



CASE STUDY: **HEALTH**
OSWESTRY PRIMARY CARE CENTRE





Facilities

- Minor Injuries Unit
 - Consulting and Treatment Rooms
 - Resuscitation Suite
 - X-Ray facilities
- Doctors Surgery
 - Consulting and Treatment Rooms
 - Dispensary
 - Administration
- Primary Care Trust
 - Consulting and Treatment Rooms
 - Specialist rooms eg Speech Therapy, Physiotherapy and Podiatry
 - General Multi Purpose Rooms
 - Administration
- Dental Practice
- Four residential apartments
- 1000m² of rentable office space

Conservation and Restoration

The Grade II Listed building underwent an extensive restoration programme to restore the building's original features. The existing brickwork and engineering brick arches were repaired and repointed, and original openings were reinstated. A new area of contemporary curtain walling was introduced to the centre bay on the front elevation, imitating the original industrial scale opening and allowing natural light to penetrate deep inside the building. The metal sheet roof was removed and replaced with a natural slate roof and ribbon glazed rooflights were reinstated in the position of the original Victorian rooflights to allow the upper floor of the building to be naturally lit.

Internally, a new steel frame allowed two additional floors to be inserted. The design allowed internal archways to be retained, and the original queen post timber roof trusses were refurbished and left exposed. An area of the roof was removed to create an internal courtyard, letting natural light into the ground floor accommodation.

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OSWESTRY PRIMARY CARE CENTRE

Name of Building

Oswestry Primary Care Centre

Date Completed

July 2011

Project Cost

£4.5 million

Building Type

Health

Location

Oswestry, Shropshire

Client

Shropshire Primary Care Trust &
Cae Glas Doctors Surgery

Main Contractor and Developers

Castlemead Group and Crown Bell Developments

Awards

Oswestry Civic Society Building Award
2011

Building Overview

Located within the former Cambrian Railway Works Shed, the Oswestry Primary Care Centre provides a new site for the Cae Glas Doctors Surgery and state of the art healthcare provision for Shropshire Primary Care Trust. The original Grade II Listed building was constructed in the 1860's as a locomotive workshop but after years of neglect the building had fallen into a state of disrepair. Working in close consultation with the scheme's developers Castlemead, Shropshire County Council, the Primary Care Trust, Doctors from the Cae Glas Surgery and English Heritage, a sensitive scheme of conversion was undertaken to provide over 40,000 square feet of new health, office and residential space on three floors.

The design included the restoration of a number of key internal and external features of the original building, whilst a carefully planned internal layout allowed the building to be adapted to house a number of services including a minor injuries unit with X-ray facilities, physiotherapy, podiatry, speech and language therapy services, a health promotions unit and advanced primary care services. A full height atrium space provides the main waiting and circulation space whilst ensuring the scale of the original engine room remains.

The third bay of the railway shed provides a courtyard area allowing the building's users an outdoor recreation space with seating areas and raised planting beds. A copper coloured feature lift shaft punctures the space and enhances the height and scale of the former railway sheds. Whilst open to the elements, the original queen post timber roof trusses are left exposed to brace the structure and the route of the original railway track is reflected in the hard landscaping design. The scheme also includes four residential apartments and additional office space.

