

Alternative Option A Retain Dental Practice

The existing library and buildings housing the dentist practice are retained. The impact of this on the current masterplan is:

- 1. The existing library is retained.
- 2. The library's existing substation relocates to the north of the library to allow the bridge and current substation to be demolished.
- 3. The public realm to the south of the library is adapted to accommodate accessible movement from Front Street to the new High Street car park.
- 4. The dentist buildings remain.
- 5. The 'community garden' is lost, with green space around the existing library retained.
- 6. The public realm to the south of the dentist building is largely the same. The southern elevation of the dentist building could form the canvas for a large scale artwork, with greenery and planting at its base.

The rest of the masterplan remains the same.



Alternative Option A Public Realm Areas

Phase 1: Arts Venue

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

Phase 2A: Leisure Centre

Plot Area: 4,080sqm
Footprint Area, Leisure Centre: 2,207sqm
Public Realm Area Total: 1,561sqm

Area in front of existing library: 390 sqm

Area to the south of the dentist & around new leisure centre:
1,171 sqm

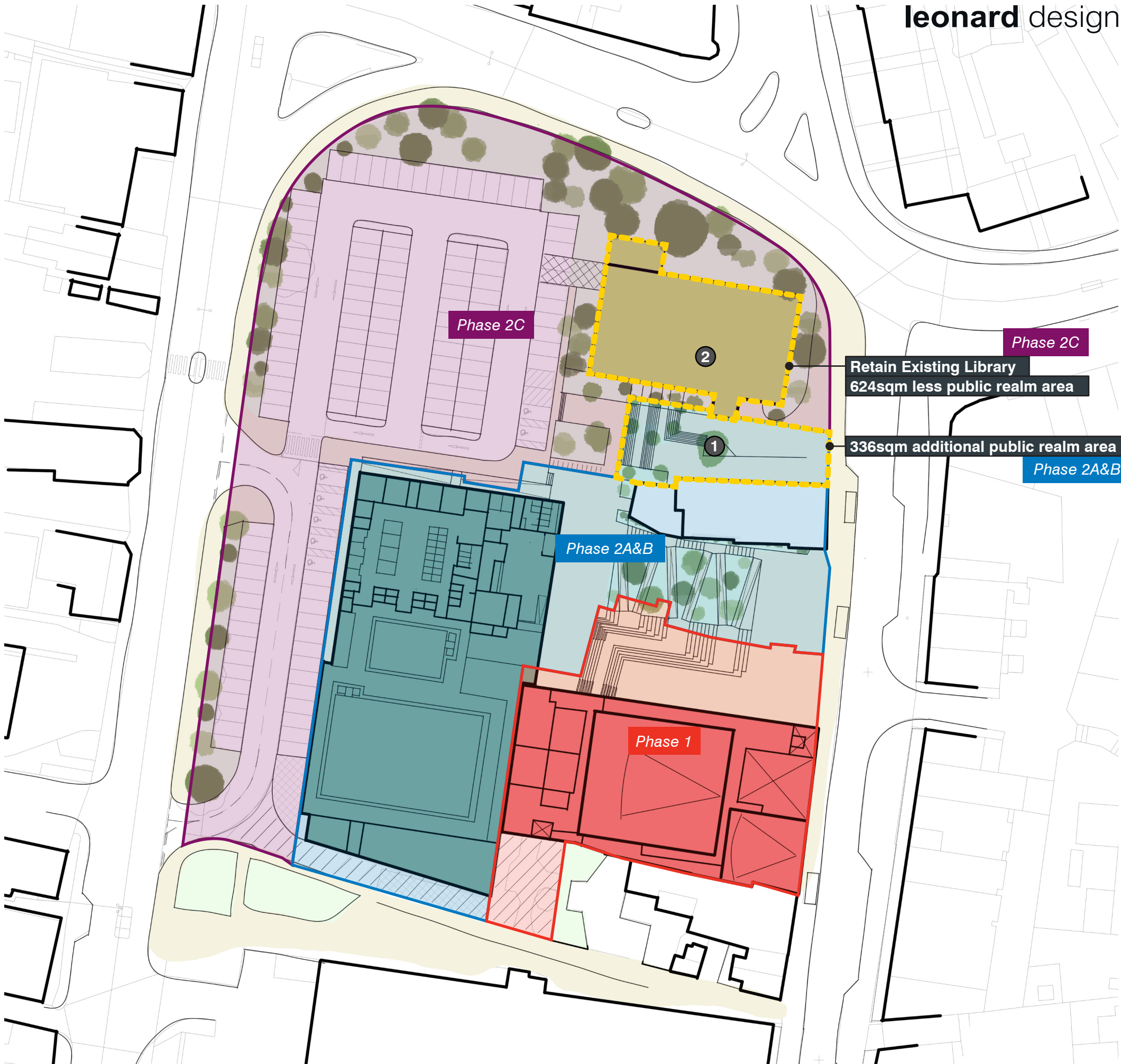
1 Phase 2A&B: Provides additional 336 sqm of public realm compared to the preferred scheme

Phase 2C: Car Park & Public Realm

Plot Area: 5,757sqm

Reinstate High St. Car Park: 1,237sqm
Temporary Car Park: 2,582sqm
Landscaping around existing library: 1,191sqm
Active Travel Hub + Child's Play: 123sqm

2 Phase 2C = 624sqm less public realm than the preferred scheme



Alternative Option B

Retain 155-157 Front St

- Option B retains the retail buildings at 155-157 Front Street, as well as the existing library and dentist.*
- 1. The existing library is retained.
 - 2. The library's existing substation relocates to the north of the library to allow the bridge and current substation to be demolished.
 - 3. The public realm to the south of the library is adapted to accommodate accessible movement from Front Street to the new High Street car park.
 - 4. The dentist buildings remain.
 - 5. The 'community garden' is lost, with green space around the existing library retained.
 - 6. 155-157 Front Street are retained, along with their garden and outbuilding.
 - 7. The rear of these properties are masked off from the leisure centre by greenery & planting.
 - 8. The public realm is reduced to the phase 1 area associated with the arts venue. This can be terraced steps (as shown here), a series of ramps or simple stairs (see page 13).

The rest of the masterplan remains the same.



Alternative Option B Public Realm Areas

Phase 1: Arts Venue

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

Phase 2A&B: Leisure Centre

Plot Area: 4,080sqm
Footprint Area, Leisure Centre: 2,207sqm
Public Realm Area Total: 1,561sqm

Area in front of existing library: 390sqm
Public realm around the new leisure centre: 876sqm

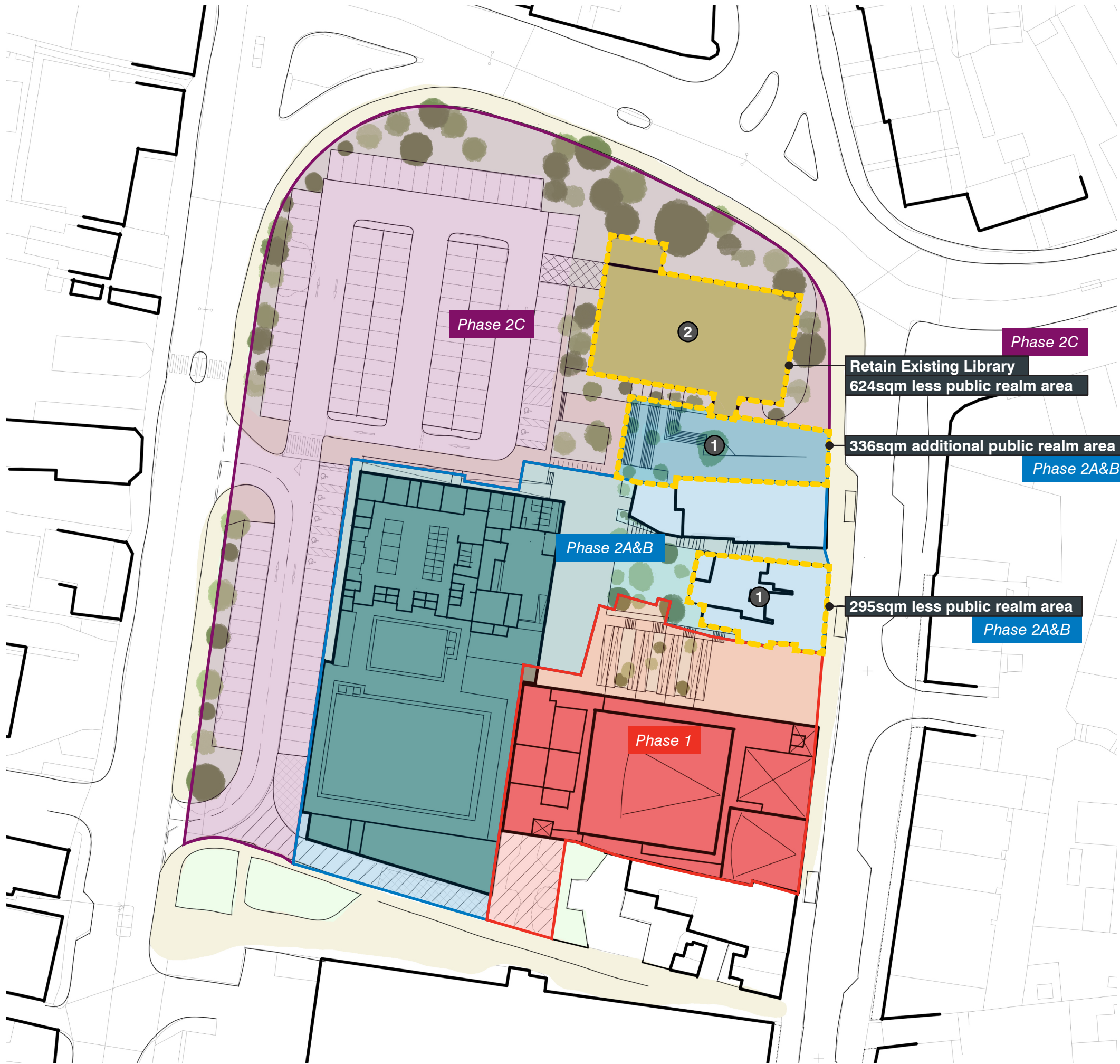
1 Phase 2A&B = Provides additional 41sqm of public realm compared to the preferred scheme

Phase 2C: Car Park & Public Realm

Plot Area: 5,757sqm

Reinstate High St. Car Park: 1,237sqm
Temporary Car Park: 2,582sqm
Landscaping around existing library: 1,191sqm
Active Travel Hub + Child's Play: 123sqm

2 Phase 2C = 624sqm less public realm than the preferred scheme



Alternative Option B Access Options

Existing Strategy

The current strategy provides terraced steps both acting as access to the leisure centre and as somewhere to sit. There is a flat area next to Front Street to allow for street food vendors or events to activate the space.



- NO Accessible* (an accessible external lift could be used)
- YES Places to sit
- YES Places to sit facing south
- YES Flat area for events off Front Street

Creates the potential for an external amphitheatre-type space to bring the performances in the arts venue outside. Provides the potential for a greater range of activities and events. Existing access arrangements to the rear of retail units 155-157 should be investigated.

*Accessible access from High st.

Ramps

To provide accessible access between Front Street and the leisure centre, a series of 6 switch-back ramps are required. These could have green spaces between them to soften the edge to Front Street whilst retaining a flat public realm for events.



- YES Accessible
- NO Places to sit
- NO Places to sit facing south
- YES Flat area for events off Front Street

Reduces area for events off Front Street. With careful planning and design there could also be an amphitheatre-type space provided. Existing access arrangements to the rear of retail units 155-157 should be investigated.

*Although DDA-compliant ramps are the preferred solution, providing compliant ramps would require occupying majority of the public realm.

Stairs

A simpler option to provide terraced steps perpendicular to the arts venue, providing somewhere to sit and access to the leisure centre. An external lift could provide wheelchair access between the leisure centre and Front Street level.



- YES Accessible* (an accessible external lift could be used)
- YES Places to sit
- NO Places to sit facing south
- YES Flat area for events off Front Street

Potential issues: Cost of external lift: both up-front and on-going maintenance. If the lift breaks down there is a long travel distance to find an accessible ramp to Front Street. Potential to use the lift in the arts venue, however relies on its operation to facilitate. Existing access arrangements to the rear of retail units 155-157 should be investigated.

*Accessible access via lift.

Alternative Option B

Access Options

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The current strategy provides terraced steps both acting as access to the leisure centre and as somewhere to sit. There is a flat area next to Front Street to allow for street food vendors or events to activate the space.



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- YES Places to sit
- NO Places to sit facing south
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Potential issues: Cost of external lift: both up-front and on-going maintenance. If the lift breaks down there is a long travel distance to find an accessible ramp to Front Street. Potential to use the lift in the arts venue, however relies on its operation to facilitate.

Alternative Option A & B

Access Options

Existing Plan
Existing stepped public realm. In both options the library is retained and the bridge link to the plant room as well as the link to the theatre are demolished. This leaves an area to make good in the public realm to connect to the new leisure centre and arts venue.



 Substation, bridge, theatre and leisure centre to be demolished

Using the existing Public Realm
Making good the existing public realm following demolition of the bridge-link to provide steps connecting the different levels. It would therefore be a requirement for any Phase 1 work to include an accessible route between Front street and the High street.



Accessible Ramps
A series of switch-back ramps.



Area Comparison

Phase 1	Original Option	Area (sqm)	Footprint Area (sqm)	Option A	Area (sqm)	Footprint Area (sqm)	Option B	Area (sqm)	Footprint Area (sqm)		
	Phase 1 Arts Centre: Total	2,061	1,308	Phase 1 Arts Centre: Total	2,061	1,308	Phase 1 Arts Centre: Total	2,061	1,308		
	Multi-Use Auditorium (inc. Stage area)	424		Multi-Use Auditorium (inc. Stage area)	424		Multi-Use Auditorium (inc. Stage area)	424			
	Cinema (x2)	136		Cinema (x2)	136		Cinema (x2)	136			
	Multi-Purpose Performance Space	63		Multi-Purpose Performance Space	63		Multi-Purpose Performance Space	63			
	F&B	193		F&B	193		F&B	193			
	Kitchen/Storage	147		Kitchen/Storage	147		Kitchen/Storage	147			
	Dressing Rooms	151		Dressing Rooms	151		Dressing Rooms	151			
	BoH/Fire Escapes	402		BoH/Fire Escapes	402		BoH/Fire Escapes	402			
	Circulation	313		Circulation	313		Circulation	313			
WC's	232		WC's	232		WC's	232				
Phase 1 Public Realm: Total			732			Phase 1 Public Realm: Total			732		
Public Realm (generally hard landscaping)			732			Public Realm (generally hard landscaping)			732		
Phase 2	Phase 2A Library: Total	1,601	648	Refurbish existing Library		624	Refurbish existing Library		624		
	Flexible Open Space (Children, Adults, Staff)	1,211		Relocate existing substation to north of the existing building		45	Relocate existing substation to north of the existing building		45		
	Meeting Rooms	74		Refurbish existing building & make good facades (approx. 60sqm façade area)			Refurbish existing building				
	WC's	84									
	Circulation	167		Phase 2A Public Realm: Total		1,561	Phase 2A Public Realm: Total		1,266		
	BOH/Plant	65									
	Phase 2A Public Realm: Total		1,225	Area in front of existing library building.		390	Area in front of existing library building.		390		
	Phase 2 Public Realm (mix of hard and soft landscaping)		1,225	Area to the South of the dentist & around new leisure centre		1,171	Public realm around the new leisure centre		876		
	Phase 2B Leisure Centre: Total	3,326	2,207	Phase 2B Leisure Centre: Total	3,326	2,207	Phase 2B Leisure Centre: Total	3,326	2,207		
Entrance Foyer/Circulation	256		Entrance Foyer/Circulation	256		Entrance Foyer/Circulation	256				
Public WC's	28		Public WC's	28		Public WC's	28				
BOH/Plant	392		BOH/Plant	392		BOH/Plant	392				
Wet Changing Village/Health Suite	467		Wet Changing Village/Health Suite	467		Wet Changing Village/Health Suite	467				
Pool	1,037		Pool	1,037		Pool	1,037				
Café Area & Poolside Balcony	125		Café Area & Poolside Balcony	125		Café Area & Poolside Balcony	125				
Gym	3		Gym	3		Gym	3				
Studios	729		Studios	729		Studios	729				
Staff	22		Staff	22		Staff	22				
Dry-side Changing	158		Dry-side Changing	158		Dry-side Changing	158				
Dry-side WC's	109		Dry-side WC's	109		Dry-side WC's	109				
Phase 2C Public Realm: Total			5,757			Phase 2C Public Realm: Total			5,133		
Active Travel Hub + Child's Play			123			Active Travel Hub + Child's Play			123		
Temporary Car Park			2,582			Temporary Car Park			2,582		
Community Garden (soft landscaping)			1,815			Landscaping around existing library			1,191		
Reinstate High St CP & Service Route			1,237			Reinstate High St CP & Service Route			1,237		
Demolition						Demolition					
Demolition - Phase 1 (WMC & Shops)			970			Demolition - Phase 1 (WMC & Shops)			970		
Hard landscaping removed - Phase 1			1,070			Hard landscaping removed - Phase 1			1,070		
Demolition - Phase 2A (shops)			185			Demolition - Phase 2A (shops)			185		
Demolition - Phase 2A (dentist)			255			Demolition - Phase 2A (dentist)			255		
Hard landscaping removed - Phase 2A			3,640			Hard landscaping removed - Phase 2A			3,640		
Demolition - Phase 2C Buildings (theatre, lib. & leisure centre)			2,260			Demolition - Phase 2C Buildings (theatre, lib. & leisure centre)			1,636		
Demolition - Phase 2C Public realm around buildings			3,497			Demolition - Phase 2C Public realm around buildings			4,121		

Highlighted in yellow where the area is different to the preferred Stage 2 scheme.