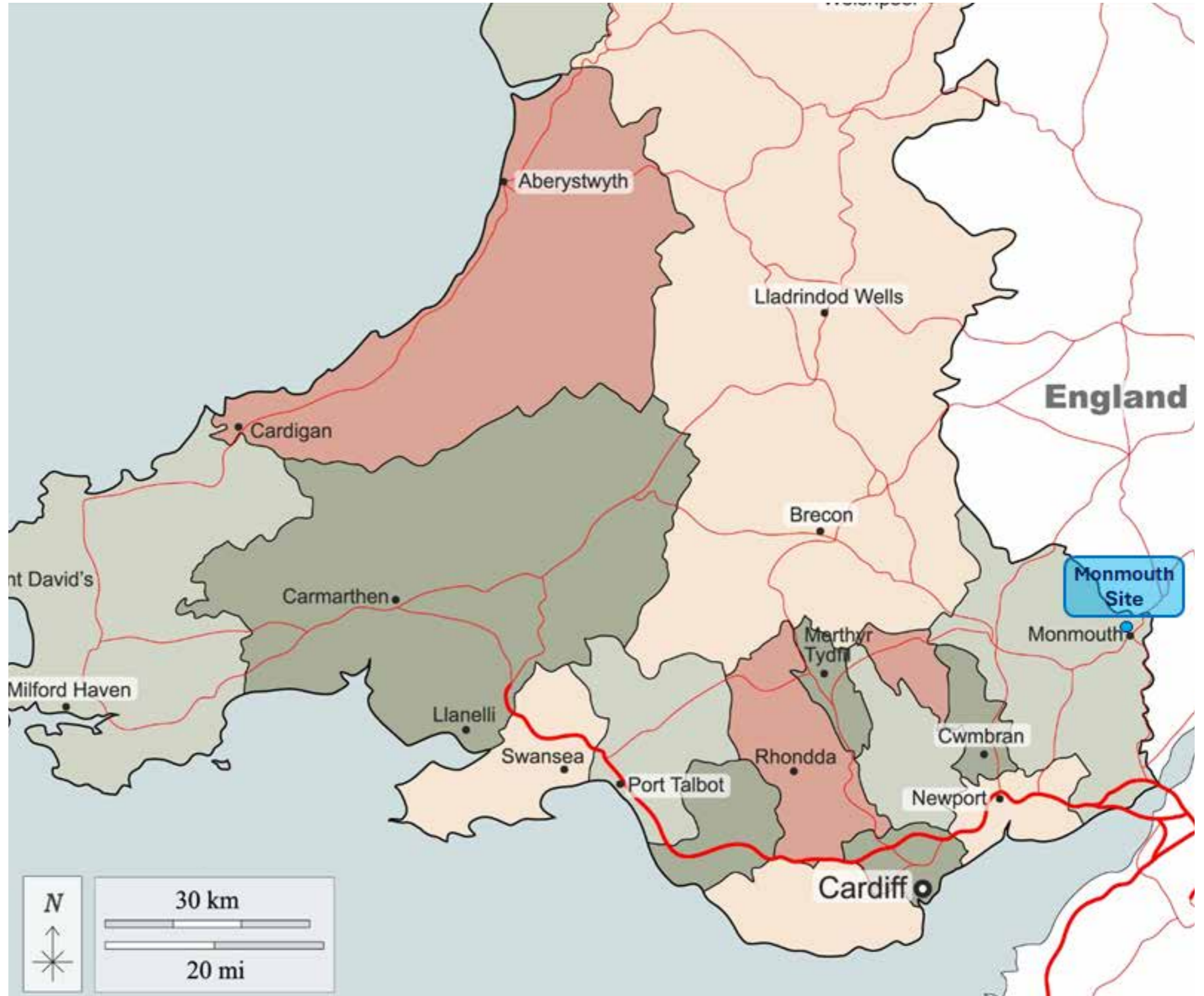
- 10 consulting rooms (GMS)
- 4 consulting rooms (ABUHB)
- One treatment room used for minor procedures (GMS)
- Pharmacy dispensary
- Flexible large and small group rooms (shared use)
- Staff support accommodation including flexible office space.

2.1 Brief



3.0 Site and Context Analysis

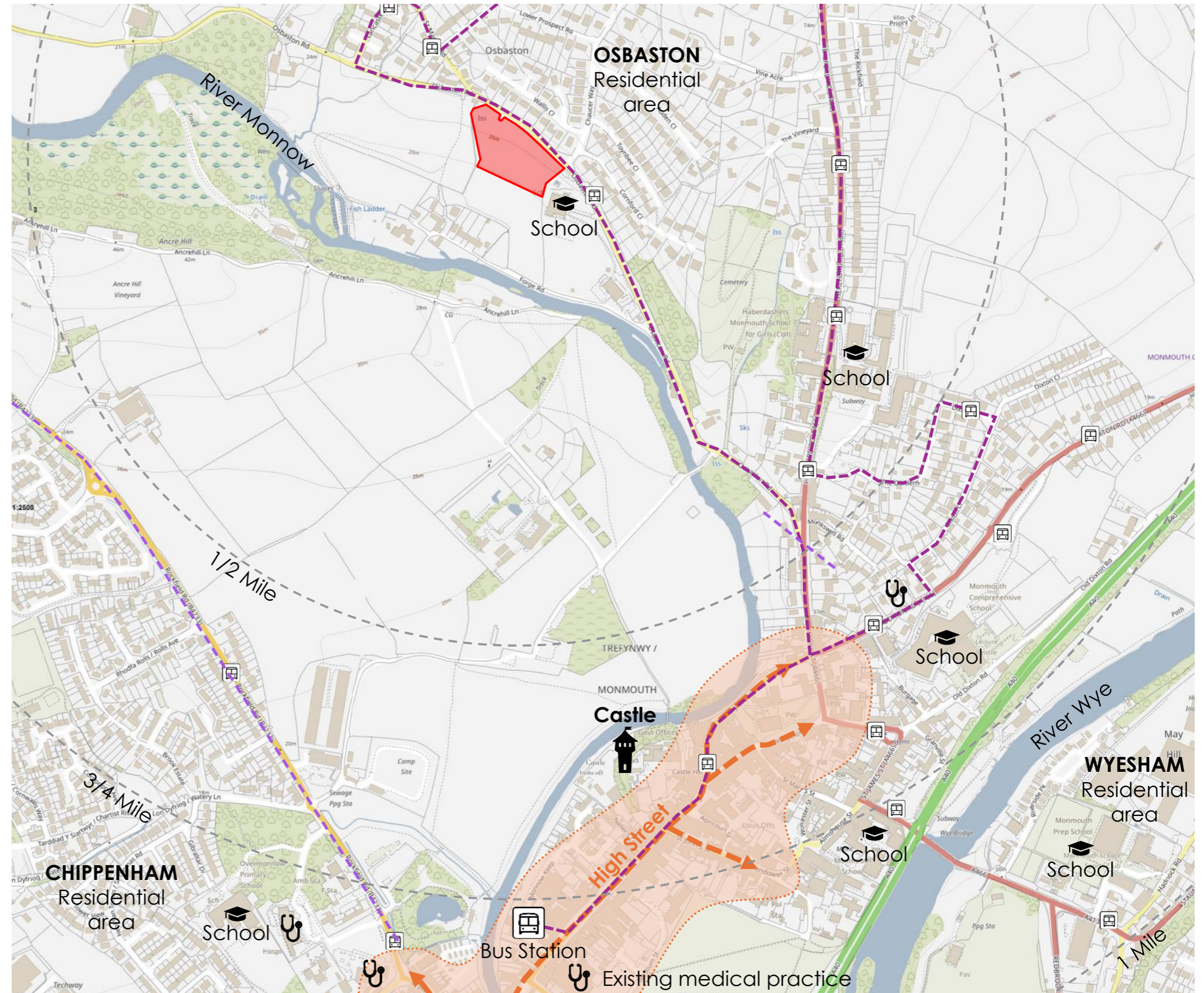
3.1 Site Location, South Wales



3.1 Site Location, Monmouth

The application site is situated within the Monmouth suburb of Osbaston, located approximately 1.4km to the north of Monmouth town centre. In terms of the immediate surrounding area, the site's northern boundary adjoins Osbaston Road, whilst its eastern boundary adjoins the grounds of Osbaston Church in Wales School. The site's southern and western boundaries are adjoined by agricultural land. In terms of the wider surrounding area, the site is located within a largely residential area, with residential dwellings being located to the north, east, and south of the site. The following facilities are located within the surrounding area of the site:

- Osbaston Church in Wales School – 300m to the southeast;
- Monmouth Golf Club – 1.8km to the northeast;
- Monmouth Castle – 1.3km to the south;
- Monmouth Leisure Centre – 1.4km to the southeast;
- Dixon Surgery – 1.2km to the southeast



3.3 Site Context

Existing site photographs



3.4 Site Analysis

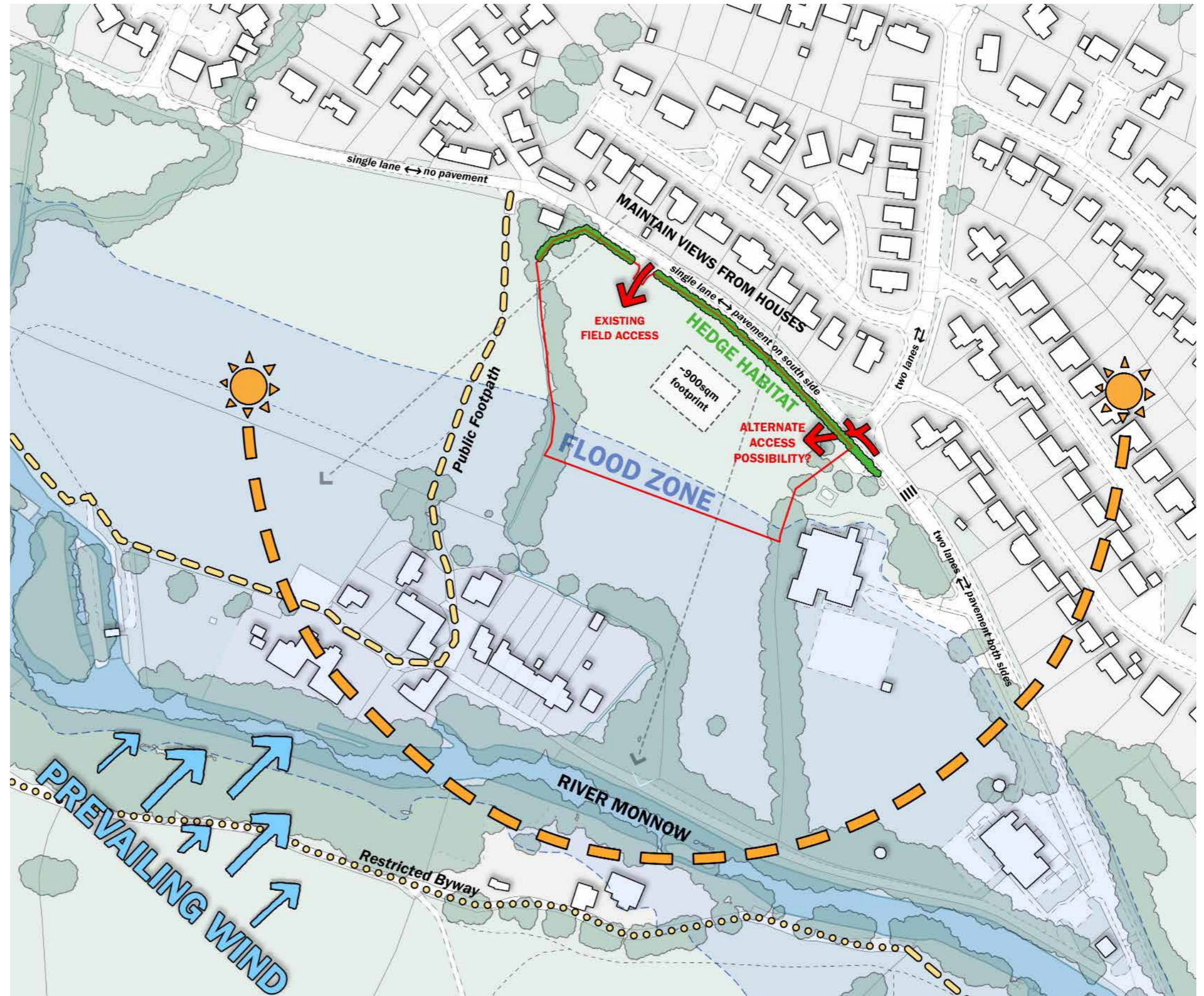
The proposed site for the new Health & Wellbeing Centre is adjacent to Osbaston Primary School and accessed from Osbaston Road which is a single lane road running east-west along the northern boundary of the site

The site is approximately 1.3 hectares and is currently used as agricultural land.

The northern boundary of the site is comprised of a well established hedgerow and the eastern and western boundaries by mature trees and scrub.

The southern edge of the proposed site is bounded by the flood zone of the adjacent river Monnow.

The site falls from the north western corner towards the south east and the river. It is overlooked from the north by residential properties of Osbaston and there are views from the site to the south overlooking the river floodplain.



3.5 Local Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the local development plan is provided by the Monmouthshire County Council Local Development Plan (2011 - 2021).

The LDP proposals map reveals that the site lies outside the settlement boundary and therefore within the open countryside. The site is also allocated as an Area of Amenity Importance (Policy DES2).

Consequently, it is important to consider LDP Policy LC1, which relates to New Built Development in the Open Countryside. Policy LC1 sets out that “there is a presumption against new built development in the open countryside, unless justified under other relevant national and/or LDP policies S10, RE3, RE4, RE5, RE6, T2 and T3 for the purposes of agriculture, forestry, ‘one planet development’, rural enterprise, rural / agricultural diversification schemes or recreation, leisure or tourism.”

Whilst the provision of a new Health and Well-being Centre falls outside the remit of the identified policies above under Policy LC1, there is however support in principle set out in Strategic Policy S5, which relates to Community and Recreation Facilities. This Policy states that “development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations.” For this Policy, the proposed development would fall within the definition of ‘Community Facilities’ as discussed in the supporting text for Policy S5 (Para. 5.32).

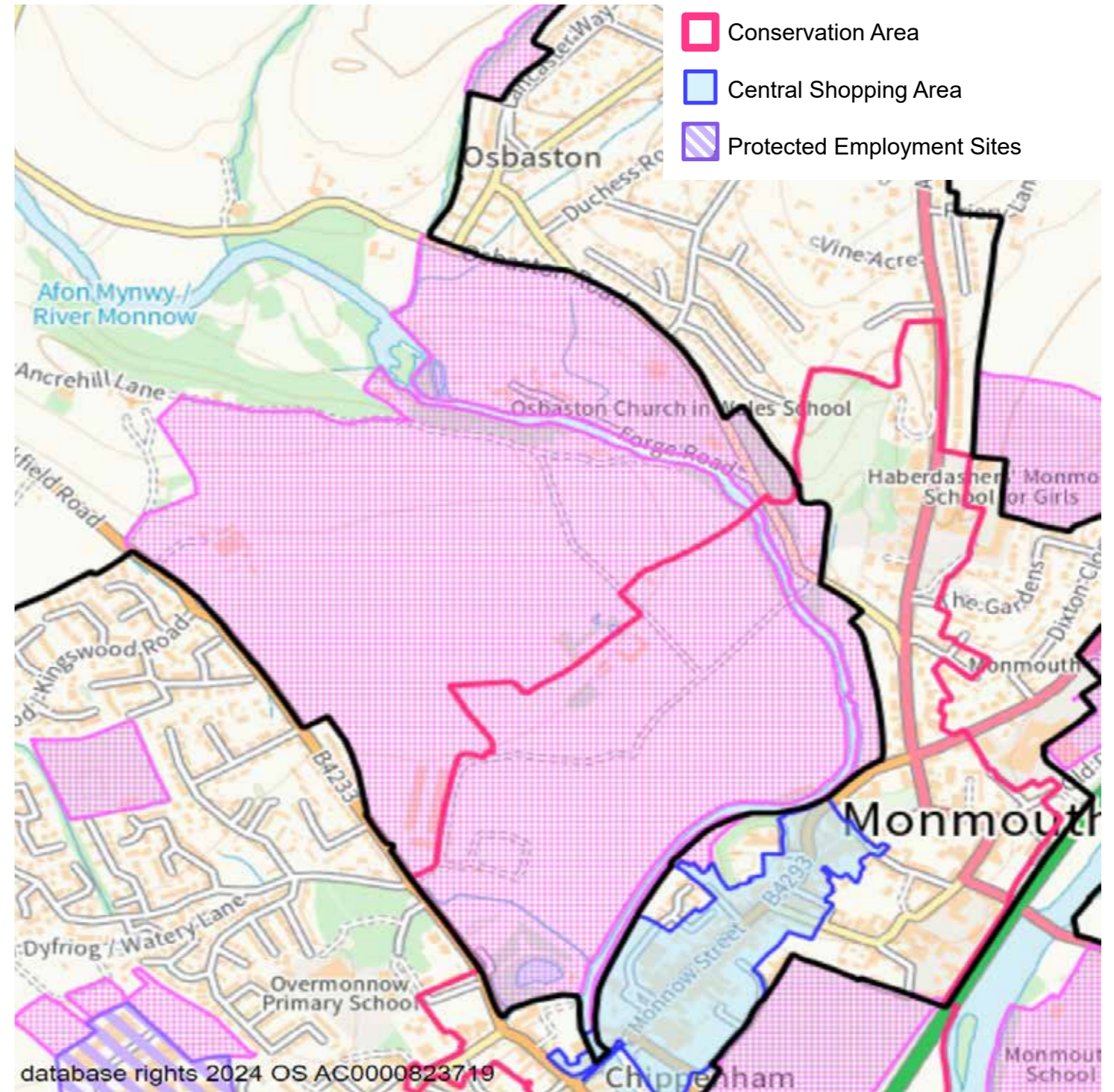
In light of the above, whilst the development site lies outside the defined settlement boundary, it is immediately adjacent to the boundary and as such, the provision of a new health and well-being centre is considered acceptable in principle by virtue of Strategic Policy S5 subject to detailed consideration of all other relevant policies within the LDP.

Policy DES2 which seeks to protect areas of amenity importance confirms that “Development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on any of the following:

- the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces;
- the relationship of the area of amenity importance to adjacent or linked areas of green infrastructure in terms of its contribution to the character of the locality and / or its ability to relieve the monotony of the built form;
- the role of the area as a venue for formal and informal sport, general recreation and as community space, expressed in terms of actual usage and facilities available, as well as its relationship to general open space requirements as set out in policy CRF2;
- the cultural amenity of the area, including places and features of archaeological, historic, geological and landscape importance; and e) the nature conservation interest of the area, through damage to, or the loss of, important habitats or natural features (policy NE1 applies).”

For an assessment of the proposal against Policy DES2 and other relevant design and access policies please refer to section 6.0 or the accompanying Planning Statement.

-  Area of Amenity Importance
-  Settlement Development Boundaries
-  Conservation Area
-  Central Shopping Area
-  Protected Employment Sites

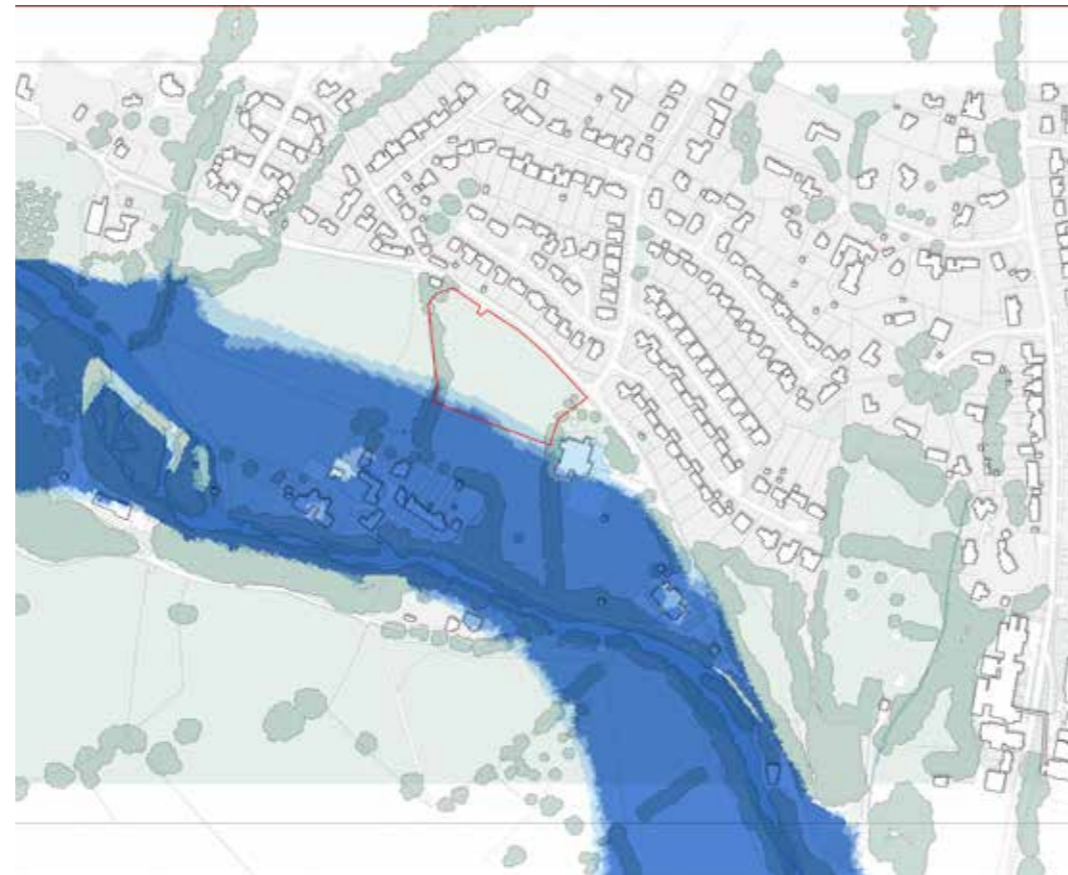


3.6 Flooding Analysis

The development site has an overall fall of approximately 10m from north west to south east.

The southern proportion of the existing agricultural field (not included within the red line boundary) sits within the flood risk zone from the adjacent River Monnow.

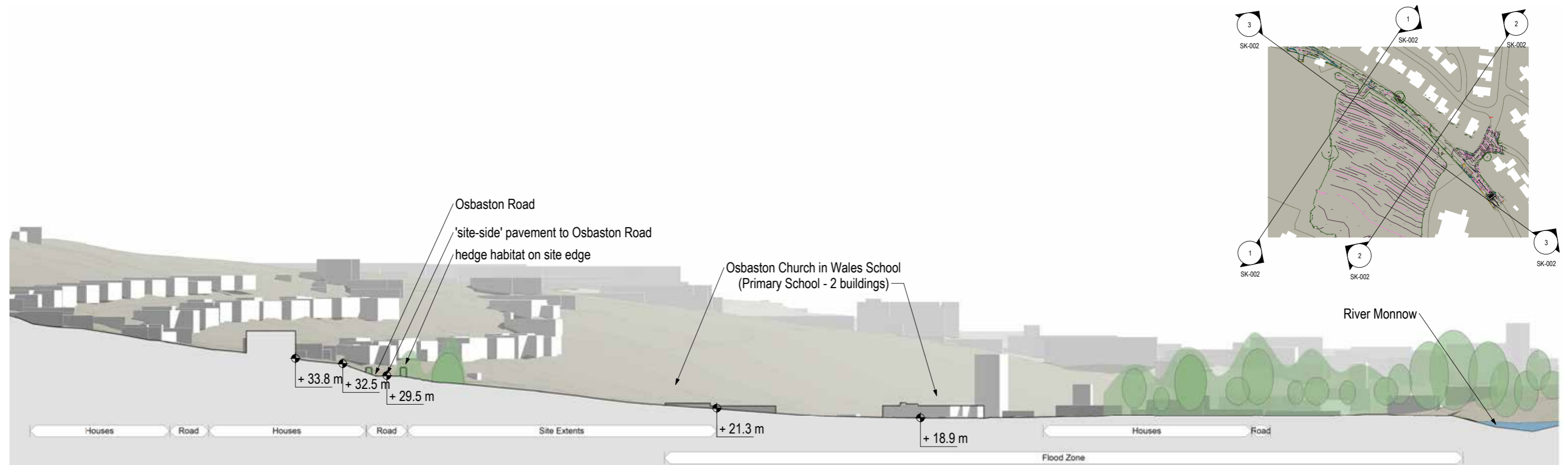
The lower portion of the field is also indicated as being at risk from surface water flooding, although this is outside the development boundary.



Flood risk (Rivers)



Flood risk (Surface water & small watercourses)



4.0 Interpretation

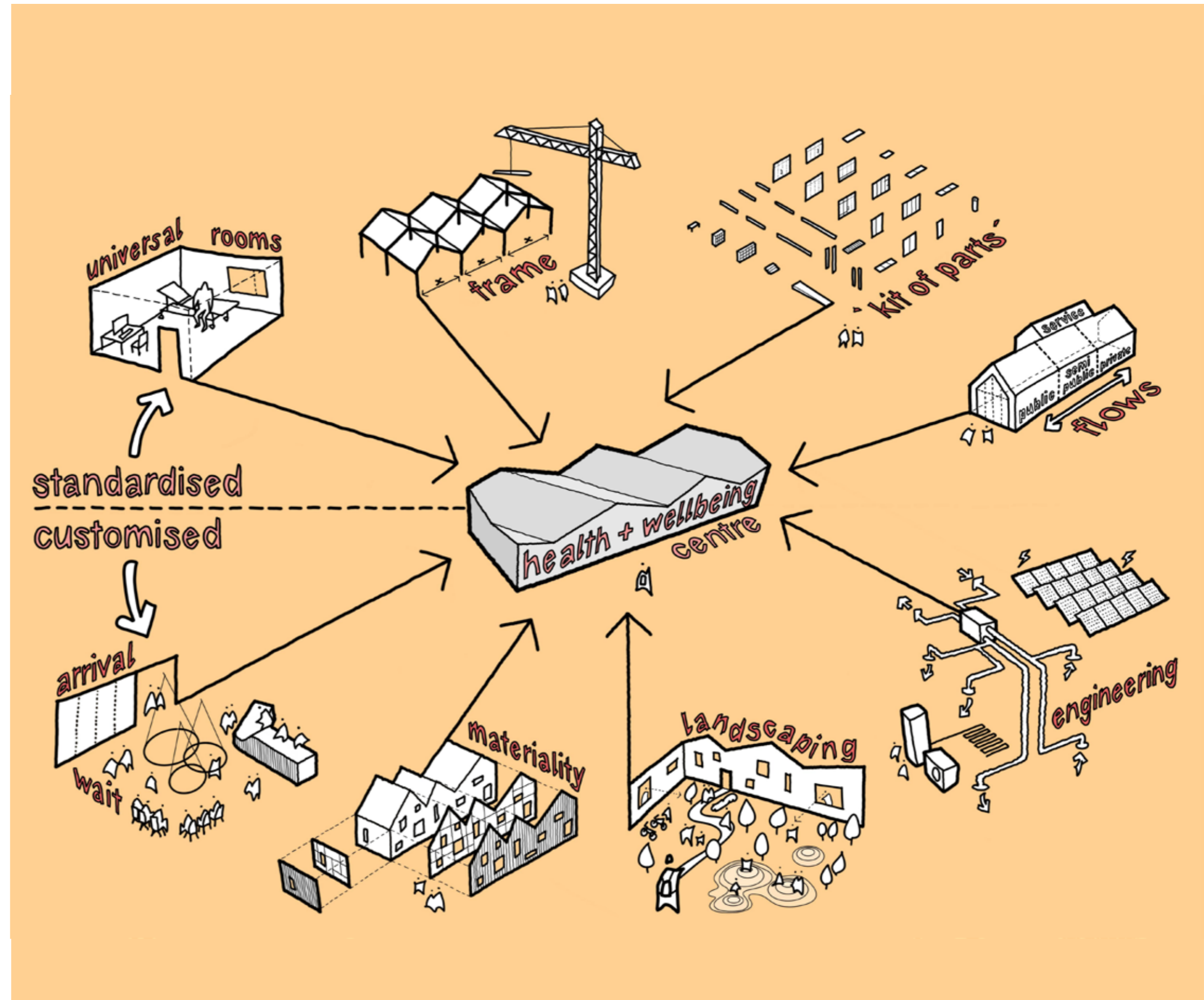
BDP.

4.1 Design Concept

The design approach for the new Health & Wellbeing Centre is based on the use of standardised and customised components.

Standardised components such as universal consulting rooms, structural frame and consistent engineering elements will provide opportunities for off site manufacture, improving build efficiency and quality. It will also help ensure that the design is efficient and effective to operate and maintain.

Aligned with this approach will be the customisation of elements in response to the site and specific requirements of the brief. A site specific approach to landscape, external materials and to the design of key public spaces will help ensure that the new Centre responds to the Welsh Government place making principles and requirements of the Wellbeing of Future Generations Act.



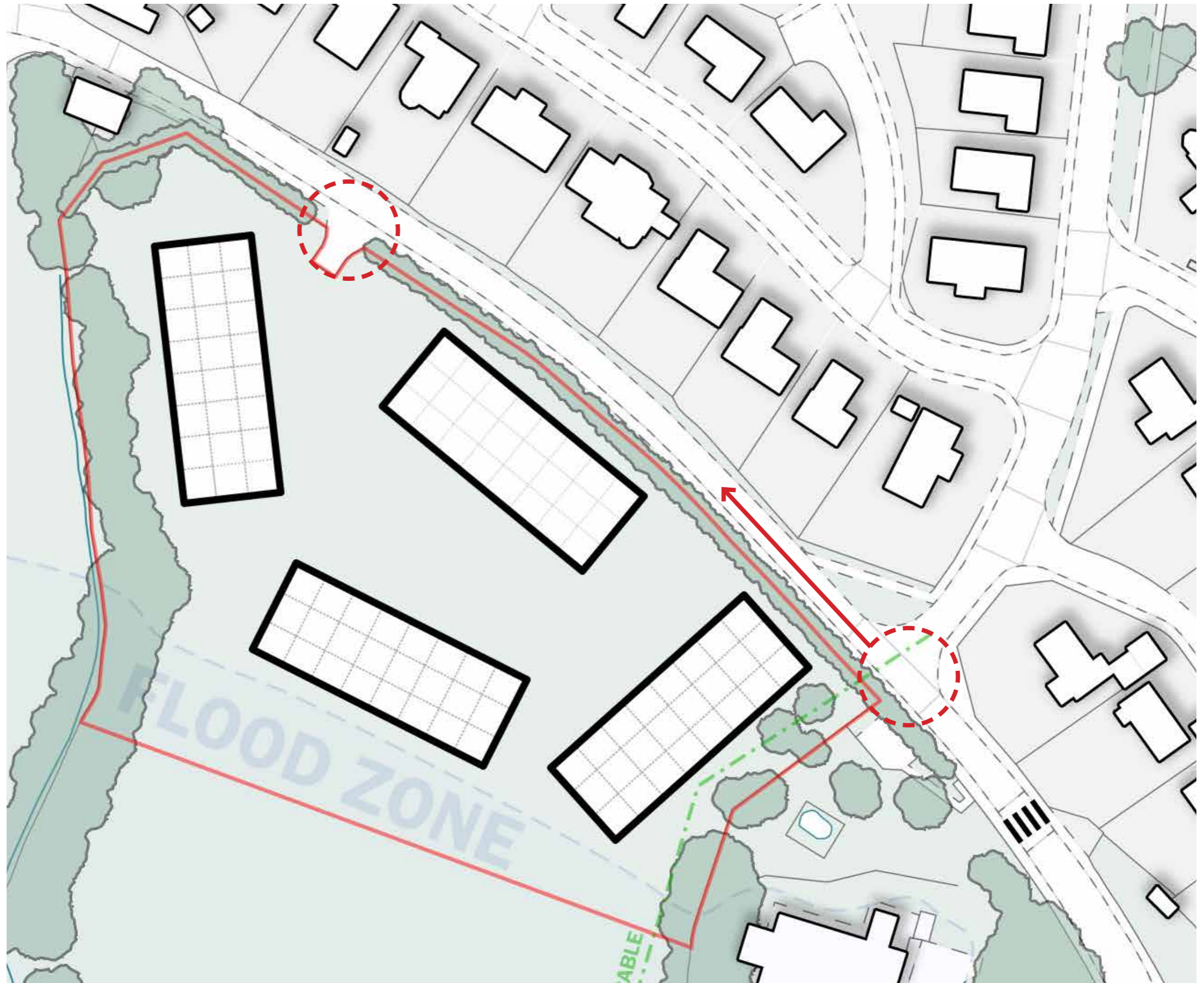
5.0 Design Development

5.1 Site Constraints and Opportunities

During our initial design development phase we explored the opportunities and constraints associated with potential building locations on the site as represented on the adjacent site sketch.

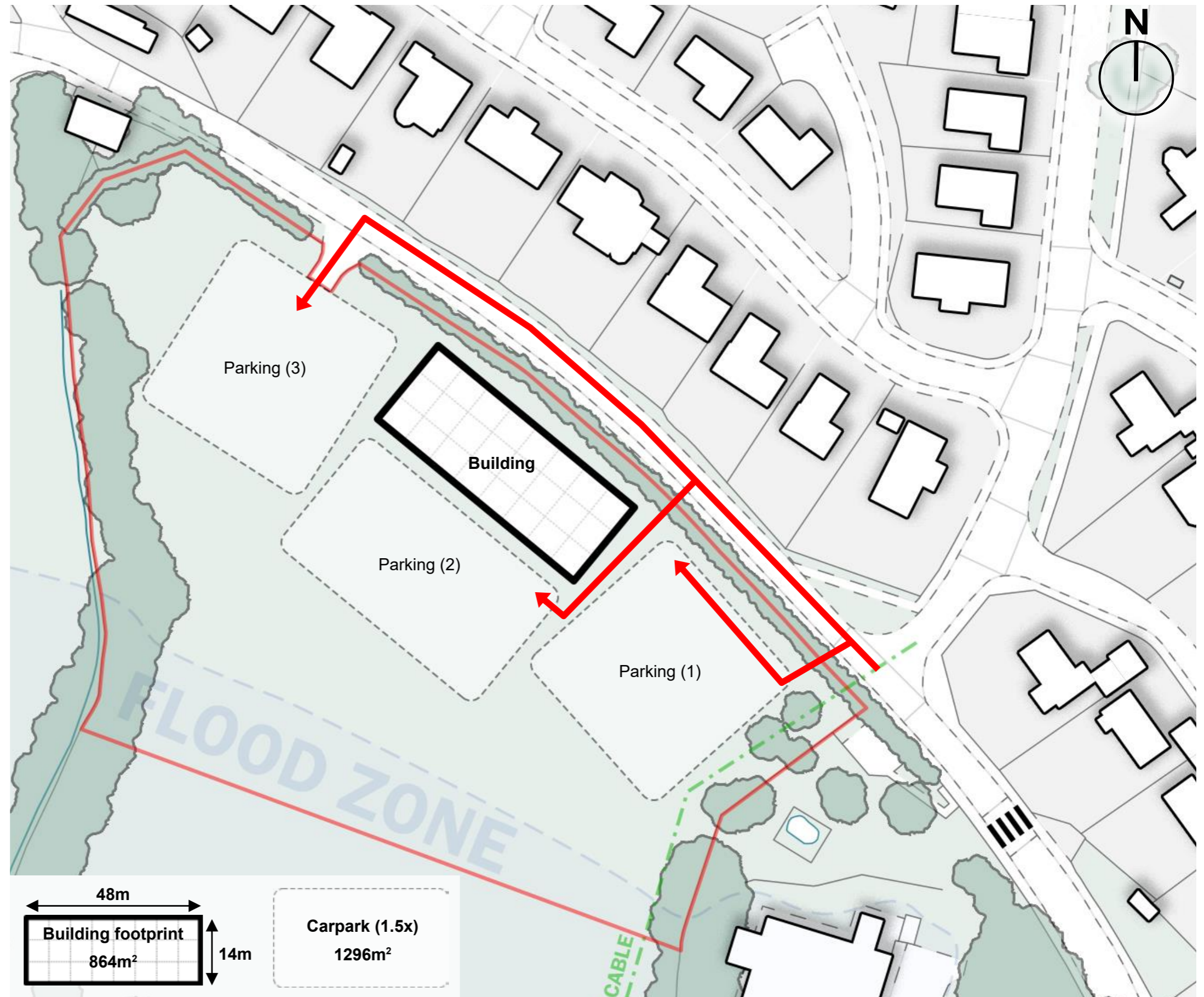
This exercise involved input from structural and civil engineering colleagues, environmental services engineers, transport planners, building contractor, town planning advisors and clinical stakeholders.

The following pages include the findings from this initial assessment including our collective recommendation for the preferred development location.



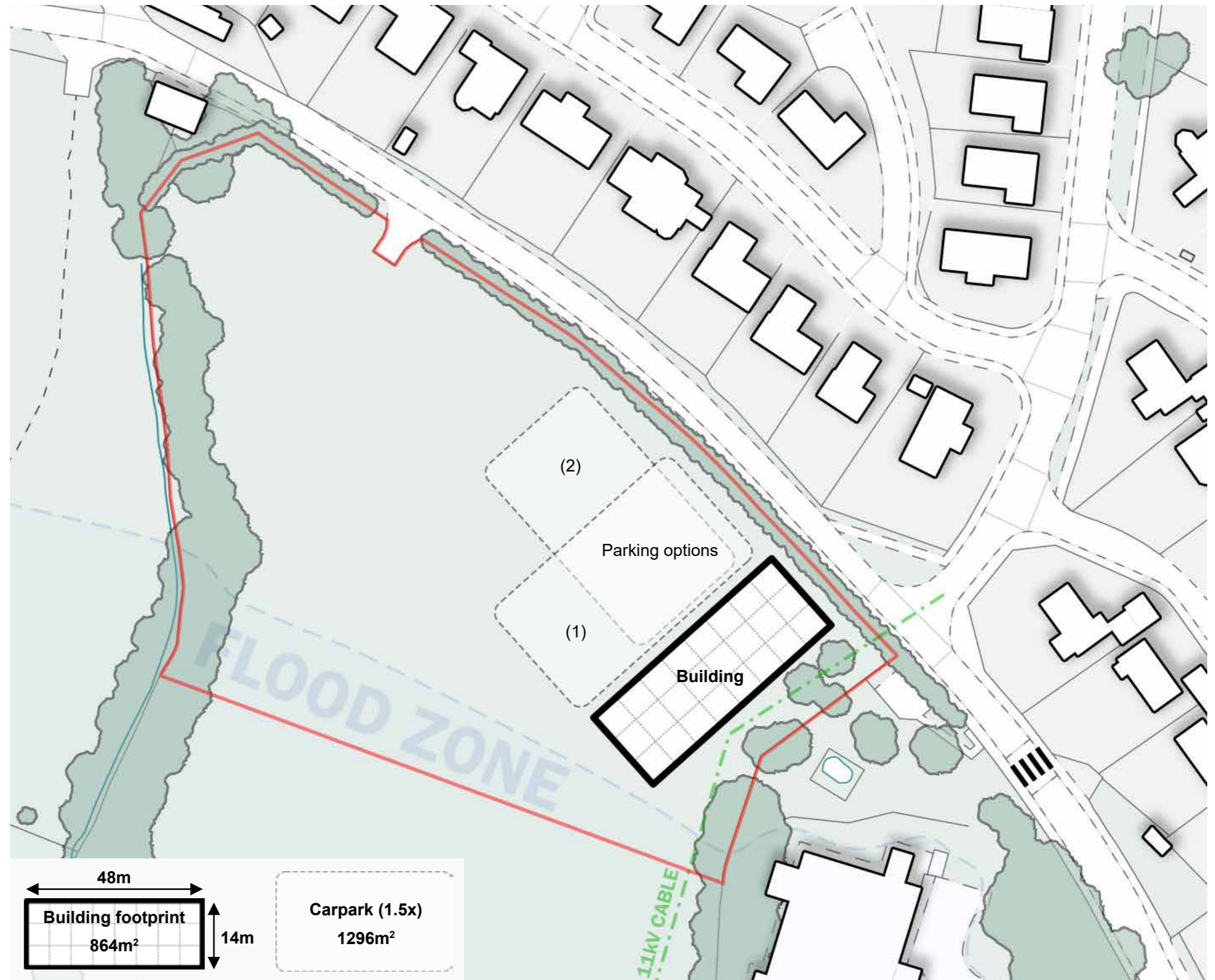
5.2 North Plot

- Strong road presence
- Building location at the top of slope
- Minimal walking up/down slope
- Building height may impact neighbours
- Adjacency to road increases planning risk
- Good response to topography
- East west orientation provides opportunity for Passive design
- Maximise views over valley
- Set away from school
- Parking Considerations such as walking distance and levels
- Level access
- Position of vehicular access on Osbaston road
- Wider implications on road design
- Building close to hedgerow, and therefore hidden from direct view of residents to the north.
- Best option would be to use existing entrance, thereby minimizing any damage to existing mature hedgerow.
- Possible small pedestrian entrance on east side to allow access to the community for dog walking



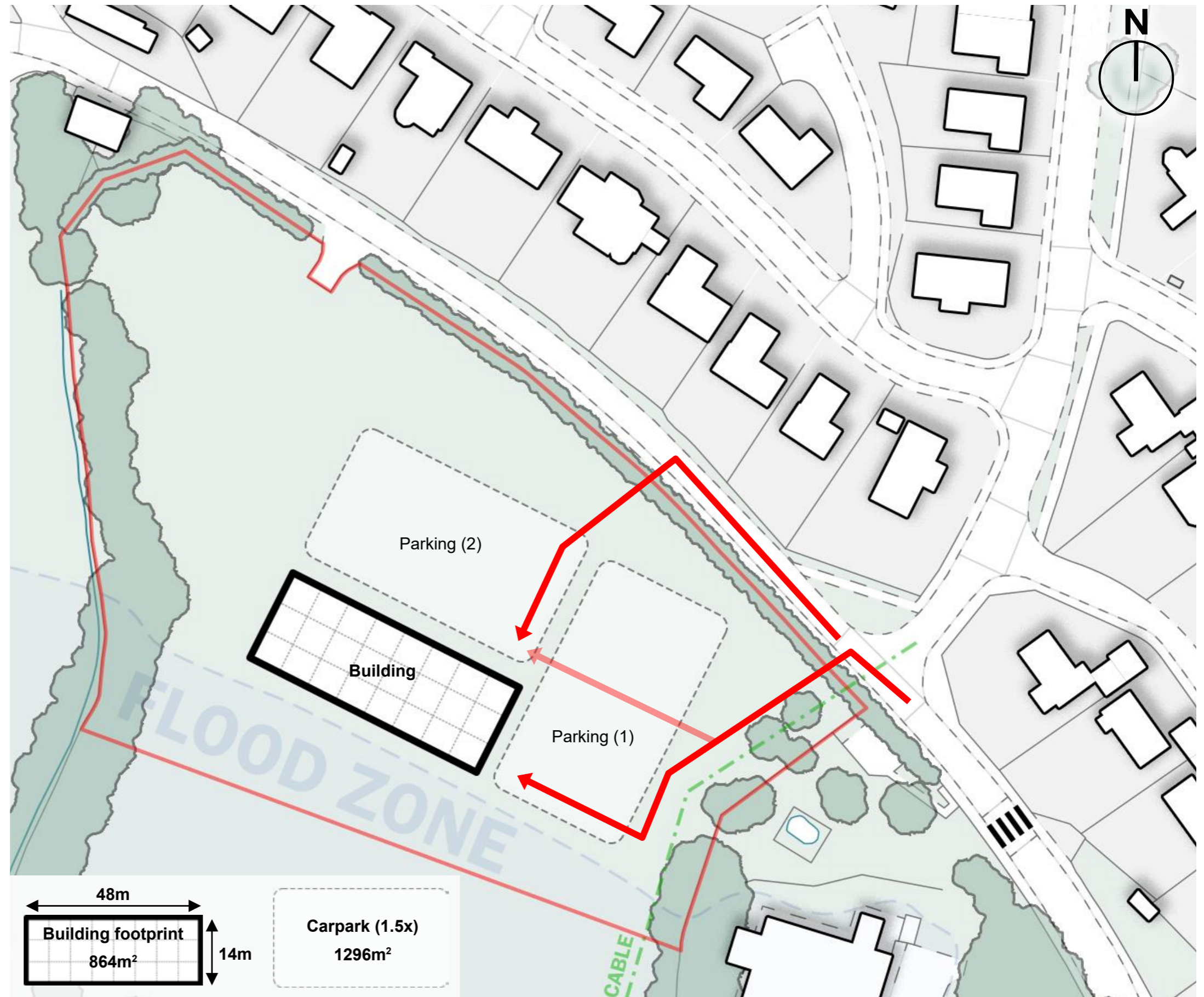
5.3 East Plot

- Strong road presence
- Minimal walking up/down slope
- Building height may impact neighbours
- Building into the slope increases cut and fill work
- Adjacency to school increases planning risk
- North South orientation is not good for passive design
- Will require complex solar shading
- Views are limited
- Overlooking the school
- Position of vehicular access on Osbaston road
- Wider implications on road design
- Parking Considerations such as walking distance and levels
- Level access
- New entrance required, thereby impacting the existing hedge
- Development kept to east of the site, close to the school
- Development close to flood zone
- Development and parking more visible from residential area to north
- Existing entrance could be used by community for dog walking



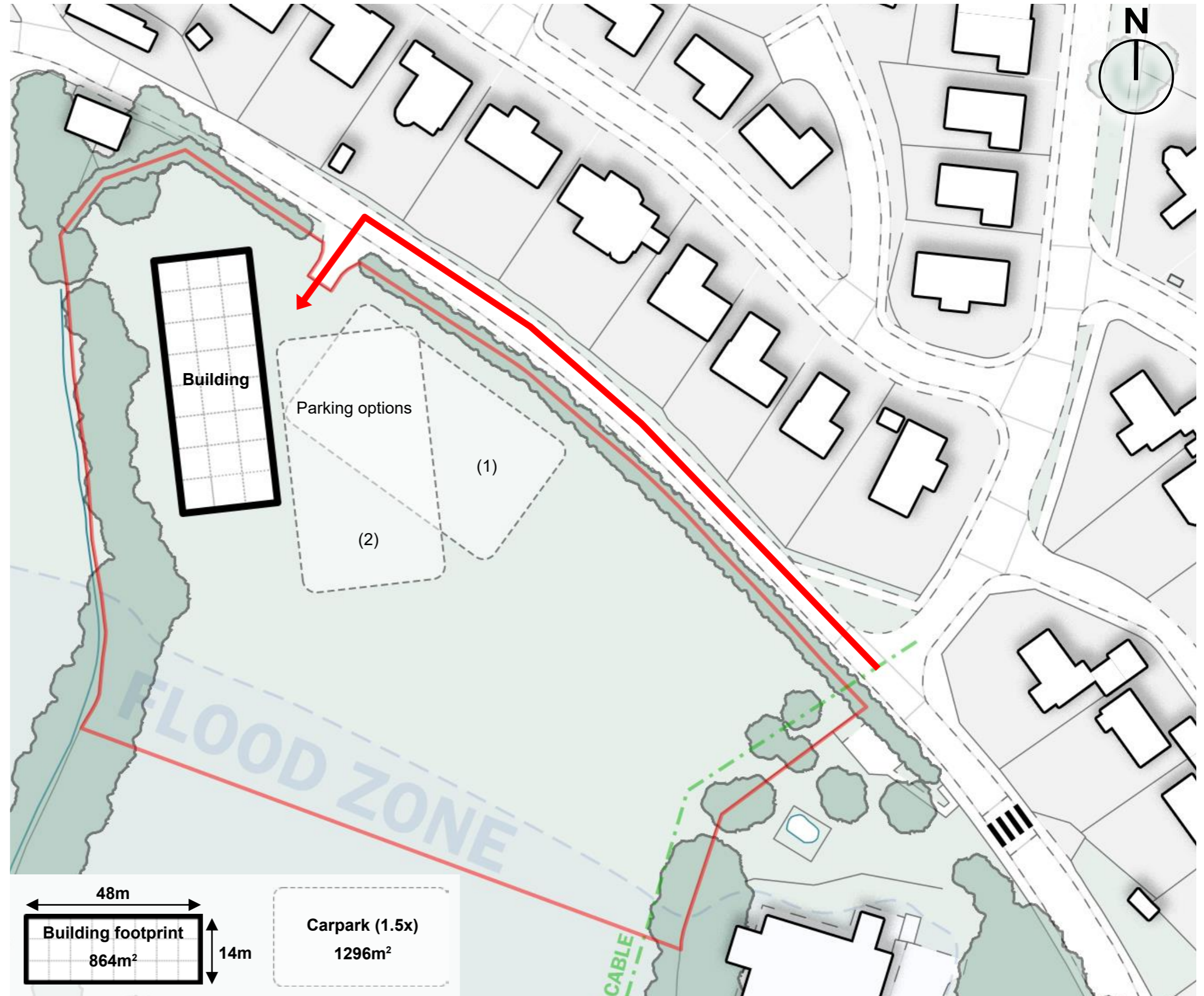
5.4 South Plot

- Limited road presence
- Positioned at the lower end of the slope
- Complex level changes from road access
- Minimal Impact neighbours
- Good response to topography
- East west orientation provides opportunity for Passive design
- Good views over valley
- Set away from school
- Position of vehicular access on Osbaston Road
- Wider implications on road design
- Parking considerations such as walking distance and levels
- Level access
- Wider implications on road design
- New entrance required, thereby impacting the existing hedge
- Close to the flood zone
- More visible from the residential area to the north
- More impact on the existing environment



5.5 West Plot

- Good road presence
- Minimal walking up/down slope
- Building height may impact neighbours
- Building into the slope increases cut and fill work
- Set away from school
- North South orientation is not good for passive design
- Will require complex solar shading
- Views are limited
- Ecological risk of building close to hedges
- Existing vehicular access on Osbaston Road
- Wider implications on road design
- Parking considerations such as walking distance and levels
- Level access
- Use of existing entrance, thereby minimizing any damage to existing mature hedgerow.
- Building close to the river could impact water quality during construction
- Least impact on existing environment



5.6 Design Development

Preferred location based on initial assessment is along the northern boundary of the site, set away from the hedge further down the slope to ensure that the impact on neighbours is minimised.

Positioning the building slightly lower on the site also provides the opportunity to create entry points on multiple levels.

Entrance on west

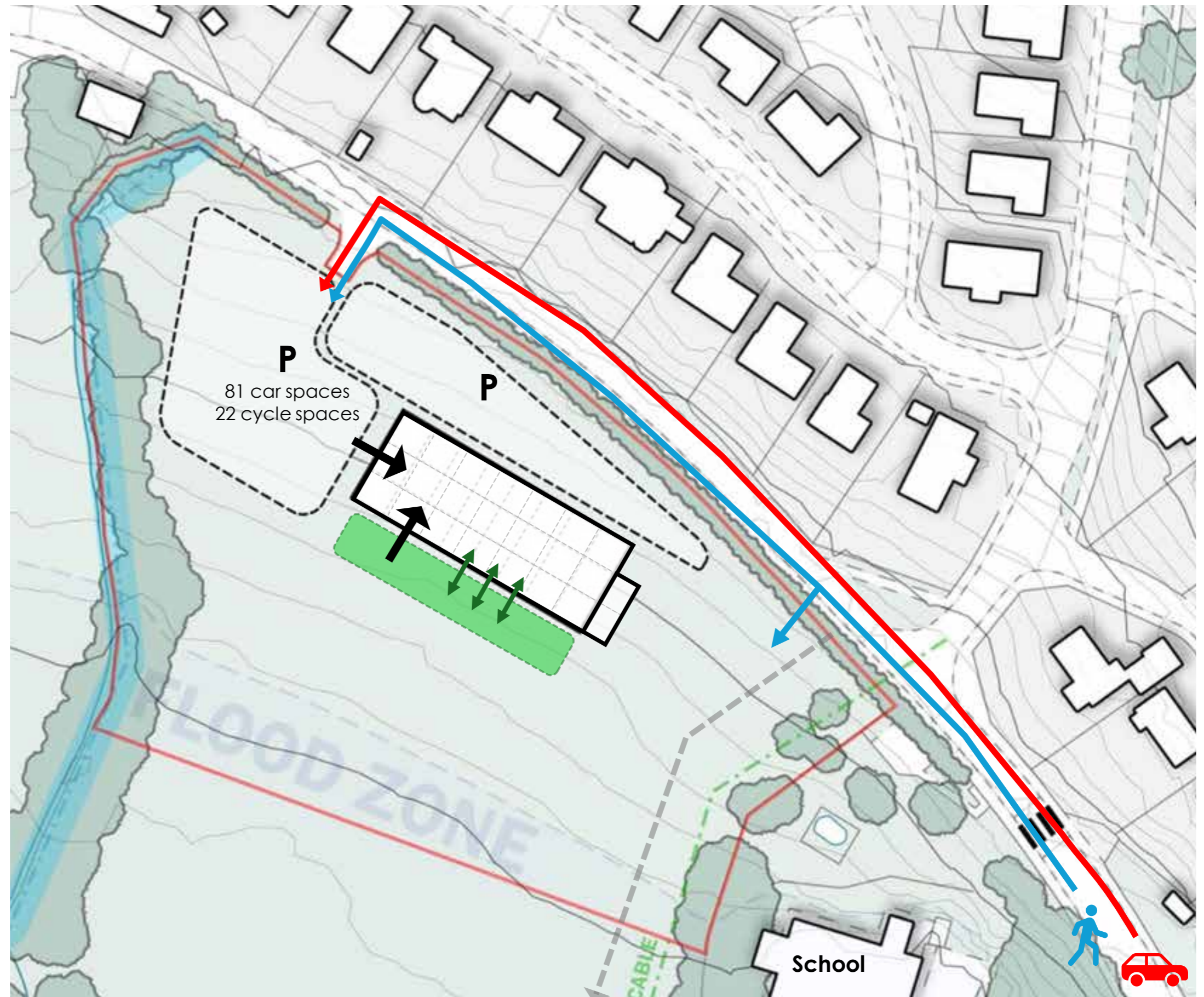
- Entrance on Upper ground - GP Practise
- Entrance on Lower ground - HB services

Sited along the slope

- Minimal cut and fill

Parking

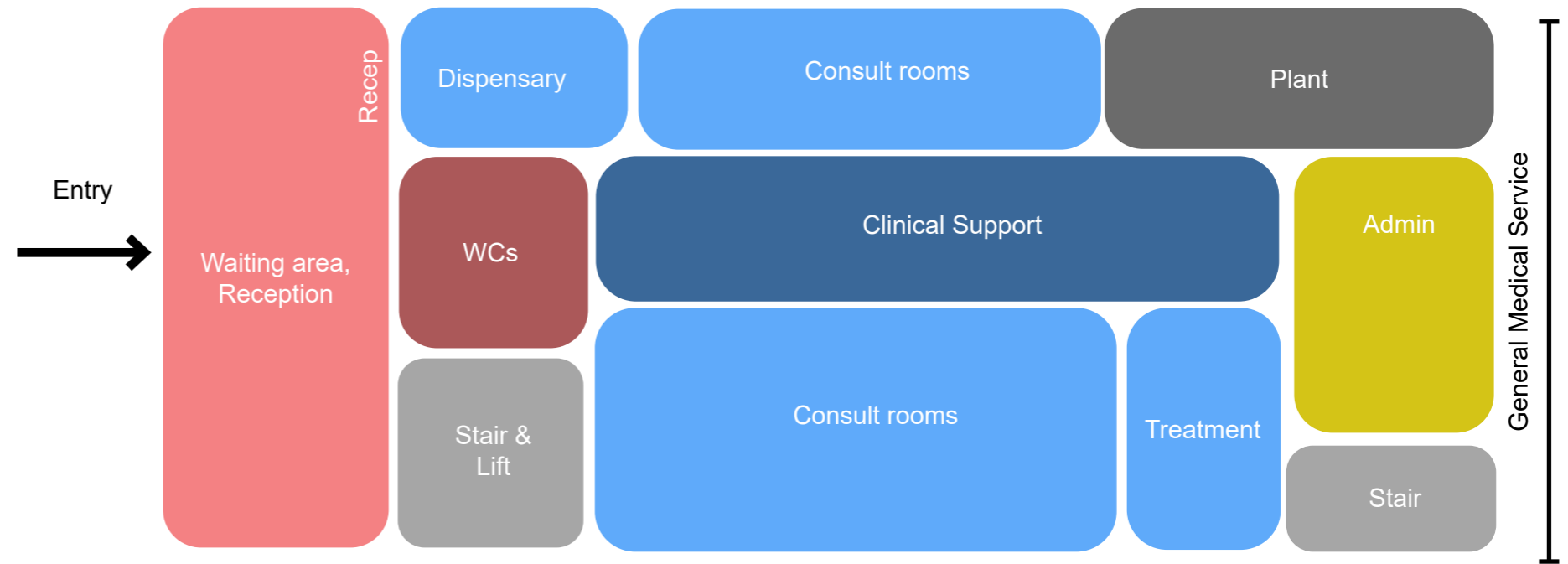
- Uses existing access off Osbaston Road
- Maintains existing pedestrian gate access
- Less slope across car park, but utilises majority of the road frontage, limiting further developments



Internal Layout

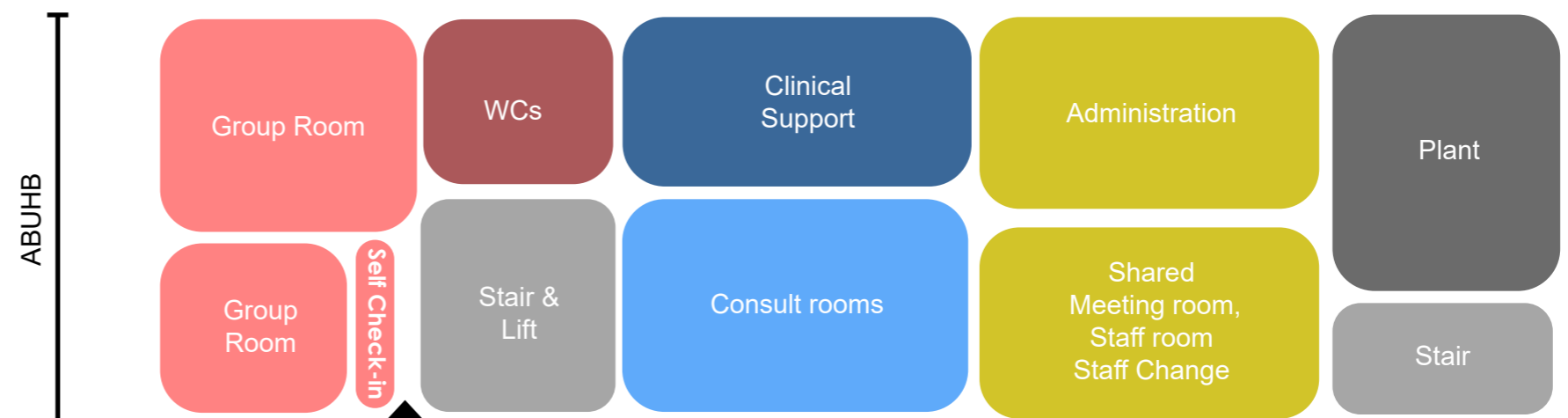
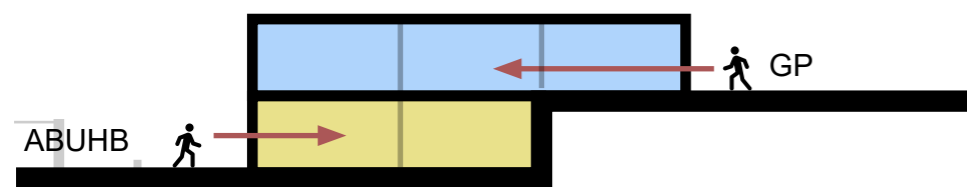
During the initial design development phase we have tested alternative arrangements for the internal spaces within the Health & Wellbeing Centre.

This included exploring options for splitting GMS and ABUHB accommodation across the two floor levels. Public, clinical and staff spaces are arranged using a simple hierarchy to ensure optimum security and intuitive flows for staff and patients.



First Floor

	Requires daylight	Does not require daylight
Public spaces		
Clinical spaces		
Staff spaces		



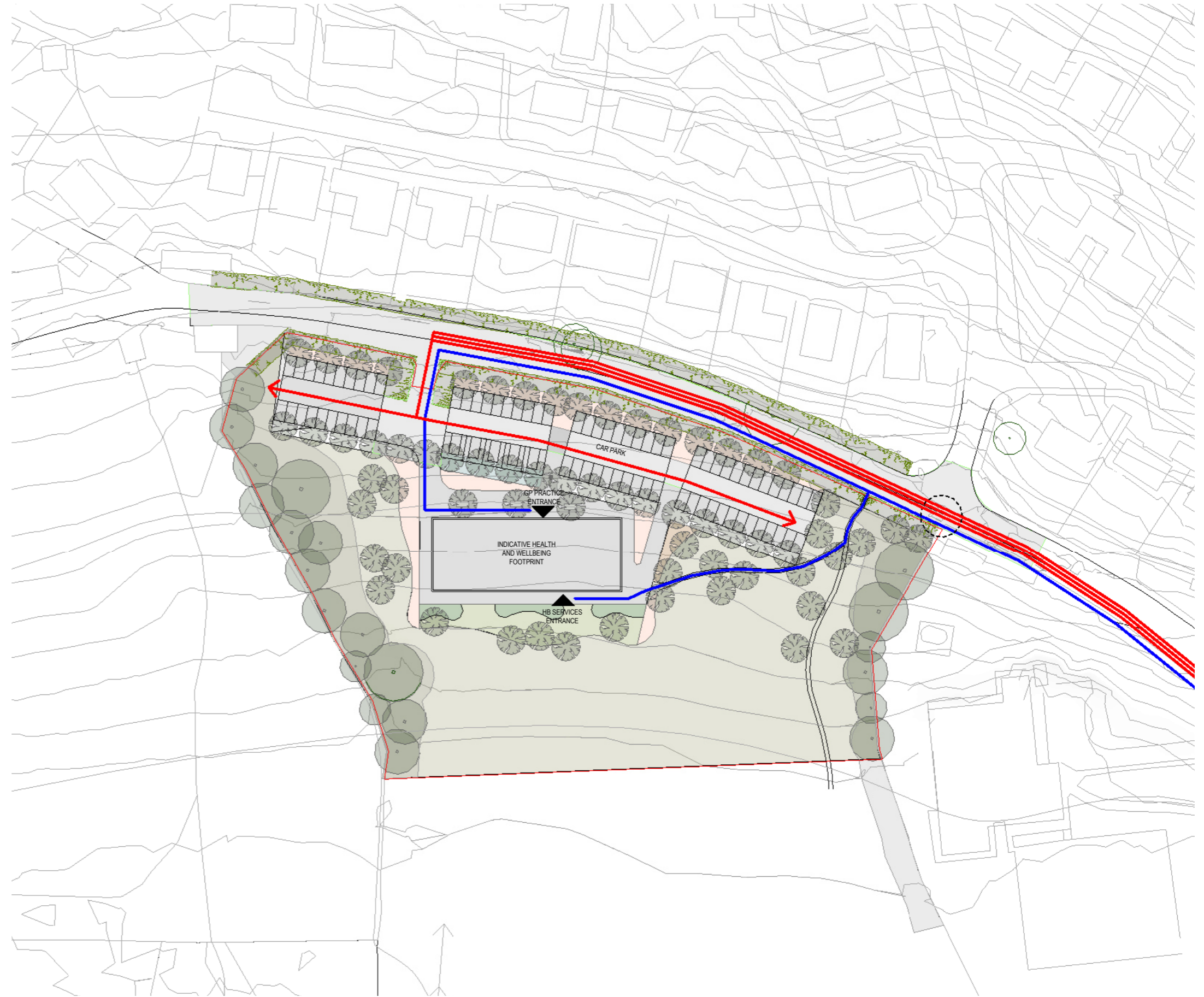
Ground Floor

6.0 The Proposal





6.1 Illustrative Site Plan



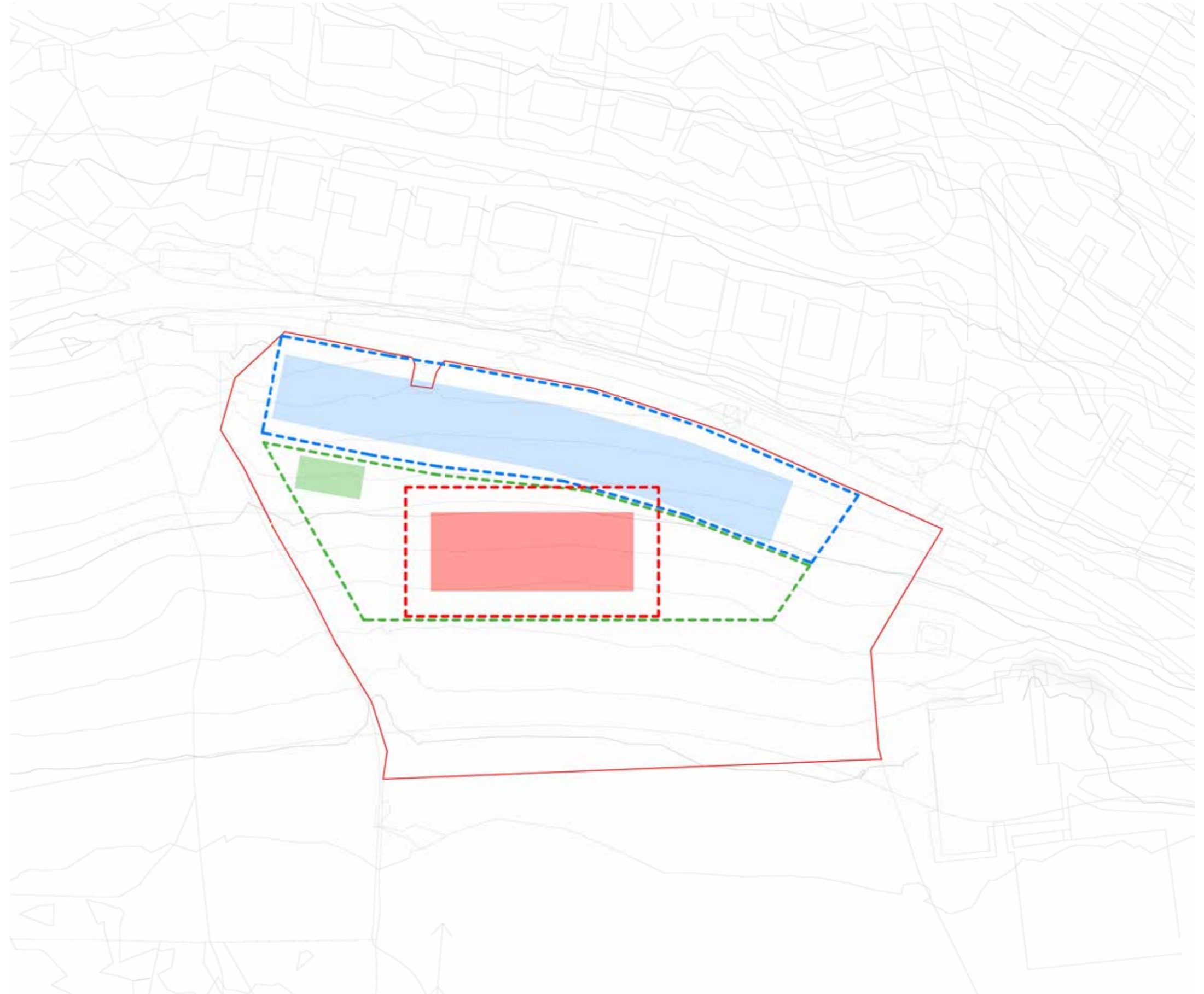
6.2 Access and Movement Plan









Key

-  Pedestrian route
-  Vehicular route
-  Main road
-  Bus stop

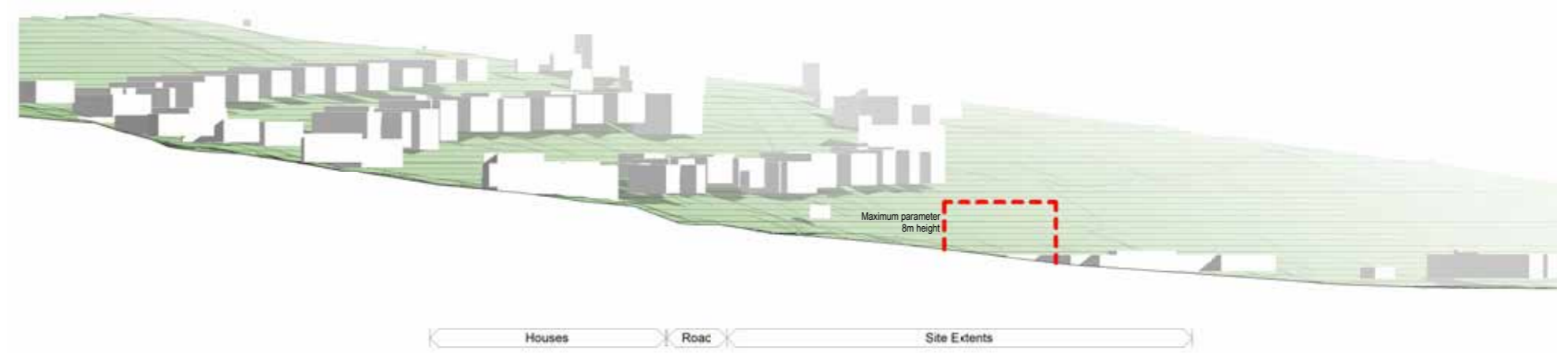
6.3 Parameter Plan



Key

-  Maximum parameter of building
Building depth 18-30 metres
Building width - 43 - 55 metres
-  Minimum parameter of building footprint
-  Maximum parameter of external plant
-  Minimum parameter of external plant
-  Maximum parameter of car parking area
-  Minimum parameter of car parking area

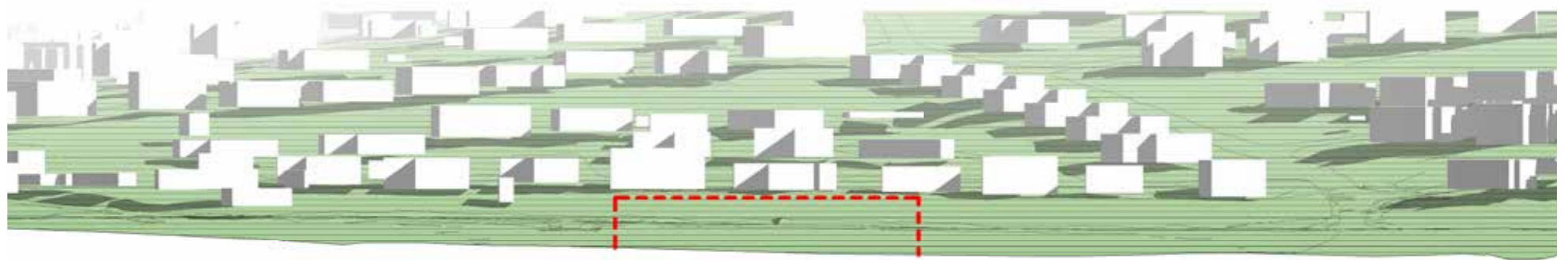
6.4 Parameter Sections



Parameter Section A



Parameter Section B



Parameter Section C

6.4 Planning Policy

The planning policy framework for the determination of this application is provided by the content and scope of national planning guidance, together with the Local Authority's Development Plan and associated supplementary planning guidance.

In accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises;

- The Well-Being of Future Generations (Wales) Act 2015
- Future Wales: the national plan 2040
- Planning Policy Wales (Edition 12, February 2024) ("PPW")
- Technical Advice Notes ("TANs")
- Monmouthshire County Council Local Development Plan (2011-2021)
- Monmouthshire County Council Supplementary Planning Guidance ("SPGs")

For a detailed review of the relevant planning policies and considerations please refer to the accompanying Planning Statement.

Pertinent to matters relating to design and access the following policies are considered most pertinent;

Planning Policy Wales (Edition 12)

The importance of good design in development proposals is highlighted at Paragraph 3.3 of PPW where it is stated that "Good design is fundamental to creating sustainable places where people want

Planning Policy Wales (Edition 12)

The importance of good design in development proposals is highlighted at Paragraph 3.3 of PPW where it is stated that "Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area".

Paragraphs 3.5 and 3.6 of PPW relate to Access and Inclusivity and state:

"Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide flexibility in use, and provide buildings and environments that are convenient and enjoyable to use for everyone.

Development proposals must address the issues of inclusivity and accessibility for all. This includes making provisions to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such

Development proposals must address the issues of inclusivity and accessibility for all. This includes making provisions to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport."

TAN 12 (2016): Design

In defining the notion of design, paragraph 2.1 state that it can help in articulating our nation and culture whilst helping sustain a positive image of Wales.

Paragraph 2.5 warns that 'good design is not inevitable', to achieve it, it must embrace sustainability, architecture, place-making, public realm, landscape, and infrastructure. Furthermore, the five objectives of good design are highlighted;

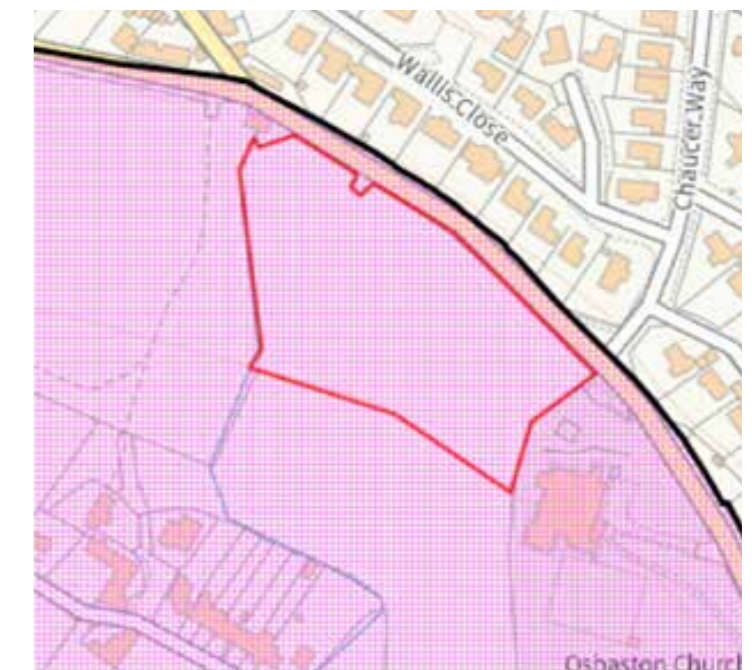
- Access;
- Character;
- Community Safety;
- Environmental Sustainability; and
- Movement

Monmouthshire Local Development Plan (2011 – 2021)

- Policy S16 Transport
- Policy S17 Place Making and Design
- Policy DES1 General Design Considerations
- Policy SD2 Sustainable Construction and Energy Efficiency
- Policy LC5 Protection and Enhancement of Landscape Character
- Policy GI1 Green Infrastructure
- Policy NE1 Nature Conservation and Development
- Policy MV1 Proposed Developments and Highway Considerations
- Policy MV2 Sustainable Transport Access

Supplementary Planning Guidance

- Green Infrastructure (April, 2015); and
- Monmouthshire Parking Standards (January 2013).



LDP Proposals Map Extract