



A Vision for Bronllys Hospital Site

ACKNOWLEDGEMENTS

Powys Teaching Health Board and The Prince's Foundation for the Built Environment would like to thank all local residents and stakeholders for their efforts prior to and during the Enquiry by Design Workshop.

Contents

Executive Summary

Vision Statement 5

1.0 Introduction 6

2.0 Methodology 7

3.0 Results and Findings 8

4.0 The Proposed Outcomes 10

5.0 Conclusions and Recommendations 44

APPENDICES (separate document) 44

A - Landscape Report

B - Heritage Report

C - Landscape Heritage

D - Tourism and Leisure Briefing

Executive Summary



Figure 1 - A vision of Bronllys Hospital in the future

Since the turn of the century, the Bronllys Hospital site has provided local residents and patients from further afield with a unique health and wellbeing experience. Illnesses as well as remedies in their nature evolve to require new responses, and the Powys Teaching Health Board (tHB) and the local community recognise there is now an opportunity for such a response by diversifying and increasing the services available on site run by new operators alongside the NHS, in addition to improving the buildings in which they are located. These improvements would provide an efficient and relevant health and wellbeing offer to patients, and would strengthen the local and wider community's economic wellbeing and sense of place.

Powys tHB, collaboratively with key stakeholders, produced a sustainable vision for the regeneration and growth of the site and its wider context through an Enquiry by Design (EbD) process, facilitated by The Prince's Foundation

for the Built Environment (The Prince's Foundation). The key concept of this vision is to create a nationally significant health 'nucleus' underpinned by a new Institute of Life Sciences for Wales, comprising Bronllys Hospital site with existing and new services for Bronllys and Talgarth. This 'nucleus' would be supported by the existing wellbeing offer within the region, and vice versa, such as research into plants used to make medicines, organic farming, and healthy activities such as walking and cycling within the countryside. The duality of this health nucleus and regional wellbeing offer would provide many new opportunities and facilities for the local community, health-seeking visitors and tourists, create new local jobs, and strengthen, nationally, educational links between Bronllys and other national academic centres and tourism.

The vision for Bronllys Hospital site has the potential to stimulate new business opportunities creating for Wales an exciting multi-faceted campus of health /

healthcare related activities ranging from research and development to care living, as well as retained centres of excellence for example in pain management.

Due to a number of constraints and issues, a set of scenarios for shaping the vision were produced accompanied by respective strategies that include implementation and delivery. Stakeholders and the tHB's preferred scenario was that which incorporated a portion of new accommodation, which would strengthen the 'nucleus' as a whole, financially support the demolition and construction of buildings on the hospital site and retain some of the existing services currently located on the site.

To implement this transformation, the tHB and stakeholders believe that the forthcoming Local Development Plan should recognise the potential of this site and allocate it accordingly. The tHB will submit this document as part of its Candidate Site submissions in May 2011.

Vision Statement.....Powys tHB



Figure 2 - The hospital's Refectory building

Bronllys Hospital has a revered history. Opened in the 1920s by George V and Queen Mary as a memorial to his father, the aim of this Arts and Crafts designed sanitarium was to contribute to the eradication of tuberculosis. The hospital was built on a south facing site; this aspect would have been chosen specifically for its health enhancing properties, which would have been thought to aid recovery.

Along with the Mid-Wales mental health hospital in nearby Talgarth the hospital served a wide population in South East and Mid Wales and thus provided a source of economic vibrancy and significant employment to the local community through most of the 20th century.

The current facilities on the Bronllys Hospital site stand as a testament to the advances in healthcare in the century since it was provided on the site. TB immunisation and the introduction of antibiotic treatment coincided with the introduction of the NHS in the 1940s,

and TB has now been all but eradicated. The Mid-Wales Hospital closed in 1999 as the way in which people with mental health problems are cared for changed significantly. As health technology has moved on, many hospital services are now provided in larger district general hospitals, so the role of small community hospitals has needed to change. Much of Bronllys Hospital has been considerably adapted since its early days as a TB institution, but a proportion of the remaining buildings are no longer fit for purpose as a long term option for health services provision.

The Bronllys and Talgarth community once welcomed people from far and wide to their hospitals. The challenge now for the NHS is to design local services that meet the future needs of the local population. The tHB has been engaged in a dialogue with the local community about local services and has committed to maintaining and strengthening services, particularly community services and developing care home services in partnership with Powys

County Council across Hay, Talgarth, Brecon and Crickhowell.

This work identifies that Bronllys Hospital is far too large for any future NHS purpose, and a new vision and future for the site needs to be developed. From a planning policy perspective, the site lies in the open countryside where new development is generally precluded. However Powys County Council is embarking on its Local Development Plan and has placed a call for candidate sites for future development across Powys. The tHB, with the support of the Welsh Assembly Government has therefore engaged The Prince's Foundation to prepare development proposals for the site through its EbD Process.

Core to the EbD process is the need to develop an economic case and purpose for a development. It is proposed to take the 100 year-old heritage and culture of the Bronllys and Talgarth area as a centre for Health and Well-being as the genesis for an economic regeneration strategy for the site. The aim of this strategy would be to diversify the use of the site to increase the economic benefit it could provide to the local community, while retaining an ability to provide healthcare on the site. The additional uses of the site could include developing an academic, research and development centre for life-sciences and health and well-being, developing the chronic pain service as a centre of excellence, a service for military veterans, care home provision, a centre for commercial health and well-being treatments supported by a small hotel and developing opportunities for community business in catering, landscape and maintenance. The Prince's Foundation propose that the site be given over to a Community Land Trust that would be able to retain and maintain the core elements of the site upon which the ethos of well-being were originally built.

The goal would be to re-create the Bronllys and Talgarth area as a nationally and internationally recognised centre for health and well-being providing a focus for employment and pride in the community to take it forward in the 21st century health and well-being market.

1.0 Introduction



Figure 3 - Stakeholders develop the vision during the EbD workshop

1.1 Context and scope of report

This report illustrates that a regenerated Bronllys Hospital site, on the basis of the EbD vision, can become a place that will generate prosperity, and provide health and community related services, to Bronllys, Talgarth and the region. The report has been written for the tHB, the local Council, EbD stakeholders and local residents.

1.2 Report objectives and limits

The report's objectives are to: 1) present the sustainable vision for regeneration and growth of the Bronllys Hospital site and its wider context, the scenarios through which this vision may take form and their respective delivery and implementation options; and 2) set out key conclusions and recommendations for how this project could proceed.

The report has been prepared to support the Candidate Site submission to the Local Authority, seeking recognition of the development potential of the Bronllys

Hospital site within the emerging Local Development Plan (LDP).

1.3 Method of enquiry

The tHB's mission is to produce and implement a sustainable vision for the future use of the site reached collaboratively between key and wider stakeholders and local residents, which is routed in social, natural and financial realities. The tHB therefore opted to use The Prince's Foundation's EbD process and its design tool known as the Community Capital framework to develop this vision.

The tHB believes that this process best engages stakeholders and local residents to produce a design that is generated through social, natural, financial as well as built capital. Section 2.1 and 2.2 provides further information detailing the EbD process and Community Capital.

This method of enquiry also supports the national policy requirement for collaboration. The EbD approach is

fully in tune with the Welsh Assembly Government's acknowledgement that effective community engagement in the earliest stages of plan preparation should help the local planning authority to secure a degree of consensus over the future development and use of land in its area.

1.4 General project background

The Bronllys Hospital site was considered to be conducive to wellbeing because of its south-facing aspect and panoramic views. A local workforce skilled in healthcare and wellbeing became established and still exists in the Bronllys area. The site as a hospital complex is currently inefficient both functionally and structurally. There are many structurally obsolete buildings, estate land which is not being used to its full potential and which as a result has become a maintenance burden to the tHB.

Stakeholders believe that the Bronllys area would be suitable for continued healthcare use, where existing health services on site can be more efficiently accommodated through rationalization and relocation

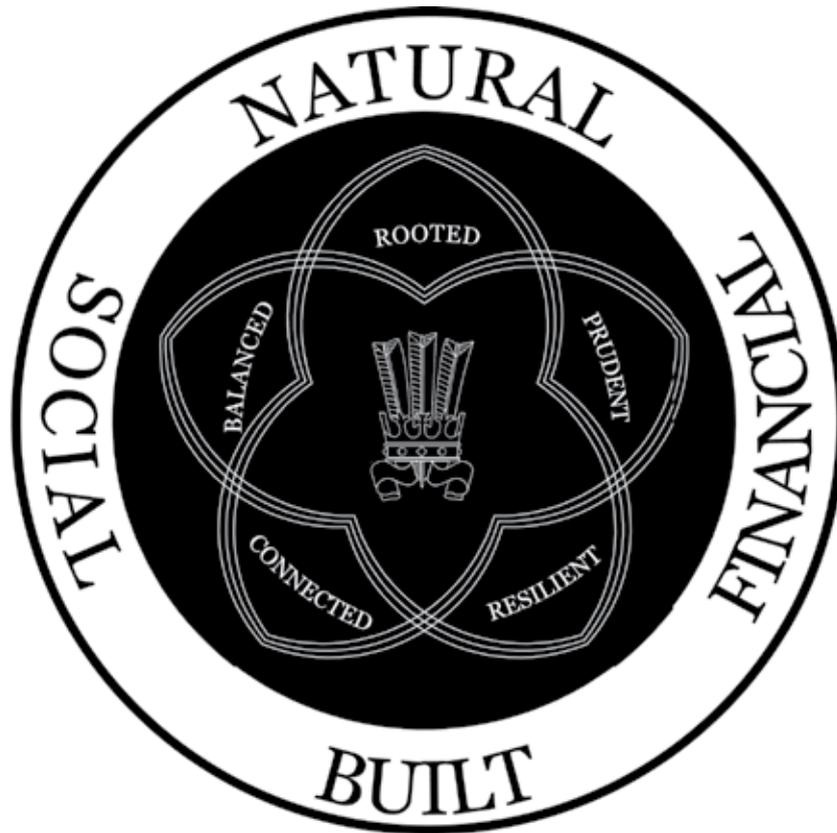


Figure 4 - The four elements of Community Capital

within the site and be integrated into a well rounded diversified offer that would comprise new health services not just from the NHS. Administration and non medical services could be located elsewhere within the South Powys Locality. With the addition of leisure and recreational uses, this approach could stimulate economic development and rural enterprise. To test this proposition, in February 2011, a two day Scoping Workshop was commissioned by the Welsh Health Estates, which was facilitated by The Prince's Foundation.

At the end of the Scoping Workshop, stakeholders agreed that an EbD Workshop was "essential" and should proceed in March 2011 to explore and test Scoping Workshop findings, the key issues and actions, and to support a potential submission of the Bronllys Hospital site as a candidate site in the LDP. These issues and actions were concerned with the future uses of the hospital site, and its role in strengthening its wider context in terms of social, natural, financial and built capital.

2.1 Enquiry by Design process

The EbD is a planning tool that brings together key stakeholders and the local community to collaborate on a vision for a new or revived community, town or region. This is developed through workshops facilitated by The Prince's Foundation, to assess a complex range of design requirements for the development site or place, with every issue tested by being drawn. In these sessions, it uses technical experts in disciplines ranging from architecture to economics, engineering, landscape and transport to work alongside local experts including neighbours, historians and naturalists. The participants share their respective expertise and, in the process of learning from one another, inform the design.

2.2 Community Capital

The Prince's Foundation believes that effective and continuous community engagement and co-design in the planning

process leads to greater community empowerment and leadership, essential elements of success and sustainability.

Every community is endowed with different natural, financial, social and built assets. These assets can be developed into lasting capital that provides benefits to the community now and in the future. These forms of capital are all interconnected and necessary for communities to function and prosper in harmony. Each element of community capital represents parts of a whole. Achieving progress in some areas without addressing the others, or at the expense of the others, will be of only limited value and could be counter productive to a successful and sustainable community. Using a holistic approach to build community capital sets the foundation for a community that not only invests responsibly in their local assets, but does so in a sustainable way, thus providing the base for a vibrant and lasting environment.

3.0 Results and findings



Figure 5 - Many of the hospital buildings are structurally obsolete and in need of repair

3.1 An opportunity to meet policy context objectives

The vision-based scenarios and supporting strategies developed through the EbD and contained in this report provide an opportunity to support key planning policy objectives across the range of national, regional and local levels, and with particular emphasis on the following areas:

- Community engagement (regarding preparation of LDPs)
- Creating sustainable places/placemaking
- Housing (including affordable housing)
- Resilient and diverse local economies (including tourism and possibly agriculture or rural-related employment)
- Resource efficiency/brownfield regeneration
- Heritage conservation (in terms of the opportunity to provide a viable future regarding the listed buildings on the site) while paying regard to the

registered historic park and garden

- Transport and movement (emphasis on promoting walking and cycling, streets as social spaces)

3.2 Local and wider community requirements and aspirations

Local residents at the EbD stated the impacts upon local people's access to local health and community facilities (in particular not losing health services currently located on the site), local employment provision, affordable housing and Bronllys and Talgarth's vibrancy, success and sense of place, should be considered in any future hospital site proposals.

Residents aspired to the idea of Bronllys forming part of a wider national and regional offer and vision, if this vision helped to strengthen the local offer of services, employment and sense of place. They welcomed the idea of Bronllys forming a health nucleus anchored by a nationally significant Institute of Life Sciences, which

linked to existing 'wellbeing' activities and businesses within its wider region.

Local residents also stated the need for proposals to be financially viable and phased, so that existing health services were available throughout any enabling and construction period to ensure full delivery of the vision.

3.3 NHS policy objectives nationally and locally

The Hay, Talgarth and Brecon area is currently served by two small community hospitals in Brecon and Bronllys that serve a small population, with acute health services being provided in the major hospitals in Hereford and Abergavenny. The tHB has recently completed an engagement exercise to plan the future pattern of services for this area of Powys, and has made a commitment to expand current local service provision in respect of day surgery, outpatients and community services. This is articulated in



Figure 6 - The Basil Webb Hall

its public document 'New Directions'. It is clear from this work that the scale of the Bronllys site is considerably beyond what will realistically be required for future NHS purposes, and that maintenance of the site is an unsustainable financial drain on NHS services. The tHB is also clear that in order for sustainability of local services to be maintained it will need to bring together care services across health and social care into single facilities (ie integrated care homes) and there are a number of options for the location of these including the Bronllys site. This necessarily requires partnering arrangements with both Powys County Council and providers of housing in the independent sector to bring this about.

3.4 The site's landscape setting

The valley landscape between Brecon and Hay on Wye is typical of this part of Powys. A broad, undulating valley bottom rises with progressively steeper slopes to hilltop heathland north and south. The predominant land use is livestock

farming, resulting in a distinctive field pattern of hedges and pasture interspersed with enclosed woodland containing both broadleaved and coniferous plantations.

The site is included by Cadw in the Register of Historic Parks and Gardens and by the Countryside Council for Wales in the Mid Wye Valley Landscape of Historic Interest.

The construction of the Mansion House to the north of the site was accompanied by the creation of a series of formal terraced lawns, plantations, orchards and walled gardens. Most of these are now either derelict or absent. A small area of terraced lawn remains in front of the mansion house, while a largely concealed ha-ha beyond these is also in a derelict state.

Elements of the parkland which remain include plantations to the western and southern edges of the site and some open pasture to the south west.

The 20th century saw a profound change to the land south of the Mansion House. The construction of the hospital introduced an entirely new, terraced landform with the attendant buildings, still in existence today. Ornamental planting between and around the hospital buildings is concentrated on the central area of the site near the Nurses Home and the Chapel. On the northern slopes, just below the Mansion House some over-mature orchard plantations remain.

Three distinct landscape types are evident on or adjacent to the site :

- Agricultural - the parent landscape of the Wye Valley
- Ornamental - the parkland remnants
- Institutional - the hospital terraces and gardens

3.5 The Site's built heritage

Designations

There are two Grade II listed buildings, the Basil Webb Hall and the Chapel. The whole area lies within the Middle Wye Valley Landscape of Historic Interest.

These designations would form a key part of any consideration by Powys County Council or Cadw of future planning applications.

Significance

Bronllys Hospital is an important surviving example of a purpose-built tuberculosis hospital. It was designed by Edwin and Stanley Hall, architects of London, well-known for building hospitals throughout the UK. The skeletal layout of the original design is still clearly legible despite later alterations and whilst only two of the buildings have been individually listed there is a strong group value throughout the site. There is also a clear interrelationship between the structures and a strong harmony in their scale and materials. The spaces between the buildings and the connecting walkways are part of that historic character and the views into, out of, and through the parkland are of strong significance.

Full landscape and heritage reports can be found in the appendices of this report.

4.0 The Proposed Outcomes.....

4.1 A vision of national and regional significance

The development of a vision for a new generation for health care provision at the site continues and evolves a 100-year heritage for Bronllys and Talgarth and builds upon the site's strategic assets (refer to the Leisure and Tourism Briefing in the Appendices).

The vision itself is illustrated in Figure 7, where Bronllys and Talgarth form a nucleus of health care provision of national, regional and local importance, which is supported and supports an existing regional wellbeing offer.

The nucleus is given national significance by establishing on the Bronllys Hospital site a national Institute of Life Sciences, an anchor from which existing and proposed new health facilities and services could be supported and enhanced. The nucleus within the national context is illustrated in Figure 8, where links at a national scale between the nucleus and key institutions such as the University of Cardiff's medical school, tourist areas, and transport hubs are illustrated.

Figure 9 illustrates the nucleus within a regional context, surrounded by a rich offer of wellbeing commercial and leisure activities.

The vision works on the basis of attracting visitors to the health nucleus for various services and facilities and retaining them within the region for long stays, through the wellbeing activities.

The new vision will enable the ongoing retention of a skill set and associated specialist expertise that exists in the area. It will also provide the platform for strengthening Bronllys and Talgarth's economy. It can be the catalyst to develop and position this as a destination with strong appeal as a place to live, work and visit.

This vision is squarely in line with national and regional strategies especially for sustainable development and builds upon the 'COPE' concept of:

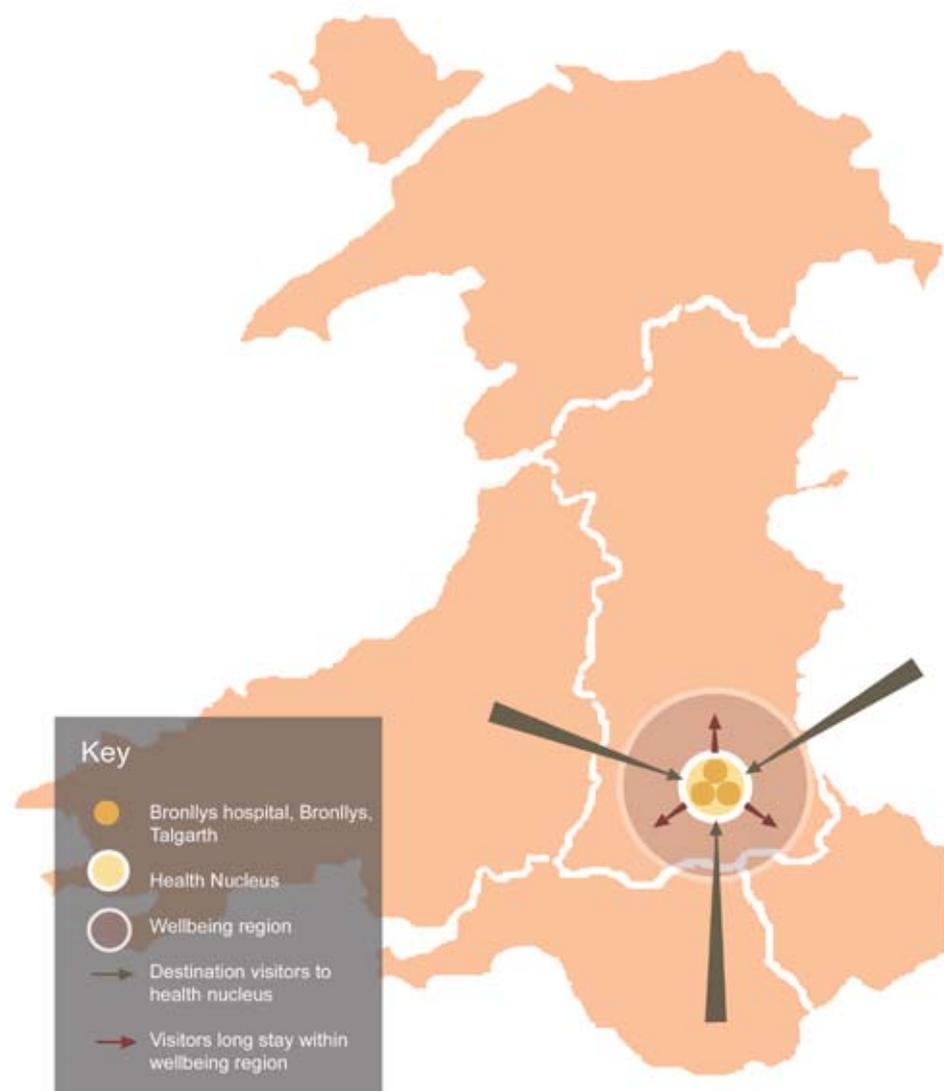


Figure 7 - The health 'nucleus' supported by a regional wellbeing offer

Community;
Opportunity;
People;
Environment.

Importantly, this is a vision that can physically and economically unify the two communities of Talgarth and Bronllys. It will also further strengthen the regeneration opportunities, of the Hay-Brecon-Talgarth / Bronllys 'triangle'.

There is a real opportunity to develop a complex that redefines the concept of health and well-being in an holistic manner. An approach that puts the Bronllys site at the heart of the 'brave new Wales' as envisaged

in "One Wales: One Planet" – the new national sustainable development strategy for Wales.

Strategically located at the south eastern gateway to mid Wales, the Bronllys / Talgarth regeneration programme has the potential to have a transformational impact upon mid Wales and especially the historic spa towns of the Region (Llandrindod Wells, Llangammarch Wells, Llanwrtyd Wells, Builth Wells). These towns represent a major opportunity for economic development and the re-imagining of mid Wales on the basis of well-being and health tourism.

.....a sustainable and viable future

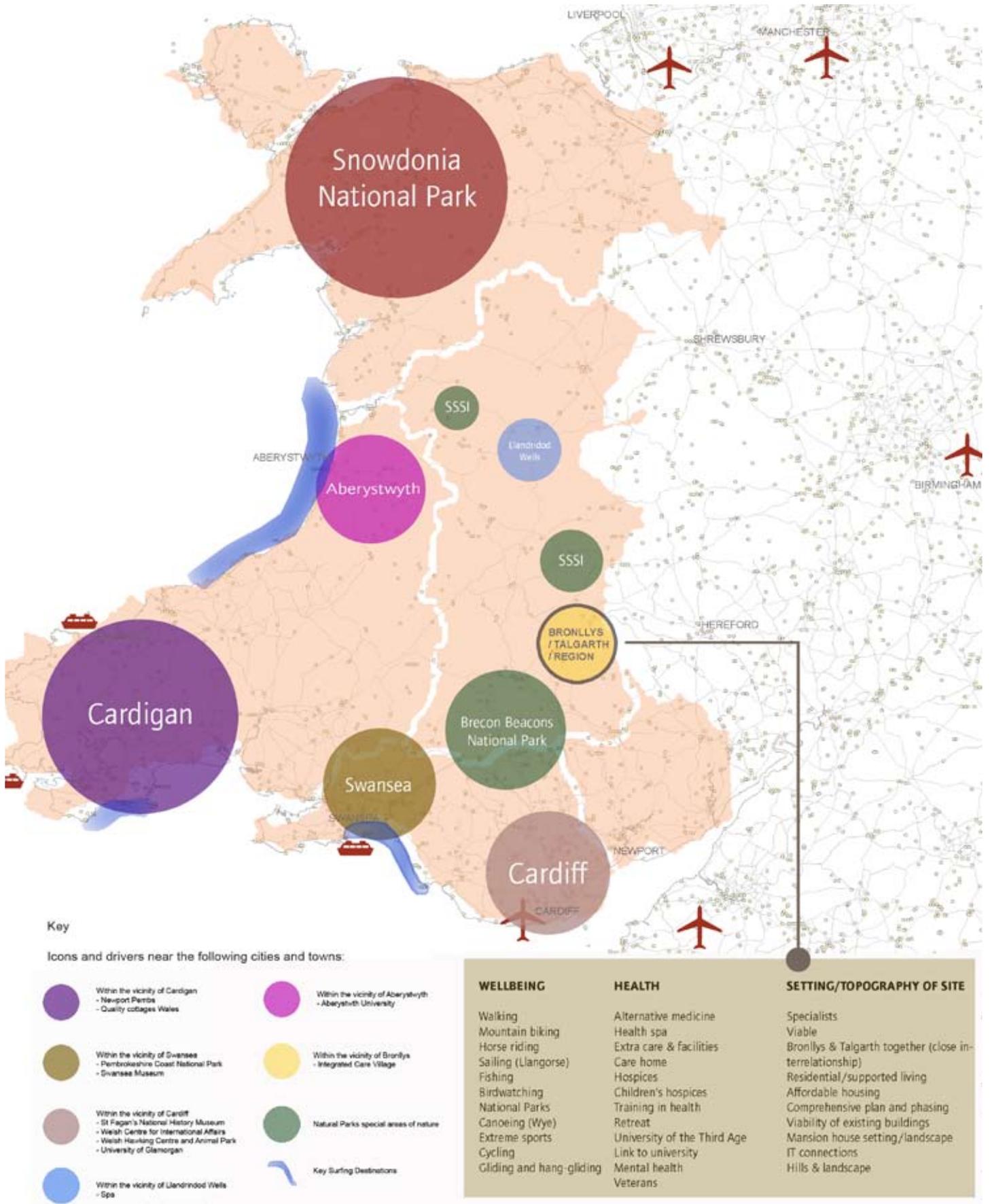


Figure 8 - The Bronllys /Talgarth nucleus forming an important national component within Wales

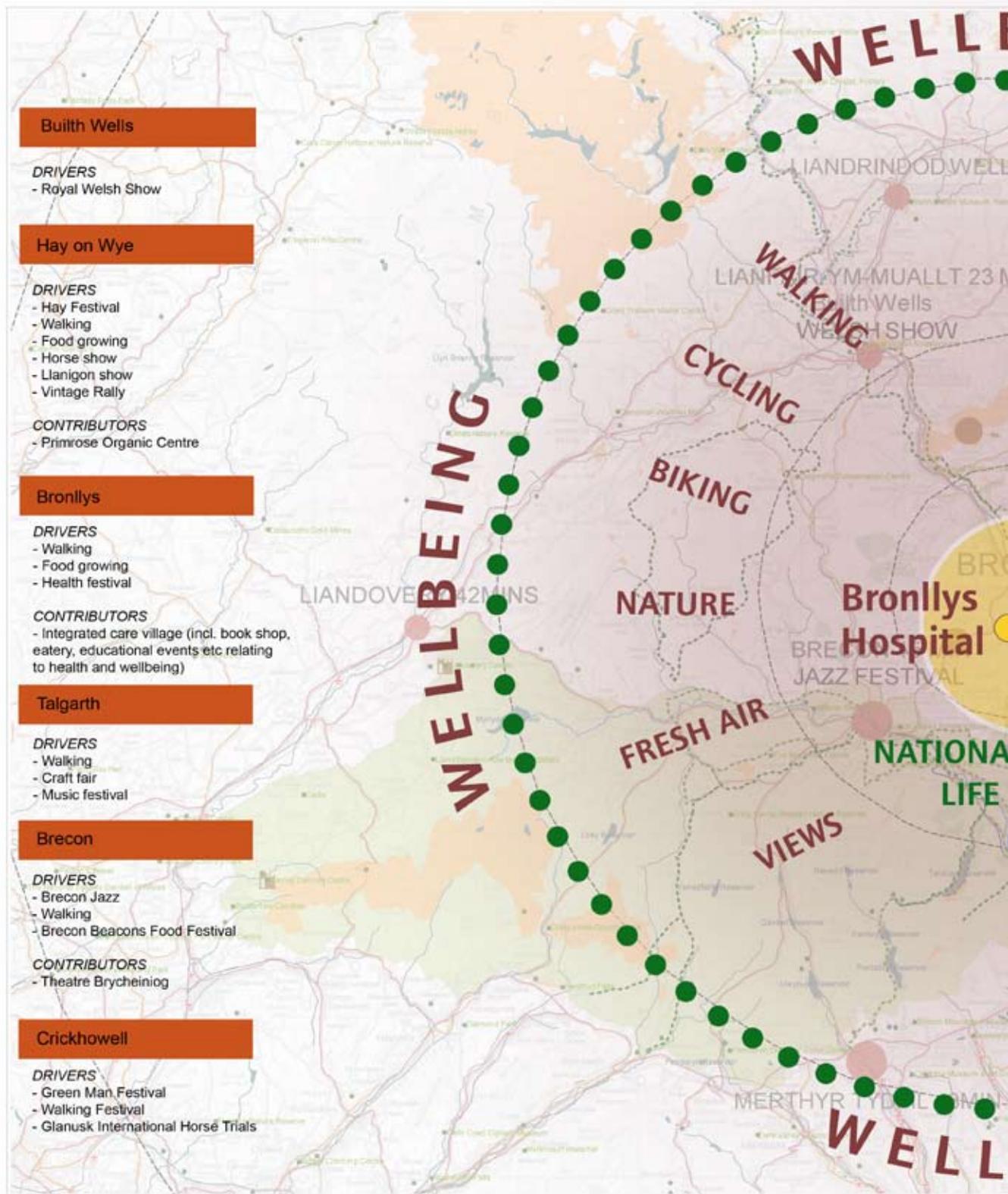
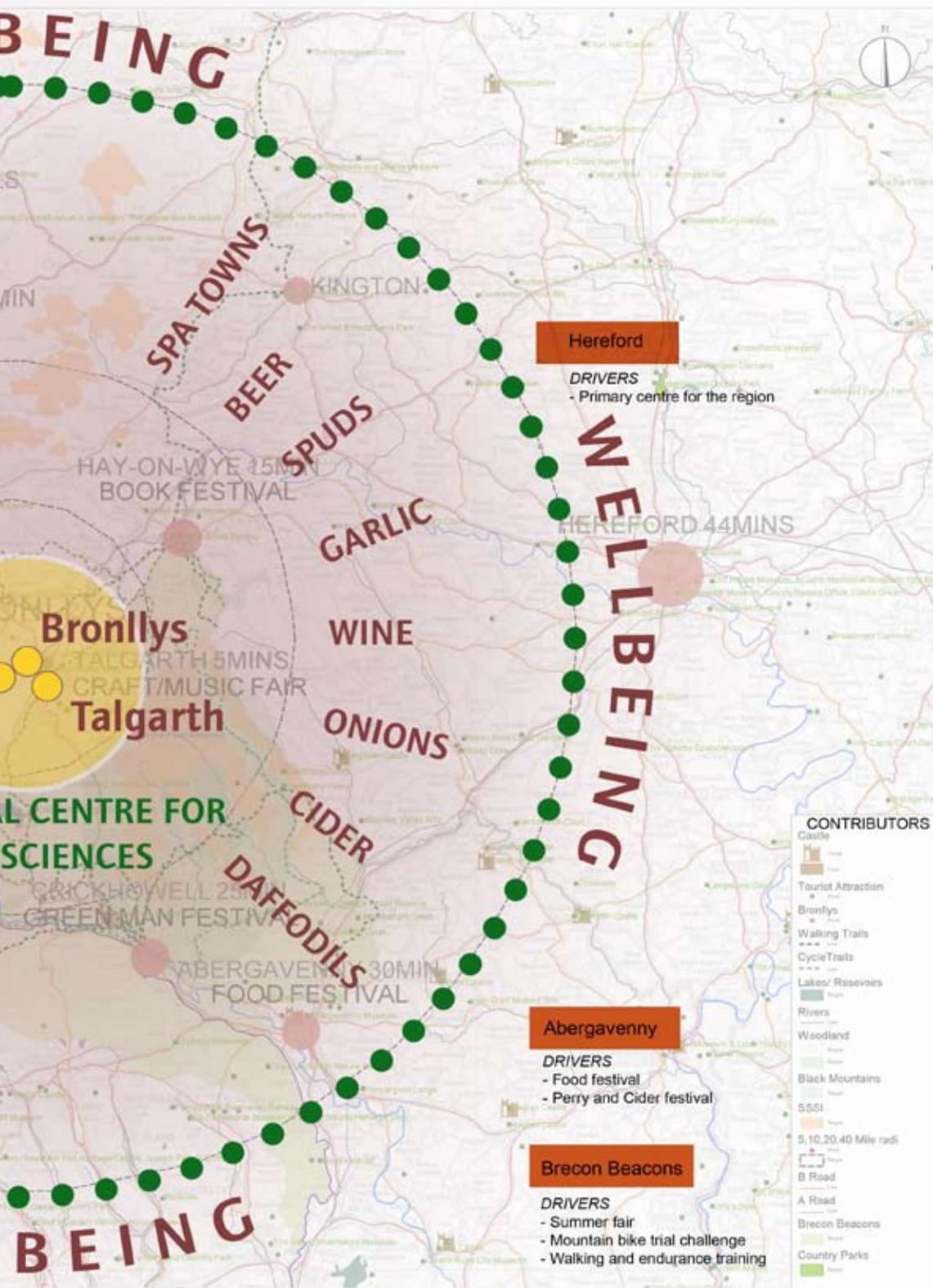


Figure 9 - The Bronllys /Talgarth health nucleus strengthening, and being strengthened by, the regional wellbeing icons, drivers and contributors



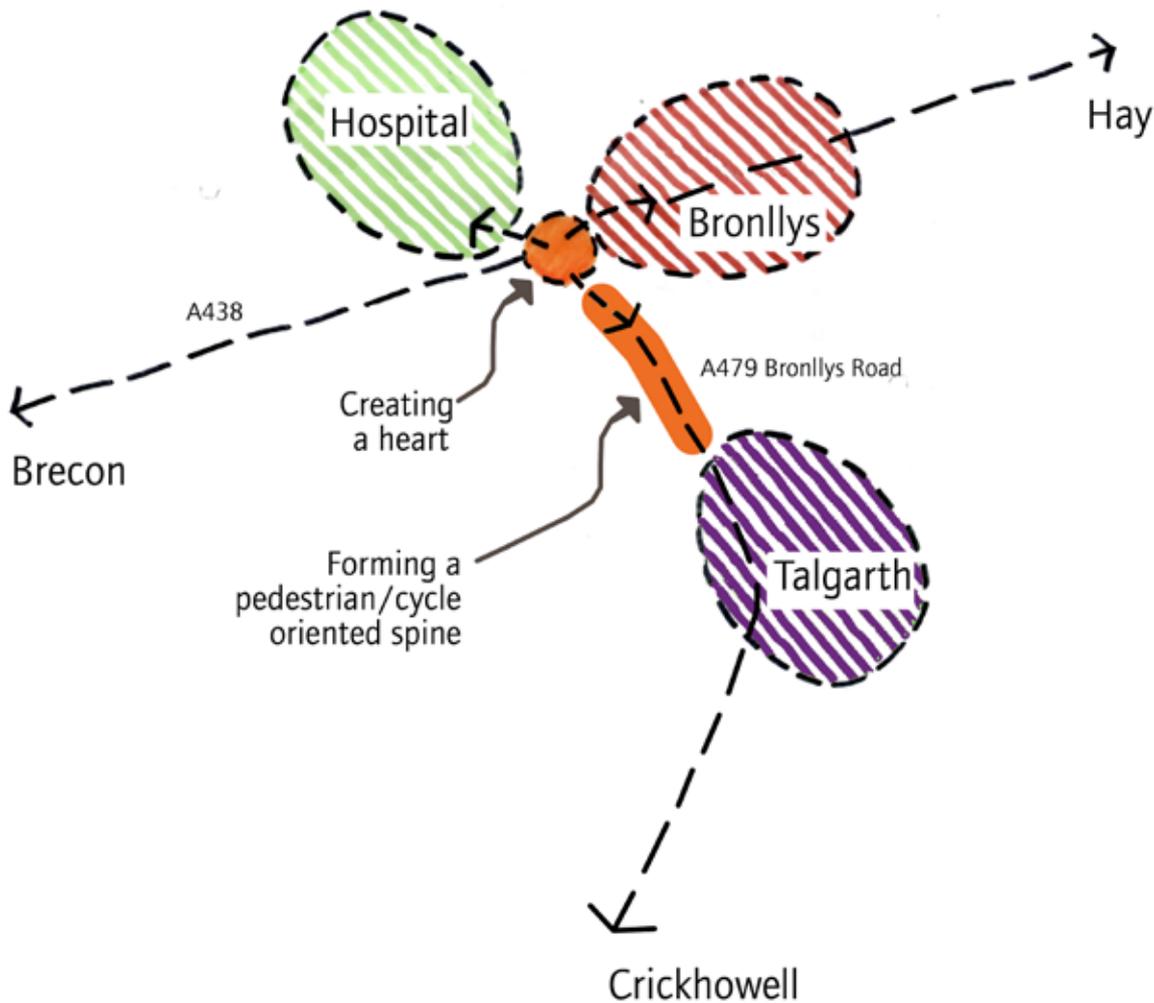


Figure 10 - A diagram of the Bronllys /Talgarth nucleus's physical structure

At the more local level the strategic vision for Bronllys Hospital should provide the spark to ignite renewed interest in securing a productive future for the former Mid Wales Hospital site in Talgarth. If the Bronllys and Talgarth Hospital sites secure complementary uses then a powerful and sustainable destination strategy can be developed for this part of south Powys.

In order to secure the successful strategic development of the Bronllys / Talgarth destination and the delivery of the concept for the Bronllys Hospital site a new form of destination development organisation is required. This is outlined in Section 4.7 of this report.

4.2 The Bronllys/Talgarth nucleus

Figure 10 illustrates the physical structure of the Bronllys/Talgarth nucleus concept.

The nucleus is formed physically by improving the routes and spaces between Bronllys Hospital site, Bronllys and Talgarth to become pedestrian and cyclist oriented.

A cycle path would be introduced onto the A479. The roundabout, to the north of the A479 would be transformed into a public square to serve as the heart of this nucleus. This would become the front door to the Bronllys Hospital site, linking it to Bronllys and Talgarth. The square's design would enable local traffic to progress east onto Bronllys High Street, whilst HGVs would continue south down the A479 and the A438. This passing trade through Bronllys could help to support local facilities and businesses, which would strengthen Bronllys's public realm, local residents access to daily needs and local employment.

The nucleus would be strengthened also by proposing additional accommodation in Talgarth, for the purpose of supporting its local facilities and businesses in Talgarth's centre, improving its viability, vibrancy and attractiveness.

4.3 A vision that benefits local people and visitors

This vision establishes a project of strategic significance that provides the platform for numerous opportunities for local businesses and local community activity engagement.

The scope of these opportunities was identified at the EBD workshop and includes the potential for enterprise beyond direct employment:

- Tourism and leisure enterprises (from hotels, B&Bs, to activity providers to tourist attractions);



Figure 11 - The programme forming the vision

The Proposed Outcomes



Figure 12 - An outline structure plan for Bronllys Hospital site, Bronllys and Talgarth

- Community businesses (such as the local micro brewery, the restored flour mill, Post Office);
- Community cultural groups;
- Suppliers of local produce and services (plumbers to taxi drivers to market gardens);
- Dual-use community facilities on the site (such as sports, social, health, fitness provision).

Developing the local supply chains and developing the multiplier effect of the activities at Bronllys Hospital will have a triple bottom line impact on the local economy:

- More income / new money in the 'system';
- Less leakage / more retention of spending;
- More secondary and indirect job creation.

4.4 Site constraints and design generators

The site offers a unique set of constraints and design generators, which informed the scenarios illustrated in Section 4.6. These include:

- A landscape setting comprising plantations with defined edges, a Mansion House and parkland setting, and a hospital complex and its gardens
- A south facing site fronting immense views of the Black Mountains
- Minimalist period hospital buildings set upon a geometric grid that coincides with the sloping contours
- Views that reach most of the buildings as a result of their massing and positioning to each other; the buildings fall with the site's slope and wide courtyard spaces originally were located between them, in which fruit trees were planted
- A hierarchy of building functions reflected within their form and character, and positions upon the

site. Buildings for 'public' use such as the refectory, the Chapel and the Basil Webb Hall are more iconic in nature, whilst most wards and other utilitarian type buildings are more reserved in their character

The proposed scenarios respond to these points as follows:

- Modest scaled houses are placed sensitively on the woodland's edges as objects within this setting. Proposed new woodlands are located to the east of the hospital buildings and subsequently frame them
- Value is created by positioning proposed buildings such as the bungalows to face the views
- Buildings are positioned on the hospital's existing geometric footprint, and in locations that do not interrupt the key views, although many of the proposed buildings will have wider floor plans than their predecessors to provide flexibility to accommodate changing uses over time
- Courtyard spaces are located between

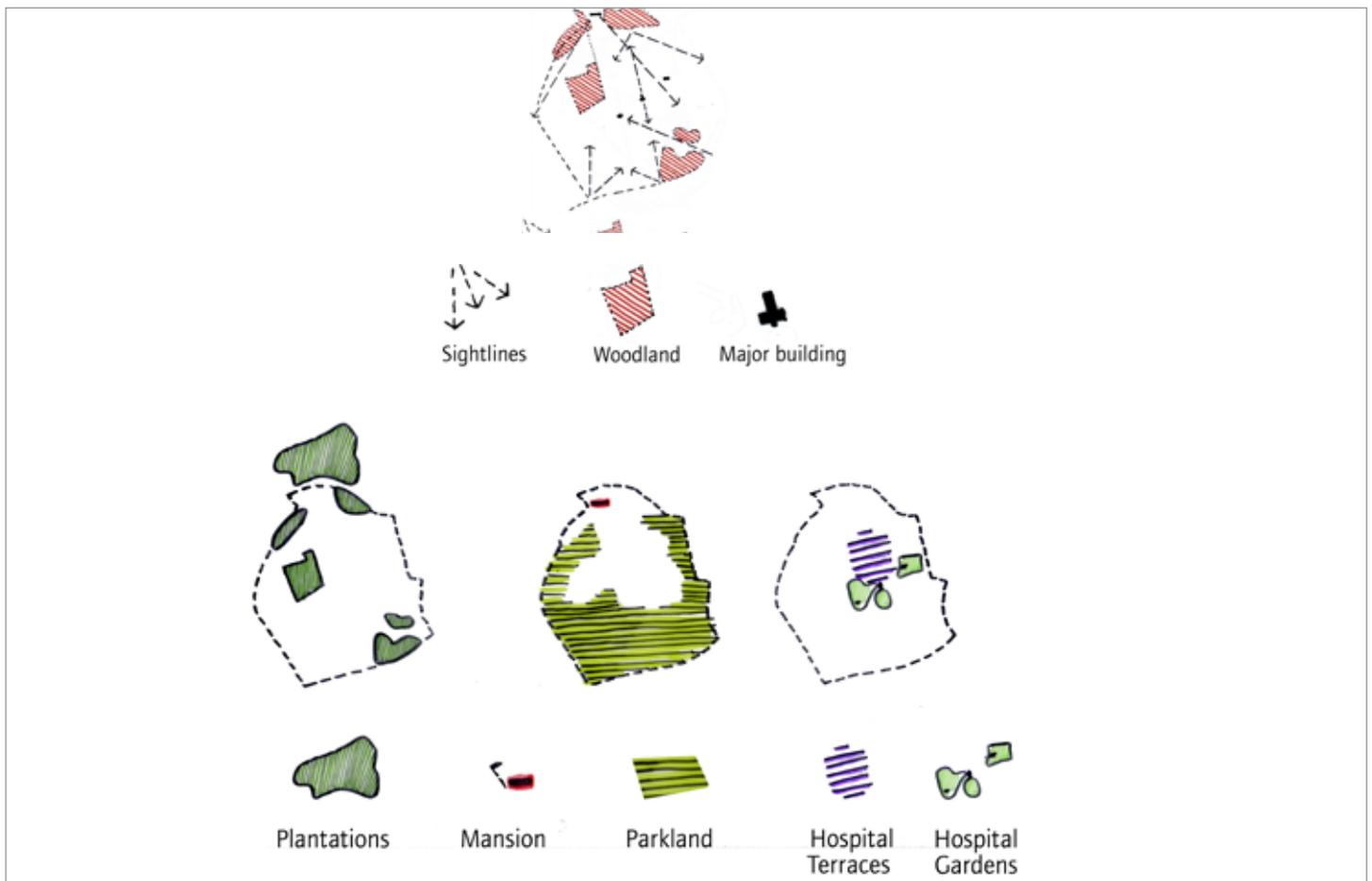


Figure 13 - Diagram of existing key site constraints and design generators

the buildings and are used as semi private spaces that integrate functions located within several buildings, such as the care home and mental health centre, and these may be enclosed with level walls

- Food growing to be encouraged within the courtyard spaces
- The proposed buildings' character will reflect the existing character, and will be more reserved than the 'iconic' buildings (such as the refectory), which remain on site and would front the proposed key east west link through the complex (see Movement and Transport Strategy)

4.5 Scenarios that could form the vision

Five scenarios were produced in the workshop based upon differing landscape, financial and health service constraints. These scenarios are described on the following pages in line with the varying degrees of these key issues and constraints.

Scenario 4 and 5 will create the most value for the local community as it builds a vision for the wider context, and ensures the project's financial feasibility, delivery and implementation by including a quota of new accommodation that will produce enabling funds. This proposal will also produce the highest land values as a result of its sustainable vision and urbanism.

Scenario 4 proposals are located on the land currently owned by the tHB, and Scenario 5 includes proposals located on land owned by others, which forms the sustainable framework for new growth within the wider context.

Scenarios 1 and 2 are fallback options, which are not favoured by either the client or the community. Scenario 1 does not include local health services for the local community and Scenario 2 includes only the minimum that currently exists on site. Neither Scenario 1 nor 2 would create new jobs for the local community, would not strengthen the local economy and would not create a refreshed sense of identity within Bronllys and Talgarth.

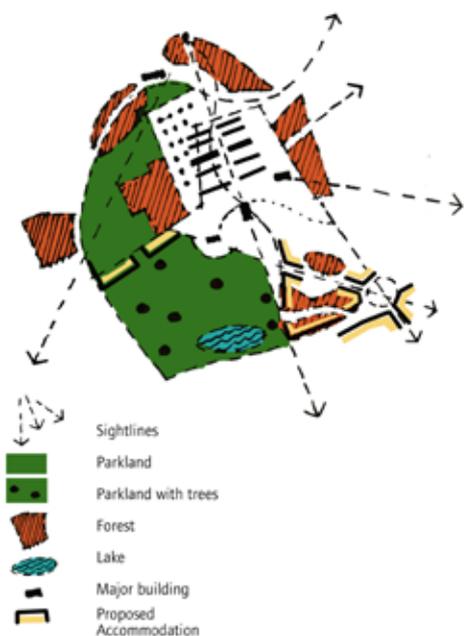


Figure 14 - Diagram of proposed design concept shaped by key constraints

The Proposed Outcomes



Figure 15 - The proposed buildings' character will reflect that of the existing buildings, and will be more reserved than the 'iconic' buildings

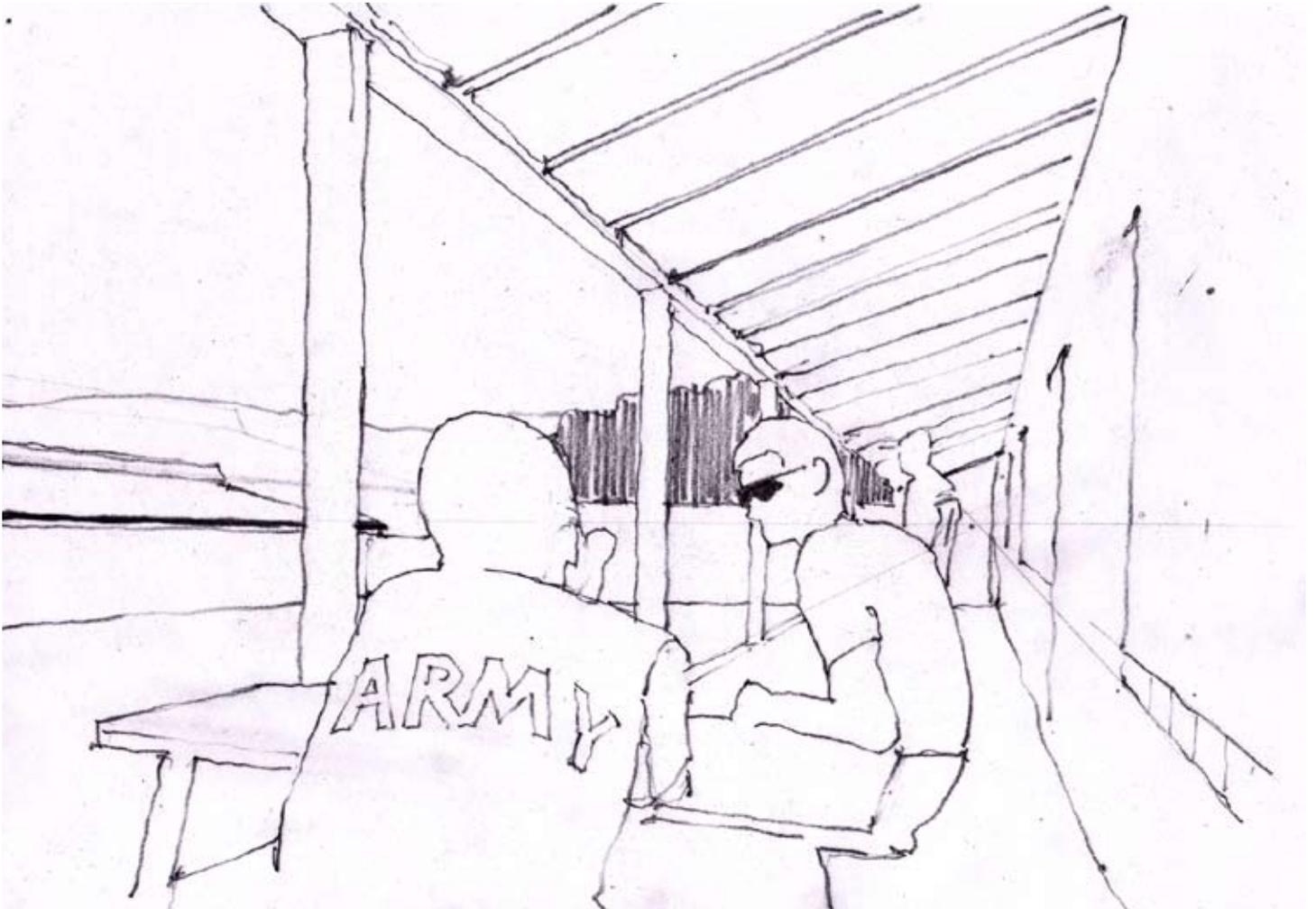


Figure 16 - The rehabilitation patients who served with the military would benefit from the proposed spaces that take advantage of the views, relationship to the countryside and fresh air

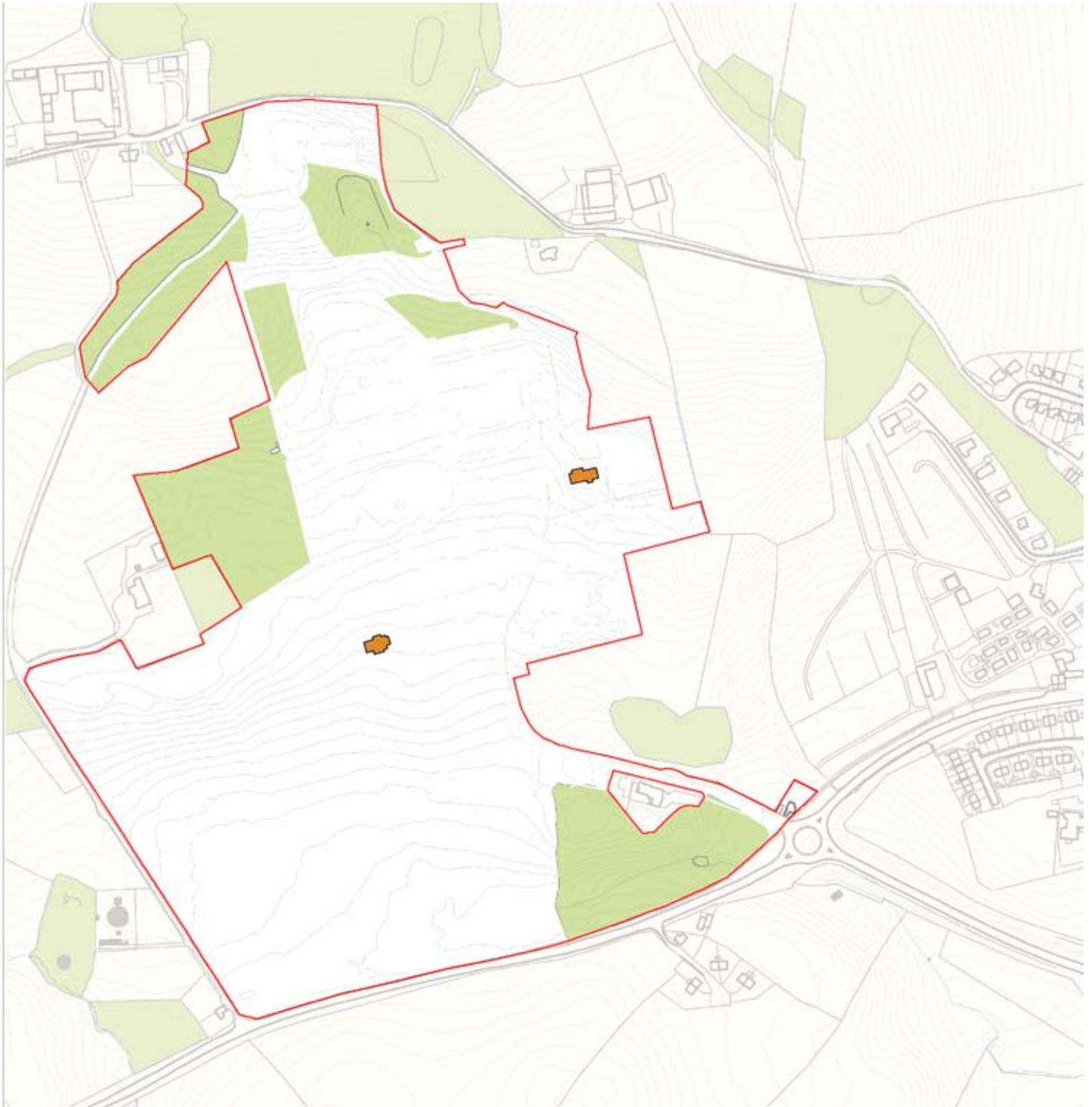


Figure 17 - Scenario 1

Scenario 1

- tHB retains ownership of the site
- tHB incur a management liability on approximately 100% of the 74 acre site
- The Grade II listed buildings remain on site
- The hospital buildings are demolished as no finance is available to maintain their upkeep and conversion

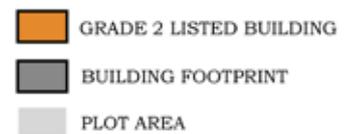




Figure 18 - Scenario 2

Scenario 2

- tHB retains ownership of the site
- tHB incurs a management liability on approximately 75% of the 74 acre site
- The Grade II listed buildings remain on site
- The buildings currently housing health services remain on site to continue to provide accommodation for these services (for a period during which the tHB can financially support the upkeep of these buildings) until alternatives are secured
- The hospital buildings are demolished as this proposal provides no financial solution for maintaining their upkeep or conversion.

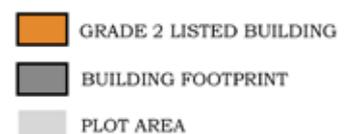




Figure 19 - Scenario 3

Scenario 3

- tHB leases the site to new tenants providing services
- The Grade II listed buildings remain on site
- New flexibly designed buildings are proposed to sit on the existing hospital complex grid layout, where buildings face the view and south facing aspect, and acknowledge the site's slope
- The primary street within the complex is activated by the 'iconic' buildings, the refectory, the sanatorium building and the library
- Financial viability must be attained through a model that depends solely on income generated by new tenants. Failing this, Scenarios 1 and 2 become the default proposal

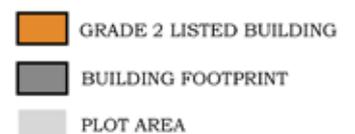




Figure 20 - Scenario 4

Scenario 4

- Not for profit company acquire the site in conjunction with new tenants providing services
- The grade two listed buildings remain on site
- New flexibly designed buildings are proposed to sit on the existing hospital complex grid layout, where buildings face the view and south facing aspect, and acknowledge the site's slope
- The primary street within the complex is activated by the 'iconic' buildings, the refectory, the sanatorium building and the library
- New build accommodation is located on strategic areas of land owned by the tHB, which provides funds to enable the construction of new buildings located on the hospital complex grid layout, and a financially viable proposal. Residential new build accommodation would only be considered under the emerging LDP
- A hospital 'entrance' is proposed, where the existing lodge is mirrored by a new lodge.



Figure 21 - Scenario 5

Scenario 5

- As per Scenario 4 but provides a structural framework in which Scenario 4 can contribute to strengthening Bronllys, Talgarth and the wider context. This includes the proposal of a new public square that knits together Bronllys and the Bronllys hospital site, provides an 'entrance' into the hospital, and new

accommodation located on other landowners' sites.

- GRADE 2 LISTED BUILDING
- BUILDING FOOTPRINT
- PLOT AREA

4.6 Key strategies for Scenarios 4 and 5

Section 4.6 illustrates Scenarios 4 and 5 key strategies. They are landuse, movement and connectivity and masing.



Figure 22 - Landscape strategy

Landscape Strategy

- Three scenarios exist for the landscape strategy:
 1. Do nothing
 2. Fix what is broken - this particularly applies to tree management
 3. Create a grand gesture, such as restoring the lake in the south west corner of the site
- The existing landscape is teardrop

shaped and focussed on the mansion house. Rehabilitation would concentrate on restoring the ha-ha, removing the rhododendrons and restoring the view

- New development would occupy the teardrop shape and nestle in the landscape, rather than dominating it

-  SIGHTLINES
-  LAKE / WATER BODY
-  FORMAL / RECREATIONAL GREEN
-  PARKLAND SETTING
-  ORCHARD
-  PROPOSED & EXISTING WOODLANDS

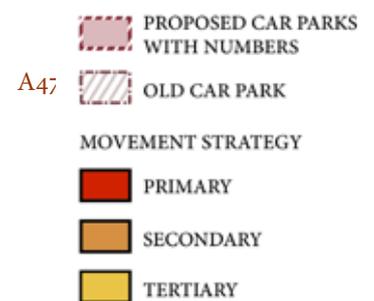


Figure 23 - Movement and Connectivity

Movement and Connectivity Strategy

- The east-west street immediately to the south of the refectory building would become the main east west axis for the entire site
- The primary north / west link would be the pedestrian spine, covered only by its roof

- The roundabout would be designed to become a square, where traffic flow would continue unimpeded through a new urban context
- The previously existing eastbound footpath to the caravan site would be reinstated to link with Bronllys village
- Improvements would be made to pedestrian and cycle routes on the



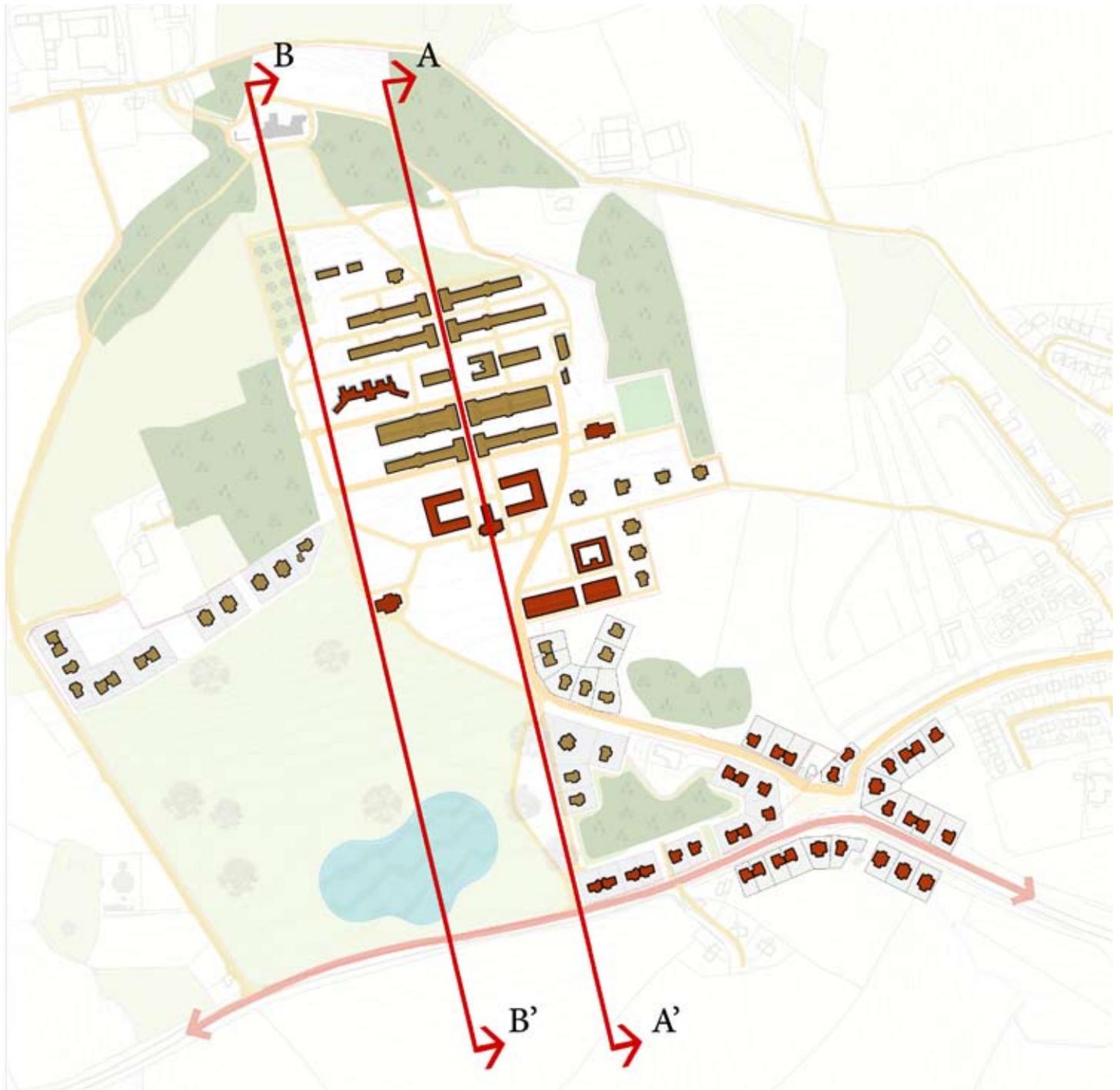


Figure 24 - Massing Diagram

Massing Diagram and site sections

- New buildings on the existing hospital footprint would be one storey high to allow views over their roofs
- The site sections in Figure 25 also illustrate the massing through the site
- New buildings would be designed to

have a single bay's width or a double bay's width along a corridor. This would provide a variety of accommodation to suit a multitude of needs currently and in the future



The Proposed Outcomes

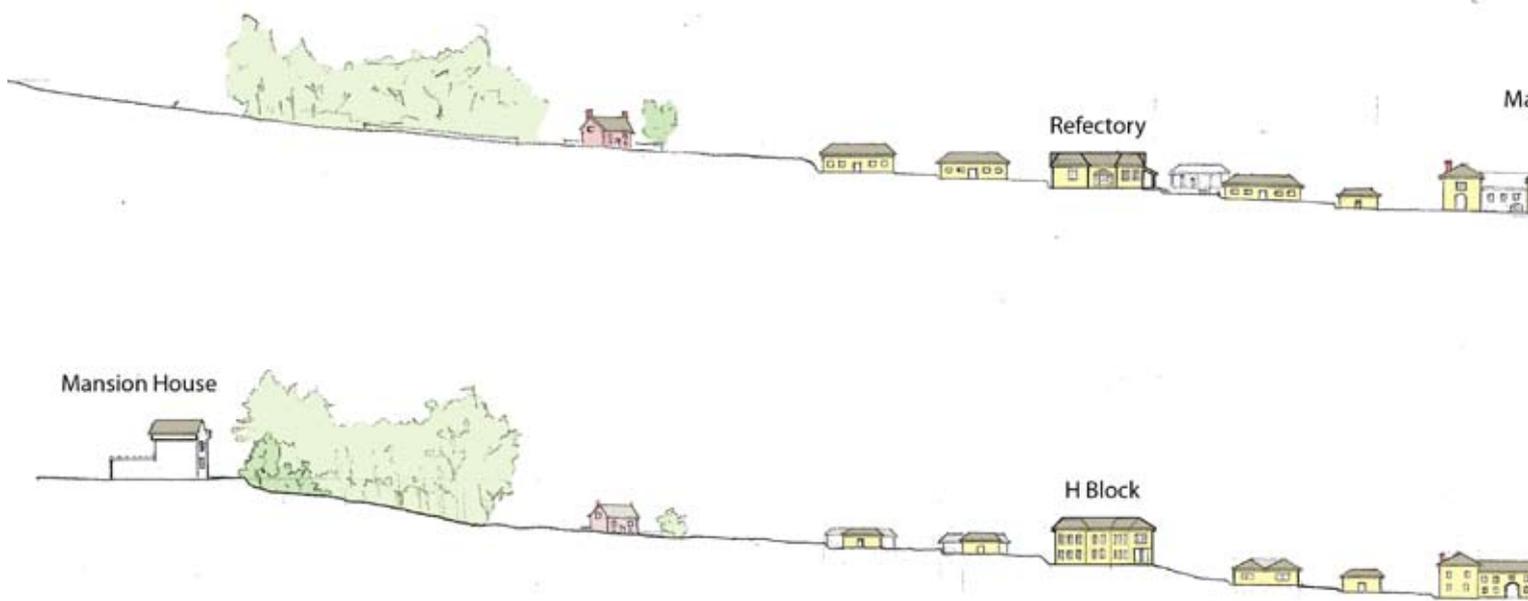
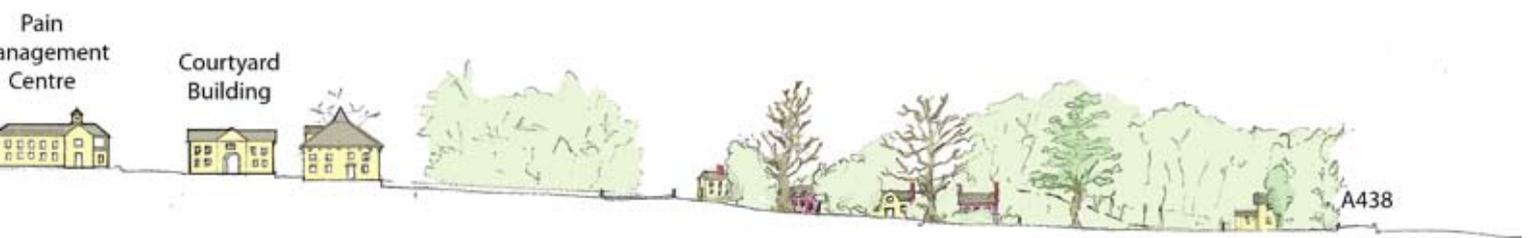


Figure 25 - Site sections illustrating massing



The Proposed Outcomes

4.7 Key views of existing and proposed spaces

Section 4.7 illustrates photos of key views as they currently exist, coupled with an artist's impression on the adjacent page of how they would look in line with the Masterplan proposals.



Figure 26 - Existing roundabout on the A438



Figure 28 - Existing view entering the site



Figure 27 - Proposed transformation of the roundabout into a public square

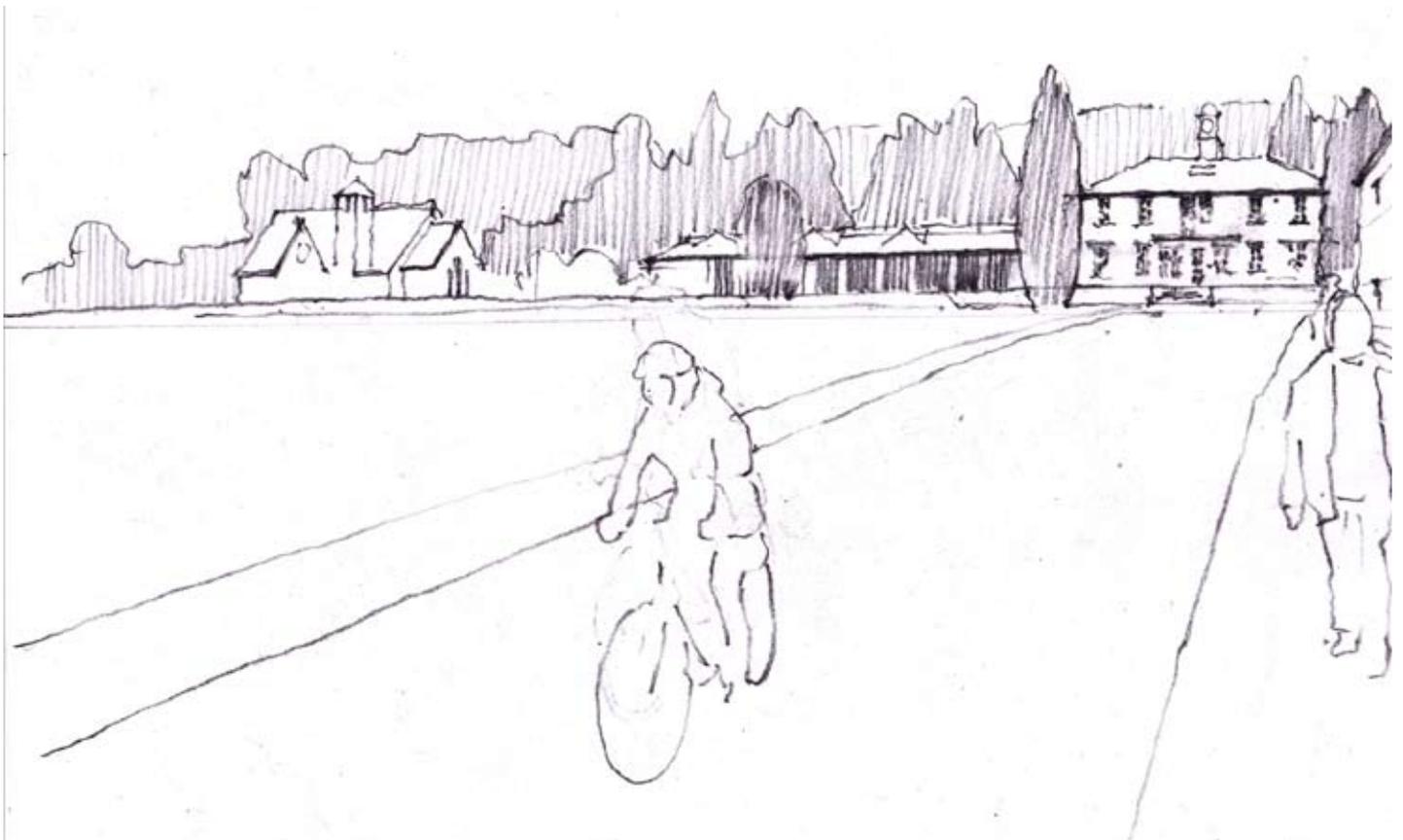


Figure 29 - Proposed view entering the site

The Proposed Outcomes

4.7 Key views of existing and proposed spaces (continued)



Figure 30 -Existing view of nursing home



Figure 31 - Existing view of the woodland edge fronting the site



Figure 32 - Proposed view of nursing home



Figure 33 - Proposed view of the woodland edge fronting the site

The Proposed Outcomes

4.7 Key views of existing and proposed spaces (continued)



Figure 34 -Existing entrance to hospital



Figure 35 -Proposed entrance to hospital

4.8 Implementation strategies

Planning

Powys CC and the local planning and development team indicated that they would be supportive of promptly implementing a site proposal that evolves and is focused upon healthcare uses, community facilities and affordable housing. This includes the re-use of key existing buildings for alternative uses under current planning policy.

Implementation

Implementation will vary for each scenario due to aforementioned constraints. Implementation strategies for each of the scenarios have been outlined as follows.

Scenarios 1 and 2

These scenarios assume that constraints forbid accommodation that would have enabled a financially viable mixed use development.

The implementation strategy for Scenario 1 would be to find a buyer for the site, followed by relocating all existing health services and administrative activities currently on the site. It is likely that demolition of the existing hospital buildings apart from the Grade 2 listed buildings, the chapel and the Basil Webb building would commence either by the new site owner or the tHB. The new owner would be responsible for the site's maintenance.

Scenario 1 benefits

- Grade 2 buildings remain
- Parkland setting remains unchanged

The Proposed Outcomes

Scenario 1 weaknesses

- The scenario puts the tHB in a position where financially it is unable to maintain the health services currently located on site
- Local residents lose current health facilities located on the site
- The hospital's built heritage which underpins much of Bronllys's identity and character would be demolished

The implementation strategy for Scenario 2 would be to find a buyer for the whole site or the parts of the site which currently do not accommodate health services, whilst the current health facilities and the buildings remain open to the public, which would continue to be run by the tHB. Buildings that do not accommodate current health services, apart from the Grade 2 listed buildings, would be subsequently demolished.

Scenario 2 benefits

- Some existing health services on site remain
- Grade 2 buildings remain
- Buildings accommodating health services remain
- Parkland setting remains unchanged

Scenario 2 weaknesses

- The scenario puts the tHB in a position where financially it is unable to maintain the health services currently located on site
- Buildings do not meet long term functional requirements
- The hospital's built heritage which underpins much of Bronllys's identity and character would be demolished

Scenarios 3, 4 and 5

The implementation strategies for Scenarios 3 and 4 would be for the tHB to lease their land to service operators and commence a phasing process, which includes relocation of services within the site, demolition, and the addition of new services and accommodation. Figures 36-41 provide the phase stages.

Implementation for Scenarios 3, 4 and 5 which include residential development within their proposal could be affected by the following constraints:

- Landscape and built conservation
- The current depression of the UK land and residential sales market
- The unlikelihood of building consent for development to occur prior to an adoption of the site for strategic development under the LDP

Scenario 3 benefits

- Some of the existing health services on site remain
- Grade 2 buildings remain
- New flexible and sustainable buildings are introduced onto the existing hospital grid layout
- Parkland setting remains unchanged

Scenario 3 weaknesses

- This scenario is dependent upon the tHB finding monies beyond the project's remit to fund the new buildings

Scenario 4 benefits

- Existing health services on site remain
- Grade 2 buildings remain
- New flexible and sustainable buildings are introduced onto the existing hospital grid layout
- New build accommodation is sensitively located on tHB owned land, which can provide funding for enabling works and subsequent works
- Parkland setting is enhanced by placing beautiful buildings within the landscape

Scenario 4 weaknesses

- Cadw is opposed to a proposal that introduces new buildings into the parkland
- The unlikelihood of building consent for development to occur prior to an adoption of the site for strategic development under the LDP
- The current depression of the UK land and residential sales market may affect sales if it continues

Scenario 5 benefits

- All points as per Scenario 4
- The long term growth strategy, of which Scenario 4 is a part, strengthens Bronllys and Talgarth by improving the character of the Brechen Road, introducing a public square that acts

as the heart of both Bronllys and the hospital site, and encourages local traffic to move through Bronllys High Street, whilst enabling HGV vehicles to pass through the square and continue southwards.

- Development within a five minute's walk to Talgarth's town centre is proposed, which will increase Talgarth's density and help to support its local shops and facilities.

Scenario 5 weaknesses

- Cadw indicated its opposition to a proposal that introduces new buildings into the parkland, which would form part of the public square
- The unlikelihood of building consent for development to occur prior to an adoption of the site for strategic development under the LDP
- The current depression of the UK land and residential sales market may affect sales if it continues

Scenario 3, 4 and 5 would comprise a mix of housing types and tenures. Currently, the highest, and only significant, development land values in South Powys are for open market residential development. The LDP for the Brecon / Talgarth / Hay area stipulates a housing demand for 767 homes. This includes a 36-50% affordable housing quota to meet local need. The 767 total can be divided as follows:

- 384 open market homes
- 207 intermediate tenure (shared ownership etc)
- 176 socially rented

Expert advice attained during the EBD workshop suggested that the Bronllys Hospital site should provide 100 homes, built at a rate of 20 per year in 'normal' market conditions. This figure includes 30-35% of affordable units.

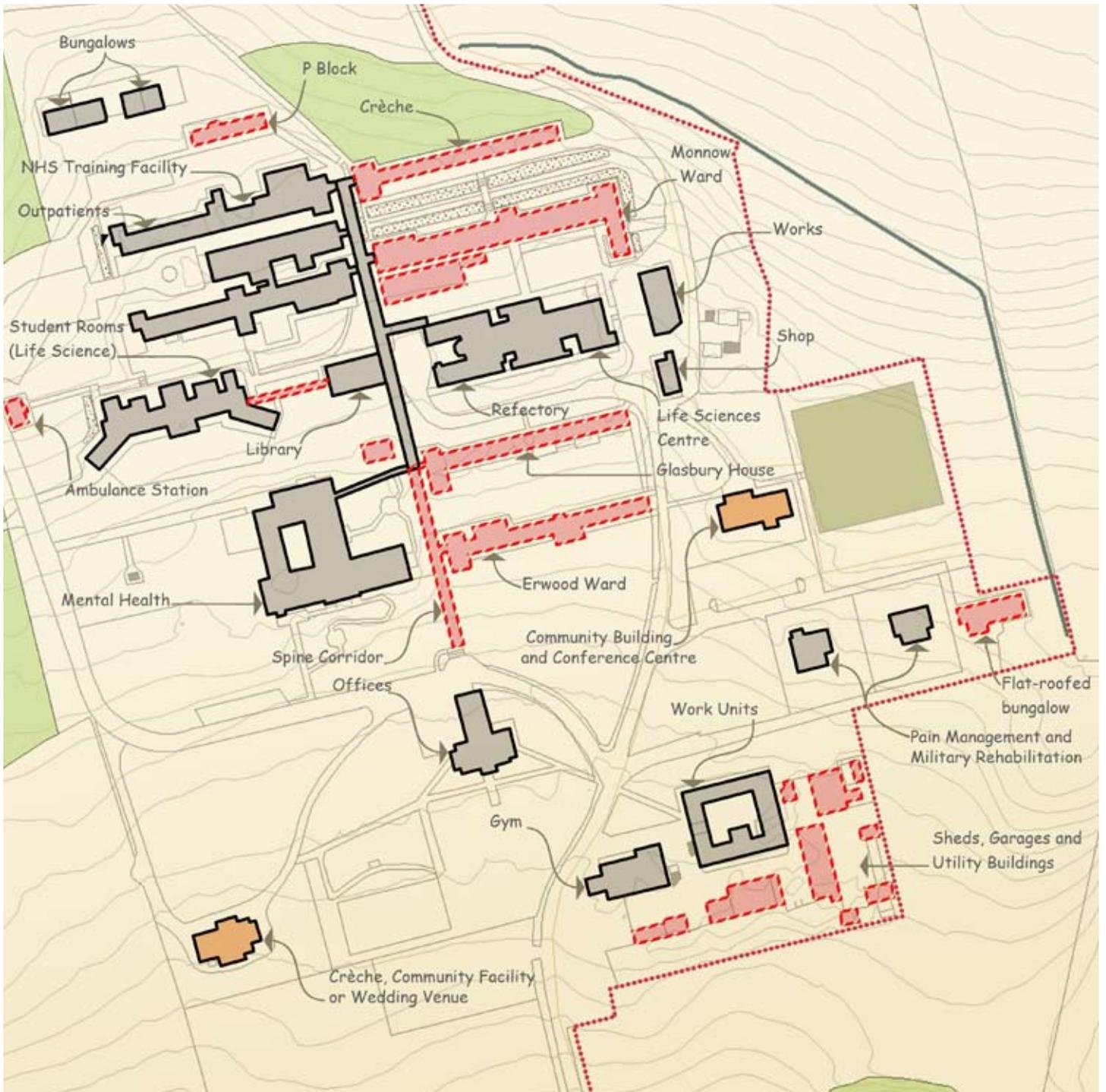


Figure 36 - Phase 1 (of Scenario 4 and 5)

Phase 1 (of Scenario 4 and 5)

- Demolition of buildings outlined with red hatching - workshops, ambulance station, I.T. Department, P Block, 1950s bungalow, Hillview, Glasbury House, Monnow Ward and Erwood Ward
- Removal of southern portion of covered walkway
- Office retrofitting removed from

- Basil Webb Hall, which is then rehabilitated
- Courtyard refurbished for work units
- Hafren Ward refurbished to accommodate decantees from Monnow Ward and academics
- Introduce phase of Life Sciences offices into the existing 'iconic' buildings

	DEMOLISHED BUILDING
	CURRENT PHASE NEW BUILD
	PREVIOUS PHASE NEW BUILD
	EXISTING BUILDING
	LISTED BUILDING
	OWNERSHIP BOUNDARY

The Proposed Outcomes

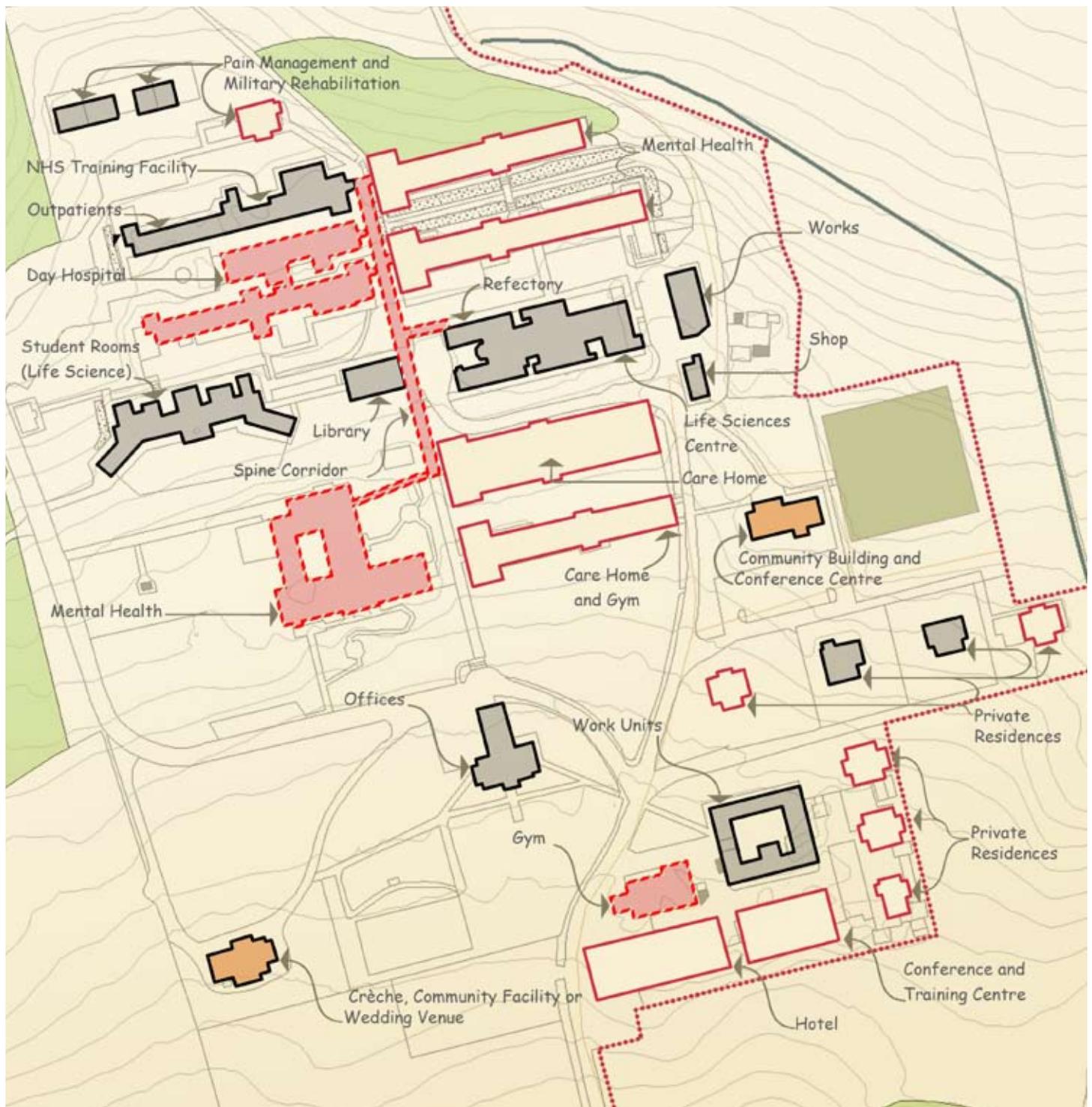


Figure 37 - Phase 2 (of Scenario 4 and 5)

Phase 2 (of Scenario 4 and 5)

- Demolition of AMI/Felinde (mental health unit), Llewellyn Ward, Day Hospital, concert hall and remainder of spine building
- Construction of six bungalows, five of which will be used as private residences and one which will be used to accommodate pain management or military rehabilitation patients.

- The bungalows shall be designed to reflect the architectural character of the existing bungalows
- Construction of a new mental health centre
- Construction of a 60 bed care home (to include a gym during this phase)
- Construction of a hotel and conference centre

- Construction of new offices, training centre and media room
- Construction of a new mental health centre

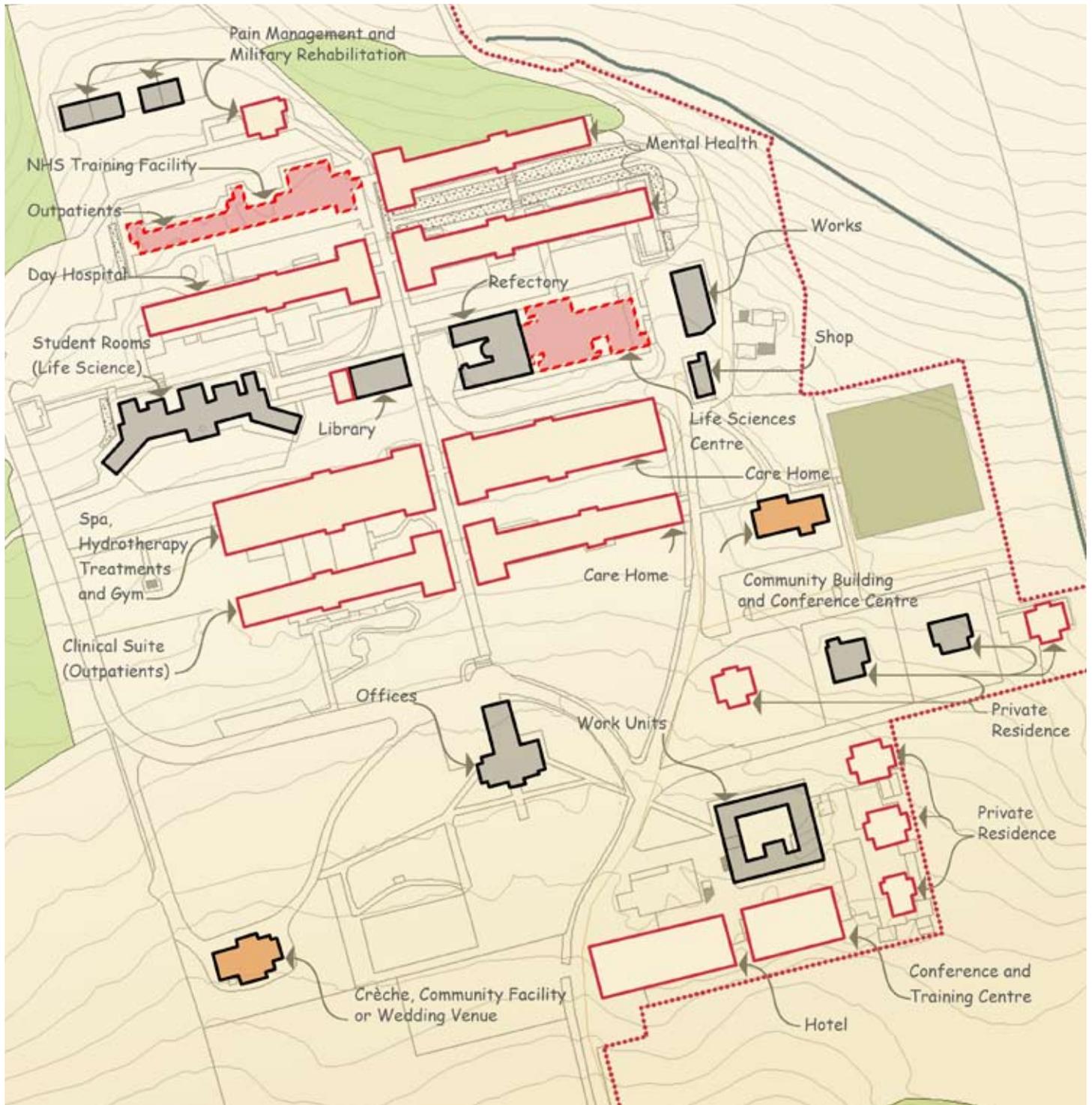


Figure 38 - Phase 3 (of Scenario 4 and 5)

Phase 3 (of Scenario 4 and 5)

- Demolition of Outpatients Ward and eastern half of the dining hall
- Construction of clinical suites (outpatients), thermal spa and hydrotherapy unit, gym, sports/fitness injury unit and treatment rooms
- Construction of Life Sciences wing
- Pain Management Centre refurbished



The Proposed Outcomes

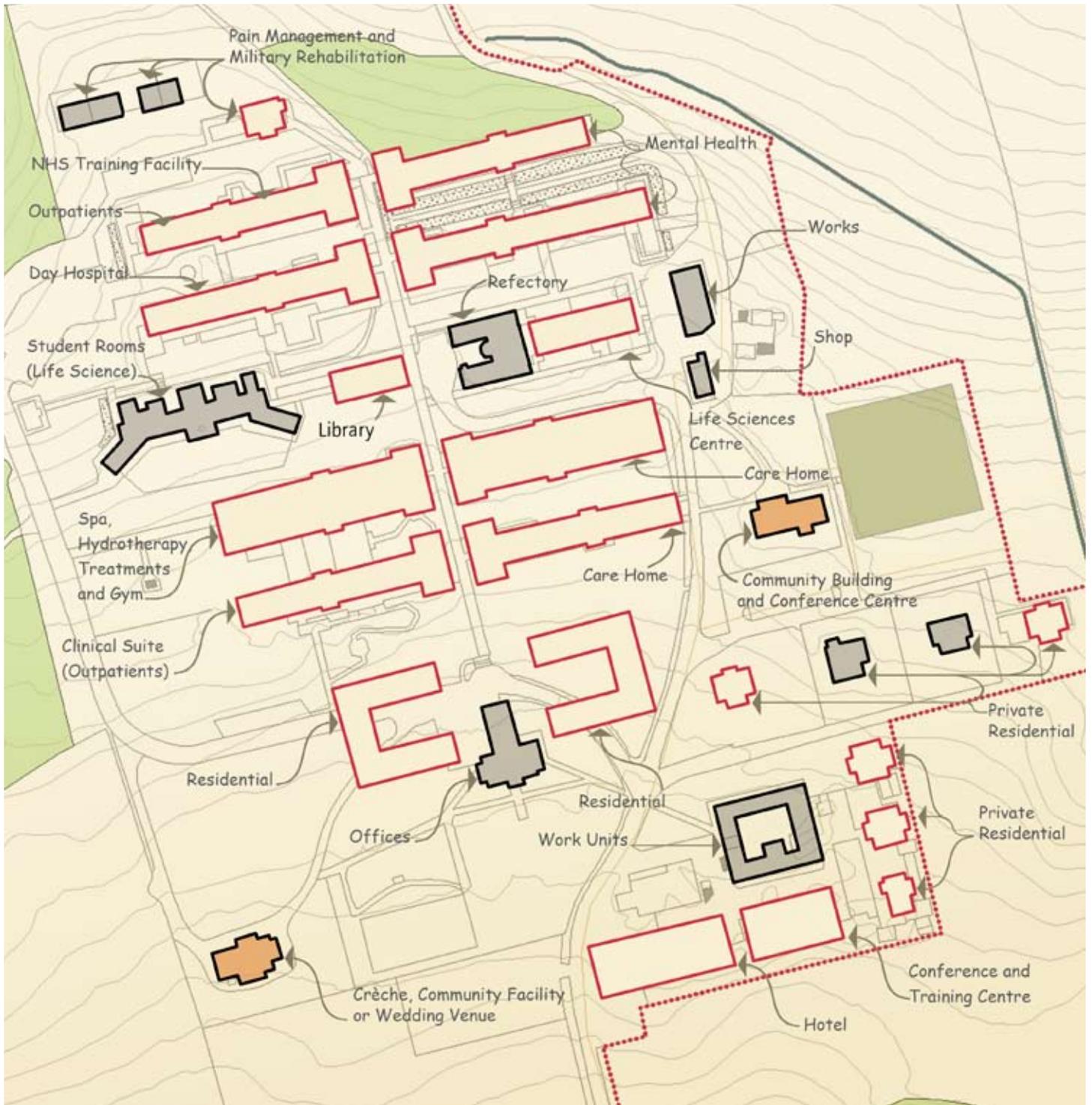


Figure 39 - Phase 4 (of Scenario 4 and 5)

Phase 4 (of Scenario 4 and 5)

- Construction of residential units to the east and west of the Pain Management Centre
- Construction of additional Life Sciences wing

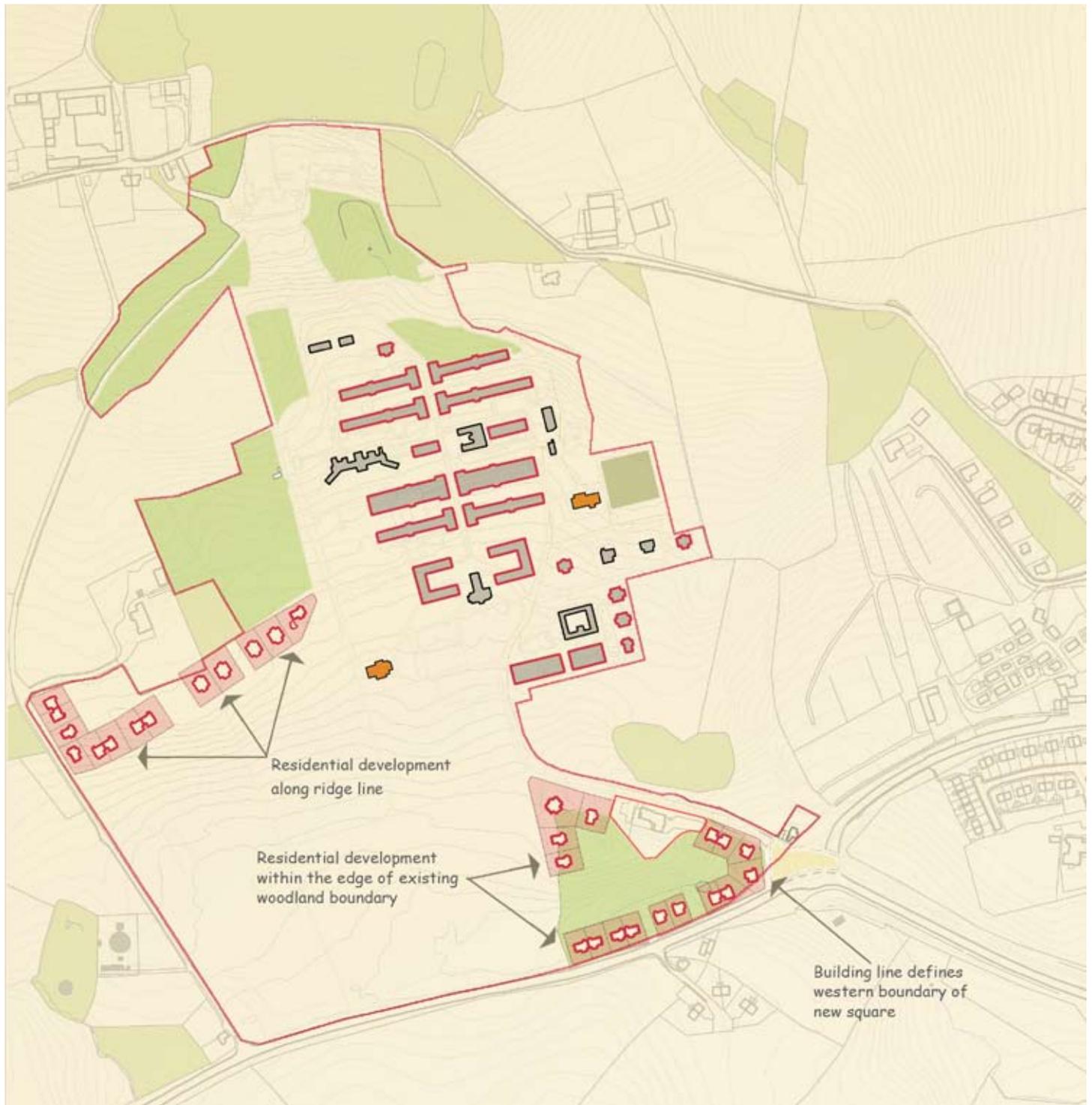


Figure 40 - Phase 5 (of Scenario 4 and 5)

Phase 5

- Construction to transform the existing roundabout surface into a square, fronted by new accommodation on its western edge
- Construction of accommodation upon the southern woodland edge
- Construction of accommodation along western ridge line
- Continued management of landscape



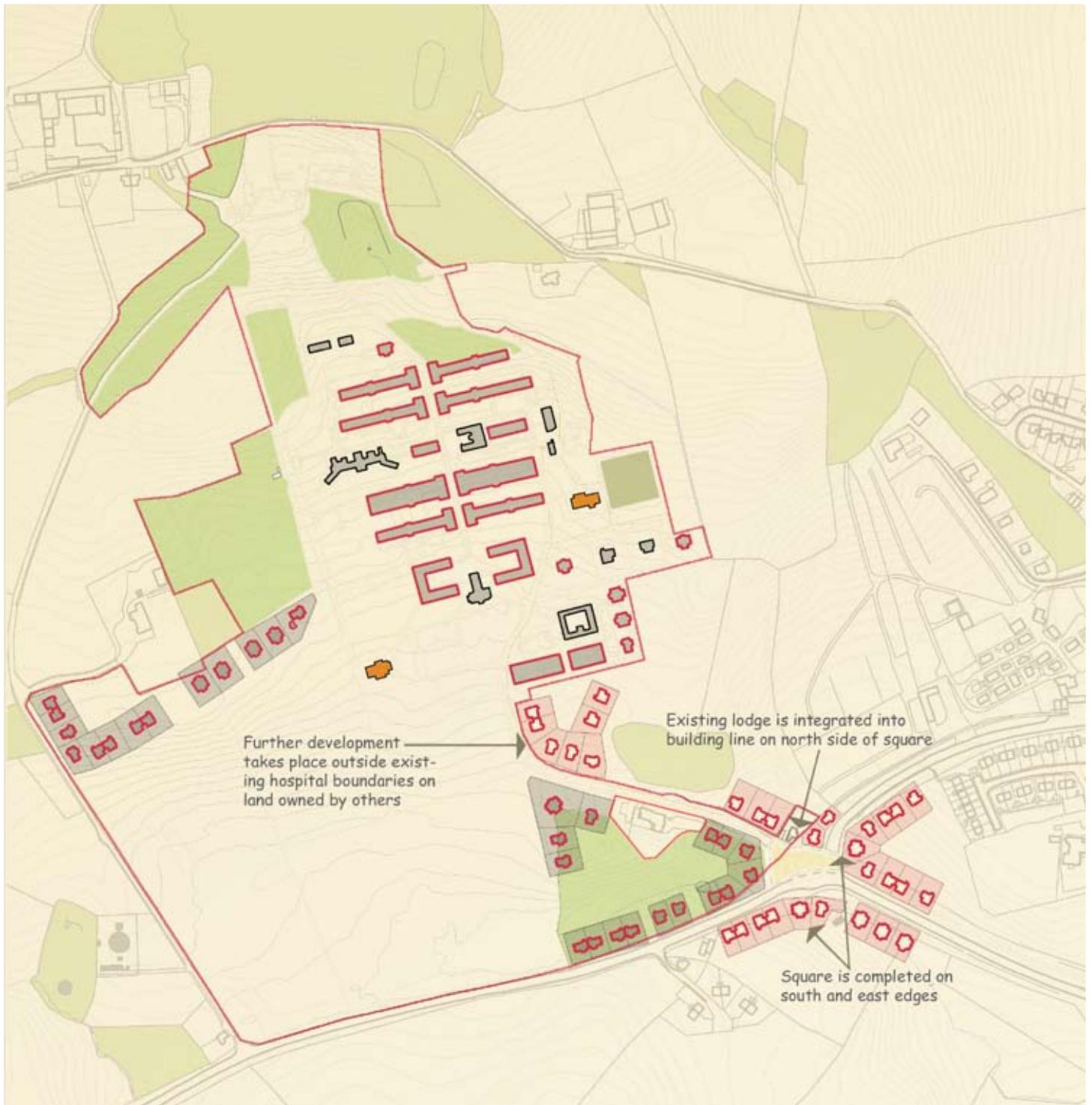


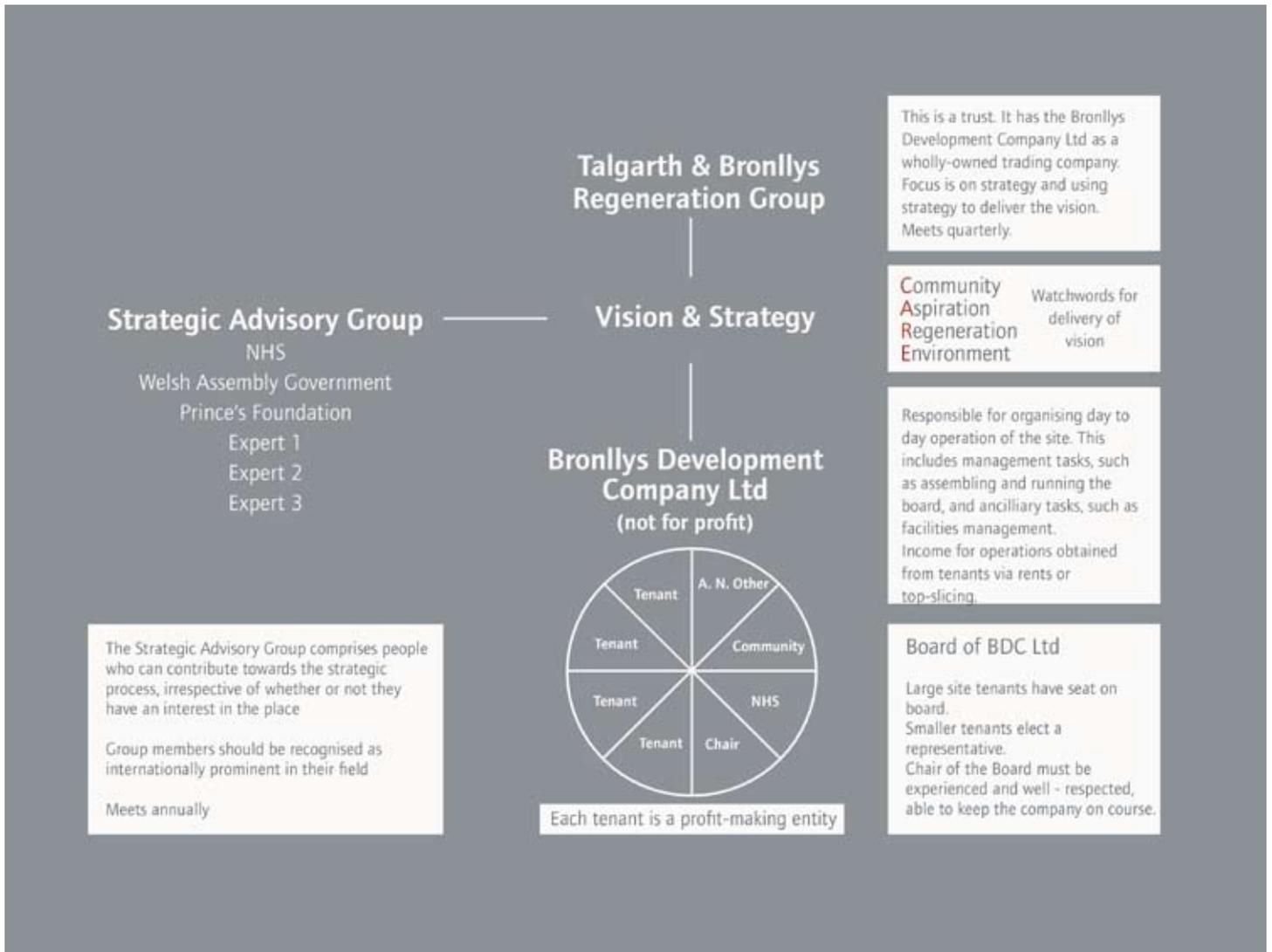
Figure 41 - Phase 6 (of Scenario 4 and 5)

Phase 6 (of Scenario 4 and 5)

- Construction of development on the remaining three sides of the new square (the south may remain unbuilt to allow views into the square)
- Construction of development on areas of land illustrated, which are owned by others



Figure 42 (opposite page) - Diagram of the Delivery Model



4.9 Delivery strategy and model

The Prince's Foundation recommends an organisational structure that is based upon successful business models that exist in many rural destinations in Europe and North America. This structure can be used for developing the concept and taking this project forward. It is based upon creating an organisation that:

- addresses the development aspirations of the destination as a whole; and
- is structured and populated by the expertise and skills needed to deliver a strategic vision as proposed for Bronllys

The international model of destination development as shown in Figure 42 also ensures an inclusive approach by establishing community and local business

fora (topic and area focused) to bring together all interested parties.

The recommended organisation would be a not-for-profit company limited by guarantee with a Board of Directors and an independent chair. The Company would be the owners of the land (leasehold or freehold) and would have a wholly-owned operational company to (i) deliver core services and activities to a series of tenants (who will pay an appropriate rent for their use of land and buildings) and (ii) undertake commercial activities as required. The details of the organisation's structure would need to be agreed between Welsh Assembly Government and tHB.

The Board of the Development Company would be advised by a specially constituted 'Strategic Advisory Panel', as well as by (i) an annual community forum and (ii)

representation from the on-site tenants.

A Board of representatives from the following organisations would be assembled.

- Independent Chair;
- Powys tHB;
- Local community;
- Welsh Assembly Government;
- Tenants;
- Local authority.

There would be a small-scale Executive Team working directly to a Management Committee of the main Board responsible for day-to-day running of the site.

Local community tenant and specialist interest in the project will be nurtured through the establishment of topic or theme based action groups that represent the site's core activities / interests.

5.0 Conclusions and Recommendations



Figure 43 - Looking through to the future

Powys tHB believes that there are exciting opportunities to deliver a sustainable vision for the regeneration of the Bronllys Hospital site and its wider context. This would be based on a nationally and regionally important centre for health; a nucleus comprising the Bronllys Hospital site, Bronllys and Talgarth.

This centre for health would be strengthened by, and strengthen, the regional offer of wellbeing activities within its vicinity, which would create a powerful long stay visitor magnet. For local residents, this synergy would provide a rich range of health facilities, daily needs, a refreshed local sense of place, new jobs and a boost to the local economy.

Stakeholders, The Prince's Foundation and the Client recommend that the vision in the form of Scenarios 4 and 5 and their supporting strategies are submitted as a representation in the forthcoming LDP. The new LDP seeks to identify opportunities for the generation going forward and to this end the scenarios and supporting strategies developed in co-ordination with the community present a key planning case for the resilient evolution of Bronllys and its neighbouring communities.

Whilst certain improvements such as new community facilities, shops and leisure facilities are desirable, these are likely to have to be delivered in conjunction with additional housing in order to make them

commercially viable. Such development will also provide an increased population within the village to use facilities as well as help retain expenditure within the village from the existing community which is currently spent elsewhere.

Whilst there will undoubtedly be other sites and locations put forward, the robust and comprehensive engagement process ensures that the scenarios and strategies are aspirational, grounded in commercial realities and yet, ultimately deliverable.



Figure 44 - A vision of health; restored views to the landscape

The Prince's Foundation for the Built Environment seeks to improve the quality of people's lives by helping to build and improve communities that are beautiful, long lasting and healthy for people and the planet.

We believe that if we can understand and apply time-tested principles, building once more in a sustainable way, we will reap improvements in public health, in livelier and safer streets and in a more affordable lifestyle for families and individuals. The Prince's Foundation for the Built Environment believes that building in a sustainable way will reap benefits for communities and result in neighbourhoods that accrue higher value over time.

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