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03 October 2025

Ambition Arnold

Arnold North Stage 2 Addendum

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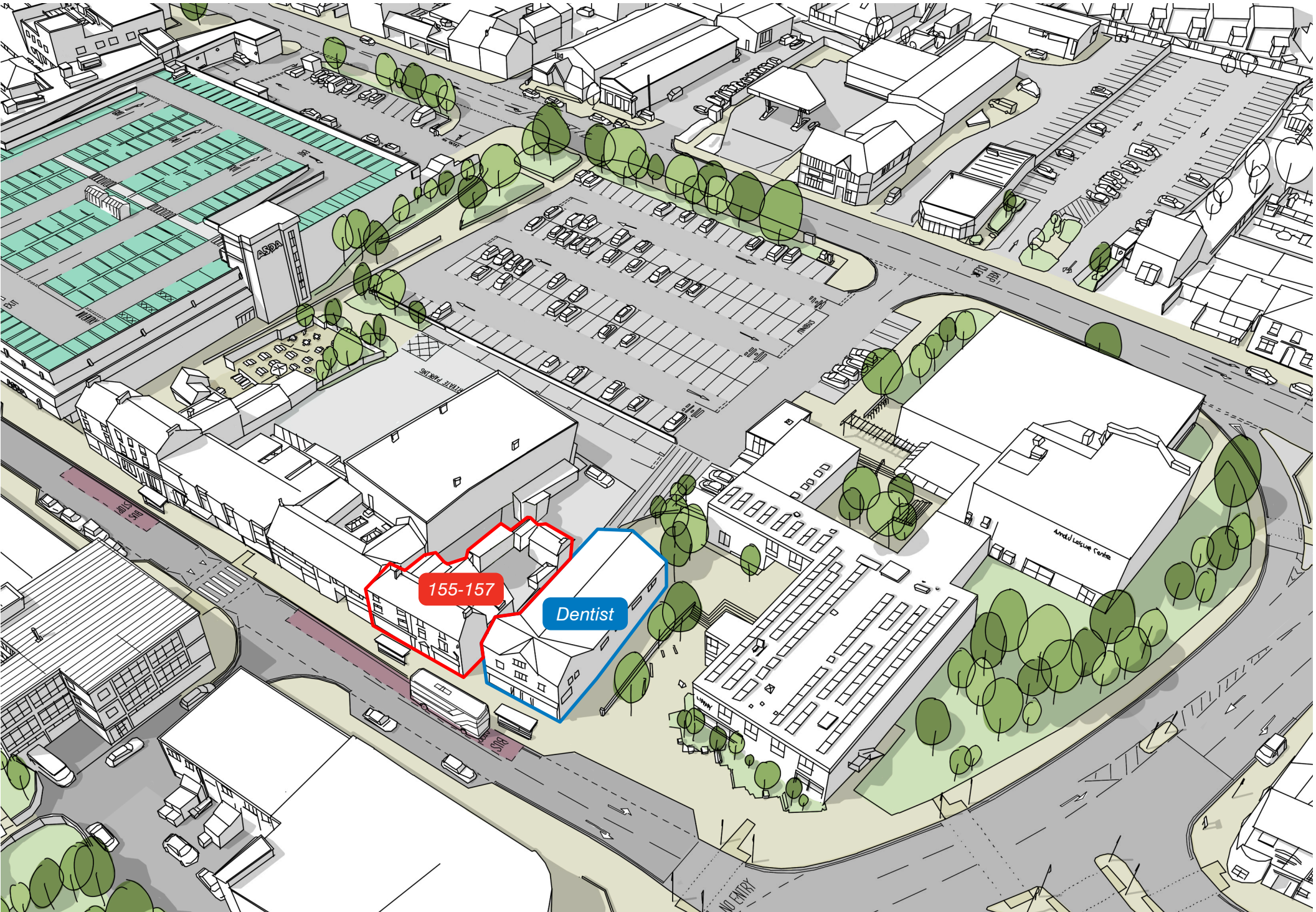
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Introduction

Purpose of this addendum

- To create two additional options to:
- Option A: Retain the dentist building at 159 Front Street.
 - Option B: Retain both the retail buildings at 155-157 Front Street and the dentist building at 159 Front Street.

Both options retain the existing library and improve the public realm public realm around it to tie in with the new levels and facilities.



Arts Venue & Leisure Centre

Alternative arrangement

The ideal site layout would be achieved if the existing library, dentist, and retail units were removed. However, we have also developed a design for the scenario where all three buildings remain on site.

The constraints include:

- Maintaining continuity of service for the leisure centre
- Maintaining continuity of service for the theatre
- Retaining the existing library

Option A:

- Retaining the existing dentist

Option B:

- Retaining the existing dentist, and
- Retaining the existing retail units

Retaining these buildings has defined a new site boundary for the arts venue and leisure centre layouts.

In this scenario, the existing library is retained, so the public realm around it will have to make good to tie in with the new development and its existing plant room.

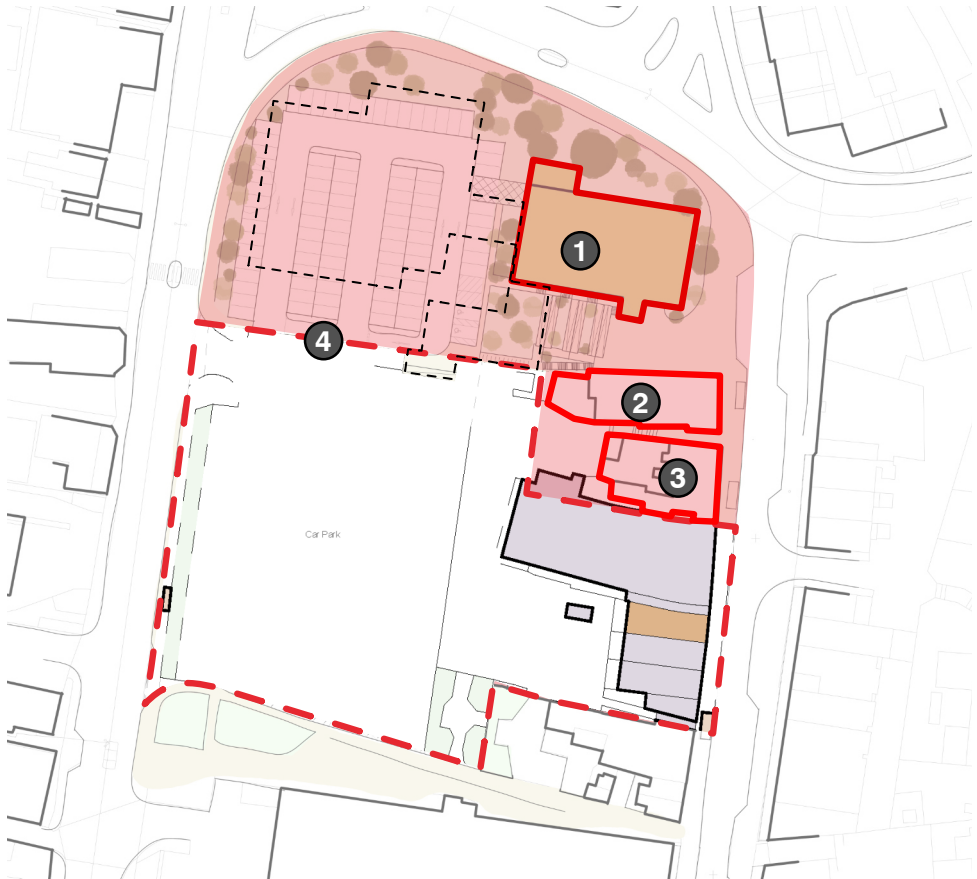
Preferred Strategy



The preferred layout for the site: The existing library, dentist and retail units are demolished.

This layout provides the most active frontage along Front Sreet and the largest public square.

The Constraints



- ① Retained existing library
- ② Retained dentist
- ③ Retained retail units
- ④ Boundary for continuity of service for the leisure centre and theatre.
- Retained buildings zone
- Demolished leisure centre, theatre, bridge link & library plant room
- New site boundary

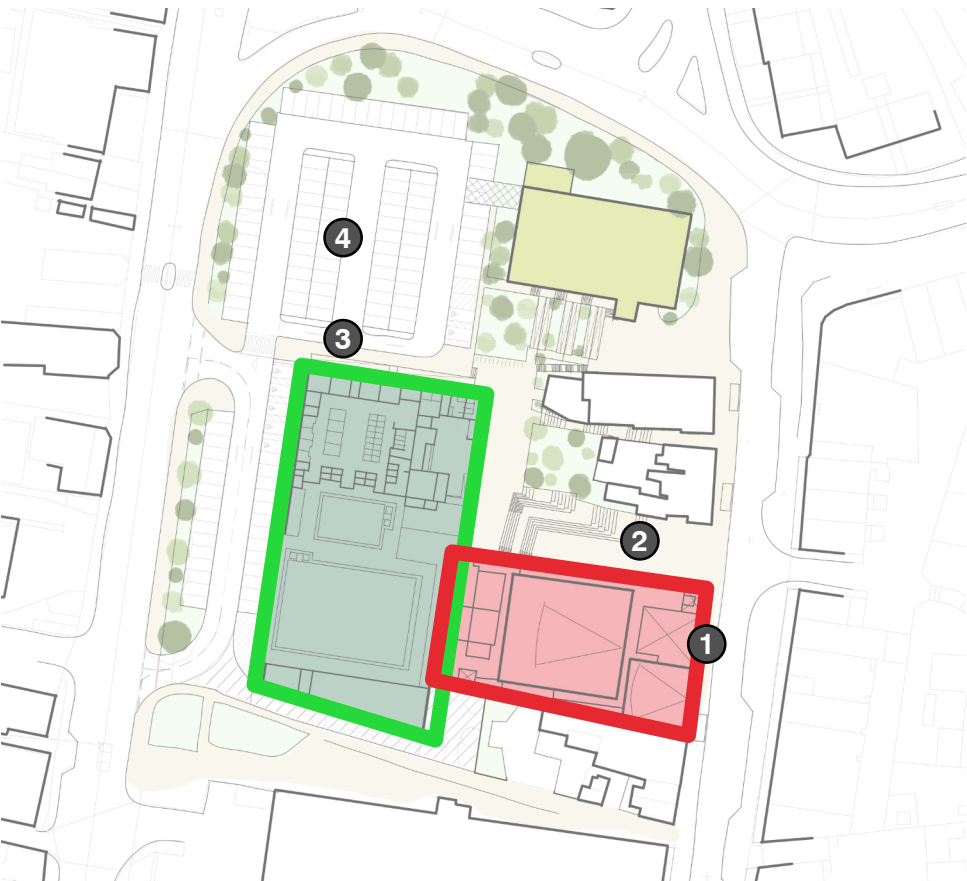
Arts Venue & Leisure Centre

Alternative arrangement

The preferred strategy for the arts venue and leisure centre arrangement is to address Front Street with active frontage, retain a public square and follow on in a second phase with the leisure centre.

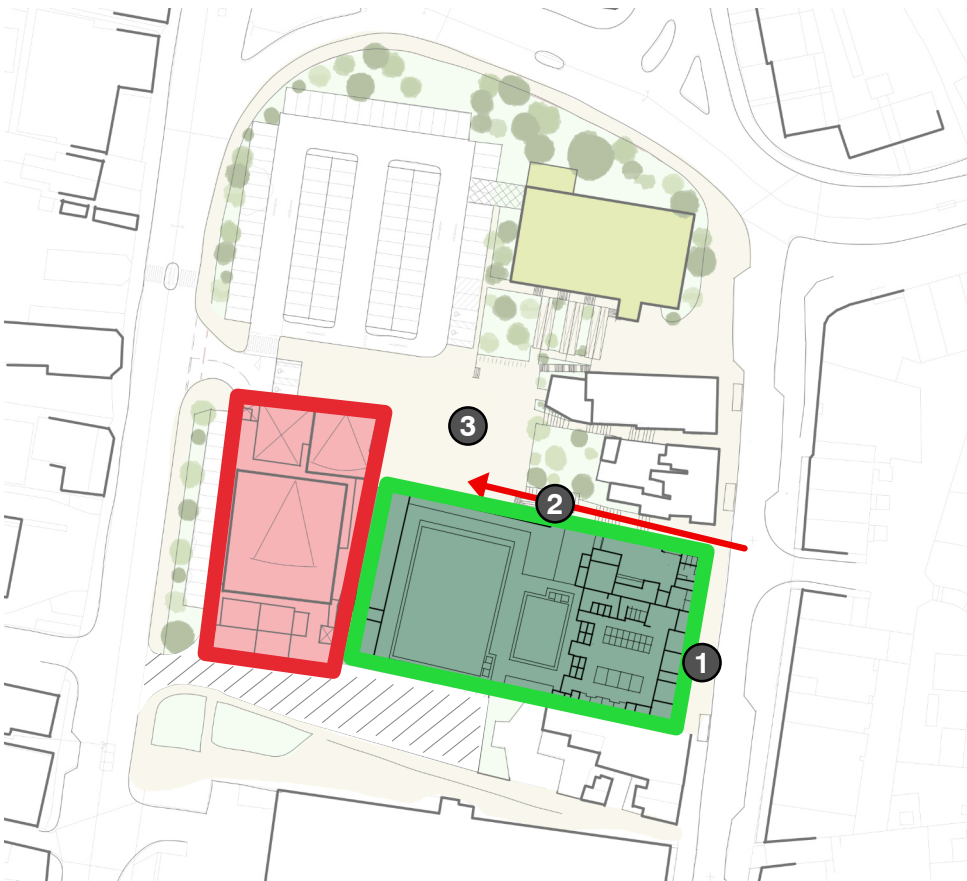
This provides the most efficient layout within the site constraints. This arrangement has been used for the options through this report.

Preferred Layout:
Retaining active frontage and a public square onto Front Street.



- 1 Opportunity to create an active frontage and new public space along Front Street with the arts venue cafe/event space situated at the front.
- 2 Offers the largest possible public square with the dentist and retail units staying in place.
- 3 Allows for continuity of service for the leisure centre and theatre.
- 4 Allows enough space for a new car park to ensure there is no loss of parking.

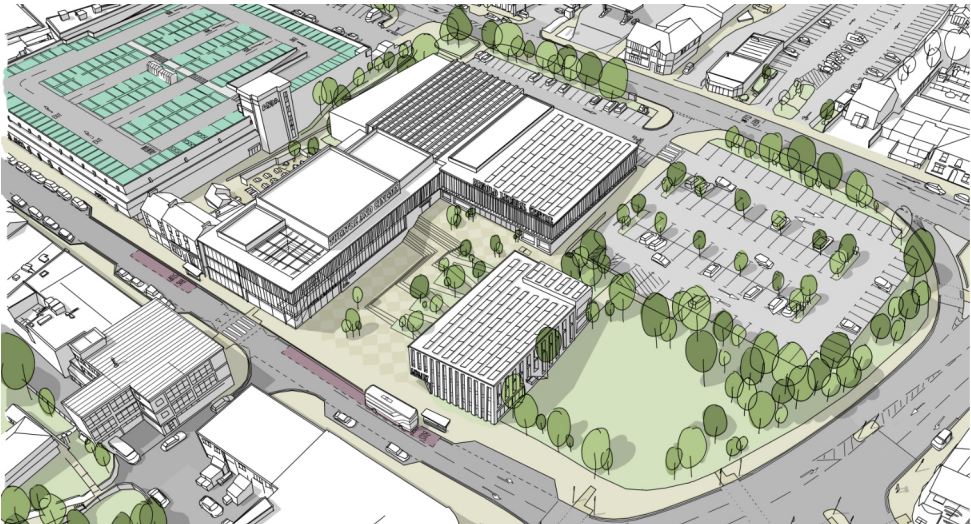
Alternative Layout:
Phasing the leisure centre first to address Front Street, with the arts venue addressing High Street.



- 1 Leisure centre frontage facing onto Front Street with a large expanse of inactive frontage.
- 2 Public square replaced by another ginnel surrounded by blank walls.
- 3 Public square created, set back from Front Street with the Arts Venue and the rear of the leisure centre facing it.

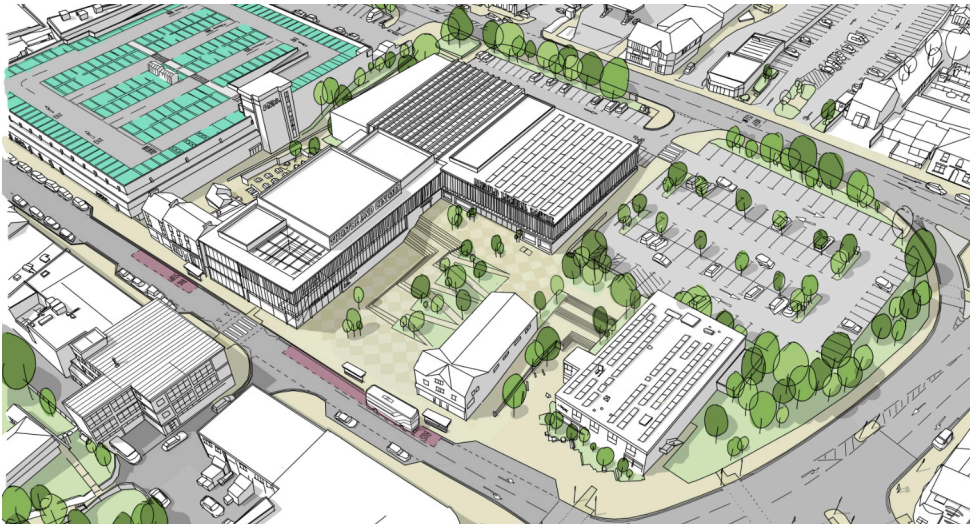
Comparison

Preferred Option: Current Stage 2 Design



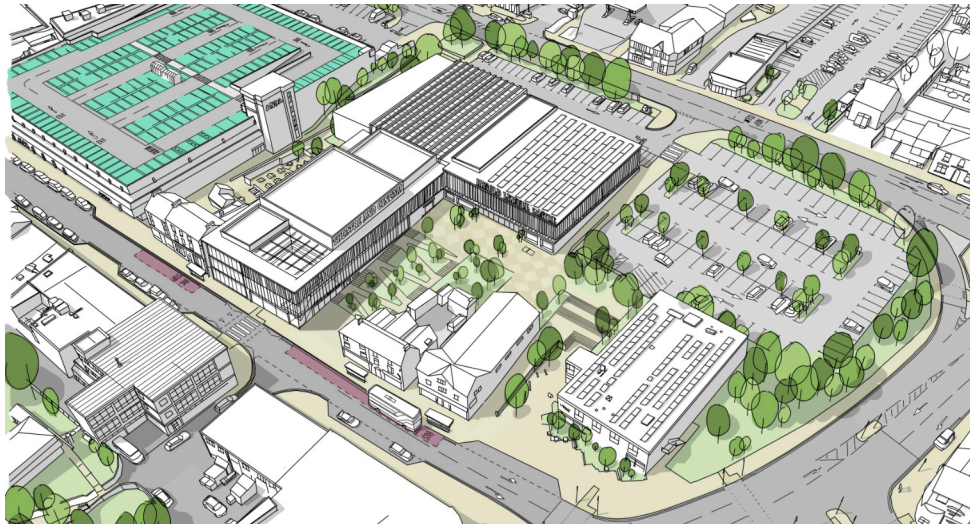
- New leisure centre
- New arts venue
- New library
- New public square
- Fully accessible public realm
- New community garden
- Transformed northern end of Front Street

Alternative Option A: Retaining the dentist



- New leisure centre
- New arts venue
- New public square
- Fully accessible public realm
- Transformed northern end of Front Street

Alternative Option B: Retaining the dentist and retail units

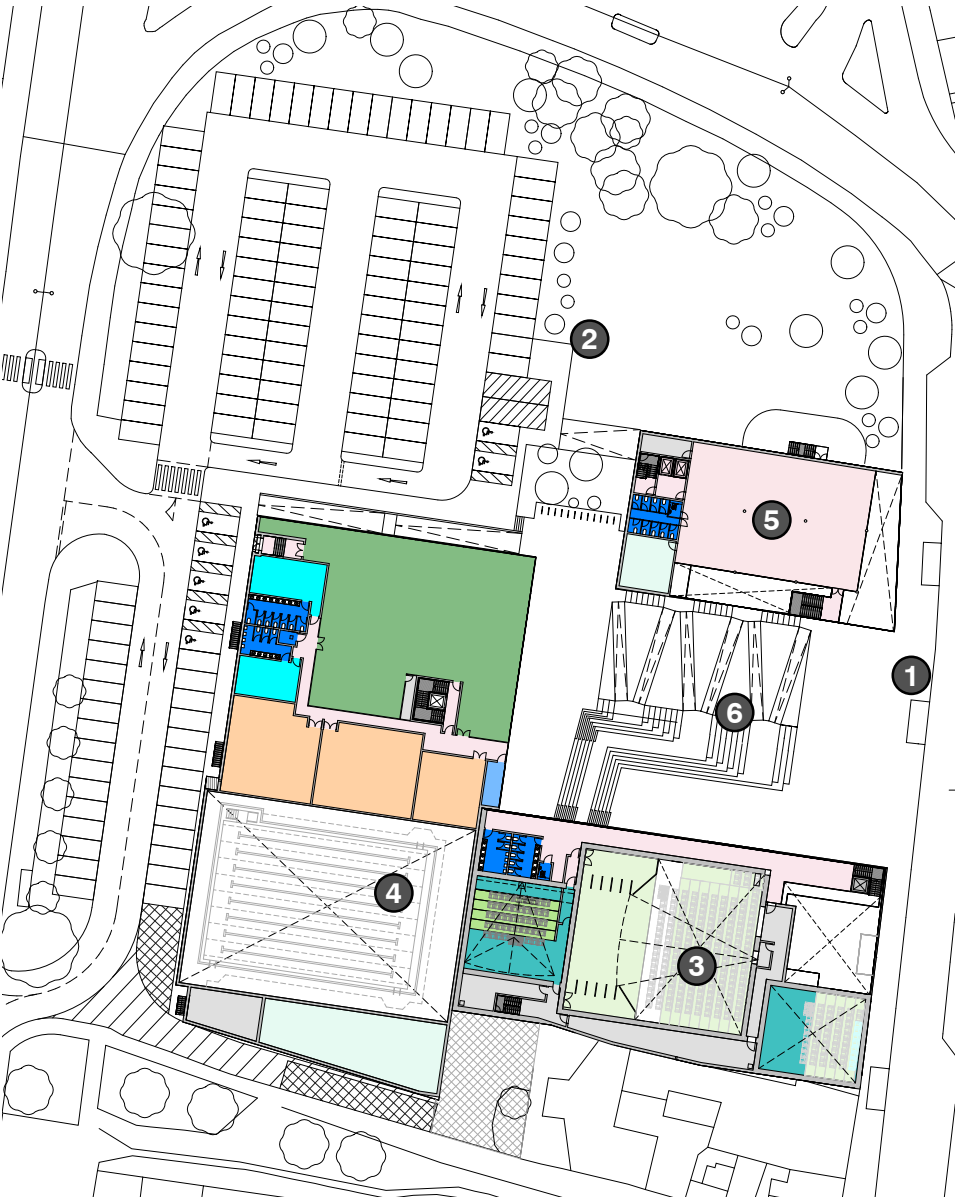


- New leisure centre
- New arts venue
- Pedestrian & accessible access

Comparison

Preferred Option: Current Stage 2

- 1. Nothing retained on Front St
- 2. New arts venue
- 3. New leisure centre
- 4. New library
- 5. Activate public realm
- 6. Demolition of existing Bonington theatre, leisure centre and library



Alternative Option A: Retaining the dentist

- 1. Retain & refurbish (as necessary) the library
- 2. Relocate library plant room
- 3. Reconfigure public realm around the library to suit levels of the leisure centre
- 4. Enhance the southern and eastern facade of dentist building



Alternative Option B: Retaining the dentist and retail units

- 1. Retain & refurbish (as necessary) the library
- 2. Relocate library plant room
- 3. Reconfigure public realm around the library to suit levels of the leisure centre
- 4. Enhance the southern and eastern facade of dentist building
- 5. Consider treatment of rear of retained properties and provide green buffer zone



Preferred Option Overall Plan

Phase 1: Arts Venue

Plot Area: 2,040sqm
Footprint Area: 1,308sqm
Public Realm Area: 732sqm

Phase 2A & 2B: Library & Leisure Centre

Plot Area: 4,080sqm
Footprint Area, Library: 648sqm
Footprint Area, Leisure Centre: 2,207sqm
Public Realm Area (Phase 2A): 1,225sqm

Phase 2C: Car Park & Public Realm

Plot Area: 5,757sqm
Reinstate High St. Car Park: 1,237sqm
Temporary Car Park: 2,582sqm
Community Garden: 1,815sqm
Active Travel Hub + Child's Play: 123sqm

