

Austin-Smith: Lord

Sunnyside Wellness Village

Good Homes Alliance 2023 Webinar Series

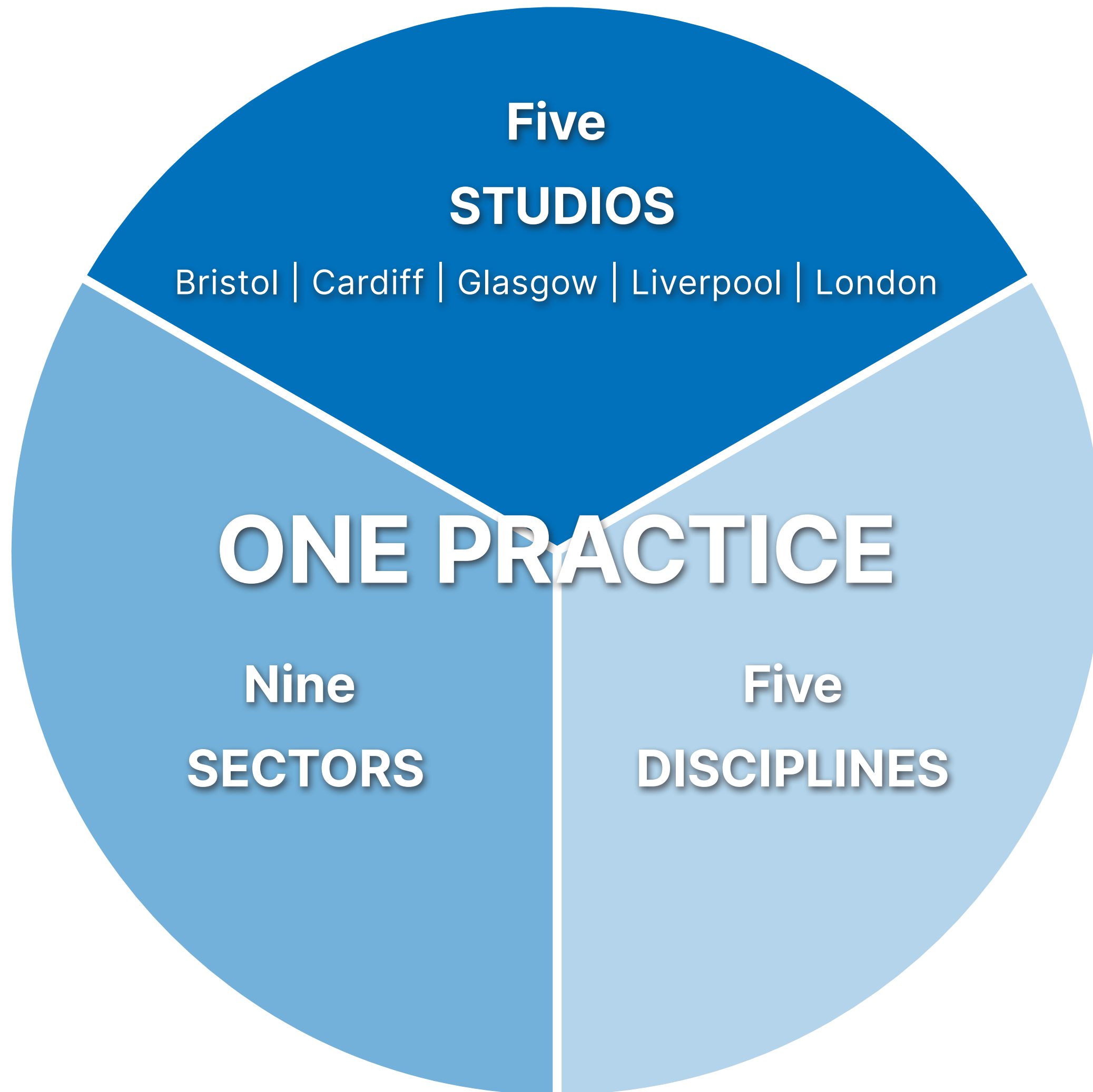
Tope Balogun , Director

Austin-Smith: Lord

Enhancing Life & Environments By Design

We are a Creative Collective designing buildings and spaces with passion and expertise to create a legacy of enduring quality, which enriches lives and respects people, place and our planet.





OUR SECTORS:

Urban Regeneration

Education

Housing

Health

Civic

Arts, Culture + Heritage

Transportation

Industry

Commercial + Leisure

OUR DISCIPLINES:

Architecture

Landscape Architecture

Interior Design

Urban Design

Conservation

Introduction

Sunnyside Wellness Village

Client: Linc Cymru HA

Partners: Abertawe Bro
Morgannwg University Health
Board

Cwm Taf Morgannwg
University Health Board

Vision

“The Sunnyside site provides a unique opportunity for a truly **mixed-used, multi-generational** redevelopment of a brownfield site in the centre of Bridgend. It is envisaged that through the mix of complementary uses such as **health, housing** and **leisure**, the site can be brought back into use creating a vibrant multi-functional space open to all the residents of the town and beyond”

Extract from Sunnyside Masterplan Brief - Linc Cymru 2017

Introduction

Objectives

Through **partnership** working:

Creation of healthy homes & community space across the site

Access to green infrastructure + realise associated benefits on mental and physical health

Create modern and innovative services for healthcare

Design for long-term flexibility in service delivery and user trend

Aims

Stimulate regeneration

High quality design that challenges preconception of social housing

Vibrant multi-generational community

Integration of residents requiring differing levels of social support across the site

Integrated Primary Healthcare Centre with links to the community

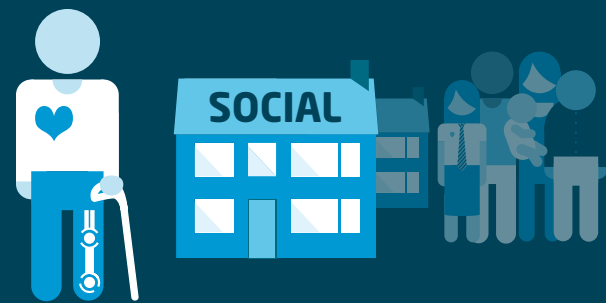
Introduction

Wellness & Healthy Homes

Well-being of Future Generations (Wales) Act 2015
 WELL Building Standard, IWBI
 Biophilic Design, BRE
 Health & Wellbeing in Homes, UKGBC
 Housing & Health Report, King's Fund
 Homes for Health, UK Gov 2016



One in two social housing residents have a long-term condition or disability, compared to around one in four in other types of housing.



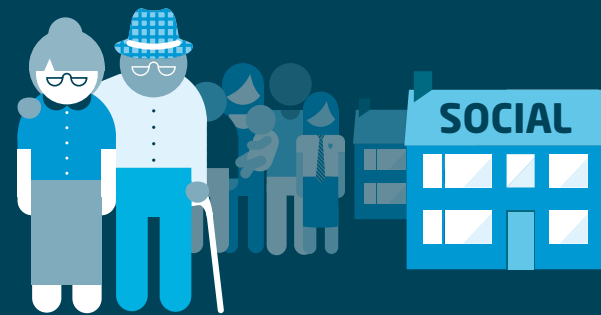
Housing associations have a key role to play in the management of long-term conditions. They can support:

- people with hearing, sight and physical mobility problems to maintain their independence, dignity, security and safety through adaptations
- people with learning or physical disabilities through extra care, supportive housing (including schemes with communal dining and social areas) and support with personal care.

The King's Fund

NATIONAL
HOUSING
FEDERATION

Nearly one in three social housing residents is over the age of 65.



Helping people to stay well and maintain independence as they grow older is critical for health and helps to reduce pressure on the NHS. Good housing and preventive services can make a fundamental difference to health and wellbeing. Housing associations can support older people through:

- falls prevention
- dementia-champion training
- programmes that reduce social isolation
- programmes that encourage healthy eating and exercise.

The King's Fund

NATIONAL
HOUSING
FEDERATION

Social isolation and loneliness can have as big an impact on health as moderate smoking, excessive alcohol consumption and obesity.



Housing associations can play an important role in alleviating social isolation for their residents. They provide homes for more than 5 million people. Many of these are at risk of social isolation because they are on a low income, live alone and have other risk factors.

Interventions such as befriending, volunteering and community schemes can improve health and wellbeing and reduce the pressure on NHS and social care services.

The King's Fund

NATIONAL
HOUSING
FEDERATION

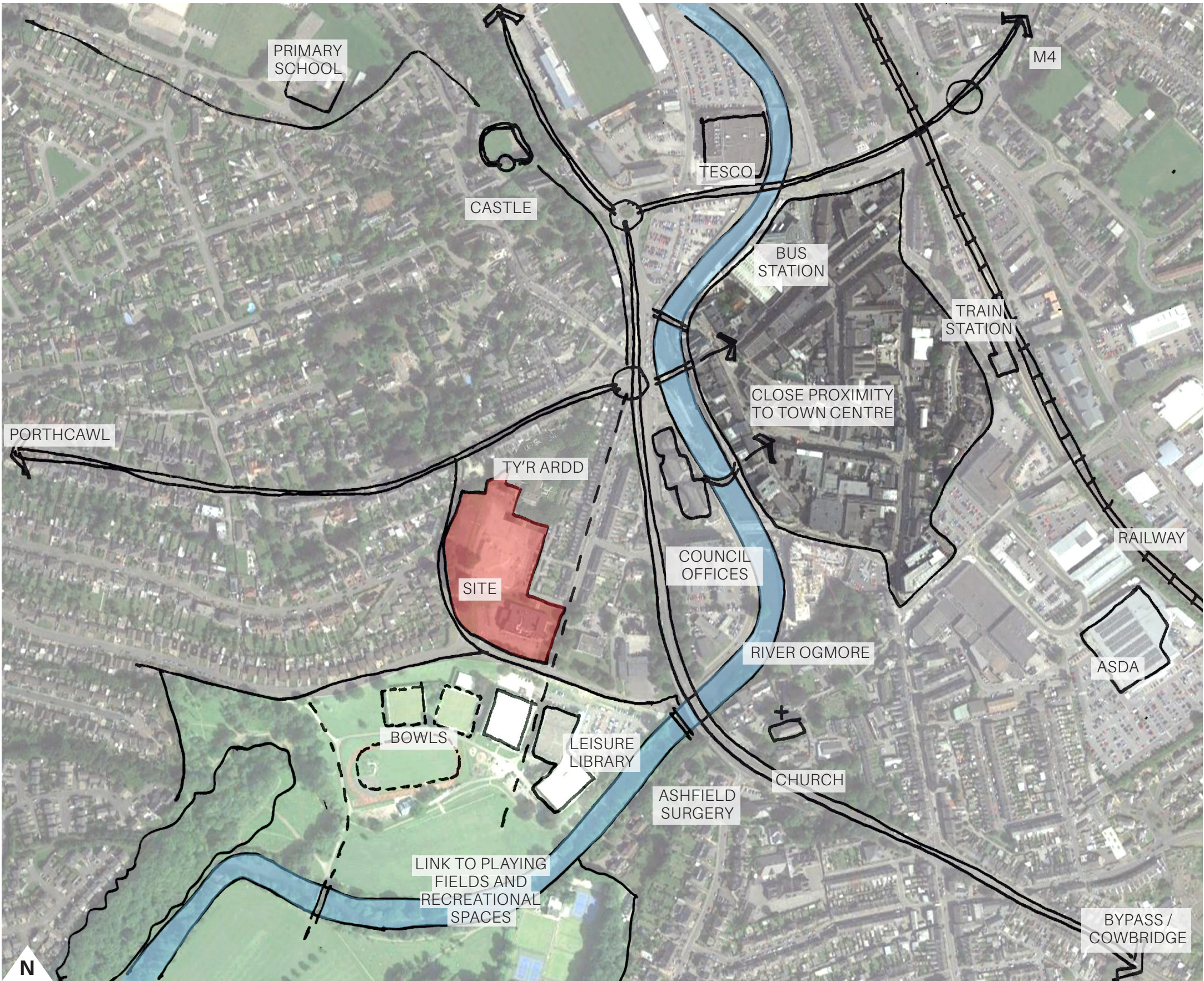
Location



Location



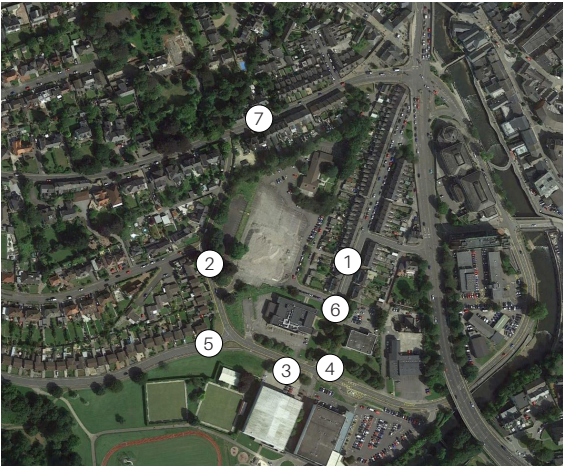
PRE-DEMOLITION DRONE IMAGE



Site & Wider Context



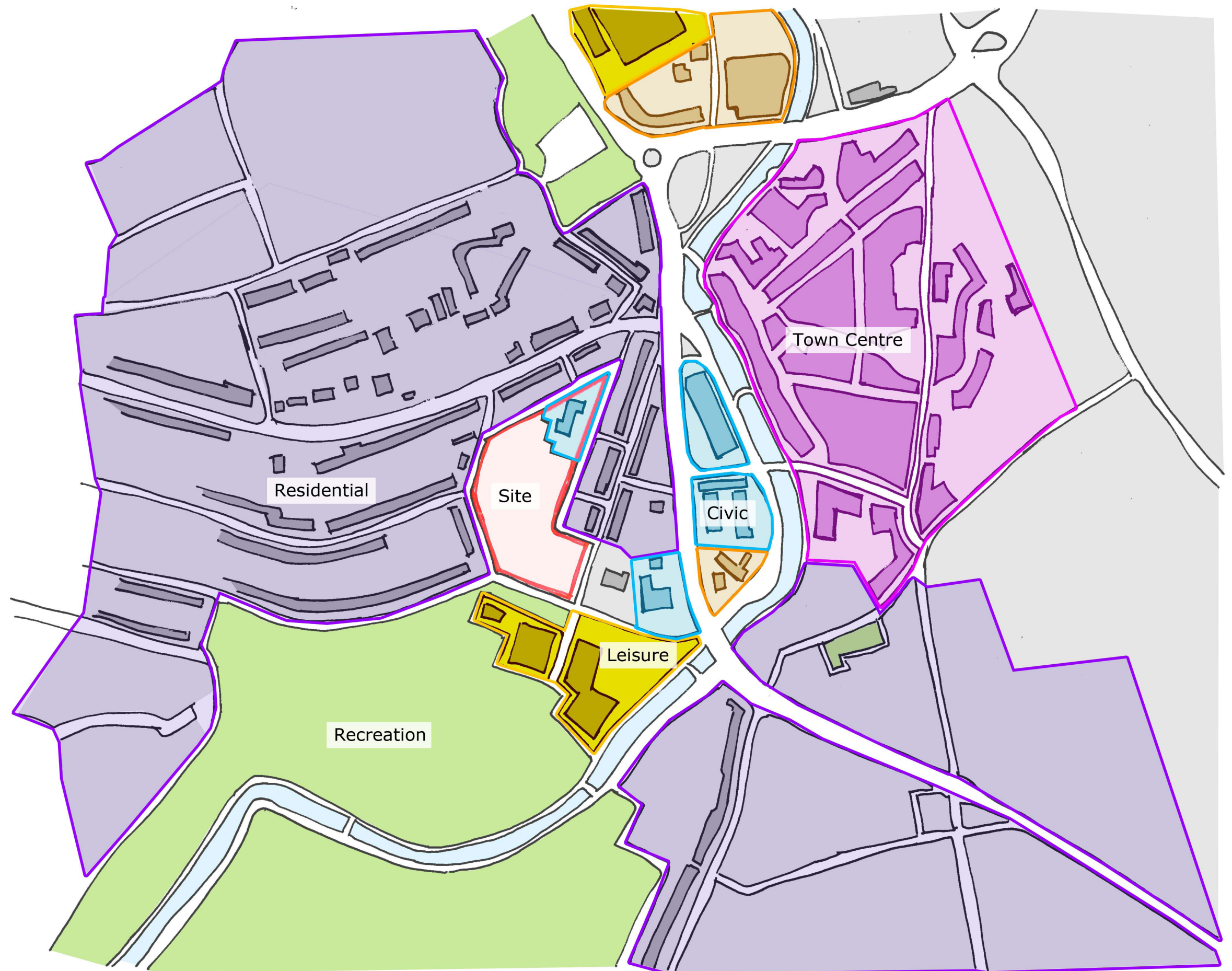
Site & Wider Context



Proximity & Landmarks



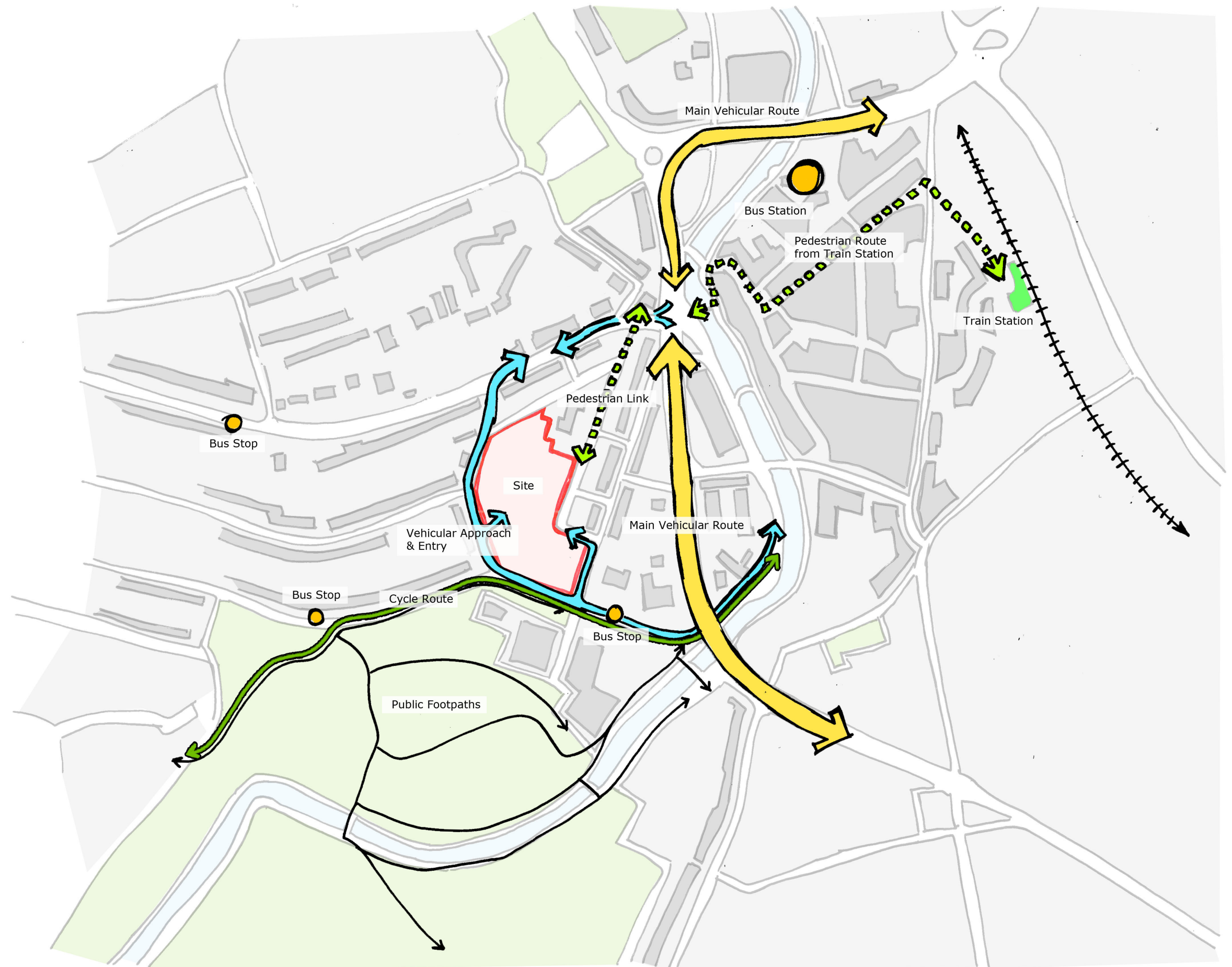
Functional Context



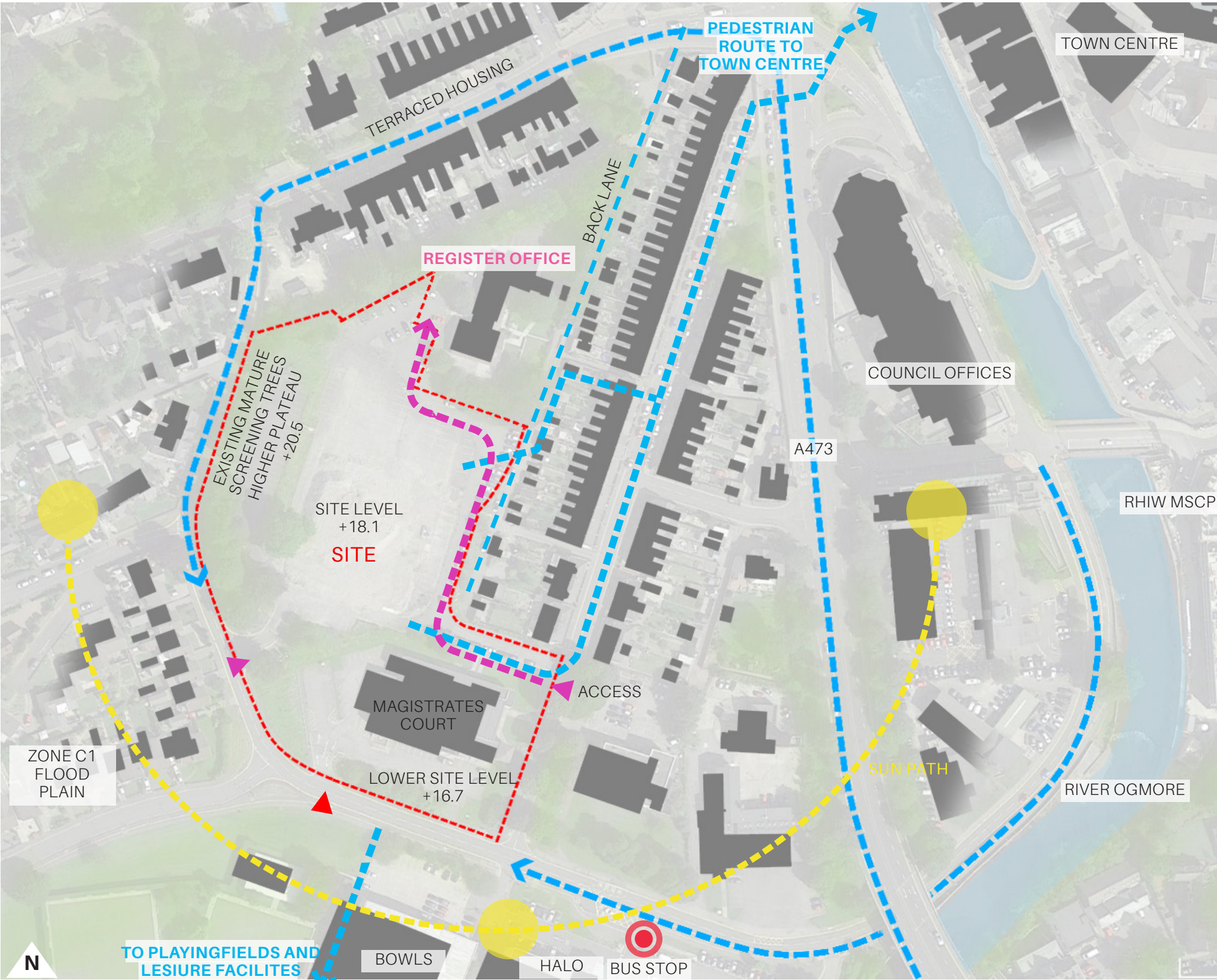
Landscape



Movement



Micro Scale



Design Competition - Sketch Design



Sketch plan of design concept in 2017

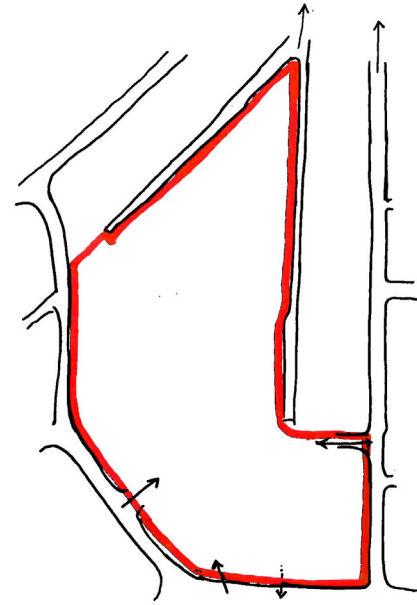


Sketch view of design concept in 2017



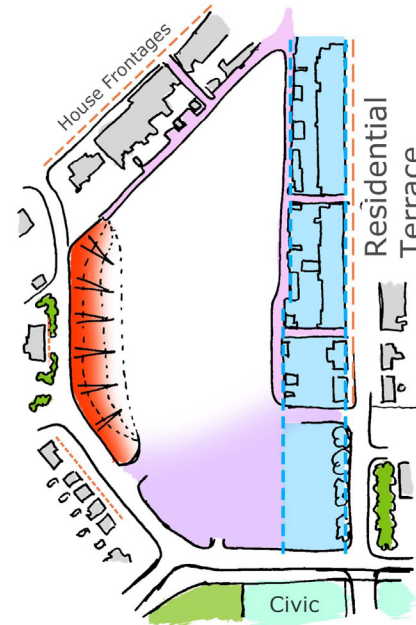
Sketch view of design concept in 2017 along proposed Avenue

Masterplan Strategic Approach



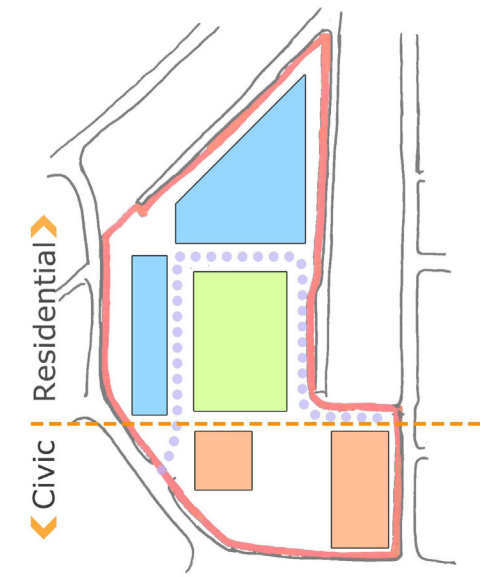
1.0 - Site Access

- Several existing access points
- Well-used pedestrian route to North of site



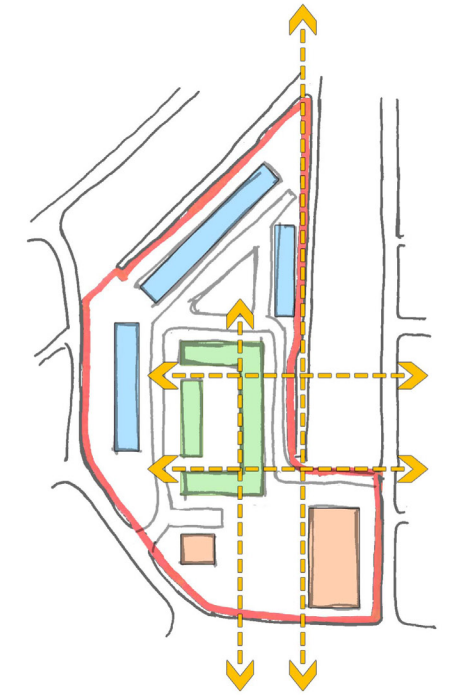
2.0 - Primary Constraints & Guides

- Steep slope to West edge, restricting building capabilities to edge
- Continuation of built form through from Sunnyside Road to extend avenue
- Surrounding houses face away from site, back lane context



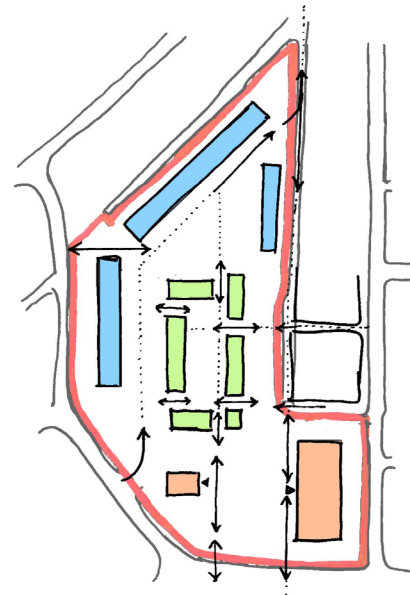
3.0 - Site Zoning

- Civic and leisure facilities across road to South, keep same functions to South of site
- Residential surroundings and more sheltered/private area to North of site



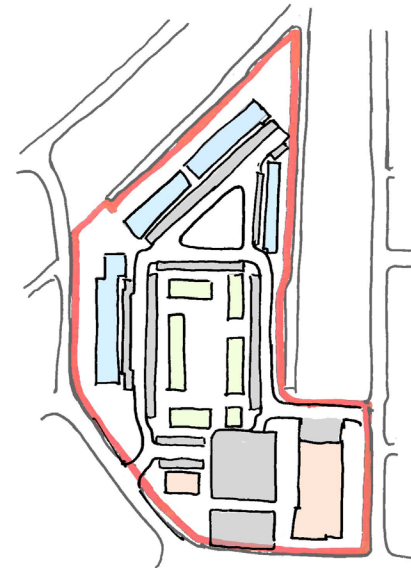
4.0 - Desire Lines

- Strong existing pedestrian lines of movement should be retained and enhanced
- Opportunity to extend movement to leisure centre and recreation grounds to South



5.0 - Pedestrian Movement

- Sub-division of blocks to facilitate pedestrian movement and visibility through development
- Create new routes to, through and from site to surroundings



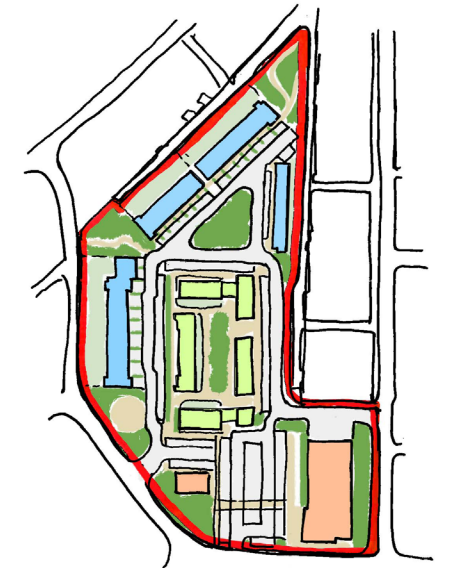
6.0 - Parking

- Position parking on perimeter of roads and outside properties
- Healthcare car park to front of site to open views of development and create central space for use out of hours



7.0 - Landscape Integration

- Infill of spaces between with meaningful landscape interventions including growing opportunities and play spaces



8.0 - Diagrammatic Masterplan

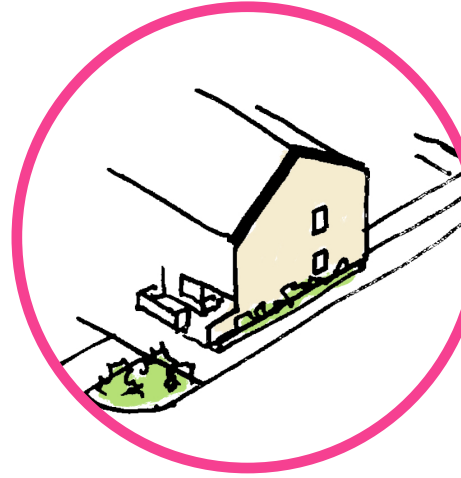
- Every space considered in its impact on new and existing residents
- Coherent character and holistic design strategy across the site

Masterplan Design Concepts



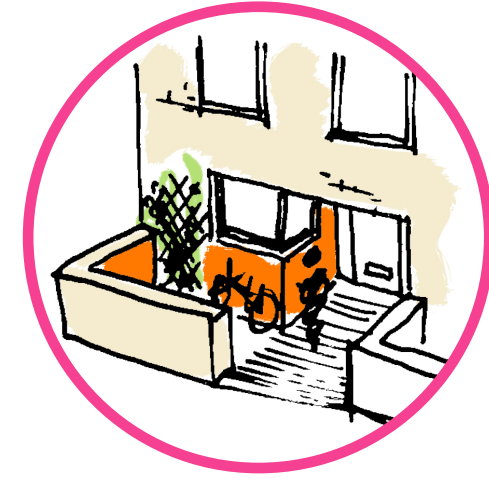
Level Surface & Home Zone

Pedestrianised surfaces encourage outdoor play and discourage vehicular usage, creating a more inviting and resident-friendly environment.



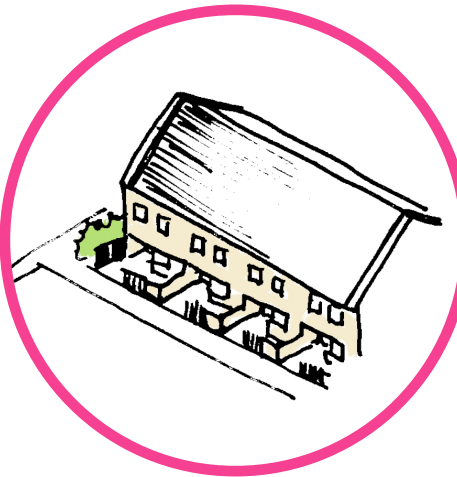
Vernacular Style

Utilising the local vernacular, and creating gables and similar relatable architectural features on all residential units.



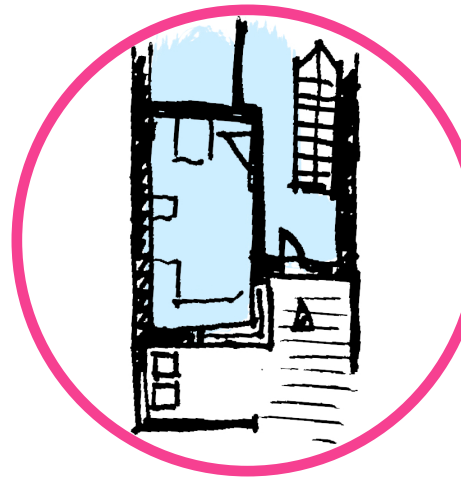
Customising Homes

Simple appearance with strong characters allow for degrees of customisation and personalisation from residents.



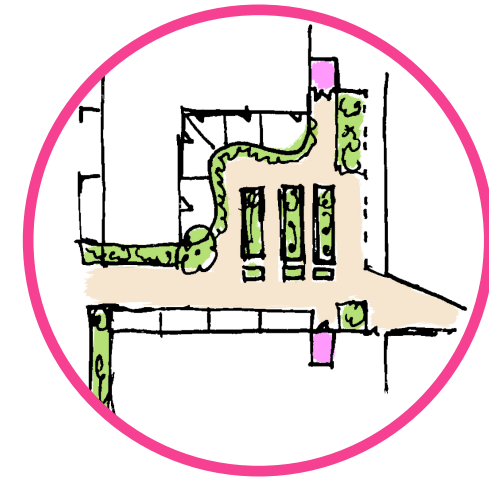
Healthy Homes

Making use of natural light and air, to create a health living environment, assisting circadian rhythm through intelligent lighting solutions, and use of non-toxic materials.



Simple House Types

Use of repeatable and efficiently organised house types to create unity in design and layout across the site. Easily legible plan layouts and navigation internally, but incorporating character through facade relief.



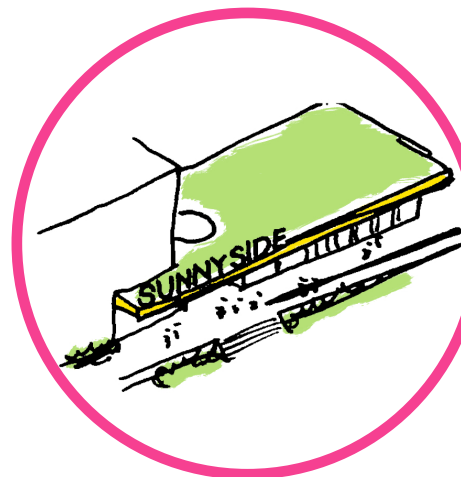
Communal Courtyard Garden

Creation of pedestrian-focused courtyard creates opportunities for communal growing projects and allotments, with equipment storage integrated into the block design.



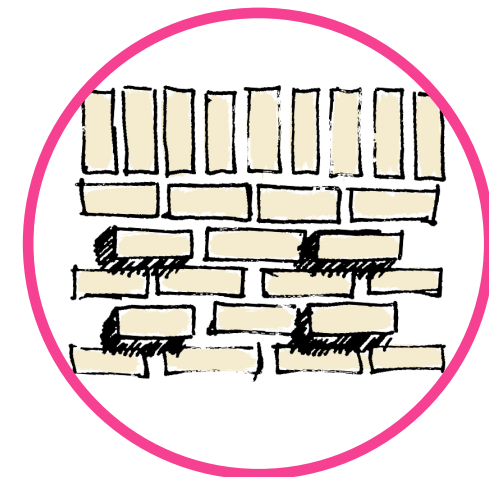
Green Landscape

Communal gardens, growing area and variety in outdoor landscaping create an inviting focal point at the entry to the site and spread throughout to provide views out to pleasant green spaces for play and relaxation



Healthcare & Wellness

Healthcare Centre and pharmacy positioned at entry to site, integrating health services and promotion of 'wellness' into the scheme.



Robust Materiality & Details

Use of low-maintenance materials such as brick, playing with the orientation and detailing of brickwork to express its character and create visual interest. Common material palette across all built forms on the site.

Wellbeing | WELL Standard



1. **AIR:** ambient air quality; strategies to reduce traffic pollution; strategies to reduce exposure to pollution.

1. Internal air quality plan for all buildings with MVHR to all residential units to improve internal air conditions
Also tasked with reviewing and contributing to improvement for external air quality in coordination with BCBC



2. **WATER:** drinking water quality; public water sanitation; facilities provisions; strategies for managing contaminated water on a systems scale; strategies to promote drinking water access.

2. Public drinking fountains located in landscape
Filtered water fountains in the Health Centre for all to use



3. **NOURISHMENT:** fruit and vegetable access, availability and affordability; policies to reduce the availability of processed foods; nutritional information and nutrition education; food advertising and promotion; food security; food safety; strategies to support breastfeeding.

3. Location provides ease of access to farmers market in Town centre and local shops. Communal gardens and allotment spaces promote healthy fruit and vegetable growing in addition to fruit trees distributed throughout the site landscape
Health centre will provide breast feeding room



4. **LIGHT:** maintained illuminance levels for roads and walkways; strategies for limiting light pollution and light trespass; glare and discomfort avoidance.

4. Daylight factors to all buildings reviewed to improve the natural light penetrating all rooms
Houses will have roof lights to internalised areas and blackout blinds



5. **FITNESS:** environmental design and operational strategies to reduce the risk of transportation-related injuries; mixed land use and connectivity; walkability; cyclist infrastructure; infrastructure to encourage active transportation; strategies to promote daily physical activity and exercise.

5. Connections to playing field, halo centre to be improved.
External environment designed to give pedestrian priority and encourage walking and cycling. Large communal gardens and natural play areas to promote socialising and exercise



6. **TEMPERATURE:** strategies to reduce heat island effect; policies to deal with extreme temperatures; policies to manage sun exposure and ultraviolet risk.

6. Thermal modelling undertaken for all buildings to avoid overheating and provide ease of temperature control. MVHR and fabric first principles to homes utilised



7. **SOUND:** noise exposure assessment; planning for acoustics; techniques to reduce sound propagation; hearing health education.

7. Noise surveys undertaken to inform acoustic report and aim to provide better than minimum levels of sound isolation required.
Health centre has audiology specialist facilities



8. **MATERIALS:** strategies to reduce exposure to hazardous chemical substances in cases of uncontrolled/accidental release and contaminated sites; strategies to limit use of hazardous chemicals in landscaping and outdoor structures.

8. Non toxic materials to be specified to all finishes, including materials which actively remove VOCs from the air.



9. **MIND:** access to mental health care, substance abuse and addiction services; access to green spaces.

9. Green Therapy explored through increase in views to trees and access for all through the site to lush landscaping. Health Centre has facilities and first point of call for mental health issues in the local area.



10. **COMMUNITY:** health impact assessments; policies that address the social determinants of health; health promotion programming; policies that foster social cohesion, community identity and empowerment; crime prevention through environmental design; policies and planning for community disaster and emergency preparedness.

10. Health Board and Linc working together with design team to ensure holistic design approach delivers health into the community. Secured by Design certification targeted for all buildings and community contribution fund set up by Linc to give back to existing local community.

Public Consultation

‘Power and participation matter to health, at an individual and a collective level...’

A guide to community-centred approaches to health and wellbeing,
Public Health England. 2015



Table 1. A ladder of participation

Level	Typical process	Stance
Supporting local initiatives	Community development	‘We can help you achieve what you want, within guidelines’
Acting together	Partnership building	‘We want to carry out joint decisions together’
Deciding together	Consensus building	‘We want to develop options and decide together’
Consultation	Communication and feedback	‘These are the options what do you think?’
Information	Presentation and promotion	‘Here’s what we are going to do...’

(Adapted from: Wilcox, The guide to effective participation.1994:15)

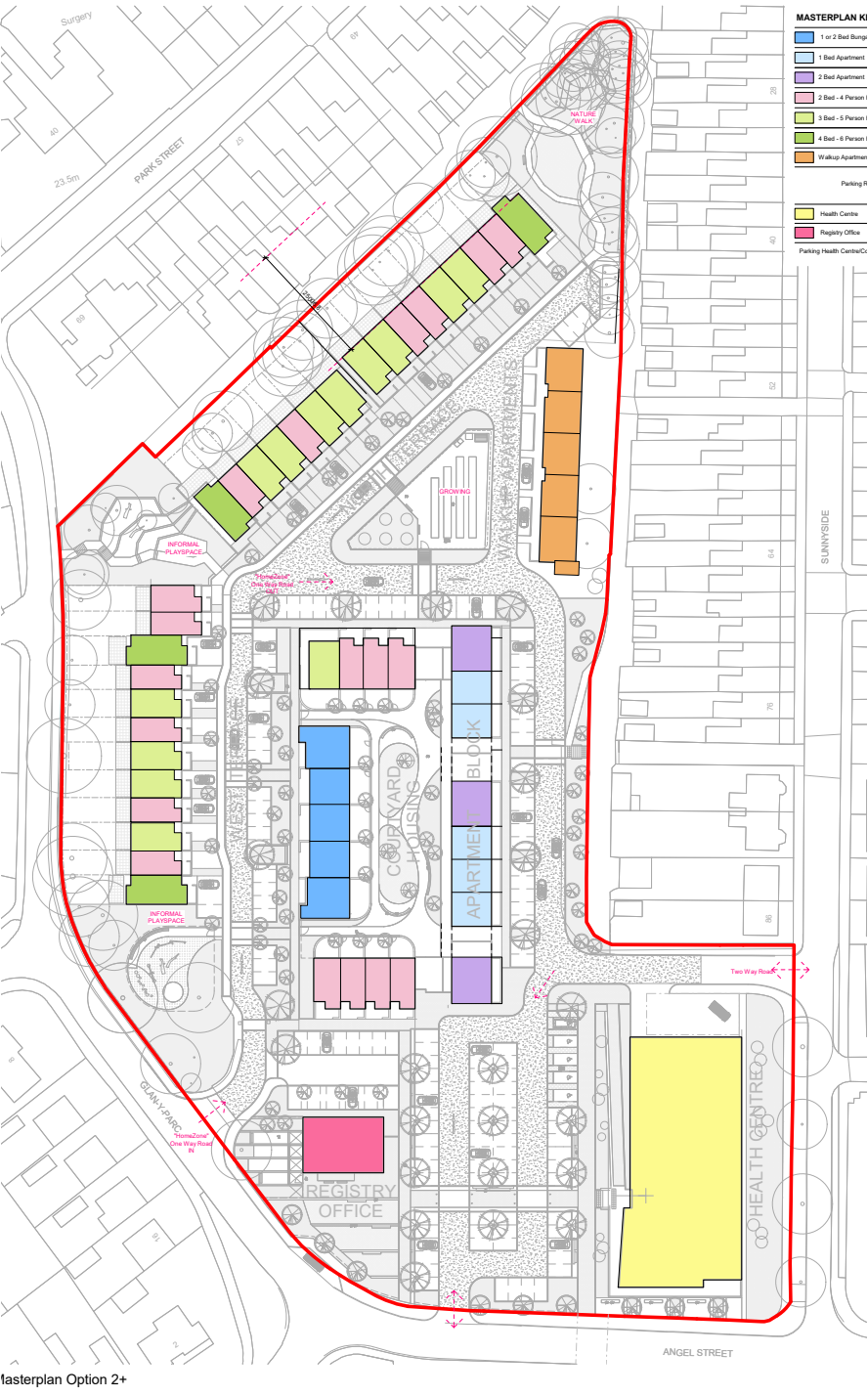


Masterplan Evolution

2017



STAGE 2 - MID-2018



STAGE 3 - OCT 2018



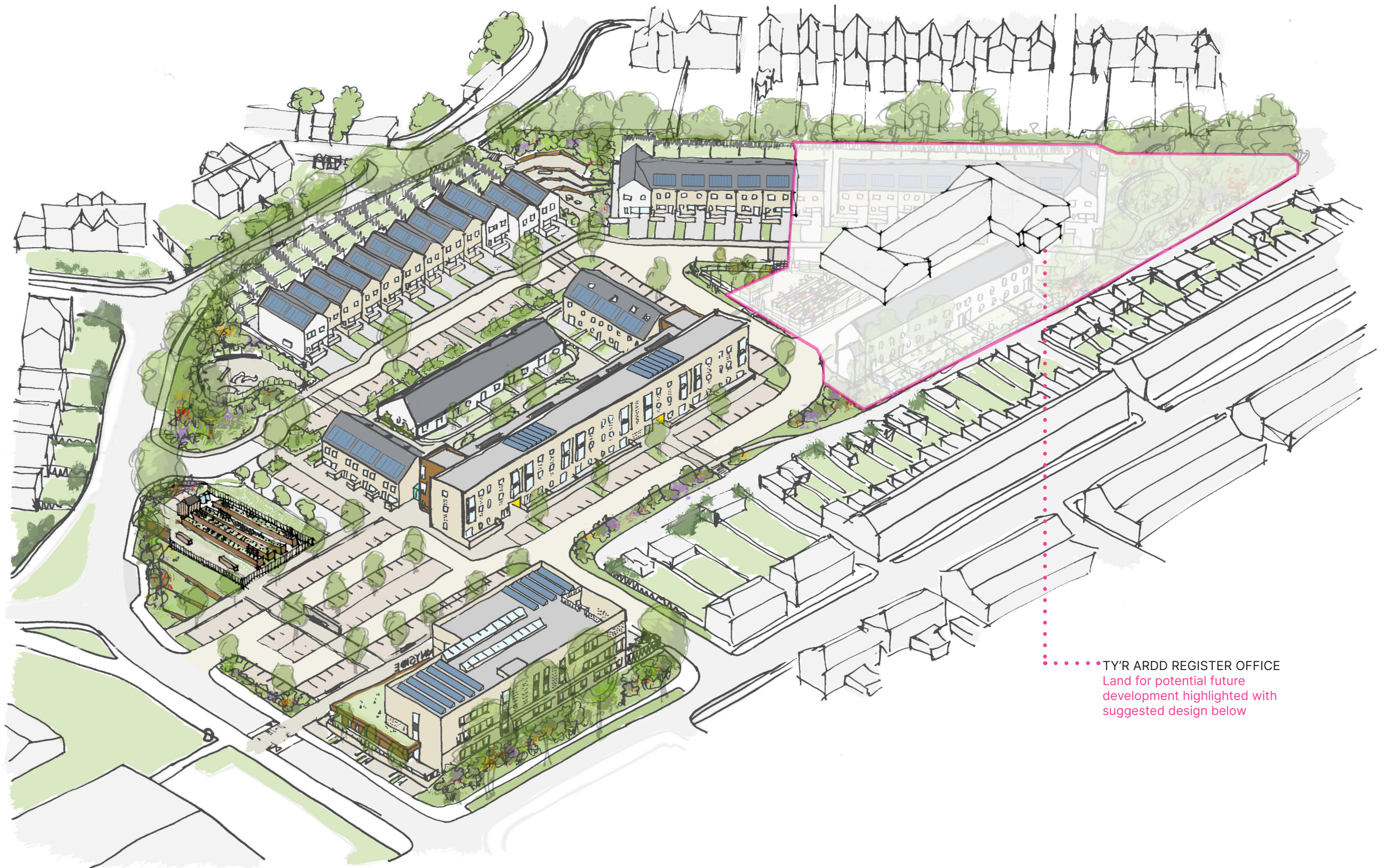
Masterplan Evolution



Masterplan Evolution



Masterplan Evolution



..... TY'R ARDD REGISTER OFFICE
Land for potential future
development highlighted with
suggested design below

Proposed Masterplan



Proposed Masterplan

3-storey Primary Healthcare Centre:

LHB surgeries, GP practice, specialist dentist unit & pharmacy unit.

59 General Needs Homes:

Tenure blind mix of

2,3 & 4 bedroom 2-storey houses

Small terrace of 1 & 2 bedroom bungalows for mobility impaired users

3 storey apartment block with 1 & 2 bedroom homes

Green infrastructure:

Communal courtyard, large green public open space, communal growing space + natural play



Landscape Design

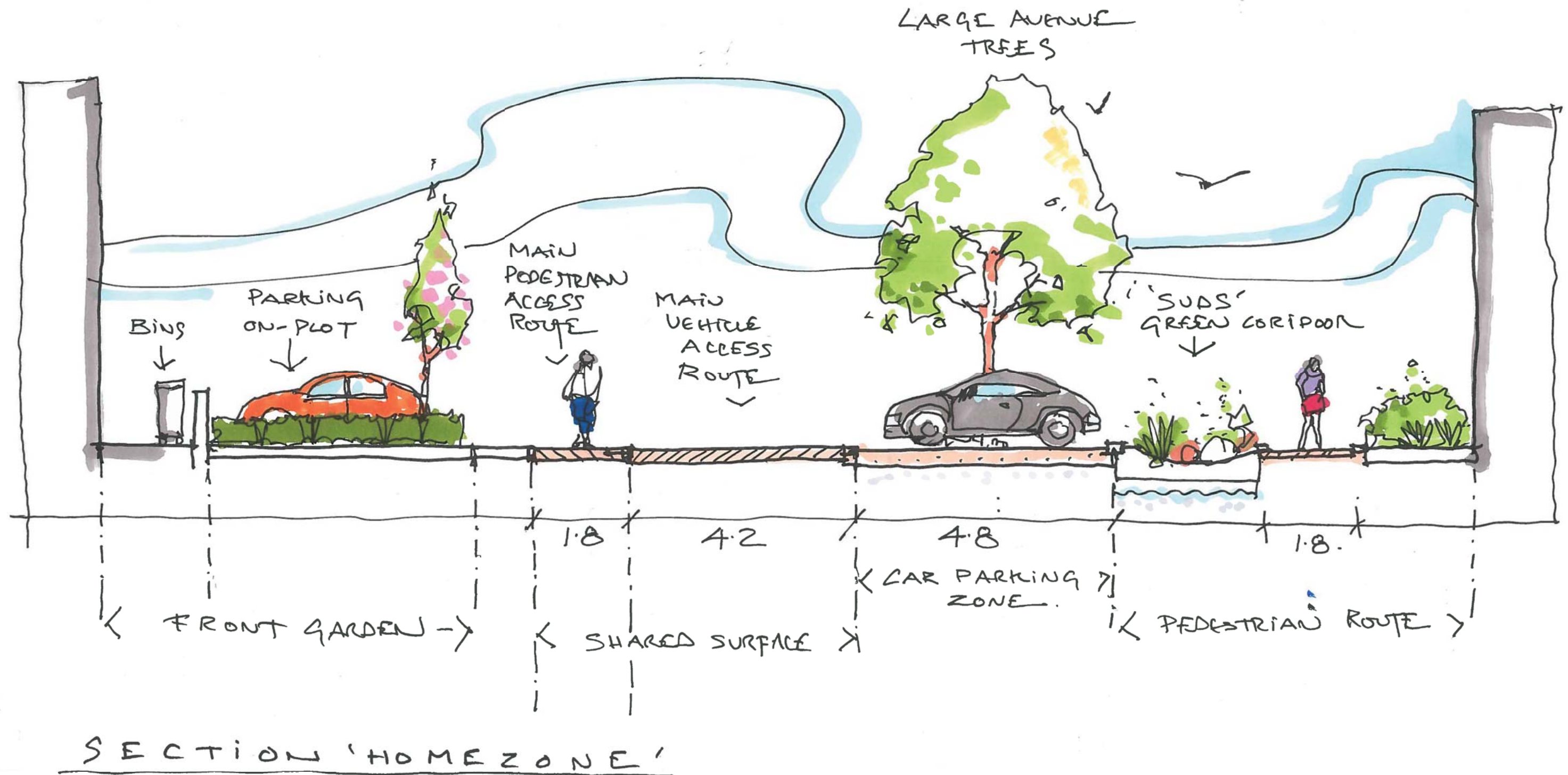


Landscape Design



Landscape Design

Sketch Cross Section Through Homezone street

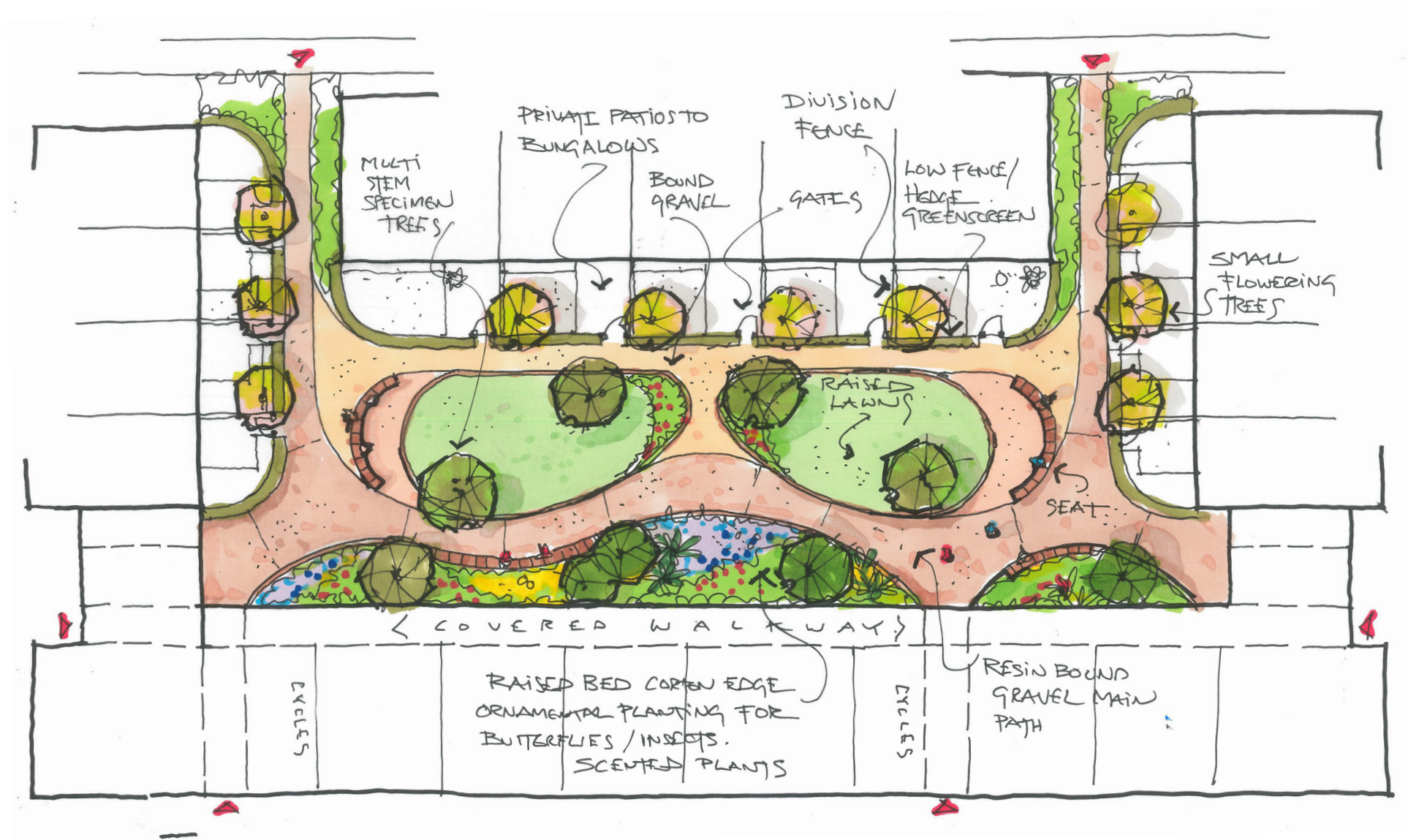


Landscape Design



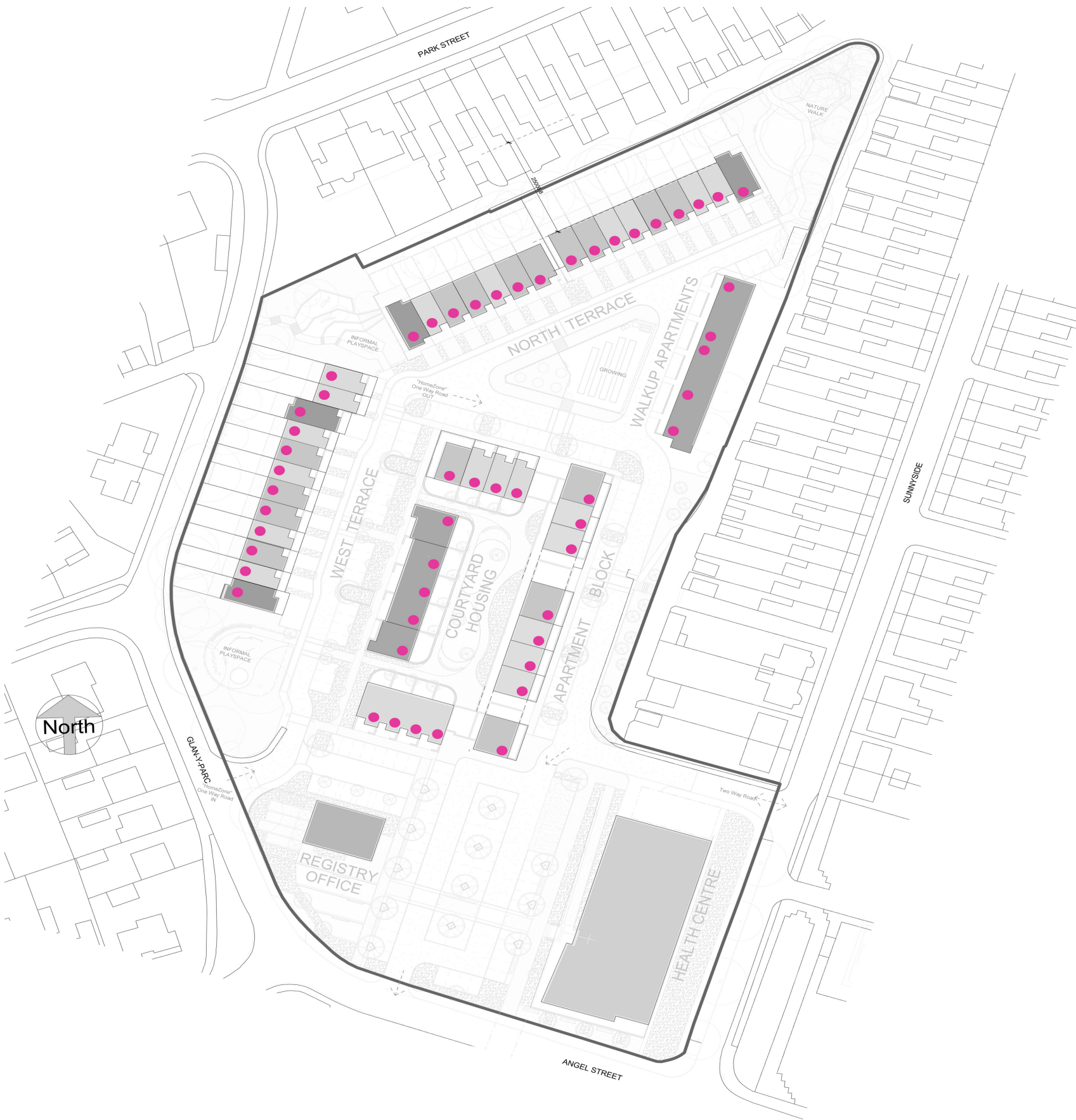
Northern Triangle

Landscape Design



Residents' Courtyard

Housing Design

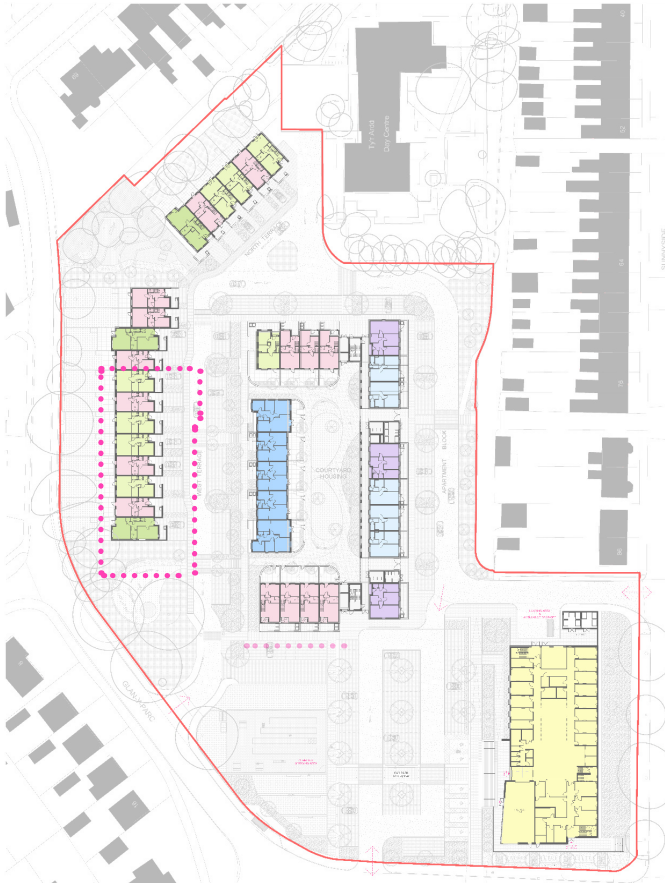


Living Room Orientation

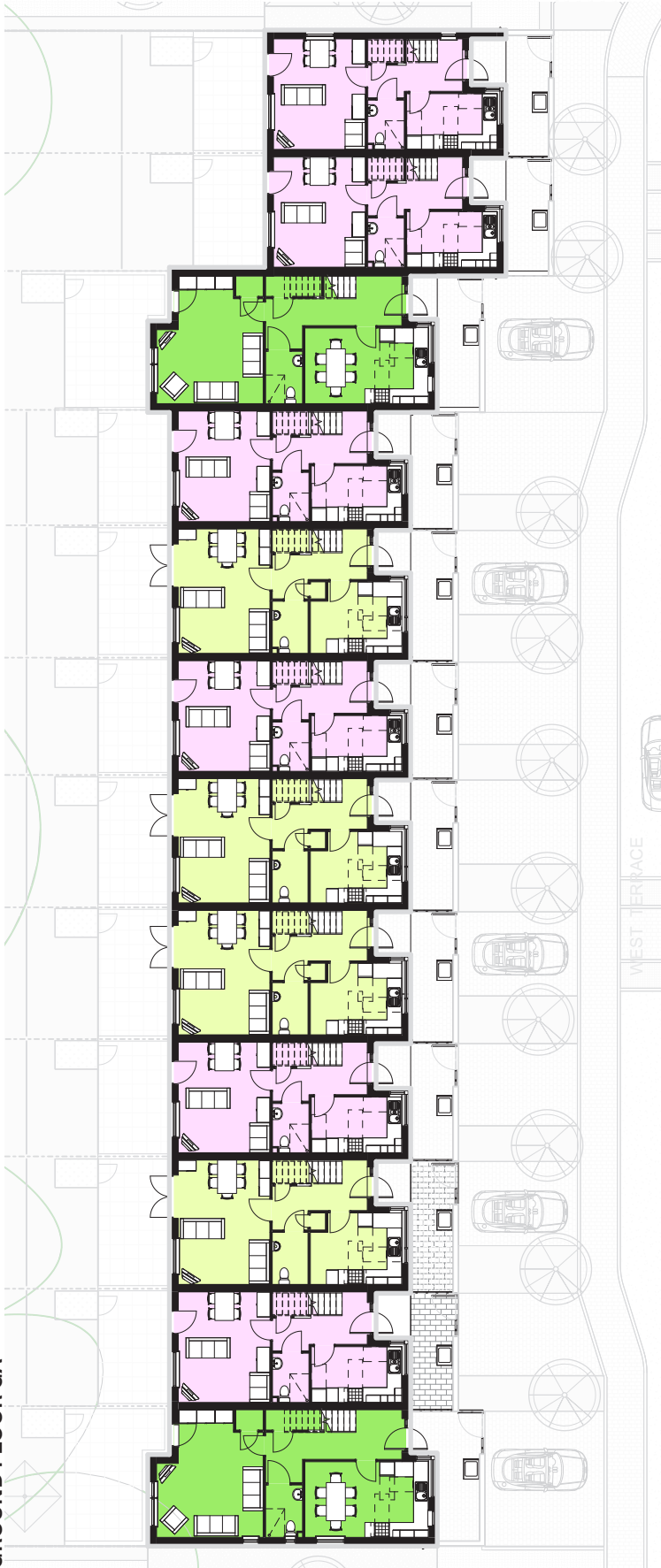
Housing Design

West Terrace

Welsh Gov DQR
Lifetime Homes



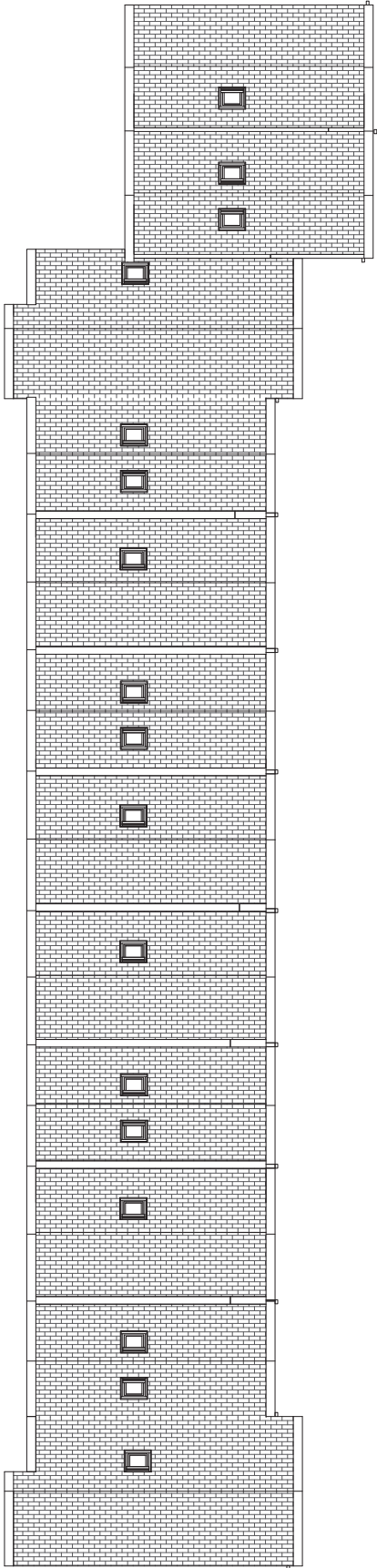
WEST TERRACE
GROUND FLOOR GA



WEST TERRACE
FIRST FLOOR GA



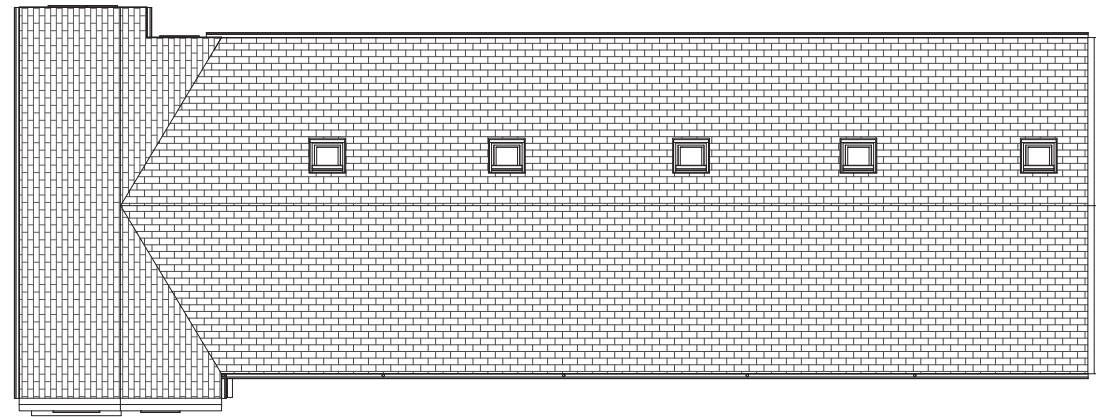
WEST TERRACE
ROOF GA



Housing Design

North Terrace

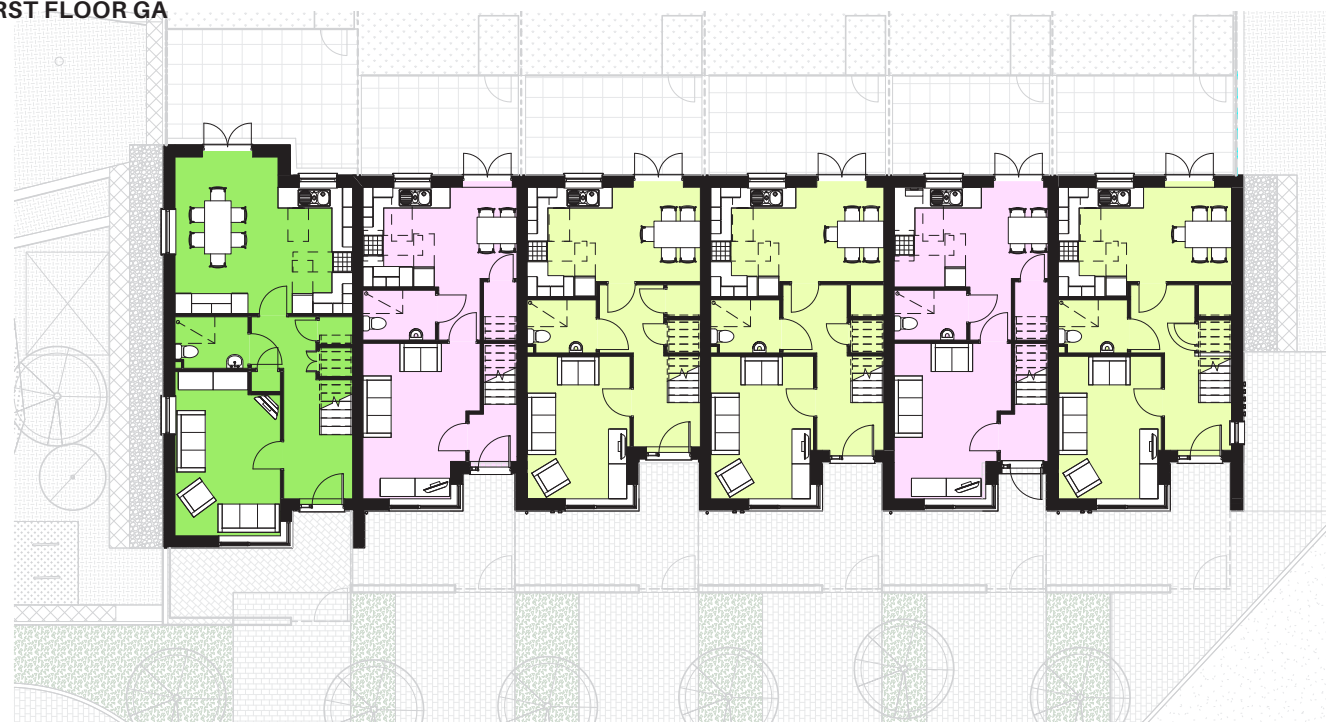
Welsh Gov DQR Lifetime Homes



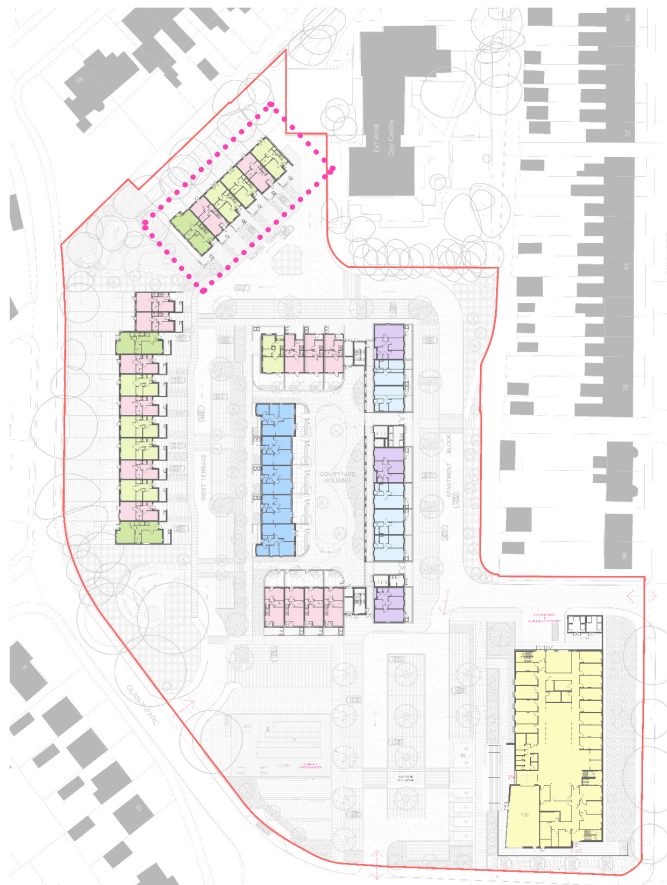
NORTH TERRACE
ROOF GA



NORTH TERRACE
FIRST FLOOR GA



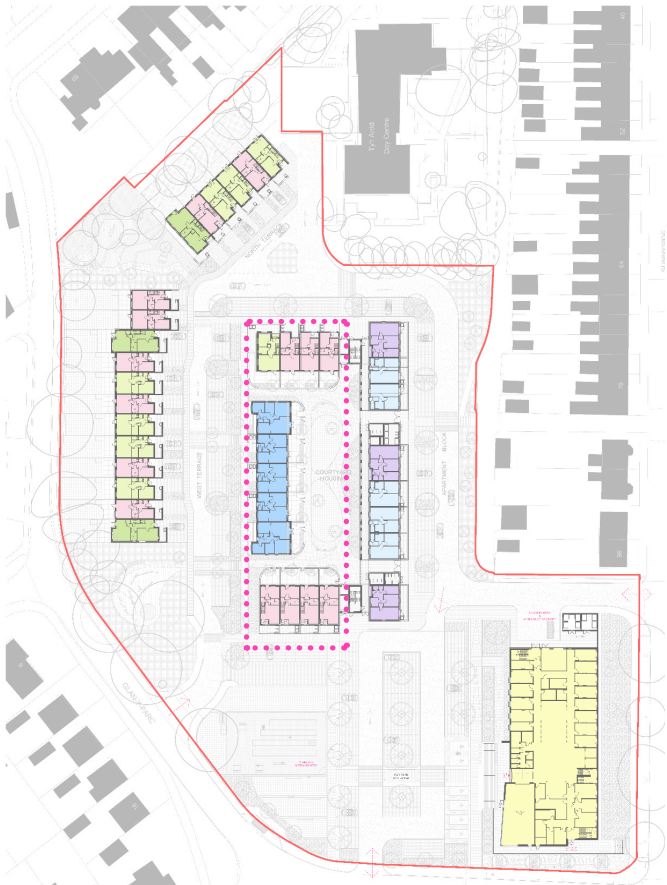
NORTH TERRACE
GROUND FLOOR GA



Housing Design

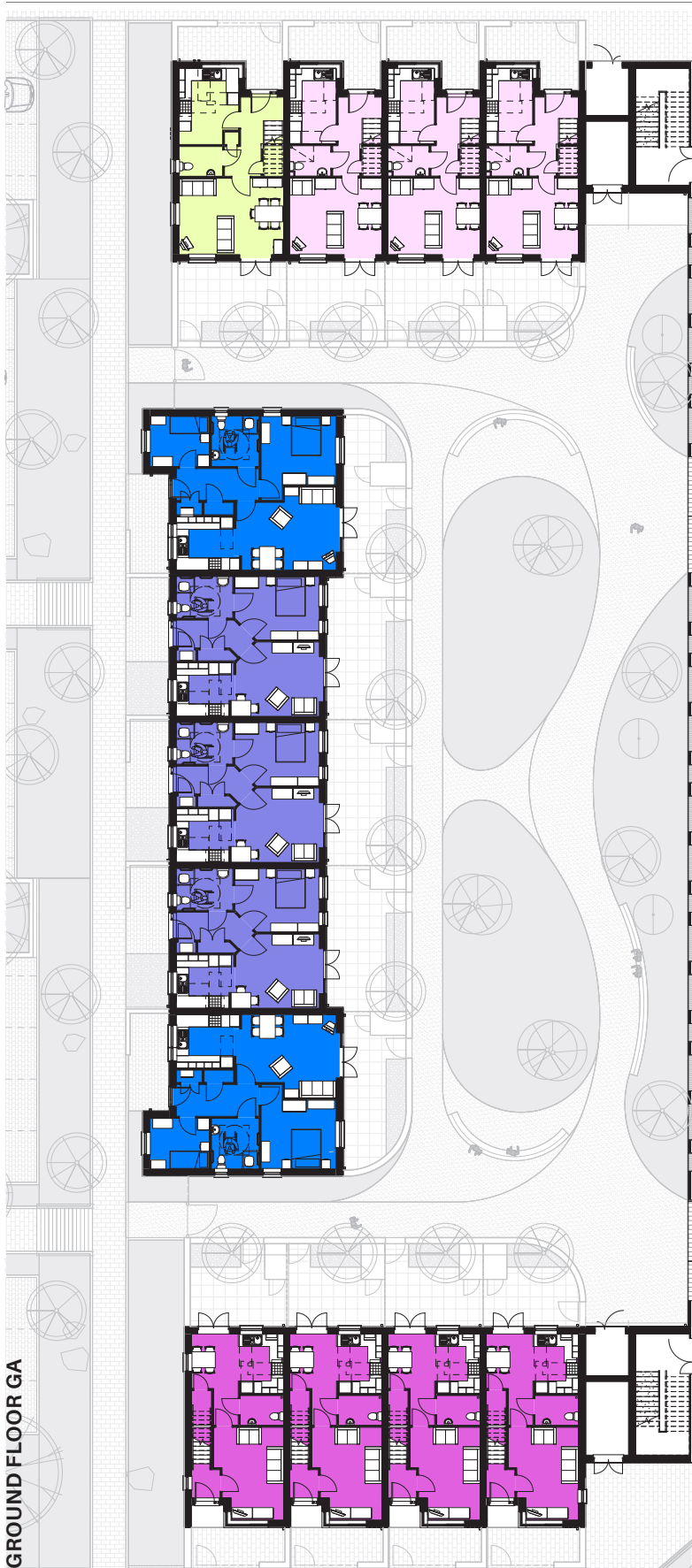
Central Courtyard

Welsh Gov DQR
Lifetime Homes



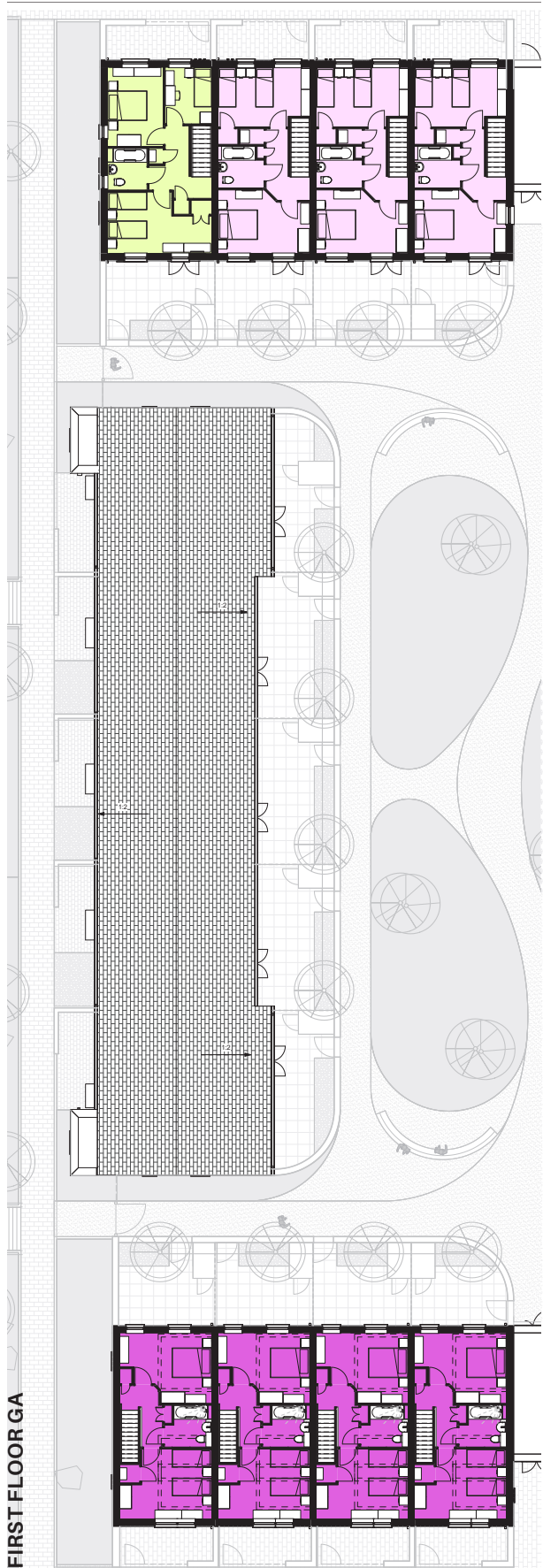
CENTRAL COURTYARD HOUSING

GROUND FLOOR GA



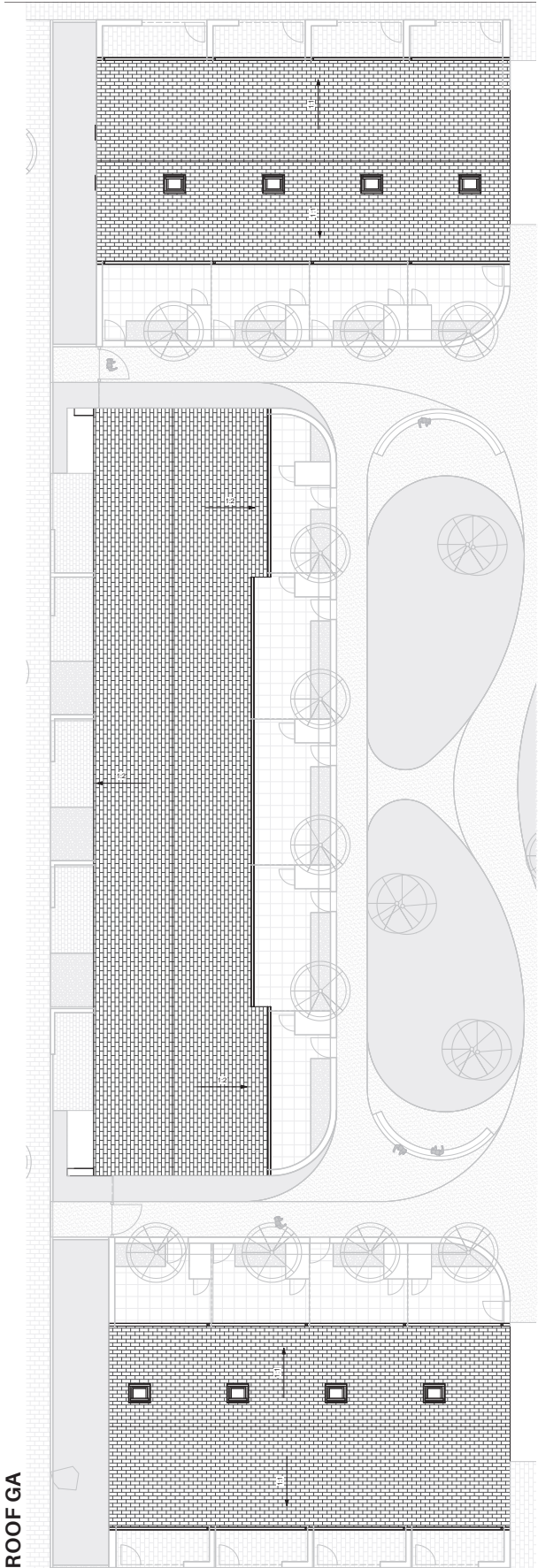
CENTRAL COURTYARD HOUSING

FIRST FLOOR GA



CENTRAL COURTYARD HOUSING

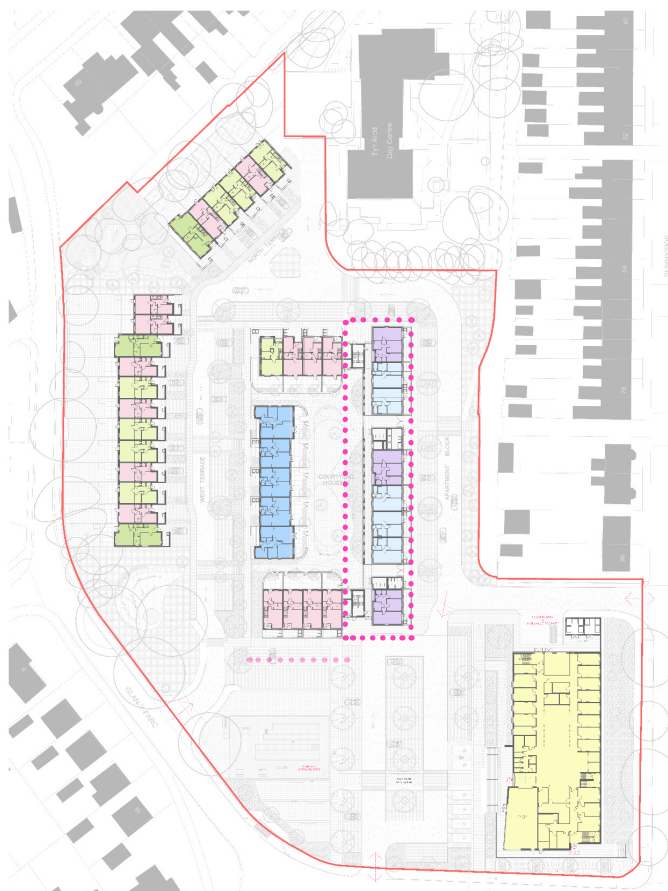
ROOF GA



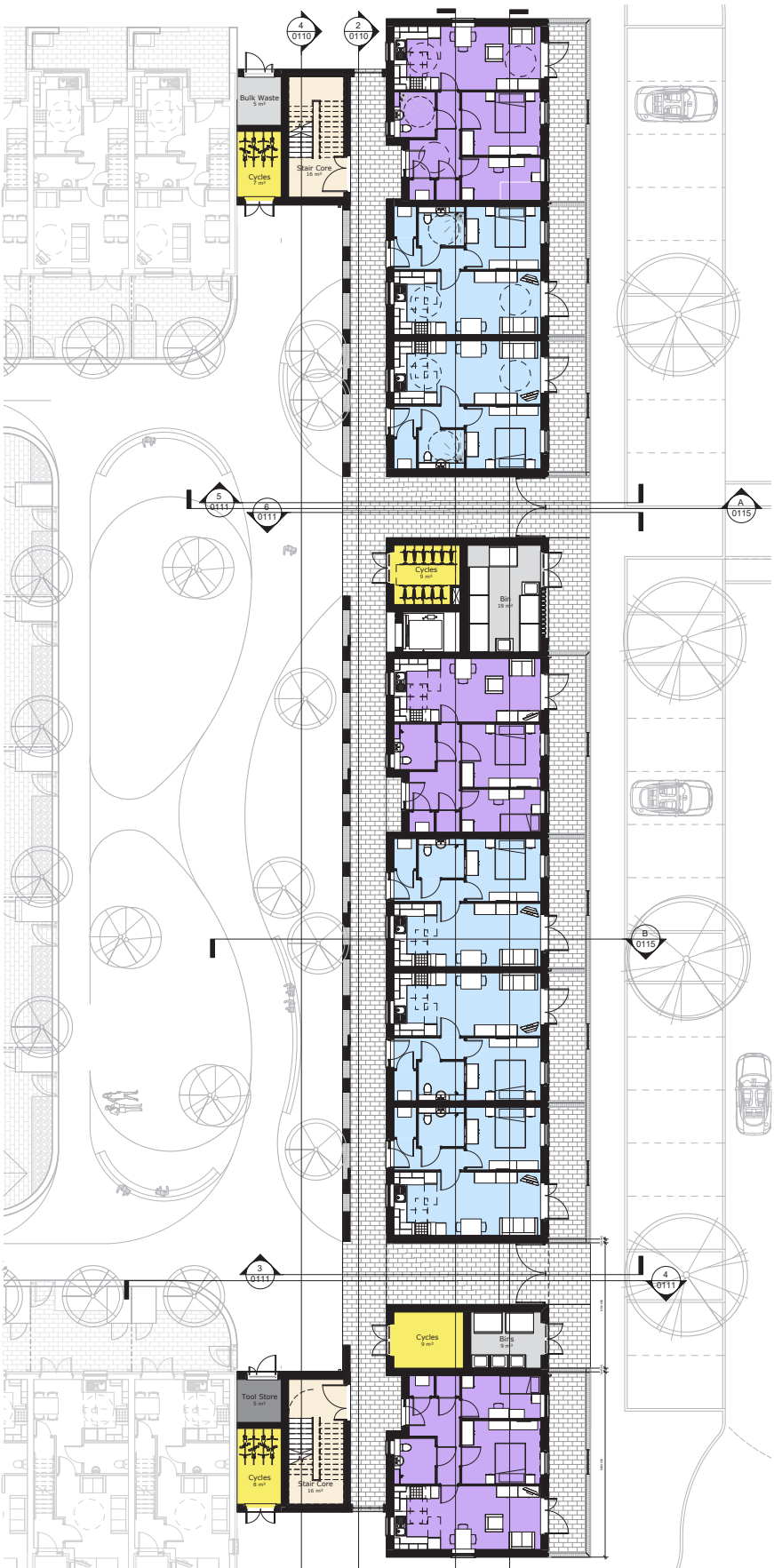
Housing Design

3-storey Apartment Block

Welsh Gov DQR
Lifetime Homes



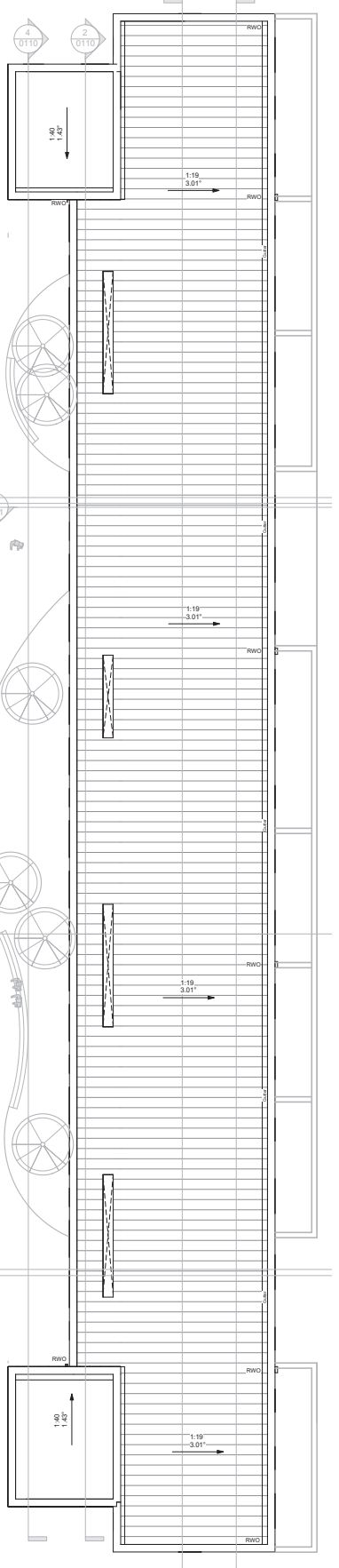
3-STOREY APARTMENT BLOCK
GROUND FLOOR GA



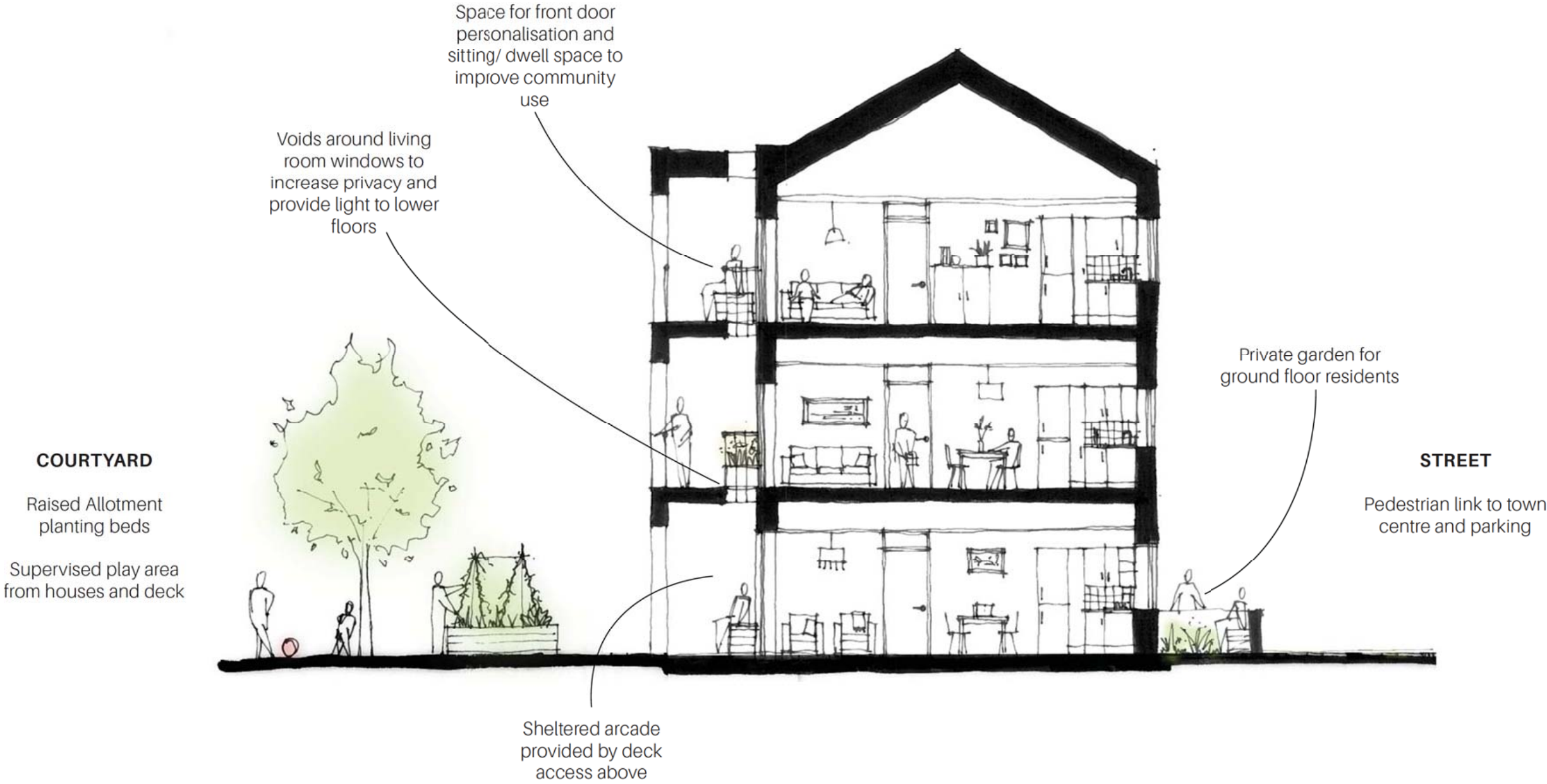
3-STOREY APARTMENT BLOCK
FIRST & SECOND FLOOR GA



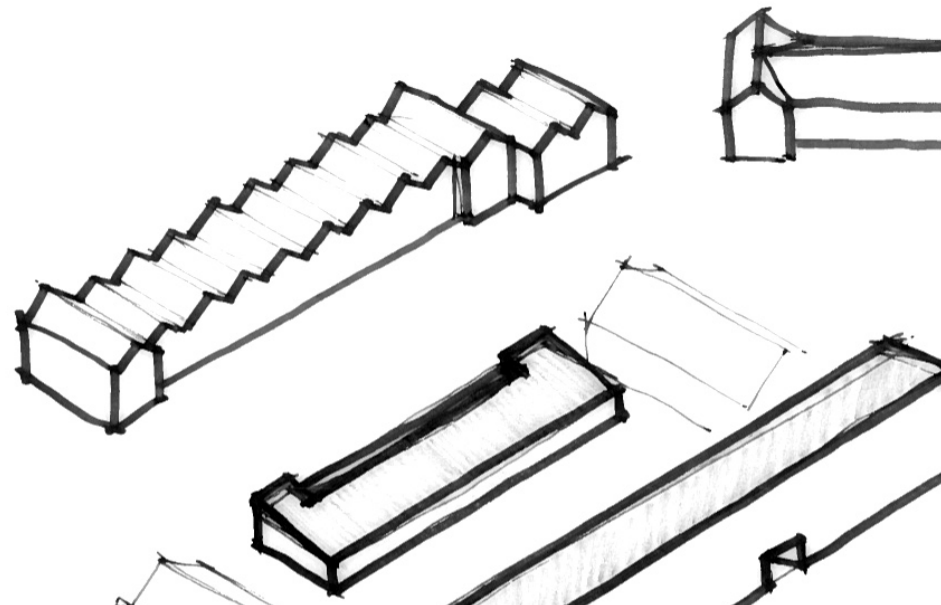
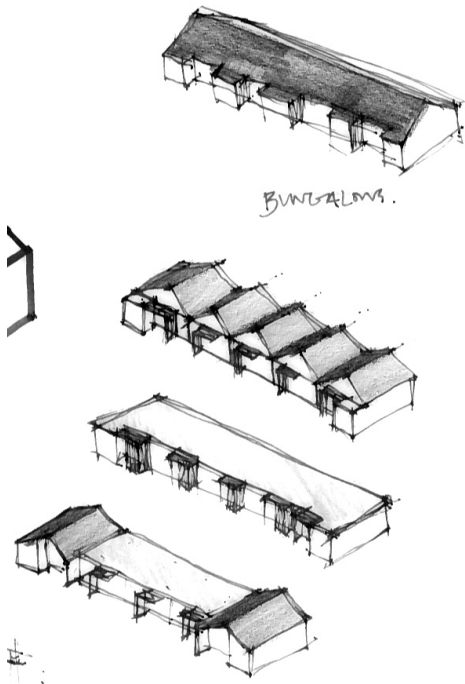
3-STOREY APARTMENT BLOCK
ROOF GA



Housing Design



Housing Design



Housing Design



Housing Design

OFF-WHITE RENDER

Certain houses are to be coated in rough-cast render, painted in an off-white, to introduce some variety to the terraces. These will be focused on the book-end houses of each terrace.



SLATE ROOF TILES

In keeping with the restrained material palette, slate roof tiles are to be used, to provide a robust and timeless appearance to the roof forms.



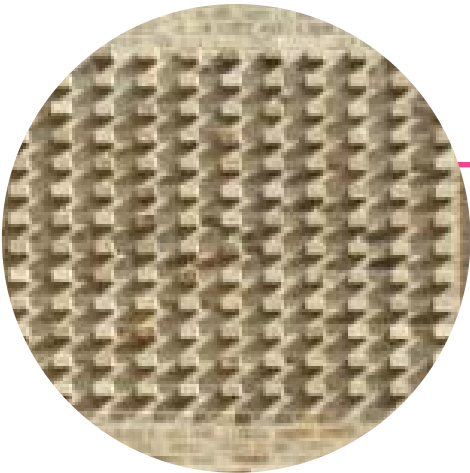
CLAY BRICKWORK - BUFF

The pale buff brickwork palette has been chosen as a direct response to the local context, where most of the existing local housing is constructed of pale stone. The selected bricks will also portray some variance in the colour and texture, creating a more natural or stone-like appearance.



BRICK DETAILING

With a focus on simple house forms and material palettes, the intention is to add character to the facades through carefully considered brick detailing features. These include the use of soldier courses, expressed brick headers, and missing brick panels.



ALUMINIUM WINDOW/DOOR FRAMES

Anthracite grey aluminium window and door frames provide the houses with a contemporary and robust appearance that compliments both bricks and render, and the slate roof.



Housing Design



Housing Design



CLAY BRICKWORK - BUFF & DETAILING

The brickwork will be used on the apartment block, again to keep a consistent character. Brick detailing will be used to help break up the East facade, with the use of soldier courses, expressed brick headers and missing brick panels to create a more varied appearance.



METAL CLADDING

Anodised aluminium cladding will be used on the stair cores to create a relationship with the Healthcare Centre and Register Office, and to define these cores as their own entities. The break in material also helps to define the apartments edge from the central block houses that borders the cores.



GLAZED BRICKS

Brightly coloured glazed bricks will be used in the cut-throughs at ground floor level, and around the cycle stores and lift shaft, creating a vibrant and inviting entry portal to the central courtyard area, and a visual signpost to the cycles and lifts.



ALUMINIUM WINDOW/DOOR FRAMES

Anthracite grey aluminium window and door frames provide the apartments with a contemporary and robust appearance that compliments the brick colour. This is most noticeable on the oriel windows, which project out from the surface of the wall to create features of the windows and add relief to the facade.







