

Background

City of Wolverhampton Council is planning to create a modern health & wellbeing facility and new homes on the site of the former Oxley Day Training Centre. A feasibility study of the vacant, Council owned, Probert Road site has been undertaken for the new development. The project design has been shaped following talks with stakeholders and a successful summer community event. An application for outline planning permission for the development is to be submitted later this year.

The Council has been working closely with the NHS Black Country Integrated Care Board, Oxley Stafford and Probert Surgeries, Royal Wolverhampton NHS Trust & Primary Care Network and Black Country Healthcare NHS Foundation Trust to develop a clinical service model that would provide: valued Council health and family services with integrated general medical services; more integrated working between primary care, community services, social care and secondary care providers; accommodation for local GP practices; a base for community nursing teams and multi-use clinical bookable suite to support local delivery of 'out of hospital' services. The residential accommodation proposal will include an opportunity for key worker homes and affordable living.



Existing Site Plan & Location



"This is an ambitious proposal that makes use of a brownfield site that is no longer in use. It will provide invaluable health & wellbeing services for the local community and will also help deliver more and better homes in Oxley."

City of Wolverhampton Council Cabinet Member for City Assets and Housing, Cllr Bhupinder Gakkhal

Key benefits

- + Activating disused site and providing access to Rakegate Woodland
- + Improving the public right of way
- + New self & custom build homes
- + Modern integrated health, wellness and community facilities

Key Facts

- Health & Wellbeing Facility
 - + GP Practices & supporting spaces
 - + Clinical and consultation spaces for additional services
 - + Council Health and Social Care Services
- Residential Accommodation
 - + Affordable key worker homes

Site Analysis



Self & Custom Build Homes

What is meant by self & custom build?

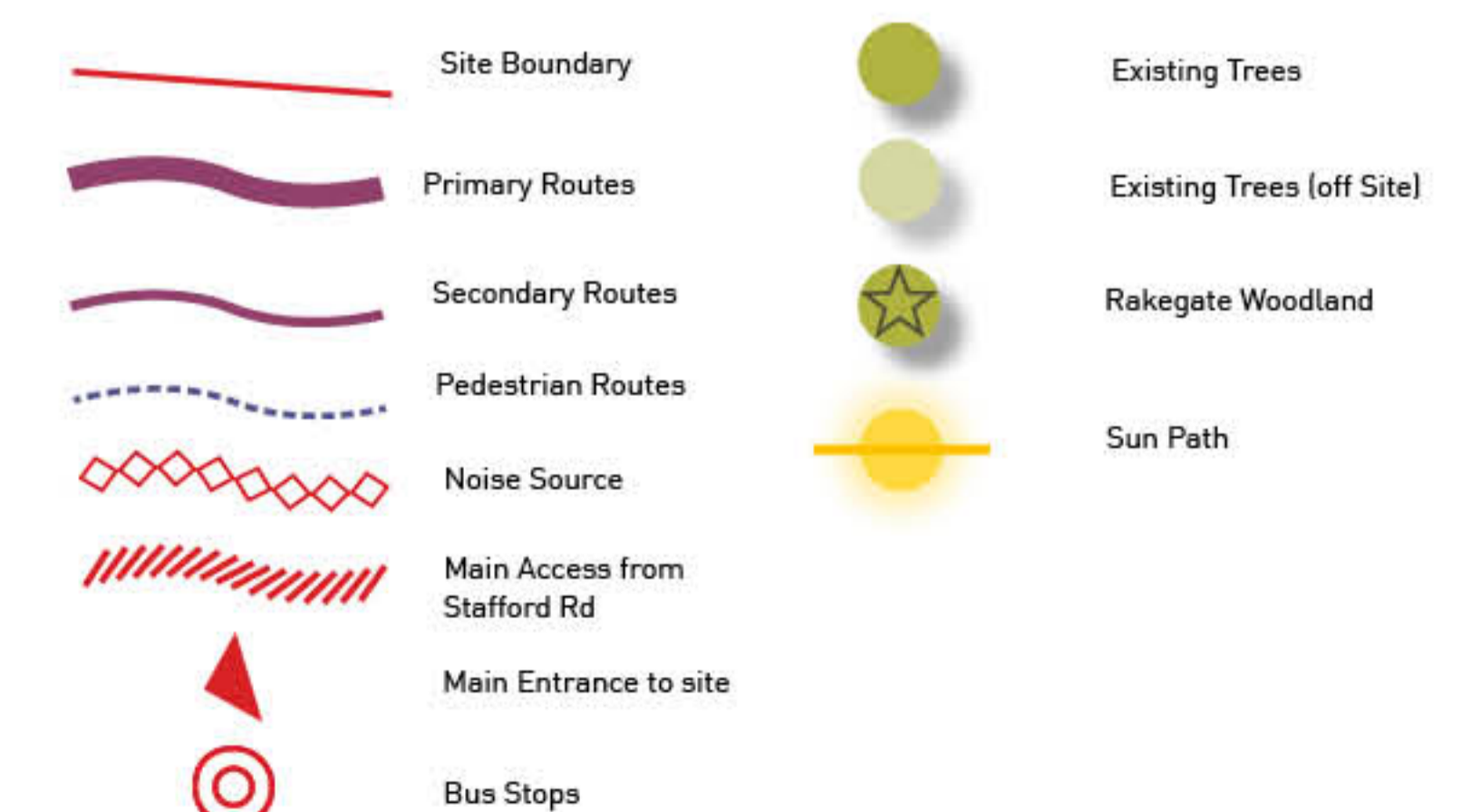
Self & custom build homes are a variety of house types and ways of building. It can include flats to detached houses. Homes can be built as DIY, commissioned from local architects and builders, or custom off-plan from a custom-build provider.

Why are self & custom build homes being proposed?

Councils have a statutory duty to help custom and self-builders access plots. This duty is set out in the Self-build and Custom Housebuilding Regulations 2016 and the Self-build and Custom Housebuilding Act 2015.

What are the benefits of self & custom build housing?

Self & custom build provides more affordable and sustainable housing market opportunities as well as affordable, or social, housing for those who cannot access market housing. Creating custom and self-build housing supports the local economy by providing opportunities for local construction industry such as builders, suppliers and tradespeople.



Stakeholder Engagement

The Oxley Health & Wellbeing Facility and New Homes is a co-produced development. This means that feedback from the community has been gathered to shape the design at an early stage.

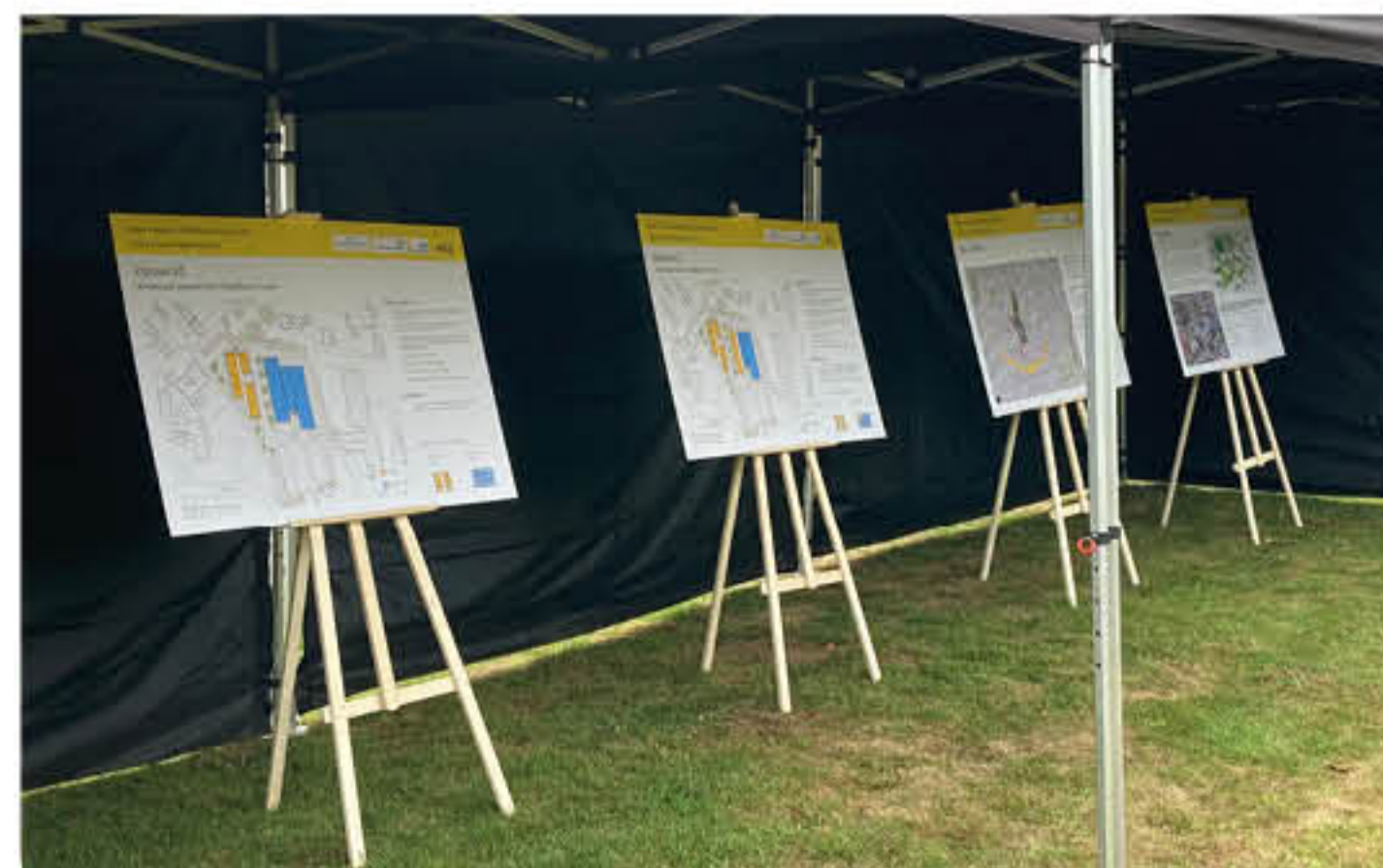
Concept design options were produced to demonstrate what developing the disused site could achieve. These were showcased earlier this summer for discussion at the successful community event and during engagement workshops with health and social care providers. The valuable feedback received helped identify opportunities to benefit the community and was instrumental in shaping the outline design for the project.

Your Comments

You told us that the current site needed revitalising and was attracting anti-social behaviour. Therefore a new Health & Wellbeing Facility and New Homes would be welcome.

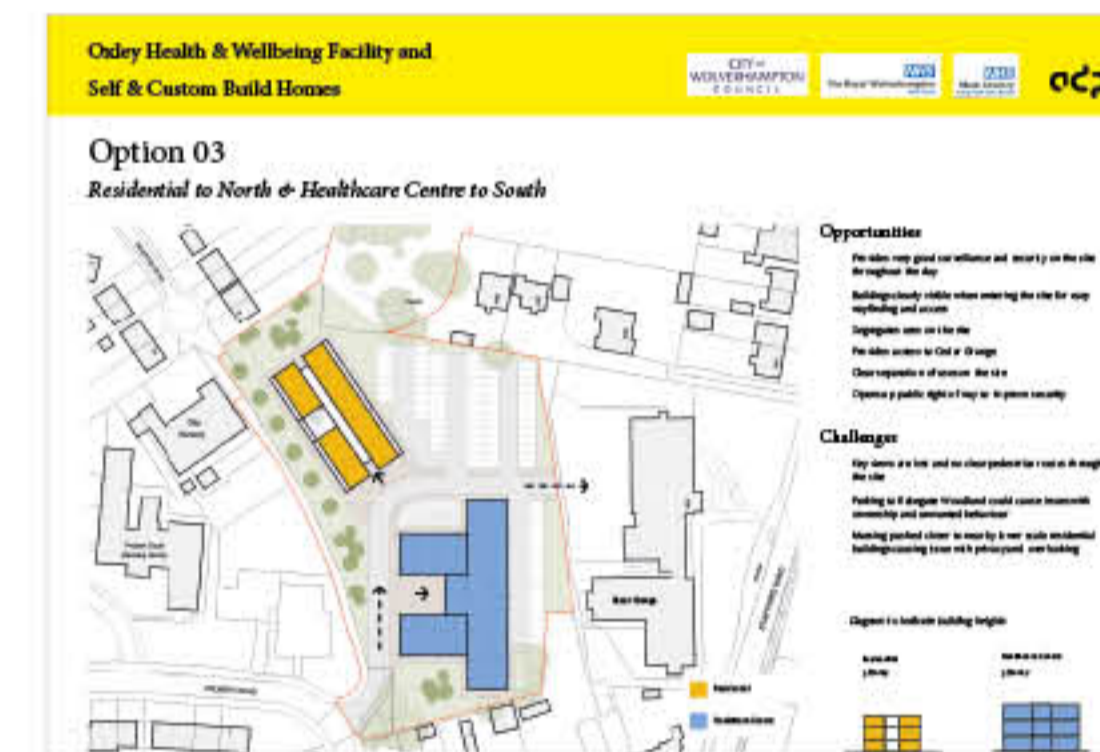
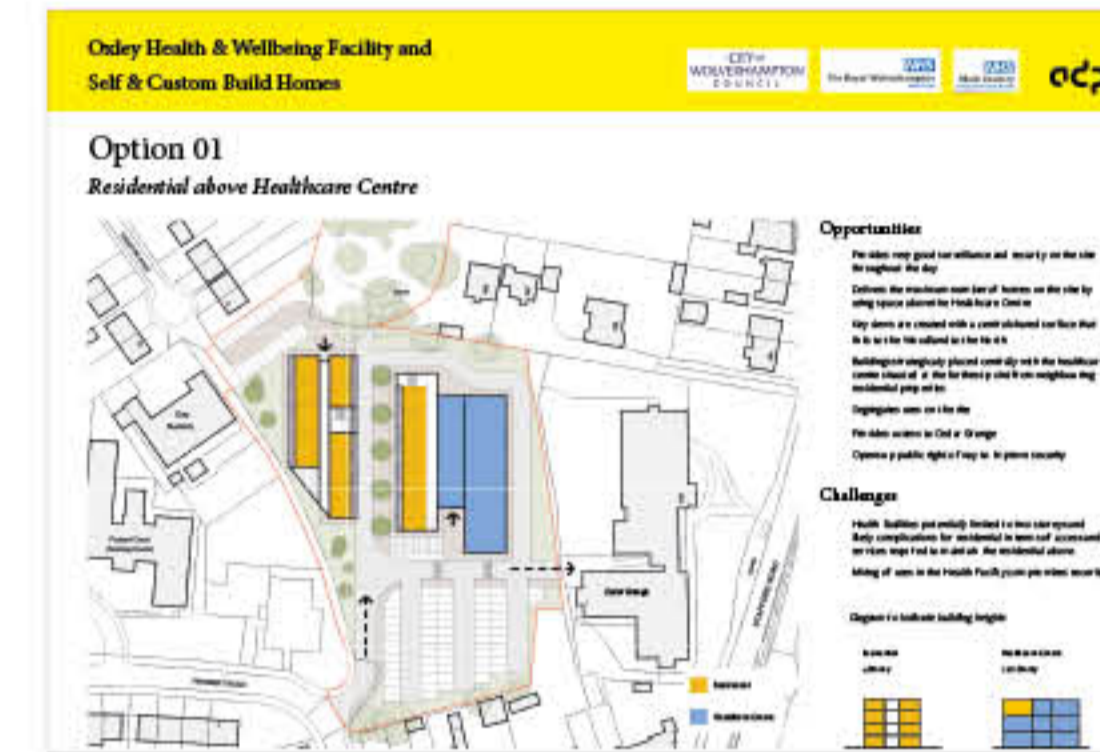
The majority of the community expressed a preference for design option 2 as it maximised space for healthcare facilities and provided much needed residential housing for key workers.

- + You said access to the woodlands and public space was important
- + You told us community facilities were needed in the Wellbeing & Health Centre
- + You thought residential and healthcare facilities should be separate
- + You told us about existing traffic issues on surrounding roads and asked about managing this
- + You said that 4 storey buildings were not in keeping with the area and 3 storeys would be more appropriate



Photos from the Summer Community Event

Early Design Options



Current Design

The outline design incorporates the following design strategies:

- + Concept design option 2 is refined to produce a feasible solution
- + The residential and healthcare buildings are separate with good parking provision
- + A shared surface through the site provides easy access to the woodlands and separates residential from The Health & Wellbeing Facility
- + The buildings are both 2-3 storeys high to respond better to the site's context

Healthcare Facilities

Internal stakeholders suggested the Healthcare Centre should have the following facilities and we have included these in the proposed design:

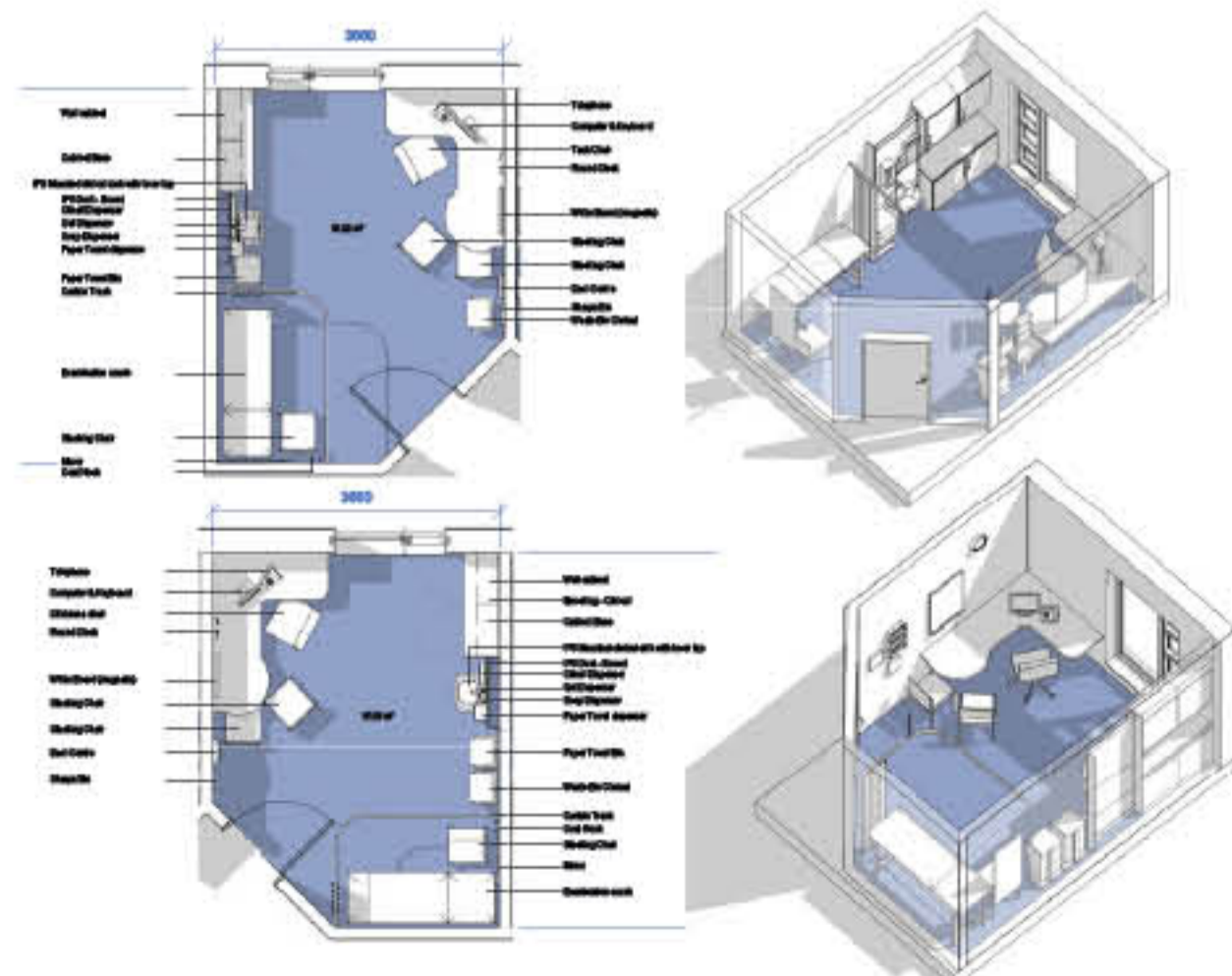
- + New GP facilities
- + A community hub or place for youths
- + Electric car charging points
- + Ground floor meeting rooms for 'huddle time'
- + A Special Educational Needs space including a sensory garden
- + Family friendly spaces
- + Assistive technology including a demonstration flat

Healthcare Facilities

Wolverhampton health and social care economy faces significant challenges to service a population of 280,000 with relatively high levels of deprivation and growing numbers of people living with multiple Long Term Conditions putting additional strain on primary care. The requirement for a new health & wellbeing facility is entirely consistent with the key themes of the Sustainability and Transformation Partnership (STP) Estates Strategy, the 'One Public Estate' initiative and the latest published 'Commissioning Intentions' report of both the NHS Black Country Integrated Care Board (ICB) and City of Wolverhampton Council (CWC).

The facilities will reflect the current and future needs of healthcare buildings under NHS Guidance on required clinical and supporting facilities for the local population based on demographics and local health needs.

The adjacent images reflect the type of rooms, environment and functions that will be available in the new integrated health and wellbeing facility.



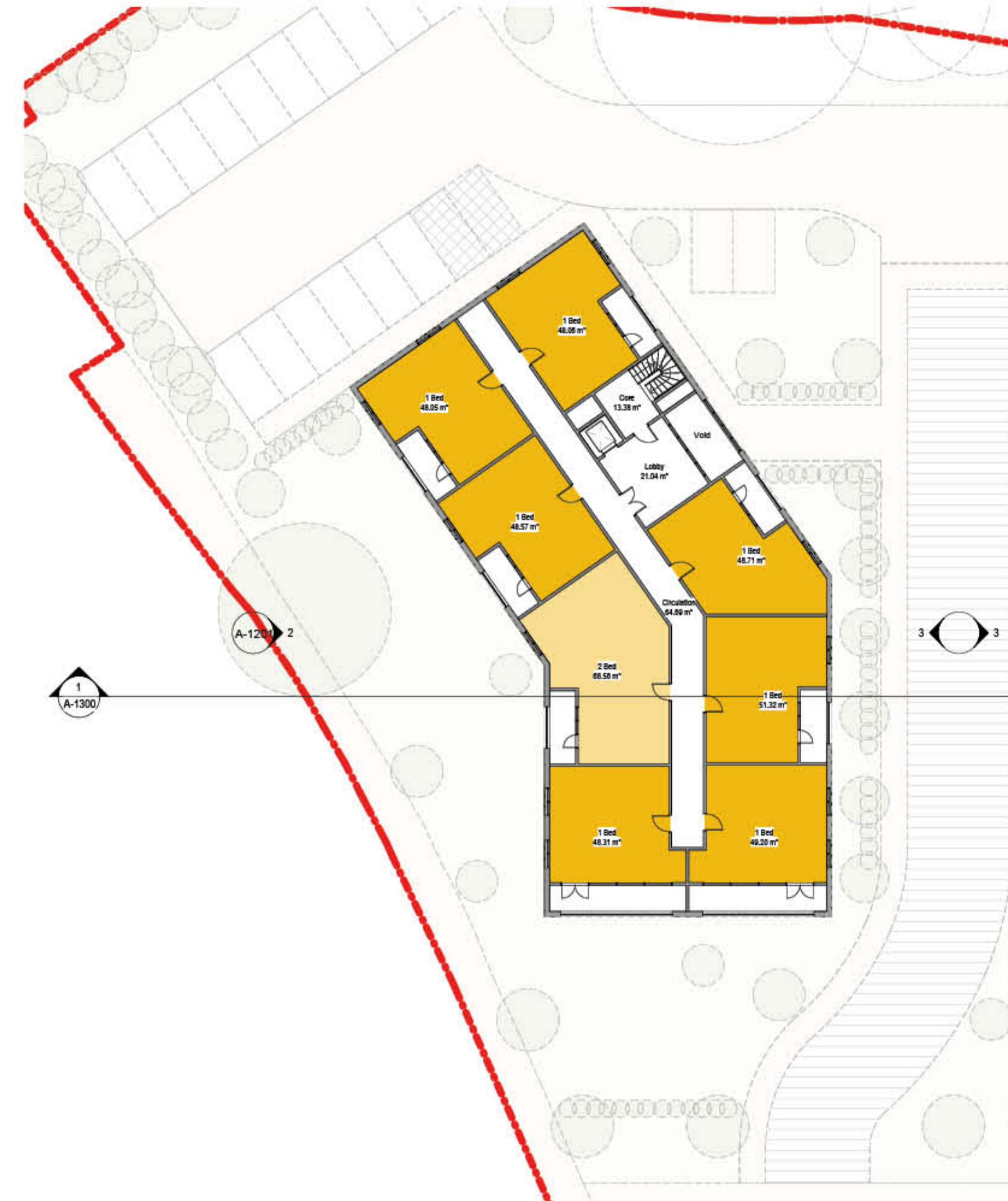
The Council has been working closely with NHS Black Country Integrated Care Board, Oxley Stafford and Probert Surgeries, Royal Wolverhampton NHS Trust & Primary Care Network and Black Country Healthcare NHS Foundation Trust to develop a clinical and wellbeing service model that will provide:

- + Improved Council health and family services with integrated general medical services
- + More integrated working across primary care
- + Community services
- + Social care and secondary care providers
- + Accommodation for local key workers
- + A base for community nursing teams to support local delivery of 'out of hospital' services
- + A suite of bookable multi purpose rooms to give flexible accommodation to all services

Master Plan



Residential Floor Plans



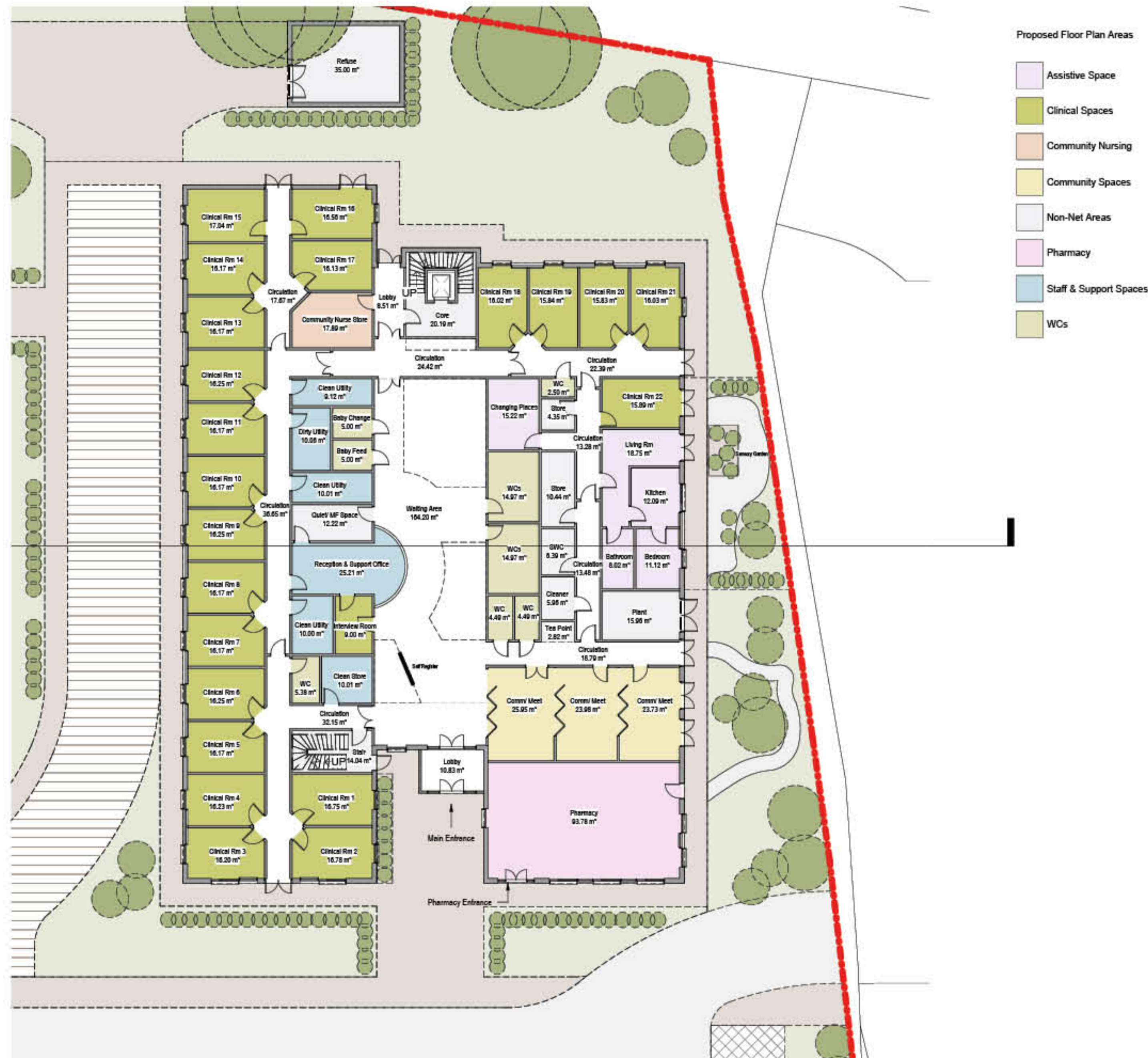
Floor Plan Areas

1 Bedroom Apartment

2 Bedroom Apartment

Not to be used for purposes other than those stated on this drawing

Health and Social Care Floor Plans



Ground Floor Plan

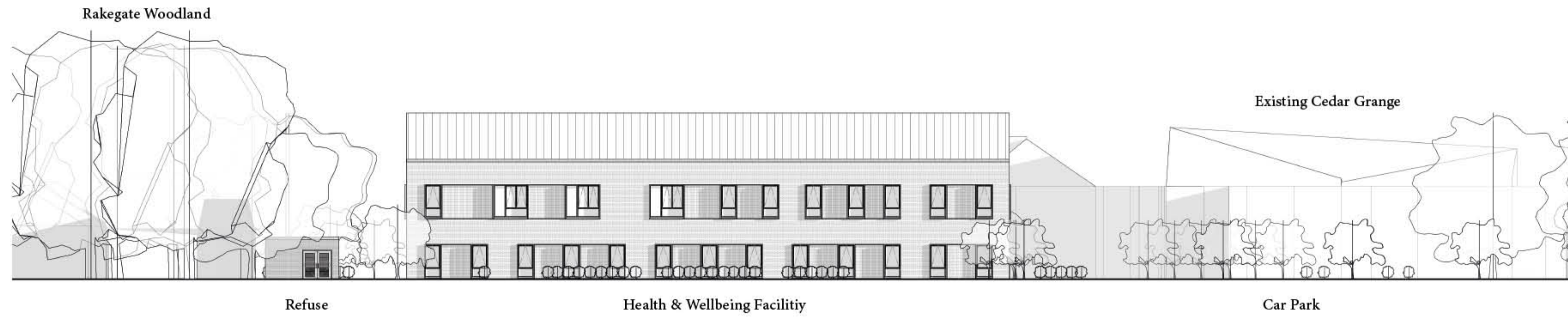


First Floor Plan

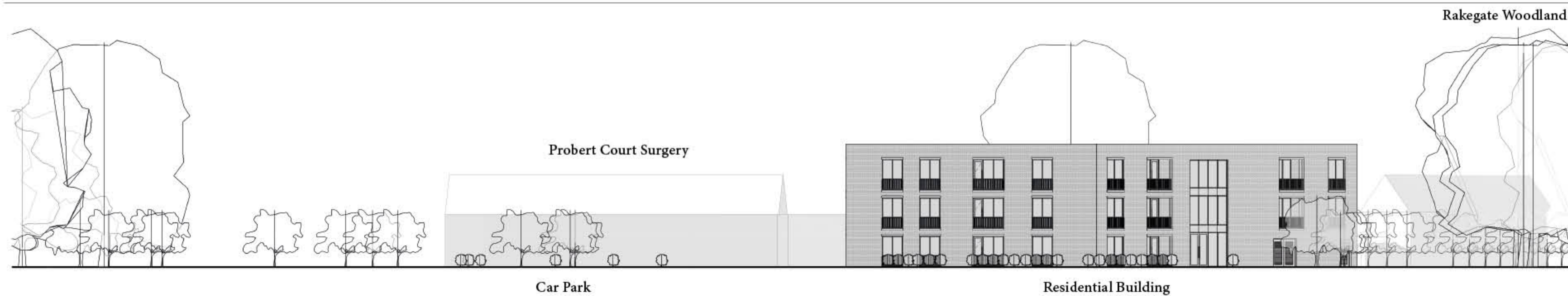
Elevations



South Elevation From Car Park



West Elevation - Health & Wellbeing Facility From Shared Surface



East Elevation - New Homes From Shared Surface

Artistic Illustration

