

Design and Access Statement

For

Proposed Extensions to Park View Care Home

90-94 Gnoll Park Road, Neath, SA11 3DD



The Front of Park View Care home 2005



The Front of Park View Care Home 2010

Table of Contents

1	Design Proposal	3
1.1	Introduction.....	3
1.2	Planning History:	3
1.3	Proposal Description.....	4
1.4	Principle of development.....	5
1.5	Five Objective of Good Design:	5
1.5.1	Location & Access.....	6
1.5.2	Access to the building	7
1.5.3	Vehicle access and car parking:	8
1.5.4	Movement & Environment Sustainability:	8
1.5.5	Community Safety &Crime prevention	9
1.5.6	Design Considerations & Scale.....	9
1.6	Layout & Front Elevation.....	10
1.6.1	Existing Building	10
1.6.2	Proposal Building.....	14
1.6.3	Elevation	16
1.6.4	Proposal Floor Plan.....	16
1.7	The Property and Material	19
1.8	FIXTURES AND FITTINGS:.....	19
1.9	SERVICES:	19
1.10	Flood Risk.....	20
2	Summarise:	21

SECTION 1: Design Proposal

1 Design Proposal

1.1 Introduction

This report is prepared in support of a full planning application to extend the facilities at Park View Care Home and to improve the standard of accommodation which is to be offered to current legislation.

The substance of the extension will be to add 90 Groll Park Road to the Park View which currently occupies buildings number 92-94 which will be suitable to offer facilities for Elderly people.

There is currently a shortage of care beds in Wales, including; Swansea and Neath. The Scheme extends the existing Park View Care home. The proposal provides an opportunity to extend the building from 34 rooms to 51 rooms which to be occupied by elderly people. The Proposal includes Ground Floor with 16 Rooms, 1st Floor with 22 rooms, 2nd Floor with 13 rooms, 2 extra parking bays to existing 6 parking bays and 5 bike bays.

To add 17 rooms to the existing 34 beds Carehome, will add significant benefit to the local community. The home is currently turning away enquires on a weekly basis and has a high number on the waiting list. We will show that with the rising demand for higher dependency bed spaces it is essential to the long term sustainability of the home and the needs of the local community that the extensions provide.

1.2 Planning History:

- **P2007/0059 – Approved 22/07/2007**

PART SINGLE AND PART TWO STOREY FRONT AND REAR EXTENSIONS INCLUDING STORAGE BUILDING

- **P2004/0227– Approved 02/04/2004**

EXTENSION TO CARE HOME FOR ELDERLY

- **P2003/0548 – Approved 06/06/2003**

TO EXPAND ON THE CURRENT 15 BEDROOM RESIDENTIAL HOME FOR THE ELDERLY TO 16.

- **P2002/0650 – Approved 09/07/2002**

To expand on the current 11 bed residential Home

- **P2002/0977 – Approved 05/06/2002**

DETAILS UNDER CONDITION 5 OF PLANNING CONSENT NO: P2002/0650

- **P2000/0135– Approved 13/03/2000**

DOUBLE STOREY EXTENSION FOR PASSENGER LIFT AND 3 EXTRA SINGLE BEDROOMS

- **P2002/0977 – Approved 08/01/1998**

THE PROPERTY CURRENTLY A 3 BED RESIDENTIAL HOME TO BE CONVERTED TO A 8 BEDS

The application is broadly similar to the approved extension applications from 3 to 34 beds which have risen in the last 22 years.

1.3 Proposal Description

The Scheme is in support of a full planning application to extend the facilities at Park View Care Home to improve the standard of accommodation which is to be offered:

- **Ground Floor:**

Ground floor will provide the main entrance to include a reception desk, 16 rooms which include 11 rooms with en-suite bathrooms with showers and 5 Rooms with en-suite , 3 stairs cases to 1st floor & 2nd, Kitchen, visiting area, office, Entertainment area, courtyard for socialize, 1 storage, 2meds rooms, 2 separate bathrooms, 5 individual toilets for visitors, staff and residents, lift, 8 parking spaces and 5 bike bays are provided for visitor/Emergency vehicles, 3 x 1100 Lit wheels bins.

- **1st Floor:**

First floor will provide 22 rooms which includes 9 rooms with en-suite bathrooms with shower, 9 room with en-suite and 4 rooms with basin, 3 stairs, Communal laundry room, 2 individual bathrooms and 1 individual toilet, 1 storage room, conservatory and lift.

- **2nd Floor:**

2nd floor accommodates 13 rooms which include 7 with en-suite bathrooms include shower and 6 with en-suite, 2 stairs, boiler room, 1 individual bathroom and a storage, and lift.

1.4 Principle of development

- The care home is located on Gnoll Park Road, Neath, SA11 3DD. As indicated on the Attached location plan and title.

The design objectives of the proposal are as follows:

- There is currently a shortage of care beds in Wales, Swansea, Neath. To add 17 Number of care rooms to the 34 existing beds will add significant benefit to the local community and accommodate 51 residents and support for the growing need for Neath care homes.
- To support and enhance the County's population by supporting additional residents to the Town Centre helping to sustain the vitality and viability of the Town Centre and the area.
- Development will help the wider economy the Town and County of Neath and Surrounding area.
- To provide a safe and secure home for Elderly through the introduction of residential units which will help natural surveillance and help sustain both the Towns night and day time economy.
- Sustainable location-within walking distance to essential services and facilities for staff and visitors and also adjacent to public transport links and cycle paths which link across Town Centre.

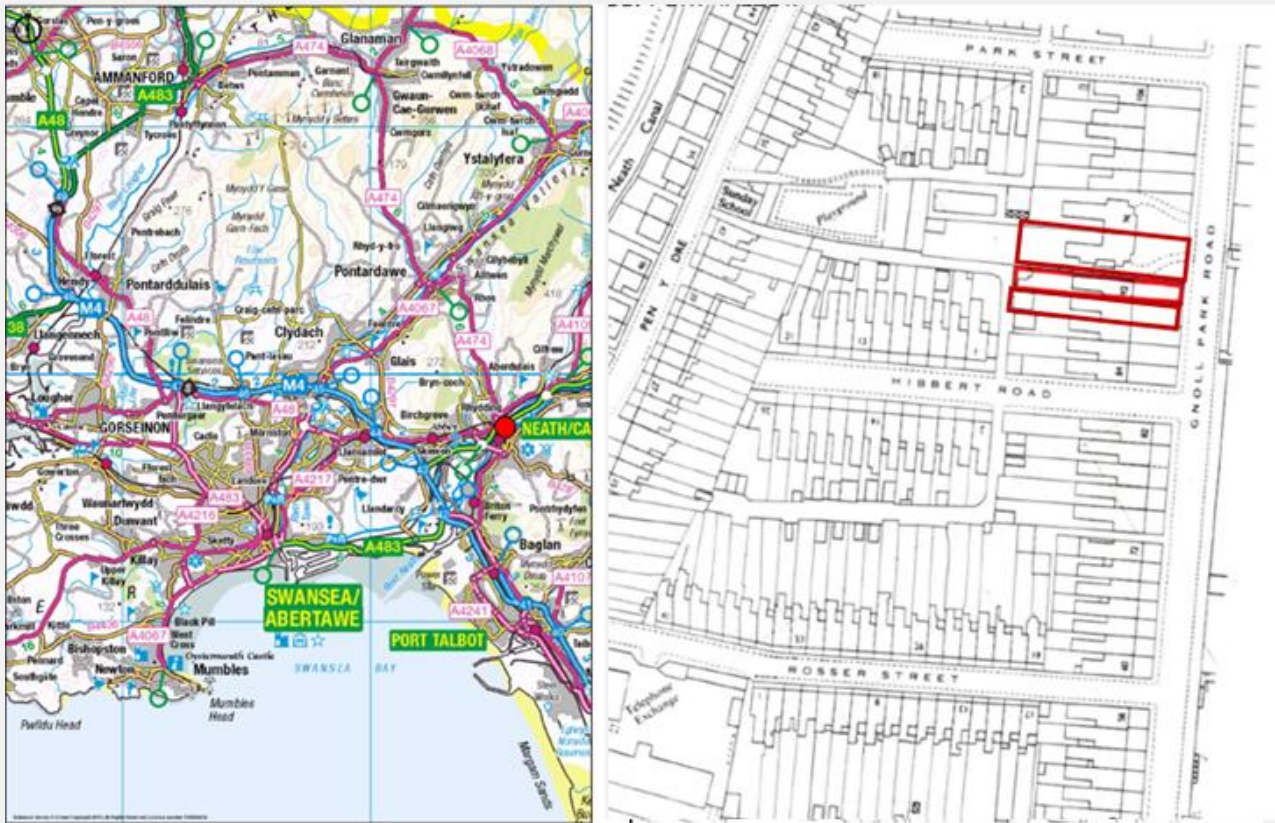
1.5 Five Objective of Good Design:

The diagram below, extracted from Chapter 4 of Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The key objective of good design: Access; Movement; Character; Environmental Sustainability and Community Safety- each of which will be dealt will separately in turn below.



1.5.1 Location & Access

- The care home is located on Gnoll Park Road in the Centre of Neath, SA11 3DD in the Neath North electoral ward, within the unitary authority of Neath Port Talbot and the Welsh Parliamentary constituency of Neath. (Picture Below)



- Gnoll Park Road forms part of the B4434 that leads from Neath town centre to the south to the A465 and Aberdulais to the north east.
- Neath itself is situated at the juncture of the A474 and A465 to the east of junction 43 of the M4 motorway which is within a few minutes' drive.
- It is within the Neath Port Talbot County Borough Council administrative area and has a population of circa 142906 (2018).
- Park View is located directly opposite the Neath Rugby Football Club on Gnoll Park Road and is less than a quarter of a mile from Neath Town Centre.

- A bus stop is located opposite the main entrances of the site, the table below highlights the nearest transport available from Park view care home, X7,T6 and 38 are few routes to the main location.

Transport		
Nearest bus stops to SA11 3DD		
Gnoll Park Road	Neath	35m
Gnoll Park Road	Neath	79m
Leonard Street	Neath	210m
Leonard Street (Gnoll Park Road)	Neath	211m
Glen Road	Neath	344m
Nearest railway stations to SA11 3DD		
Neath Station		0.7km
Briton Ferry Station		3.3km
Skewen Station		3.3km

Route No.	Route Description
X7	Neath Port Talbot Principlega area
T6	Community Transport Swansea
38	Neath Abbey

1.5.2 Access to the building

Access to the Care Homes will be provided via the using existing entrances location and upgrading the reception area of the building to meet the high standard in a sensitive manner. The yard close to main entrance (1) will also provide 8 car parks. The rear entrance provides an access to refuse storage and bins which has been allocated to the rear yard.

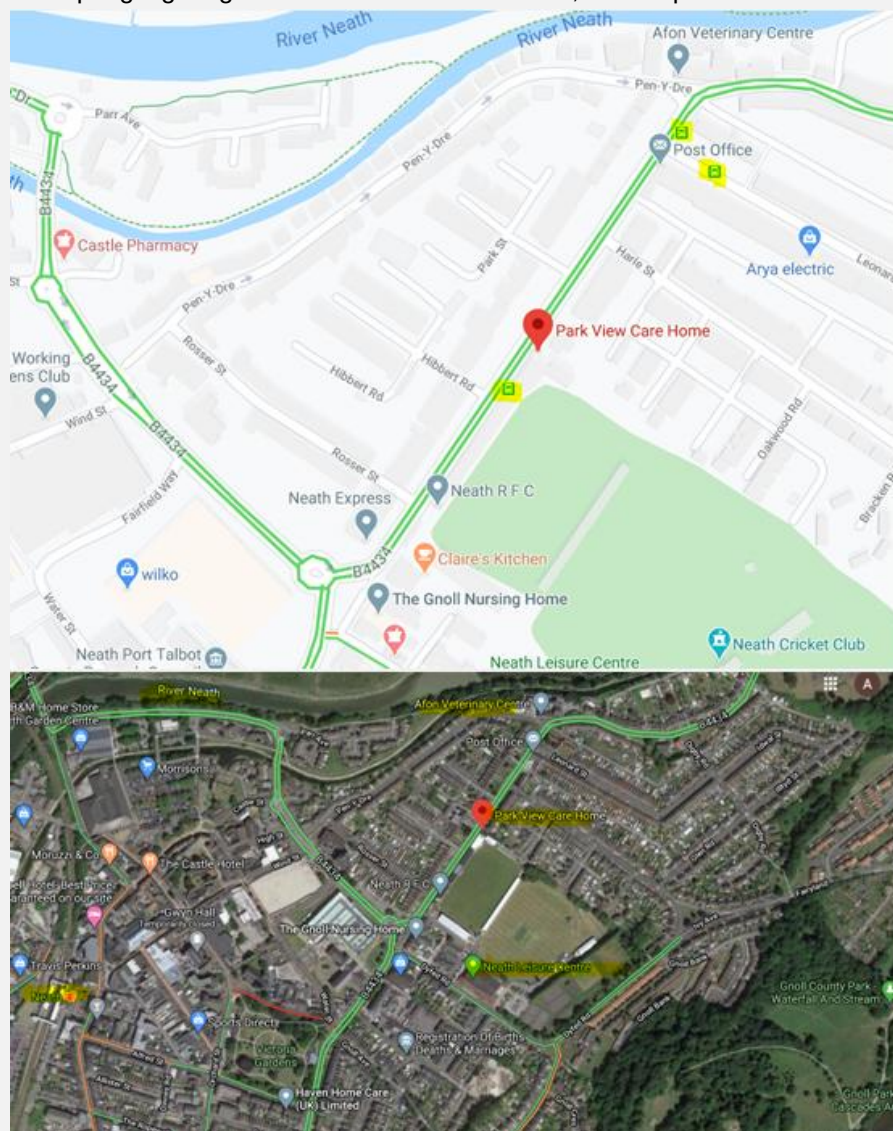


1.5.3 Vehicle access and car parking:

Vehicular access is provided to the front of the care home and by the main entrance. The proposed plan will add an extra 2 parking bays to the existing 6 parking bays, thus in total the Care home will provide 8 parking bays and 5 bike bays for staff and residents. The proposed plans retain the existing access point off Gnoll Park Road, which includes sufficient space to allow access for emergency vehicles, service and fire engine, as well as turning points for other vehicles.

1.5.4 Movement & Environment Sustainability:

The proposed site is located in a great sustainable location, with closest bus stops located 35m, 75m outside of the building. Essential service and facilities located a short walk distance away which makes car ownership less of a necessity. The nearest train station is also located a short walking Distance away, approximately 0.4 mile North West of the site along High Street which provides frequent services to places such as Swansea, Cardiff, London, Manchester, Bristol, West Midlands, etc. A movement map highlighting the roads as well as the bus, train is provided below.



1.5.5 Community Safety & Crime prevention

The proposed care home is carefully planned so that it takes due account of recognizing good practice to its overall design and relationship to the context, in accordance with ODPM document entitled Safer places: The planning system and crime prevention. Access to the home for residents and visitors is restricted to the main entrance.

Communal garden and external space is to be surrounded by landscaping and boundary to provide an enclosed secure space for residents. The elevation treatment, with large openings at all levels, provides a high degree of surveillance over external areas whilst not detracting from resident privacy. The home is to be staffed 24/7 and therefore the risk of crime and vandalism would be reduced.

1.5.6 Design Considerations & Scale

The proposed building has been designed to provide accommodation over 3 stories. The building has been designed to reflect the requirements associated with a 51 residential bed care home from 34 beds, to standards greater than those required for registration for CQC (Care Quality Commission) standards.

Influencing factors to the Developments have included:

- The proximity to existing surrounding buildings and the layout of the proposed development has been carefully considered to minimise the impact of the development upon the neighboring amenities.
- The design allows the proposal to be viewed as a domestic scale development, through the introduction of a roof ridge height which mirrors the neighboring dwellings.
- The use of a stepped façade creates gables and instances for material changes, contributing to the domestic elevation treatment.
- It was also always a consideration to remain the existing building pitched roof which naturally follows the characteristic of the area and follows that a good use should be made of the attic space created.
- The location of the building does not to cause any traffic or difficulty for parking cars.
- The development has been restricted to ensure that there are sufficient landscaped areas to enhance the site.
- The proposed care home would create a building Footprint of approximately from **1060.2 m2** to **1131.8 m2** which will include approximately **71.6 m2** extension.
- There is a fair proportion of the additional area created which is simply supports space, staff rest area, care room, barber etc.
- To add 17 Number of care rooms to the 34 existing beds will add significant benefit to the local community and accommodate 51 residents and support for the growing need for Neath care homes.

- The new proposed plan is extended to the West of the existing building.
- There is a paved forecourt providing parking for 6 vehicles and a central courtyard garden for residents with an extension number 90 Gnoll Park road will add extra 2 parking bays and 5 bike bays.

1.6 Layout & Front Elevation

Existing Design & Proposal Design:

1.6.1 Existing Building









1.6.2 Proposal Building





1.6.3 Elevation

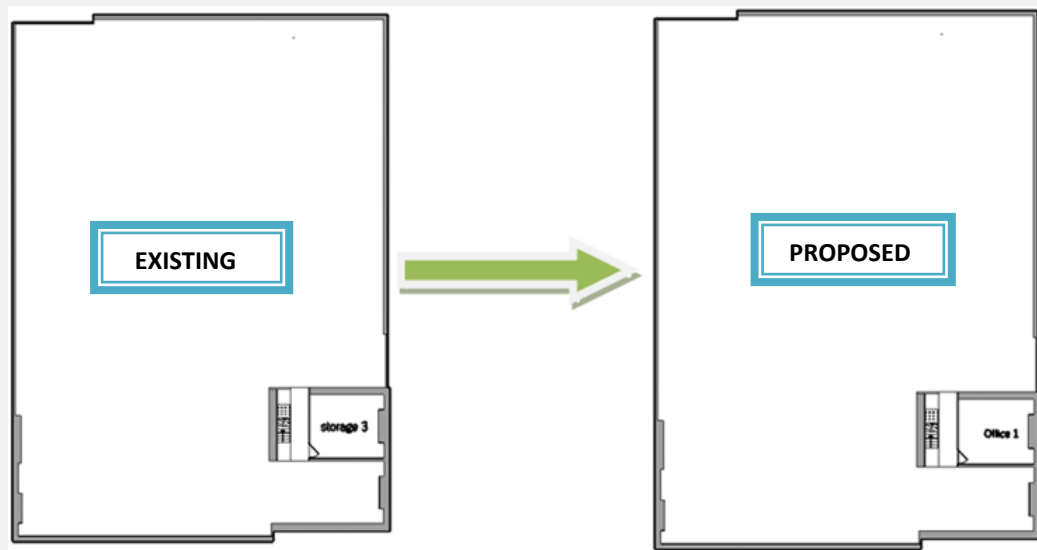
Front of Existing To Extended Building :



1.6.4 Proposal Floor Plan

The Scheme extends the existing Park View Care home. The proposal provides an opportunity to extend the building from 34 rooms into 51 rooms which are occupied by elderly people. The Proposal includes Ground Floor with 16 Rooms and, 1st Floor with 22 rooms, 2nd Floor with 13 rooms and 2 extra parking bays and 5 bike bays to the existing 6 parking bays.

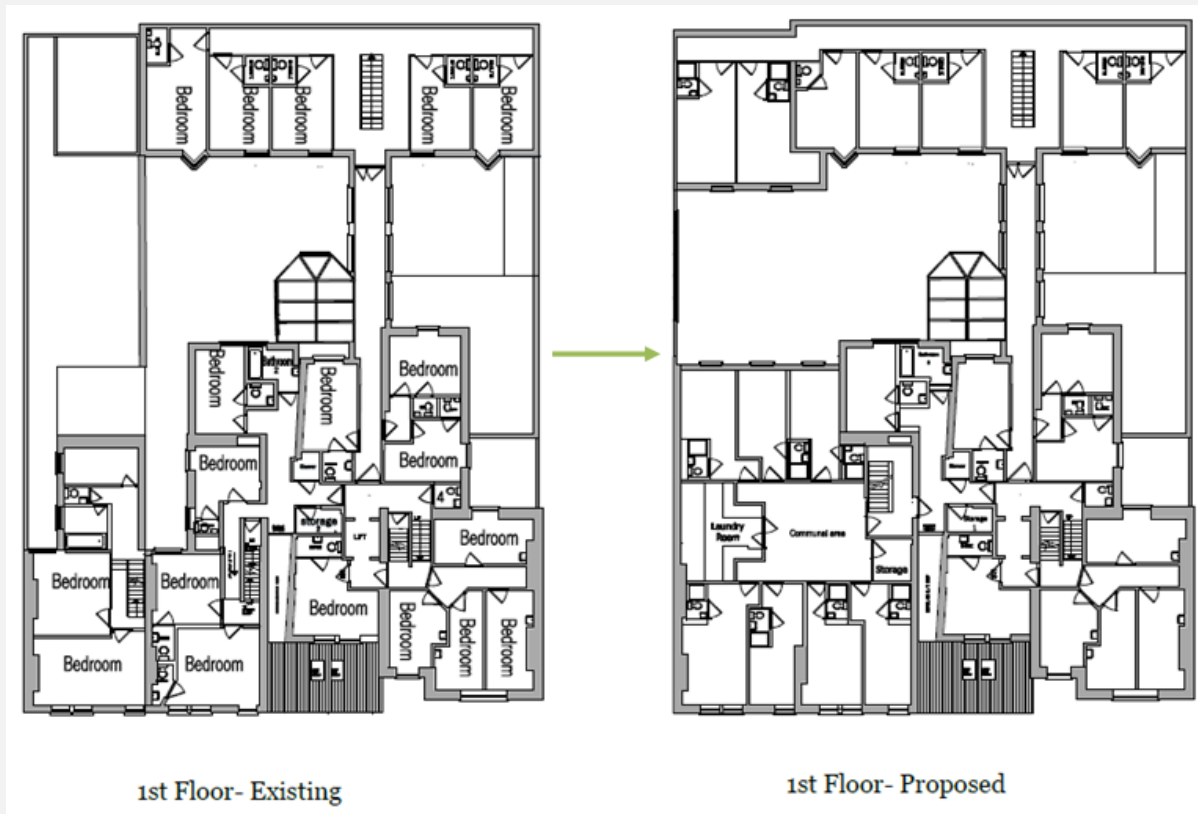
Basement



Ground Floor



First Floor



Second Floor



1.7 The Property and Material

- Accommodation is provided on ground, first and second floors.
- Rear elevations are a mix of timber cladding and color washed cement render.
- The roof to the three stories annexes is of timber construction, flat roof covered in black rubber membrane. Black fascia and soffits with black rainwater goods.
- Windows are white UPVC double glazed units.
- Internally walls timber stud with a plaster finish.
- The elevations have been broken up to reduce massing and scale. The windows have been designed with sufficient openings, providing high levels of light to habitable rooms.
- The external treatment of the building is sympathetic to the site and surrounding area, reflecting the new build developments; incorporating window design / detailing. The building design contributes to creating a welcoming, friendly and reassuring environment.

1.8 FIXTURES AND FITTINGS:

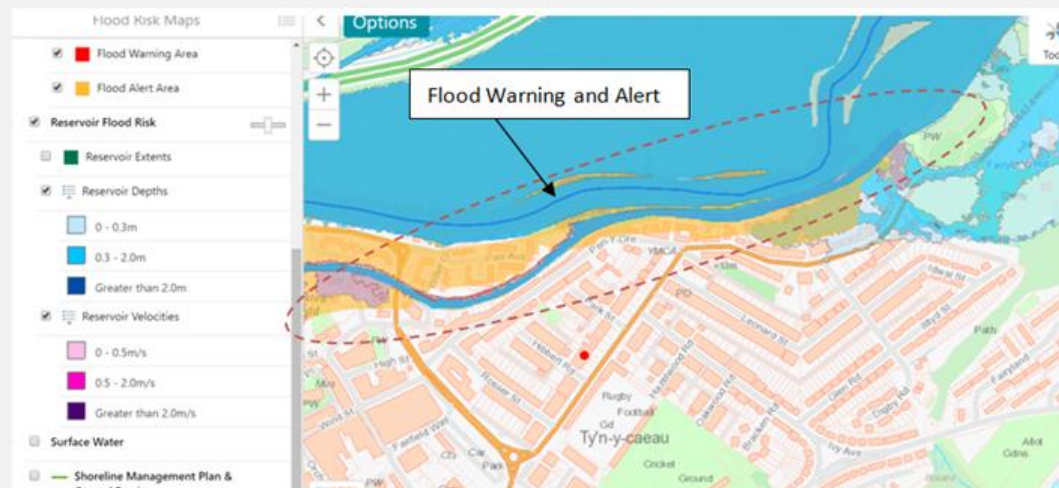
- The kitchen is fully fitted with a variety of stainless steel units, hobs, ovens & fridge freezer.
- The laundry room is fully fitted to meet the needs of the Care Home
- There is a comprehensive nurse call system and the property has a fire alarm, heat/smoke detectors and fire sprinklers throughout.

1.9 SERVICES:

- The property is connected to mains water, drainage, gas and electric.
- There are a total of four gas fired boilers serving radiators throughout the accommodation.

1.10 Flood Risk

Enquiry has been made of the Welsh Government's Development Advice Maps website and there are no known issues regarding flooding for the site. The site is located in Flood Zone 1, with less than a 0.1% chance of flooding occurring each year. Please refer to the adjacent flood risk map extract from the Natural Resource Wales and Neath Port Talbot Flood risk.



11.28 Neath North



11.28.1 Neath North Area of Flood Risk

Neath North is mainly the urban town centre and adjacent town boroughs of Neath. In the east it encompasses the western side of Gnoil Country Park. The ward covers an area of 166 hectares and has a population 3,848. Significant features include the railway station, historical buildings such as the castle and the Gwynn Hall.

2 Summarise:

The Scheme is to extend and enhance the existing Park view Care home. The proposal provides an opportunity to extend the building from 34 rooms into 51 bed rooms which will be occupied by elderly people. Park view will provide 8 parking bays and 5 cycle bays for staff and visitors.

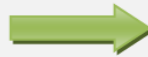
The development will bring support and enhance the County's population by supporting and caring for elderly people, there will be a local benefit in employment terms. Total additional **Permanent care staff** numbers will be **11**. This is based on current dependency levels with additional dependency requirements. Not only will it create 11 more jobs, but perhaps more importantly in the long term it would ensure the security of tenure for **39 jobs**. It with helping to sustain the vitality and viability of the Town Centre the area and additional money to the local economy. Plus, during the construction job creation for Local workers which improves the short and long term of Neath economy.

	Current	Additional	Staffing
Beds	34	17	51
Care staff			
Full time	13	5	18
Part time	4	2	6
Dementia Champion and Activates Coordinator	1.5	1	2.5
Cooks	2.5	1	3.5
Support			
RI	1	0	1
Manager	1	0	1
Admin and Accounts	2	1	3
Maintenance	1	0.5	1.5
Director	1	0	1
Project Manager	1	0	1
Staff Number	28	10.5	38.5

The proposal outer walls and shape will remain as the existing building with a pitched roof which naturally follows the characteristic of the area and follows that a good use should be made of the attic space created.

Extra 17 rooms added to the site which below tables provides more information about the rooms and their bathroom facilities on each floor of existing V.s proposed.

Existing Bedrooms- 34 Beds				
Title	Total Number of each floor	Only Basin	Toilet & basin	En-suite Toilet& Basin &Shower
Ground Floor	10	1	9	0
1st Floor	17	4	13	0
2nd Floor	7	0	7	0



Proposed Bedrooms- 51 Beds				
Title	Total Number of each floor	Only Basin	Toilet & basin	En-suite Toilet& Basin &Shower
Ground Floor	16	0	5	11
1st Floor	22	4	9	9
2nd Floor	13	0	6	7

Below tables will provide information what facilities provided in each floor of existing V.s Proposed plans exclude the bedrooms.

EXISTING					
Title	m^2	Basement	Ground Floor	First Floor	Second Floor
Office 1	20.0	x			
Kitchen	18.5		x		
Bath 1	6.0		x		
Bath 2	4.5			x	
Shower	1.6			x	
Shower& toilet	3.9				x
Bath 3	2.7				x
Toilet 1	1.4		x		
Toilet 2	1.5		x		
Toilet 3	1.7		x		
Toilet 4	1.6			x	
Storage 1	1.6		x		
Storage 2	2.8			x	
Storage 3	10.1				x
Med 1	6.3		x		
Med2	3.8		x		
Laundry	8.6		x		
Communal Area	153.3	0	129.8	0.0	23.5



PROPOSED					
Title	m^2	Basement	Ground Floor	First Floor	Second Floor
Office 1	3.5		x		
Office 2	16.4		x		
Kitchen	24.9		x		
Bath 1	7.7		x		
Bath 2	5.0		x		
Bath 3	4.5			x	
Shower	1.6			x	
Bath 4	2.7				x
Toilet 1	3.3		x		
Toilet 2	3.3		x		
Toilet 3	1.7		x		
Toilet 4	1.9		x		
Toilet 5	1.9		x		
Toilet 6	1.6			x	
Storage 1	2.8			x	
Storage 2	10.1				x
Storage 3	20.0	x			
Med 1	10.3		x		
Med2	6.3		x		
Laundry	14.9			x	
Communal Area	258.1	0	192.85	25.05	40.15

Below table provided the percentages of each area which has been increased verse existing building.

Area m2	Kitchen m2	Storage m2	Med m2	Laundry m2	Office m2	Communal area m2	Footprint M2
Existing (m2)	18.5	14.5	10.0	8.6	20.0	153.3	694
Proposed (m2)	24.9	32.9	16.6	14.9	20.0	258.1	765.7
↑ Area Increased (m2)	6.4	18.4	6.5	6.2	0.0	104.8	71.6
Summary Percentage Increased %	%30	%130	%60	%70	0	%70	%10