

SUNNYSIDE WELLNESS VILLAGE, BRIDGEND



LOCATION: BRIDGEND, WALES
CLIENT: LINC CYMRU
COMPLETION: 2020-2021
VALUE: £12M
SIZE: 59 GENERAL NEEDS HOUSING UNITS, EXTERNAL COMMUNITY SPACES, HEALTH CENTRE
SERVICE: ARCHITECTURE, LANDSCAPE, MASTERPLANNING
SECTOR: RESIDENTIAL, HEALTHCARE
LANDSCAPE: AUSTIN-SMITH:LORD
STRUCTURES: JUBB
SERVICES: HYDROCK
EA & COST CONSULTANT: EXPEDITE PROJECT SERVICES

Austin-Smith:Lord is delighted at having been appointed by Linc Cymru Housing Association to work with them and their project partners Abertawe Bro Morgannwg University Health Board, ARCH and Bridgend Council, on the exciting proposals for the Bridgend Wellness Village project.

The brief is innovative and forward looking in its aim of providing a vibrant, multi-generational community focussed on integrating Wellness into the design of the sustainable mixed use development. The project includes a new Health Centre, general needs housing and potential future phase will include a new Register Office in addition to further homes. The positive impact of good design on health and wellbeing is actively integrated into the masterplan with the project forming part of a wider network of innovative Wellness facilities in South Wales. The scheme is designed using fabric first principles with MVHR to all housing units and connection to the Bridgend Local District Heating Network to achieve high levels of energy efficiency.



The Sunnyside Wellness Village project proposes a new mixed-use development, on the site of the demolished Council Offices, consisting of mainly social housing, a Healthcare Centre and associated landscape and connecting infrastructure. The current planning application being submitted represents the first phase of a full masterplan for the site which may be progressed dependent on the future of the Register Office to the North of the site. The whole design is being designed with to WELL standard principles to ensure opportunities to create a health and happy community are exploited.

The housing element consists of a tenure blind mix of 2, 3 and 4 bedroom 2 storey houses, arranged into terraces of varied

numbers, as well as a small terrace of 1 and 2 bedroom bungalows, designed to accommodate mobility impaired users. A 3 storey apartment block sits within the centre of the site, providing 1 and 2 bed self-contained apartments, as well as cycle parking for residents. The apartment building has cut-through routes at ground level allowing pedestrian access into the central communal courtyard beyond. All homes are designed to be DQR compliant and meet Lifetime Homes guidance, ensuring residents can age in place.

A new 3 storey BREEAM Excellent designed primary health care centre is positioned at the South-East of the site. This will provide consulting and treatment accommodation for the local health board, GP practice, and

specialist dental unit. A pharmacy unit is also included at ground floor for rental.

The landscape scheme incorporates many opportunities for encouraging physical activity and social interactions, as these are key drivers for the development. The central communal courtyard space provides an open environment from the apartments, houses and bungalows surrounding this space to interact and relax, while at the Southern entrance to the site there is a large green public open space with space for communal growing opportunities for the local community and natural play. New pedestrian routes through the site are created to encourage active travel to and from the town centre, residential areas and leisure facilities.