

## Public Hub Proposals

### Hub: Indicative Ground Floor

The proposed Hub building is a radical approach to regeneration and sharing of public estates. The existing structural frame of the depot building will be retained and, once refurbished, will accommodate council facilities, health services, an advice centre, commercial space and shared, flexible spaces.

A key feature of the hub building would be the proposed Health Centre. If the NHS joins the project (which will be subject to its own consultations and business cases), this is designed to bring together some of the town's community health services, encouraging collaborative working and taking advantage of occupying one, shared facility. Service providers will occupy both clinical and administrative space, dividing the centre into distinct shared areas, themed around different user groups (e.g. children) but also allowing strong integration with the leisure and advice centres to build on the successful social prescribing model.

Associated, external, landscaped spaces will provide further benefit for patients. Provision for mobile medical vehicles will also be included on site. The precise range of services that can be co-located at the site, and the final internal detail of the health centre, will be confirmed by the NHS if the FBC is approved. At this stage, the priority is offering a flexible space for community health services that can evolve with the community's needs.

The services and facilities on offer will provide many reasons for people to visit the new hub but the quality, public spaces and a welcoming sense of place will embolden the visitor to stay and experience – a building that promotes an inclusive, collaborative and sociable environment, and can be whatever the community or the building's tenants need it to be.



*Image of the western way entrance*

Two main entrances will provide good access to the Hub and Leisure building. A northern pedestrian entrance addresses the building's presence off Western Way and will integrate with the extended skate park. A southern entrance accommodates staff and visitors who have arrived by car, bus or walked in from the town centre. The hub design has developed around the idea of a 'Street' occupying the central bay - providing access and support facilities to public services and offices occupying the north and south bays. An additional 'South Street' connects the north and south entrances - creating a full height, voided space that combines with the main foyer to form a singular, coherent and welcoming entrance space.

## Public Hub Proposals

The main foyer is the first of four, full height, atrium spaces along Main Street. Expressing the building's three storeys - this open space reveals views down both streets. Main Street's linear space stretches almost the length of the hub and encourages movement, activity and interaction - connecting the different functions and levels of the building.

Along the street, the atriums draw natural light into the building's deep plan, providing open areas for flexible use – animated overhead by wood clad meeting pods cantilevering into the space, creating interest and warmth and celebrating the heritage of the building.



*Image of the south street and public cafe*

As you enter the public foyer, the café and all public services are visible; the building's main reception can be clearly seen from both entrances, anchoring the space and enabling visitors to confidently navigate the building.

The public café takes pride of place on the corner of Main and South street, a fantastic meeting place for all building users with views out to the public plaza and into the pool hall and Hub. Journeying into the second full-height space, the street evolves into a transitional space, hosting public and private events, exhibitions and 'Pop-Up' activities – providing infinite ancillary retail, service and vocational educational opportunities.

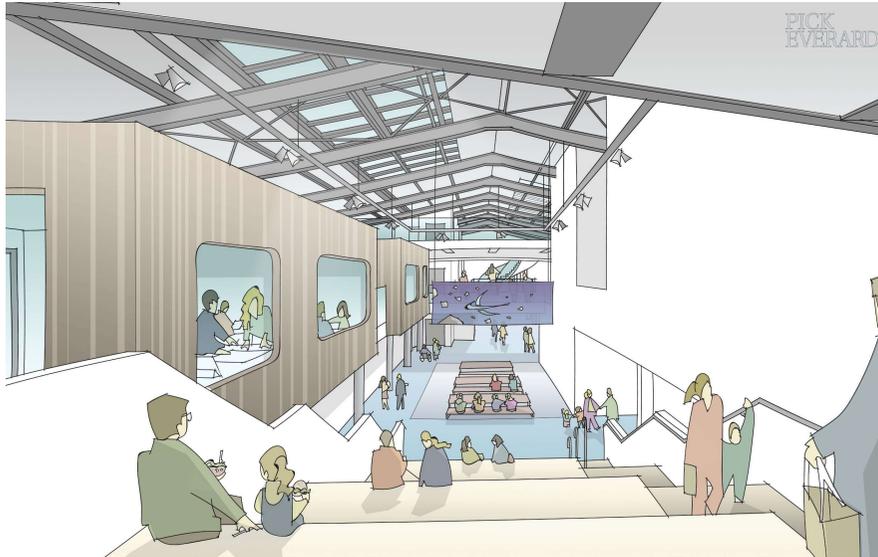


*Image of the main street cafe*

The third space, a 'central atrium', provides a café and seating area where, during the working day, tenants and commercial visitors will be able to eat, drink or work in this informal and generous space. Out of hours, this will also be a space available for the community to use in a range of different ways. Flanked by two stairs leading you up to the breakout balconies above, a central core draws your eye to the skylights above, encouraging light down to ground floor as it reflects off the white walls – a surface doubling up as a screen for special events or presentations.

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Punctuating the final quarter of the street is a welcoming, oversized piece of street furniture – large, timber, tiered seating cascades down through the rear atrium and invites individuals to sit and observe ongoing events, join their colleagues for an informal meeting or eat their lunch.



*Image of the main street tiered seating*

Out of hours, this will become a programmable space for anything the community wishes – markets, performances, exhibitions, dances or sporting events. Within this element are stairs which connect the street and first floor break-out spaces, providing fluidity between floors.

Throughout the length of the street, stairs ascend through the atriums - encouraging first and second floor tenants down to the communal eating and social areas of the street.



*Image of the south street entrance*

## Public Hub Proposals

### Hub: Indicative First and Second Floors

Looking down into the plaza and main foyer of the north entrance, the conference suite and public gallery form a flexible public facility in a prime location on the first floor.



*Image of the public main street*

The majority of first floor accommodation consists of commercial and public sector office space where all offices have access to an innovative, first-floor breakout space made up of semi-private working areas and meeting rooms.

All tenants (where appropriate) are encouraged to work in this less formal environment, creating the potential for integration amongst building users and an environment that encourages community.

Four 'bridge like' breakout areas span across the atriums, arranged with formal and less formal seating and furniture. These unique areas will be places where one can set up informal meetings, work individually for a few hours or all day.

With inspiring views down 'Main Street' from both first-floor breakout and second floor mezzanine - the private user is included within the community of the building as a whole.



*Image of the office spaces*

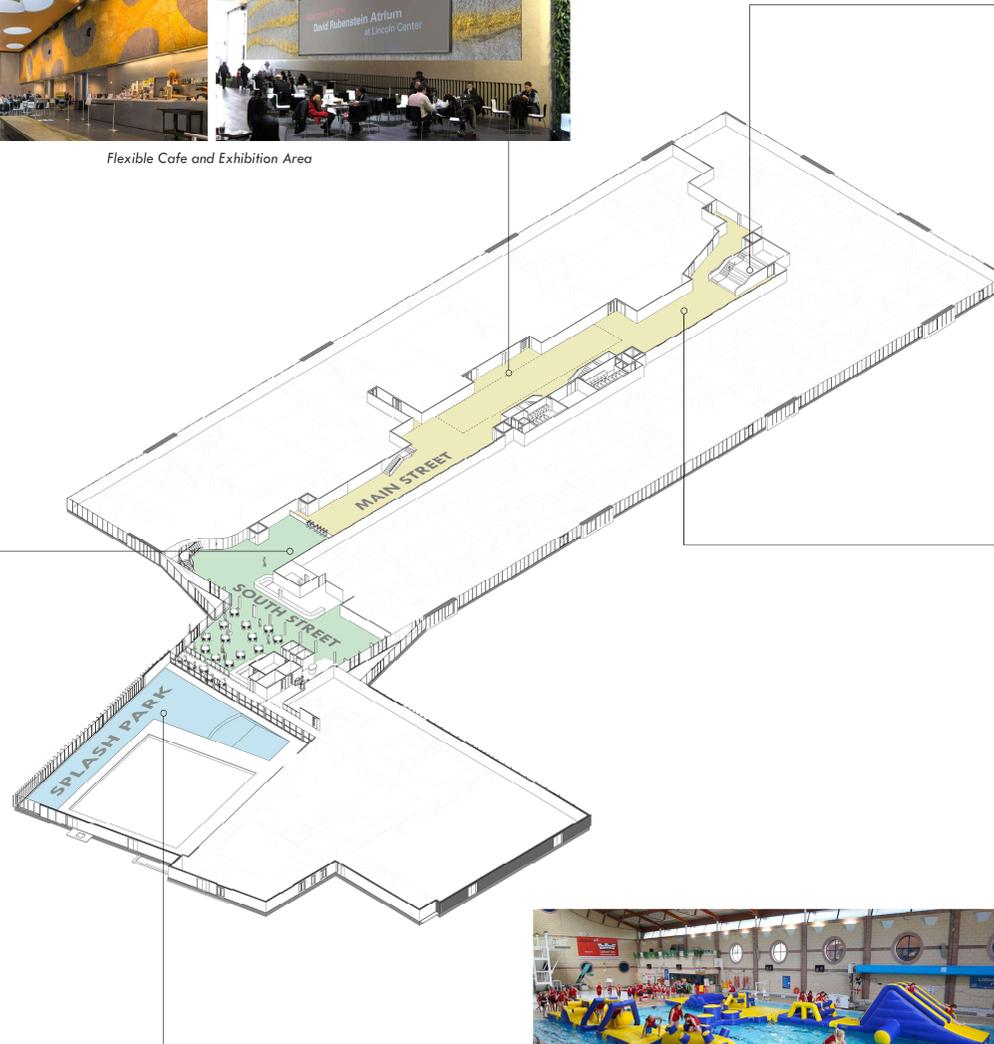
# Street Activity



Flexible Cafe and Exhibition Area



Pop-up Activities



Podium Seating



Flexible Play / Breakout Area



Indicative Indoor Splash Park and Slides

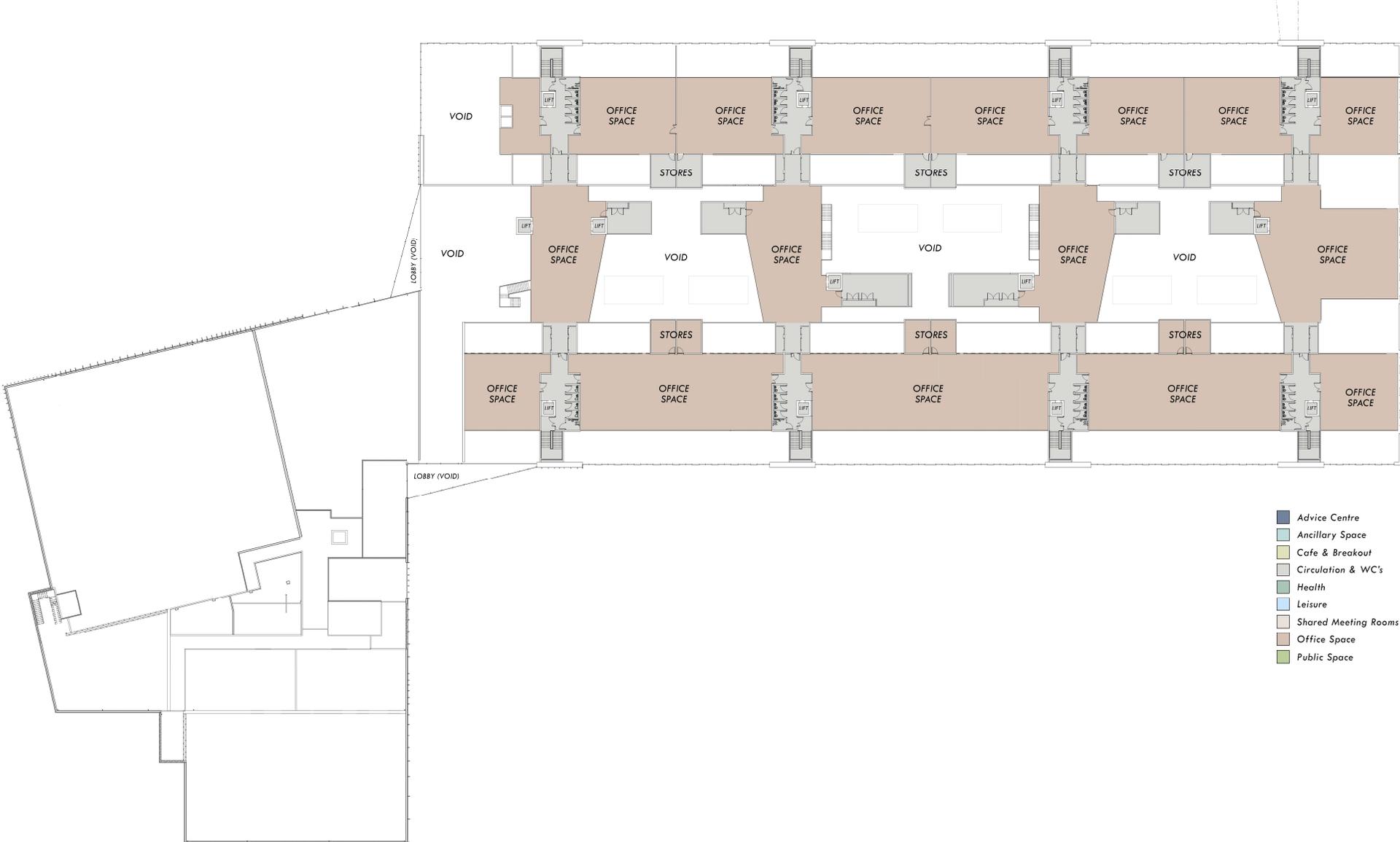
# Hub and Leisure Centre – Indicative Ground Floor Plan



# Hub and Leisure Centre – Indicative First Floor Plan



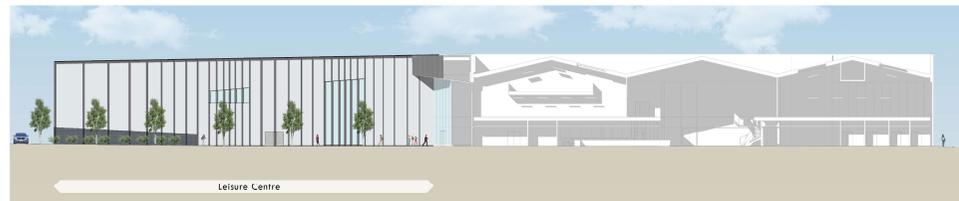
# Hub and Leisure Centre – Indicative Second Floor Plan



# Indicative Hub & Leisure Centre Elevations



NORTH ELEVATION



EAST ELEVATION - LEISURE CENTRE



EAST ELEVATION - HUB



SOUTH ELEVATION



WEST ELEVATION