

CEFN LODGE CARE HOME, 16 CEFN PARC,
SKEWEN, NEATH, SA106YR.

DESIGN AND ACCESS STATEMENT

June 2025



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This report should be read in conjunction with any and all reports prepared by other consultants relating to this application.

01 |

INTRODUCTION AND SITE LOCATION



FIG 01 – SITE VIEW



FIG 02 – AERIAL VIEW OF THE SITE



FIG 03 – SITE LOCATION PLAN



FIG 04 – VIEW OF EXISTING CARE HOME – CEFN PARC ROAD

The format and contents of this Design and Access Statement are in accordance with the Planning Practice Guidance.

The existing site is currently at the end of a residential cul-de-sac and is occupied by a 33-bedrooms care home(registered for 35 people). (Figure 02) The proposed development is for the erection of a 50-bedroom care home in C2 use with associated car parking, landscaping and access.

The application site is located within the residential area of Skewen, approximately 2.4 miles South-west of the Neath City Centre, and has a total area of 5948 sqm (1.47 Acres). Split in two sections : the western half houses an existing nursing home, parking access road and to the east is the application site itself which is around 2734sq.m.

The existing nursing home is 462sq.m thus covering only a small area of the grounds.

The application is submitted on behalf of Oxford Care Holding (Bira Care). They are a local operator and owner of Care Homes in both Wales and England. The care home will provide specialist, dementia care, residential care, respite care, and an environment that will fully meet a modern, dynamic care environment, in accordance with residential care homes and nursing homes defined by PPGs design guidance on housing for older and disabled people.

The facilities offered will include en-suite bedrooms with a range of excellent communal and amenity spaces incorporating, hairdressers, lounges, dining areas and quiet rooms. All residents will benefit from communal amenity and comforting landscaped spaces, with all residents having access into the private garden spaces.

It is intended that the proposal will provide a much-needed care facility within the local area for those with nursing and dementia care needs. At the same time, the care home will also provide full time employment opportunities for local people.

The current building on the site, known as Cefn Lodge Nursing Home , was built in 1987 and holds limited heritage value.

The proposal aims to build upon the existing care facility and create a new state-of-the art Care provision for the local community.

Driving the long-term sustainability of landscape habitats the project seeks to restore and improve natural ecosystems, providing vital support for local wildlife and enhancing community well being, in accordance with the Environment Act (2021) and Biodiversity net gain(BNG) frameworks .

02 | CONCEPT

2.1 PLANNING CONTEXT

The Existing Care home established in 1987, is a converted Building with a traditional appearance and constructions. It is located on the outskirts of Skewen , near Skewen Park and is set within wide and steep landscape gardens arranged on multiple levels and feature three distinct access points. Planning approval was granted in September 2006 for the construction of 32 bed Nursing Home on land located behind the existing facility; however, this was never realised.(FIG. 05-06)

The Existing home is accessed via Cefn Parc with very limited parking facilities provided on this upper level.

In April 2008 a single storey front extension with a shed roof was proposed and approved to increase office space.(FIG. 07)

In Feb 2010 a proposal was approved for a two storey Extension with additional car parking spaces to create a link between these two buildings to allow staff and resident to move between buildings without the need to walk externally.(FIG 08-09)

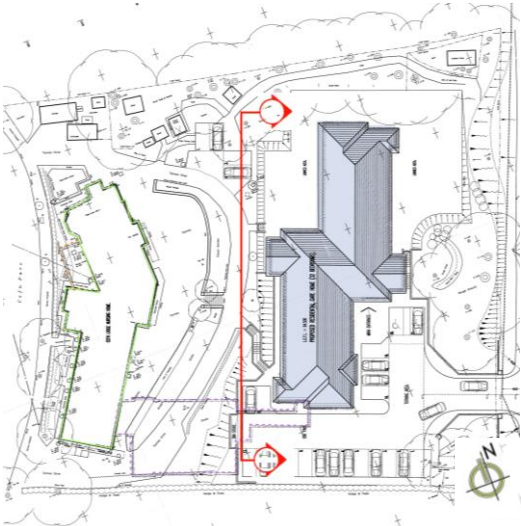


FIG 05 PROPOSED SITE PLAN SEPT 2006



FIG 06 PROPOSED 32 BEDROOM RESIDENTIAL CARE HOME- SEPT 2006



FIG 07 – PROPOSED SINGLE STOREY EXTENSION -2008

KEY-PLANNING CONTEXT

- Existing Building - Private nursing home-1987
- Proposed 32 Bedroom Residential Care Home- Sept. 2006
- Proposed single Storey front Extension - April. 2008
- Proposed 2 Storey Extension - Feb .2010

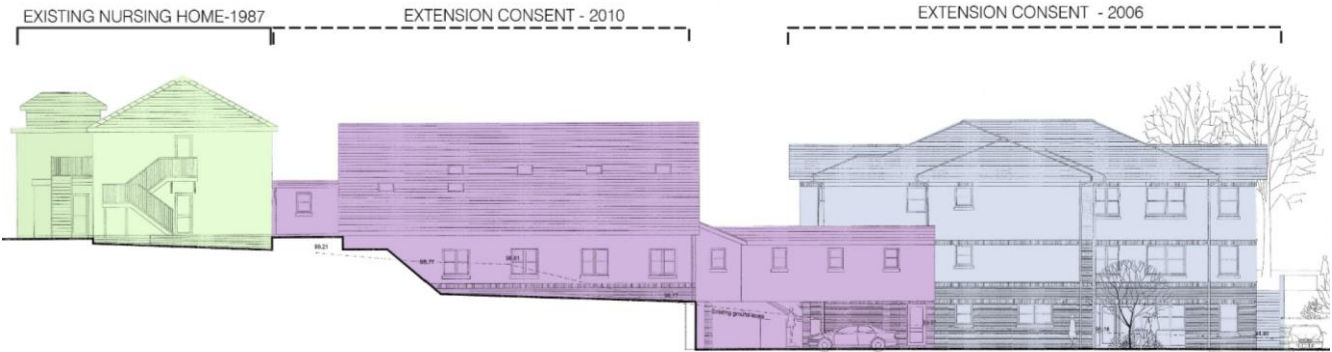


FIG 08 – PROPOSED EXTENSIONS DIAGRAM-ELEVATION

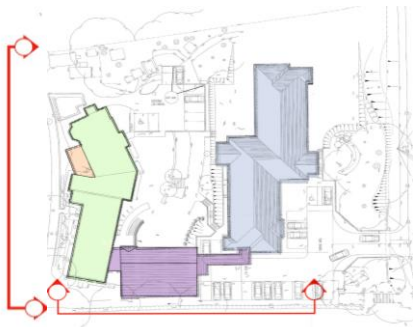


FIG 09 PROPOSED SITE PLAN - 2006-2010



FIG 10 PROPOSED SITE PLAN – LEVEL 02
53 BEDROOM RESIDENTIAL CARE HOME- 08-AUG 2024

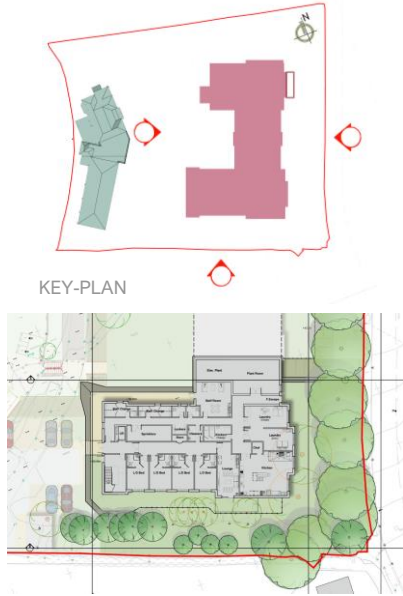


FIG 11 PROPOSED SITE PLAN –LEVEL 0



FIG 12 PROPOSED SOUTH ELEVATION



FIG 13 PROPOSED EAST ELEVATION



FIG 14 PROPOSED WEST ELEVATION

PREAPP -01 , AUG 2024

The proposal for New 53-bedroom residential care home layout is accessed via Cefn parc , maintaining the primary entrance for both buildings. Fig.10-14

An additional access point utilizing an existing rear entry will be developed on the southern side to provide parking facilities and refuse storage on the upper level where a bridge link the new building to the car park . The development proposes a combined parking allocation of 26 spaces including Ambulance bay.

The U - shaped configuration reinforces both the visual and spatial relationship between the new and existing structures enhancing the central courtyard . An external staircase further strengthen this connection ,offering a physical link to integrate the two element of the complex. The overall height of the new proposal is lower than the existing building ensuring it does not dominate maintaining a balanced relationships in form and scale.

Crib lock retaining wall system establishes a fully naturalized , vegetated slope that blend seamlessly into the existing topography. Its design promotes soil stability while encouraging plant growth resulting in a green ecological sensitive solution that is well integrated into the site's landscape and surrounding environment.

The new back of the house facilities placed at Lower G.F. would serve both the existing building (33 bedrooms) and the new extension which includes 22 bedrooms on the First Floor, 27 bedrooms on the upper G.F. and 4 bedroom on the Lower G.F. bringing the total GIA to 2683 sqm. The proposed appearance features rendered finishes to complement the existing elevations along with reconstructed (Bradstone) stonework and light tone stone bands used for window heads and sills. These material add character to the overall complex, which is unified by a natural slate roof , enhancing the architectural coherence of the development.



FIG 15 PROPOSED SITE PLAN - 08-AUG 2024 with TPO



FIG 16 SITE PLAN AND SURROUNDING AERIAL VIEW

PREAPP -01 , RESPONSE

In Response to the preapplication proposal , the following key points have been provided to help guide the development of a well considered scheme:

1. Impact on Neighbours Amenity
2. Comparison with previously approved plans
3. Proximity to eastern boundary Trees
4. Sustainability and Energy Efficiency
5. Drainage and Landscaping

1. Impact on Neighbours Amenity

Excessive number of habitable room openings on the North and especially south elevations , negatively affecting neighbouring properties, particularly No. 18 Cefn parc at lower ground level. Fig. 16.The proposed building size and mass result overbearing when viewed from the neighbour's conservatory and private garden.

2. Comparison with previously approved plans

Earlier plans provided better separation, the current scheme reduces open space along Southern and Eastern boundaries. A Staggered L or T shape is recommended to increase separation and improve relationships with neighbours. Moving the garden area to the south would benefit both neighbours and future nursing home residents.

3. Proximity to eastern boundary Trees

The building's closer siting to trees under Tree preservation Order raises concern about construction impact and future pressure to cut back or remove trees to improve light and views. Retaining these trees is essential for biodiversity , green connectivity and preserving the character of Pen-yr Heol.

4. Sustainability and Energy Efficiency

Optimize energy efficiency by orienting gardens south, using renewable low carbon features and sustainable building material. Maintain green corridors along boundaries.

5. Drainage and Landscaping

Submit a SuDS - compliant drainage strategy to manage surface water and provide a soft landscaped setting around the building



FIG 17 PROPOSED SITE PLAN 50 BEDROOM RESIDENTIAL CARE HOME-23 JAN. 2025

PREAPP -02 , JAN 2025

In response to the issues highlighted by the Preapp.-01 has been proposed the Cross- shaped configuration, resitting the building away from the nearest neighbouring residential properties to North and South and from the protected trees along the Site's Eastern boundary. Fig 17-21. The proposed New 50 bedrooms residential care home layout is accessed via Cefn parc , maintaining the primary entrance for both buildings.

Is kept the additional access point to the south entry , to provide parking facilities and refuse storage that has been placed strategically to minimize travel distance . On the upper level a bridge link the new building to the car park. The development proposes a combined parking allocation of 25 spaces including Ambulance bay. The new back of the house facilities placed in the central block at Lower G.F. will serve both the existing building (33 bedrooms) and the new extension which includes 18 bedrooms on the First Floor, 23 bedrooms on the upper G.F. and 9 bedroom on the Lower G.F. bringing the total GIA to 2734 sqm.



FIG 18 PROPOSED NORTH ELEVATION

KEY-PLAN

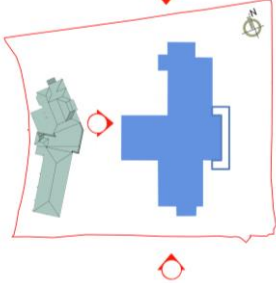


FIG 19 PROPOSED EAST ELEVATION



FIG 20 PROPOSED SOUTH ELEVATION



FIG 21 PROPOSED WEST ELEVATION

The visual and spatial relationship between the new and existing buildings generates green spaces along the site different quality protected area surrounded by trees . The proposed material includes a combination of rendered finishes to complement the existing elevations alongside reconstructed (Bradstone) stonework and light tone stone bands used for window heads and sills . These material contribute to the character of the entire complex, which is unified by the use of natural slate roofing , enhancing the architectural coherence of the development. The roof design incorporates varying heights to enhance architectural articulation featuring sunken roof elements on the northern and southern wings. The central block accommodate Air source heat pump on the rooftop . The Crib lock retaining wall system creates a fully naturalized , vegetated slope that blend seamlessly into the existing topography. Its design promotes soil stability while encouraging plant growth resulting in a green ecological sensitive solution that is well integrated into the site's landscape and surrounding environment.

2.2 SITE CONTEXT-ENVIRONMENT

Neath Port Talbot area faces significant health challenges and the Local Development Plan (LDP) treats health as an overarching issue, addressed through multiple policies and interventions with positive impacts.

The Site , located on the edge of Skewen village and close to a designated strategic regeneration area(SC1)subject to overarching policies .

These policies aim to support sustainable development improve accessibility and enhance community well being.

In proximity to the site is Skewen park, a valued local green space that has been formally designated as “Quiet Area” under policy EN10.

This designation is intended to safeguard areas of tranquillity within the urban settings, contributing positively to mental heath , biodiversity and overall quality of life for residents.



FIG 22 (4) INSET MAP -SKEWEN

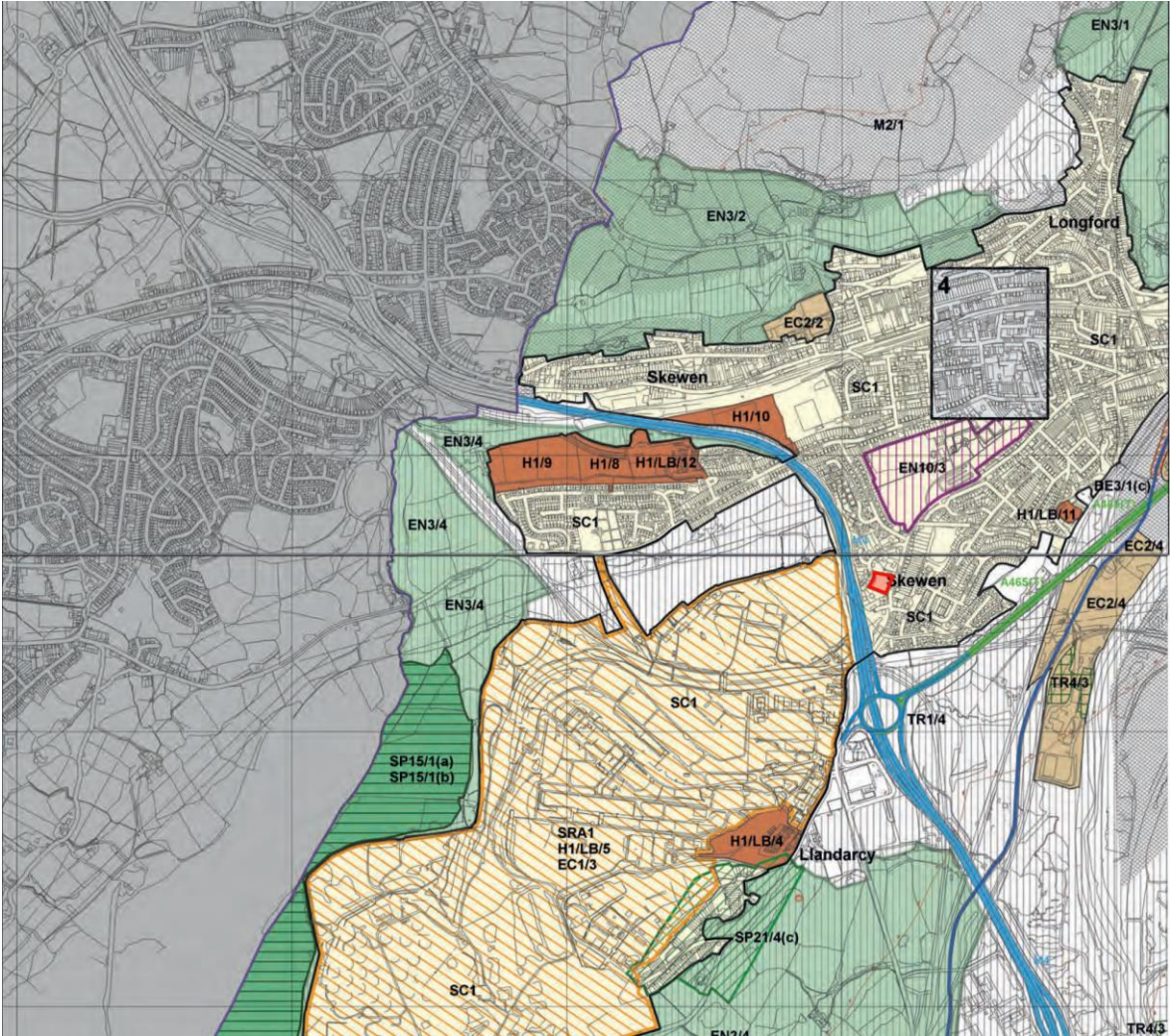


FIG 23 EXTRACT OF PROPOSALS -MAP LOCAL DEVELOPMENT PLAN (2011-2026)

Legend

Neath Port Talbot County Borough Boundary

Overarching Policies

Settlement Limit
(SC1)

Area Based Policies

Strategic Regeneration Area
(SRA1 & SRA2)

Communities & Housing

Housing Allocation/Housing Landbank Site
(H1)

The Economy

District Centre
(R2/1)

Existing Employment Area
(EC2)

Environment & Resources

Special Landscape Area
(EN2)

Special Landscape Area/Operational Coal Site Overlap

Green Wedge
(EN3)

Special Area of Conservation
[SP15/1(a)]

Site of Special Scientific Interest
[SP15/1(b)]

Quiet Area
(EN10)

Safeguarded Coal Resource
(M1)

Settlement Protection Zone
(M2/1)

Waste Management Site
(SP19)

Transport & Access

Primary & Core Road Networks

M4 Motorway

A465 (Trunk Road)

Primary/Core Road Network

Highway Network Enhancement Scheme
(TR1/1 - TR1/5)

Integrated Transport Hub
(TR1/6)

Culture & Heritage

Conservation Area
[SP21/4(c)]

2.3 LOCAL CHARACTER

The Site , situated on the edge of a residential area of Skewen approximately 0.6 miles to M4, and 2 miles to Neath. The site has dense vegetation along the north, east and south boundary, This will be retained and enhanced where appropriate, while to the west It is loosely enclosed by residential development . Fig 29.

Neath is an industrial town , the centre is a compact area of retail commercial uses and dwellings, adjacent to the historic castle on the south side of the river.

To the south of the river Neath , the historic core of Neath has evolved from a strategic military control point , to a market town, then a centre of industrial prominence and finally to a centre of subregional administration and commercial significance.

Skewen was once an industrial village, there were several collieries around the village. The area was almost exclusively farmland in 1770. By 1801 , “Coedffranc Parish” had some 50 scattered dwellings and in 1811 census the area had 454 residents . The important aspect here is that instead of individual holdings , houses were being built in clusters surrounding industrial enterprises alongside the existing tracks of Skewen Hill.

Skewen ‘s grown was generated by Crown Copperworks, it is most notable for the large number of late 19th and early 20th century nonconformist chapels that convey a passing or past God-fearing cultural identity. The town is now also significant shopping and social centre.

Key characteristic Neath-area 40:

- Series of settlement located around and straddling the Neath river
- Industrial town with compact centre of retail , commercial uses and dwellings

- Industrial development to separate the town from the tidal river
- Victorian stone buildings lie adjacent to the main arteries.
- Neath Abbey comprises the most extensive abbey remains in Wales
- Historically “urban and industrial “ with numerous industrial relics remaining
- Site of the Roman auxiliary fort of Nidum

The existing surrounding buildings consist of predominantly of two storey or two and half storey periods dwellings along with a two-storey care facility .

The present building known as Cefn Lodge Nursing Home is a 33 bed care home that occupy the Western side of the site and contribute to a well-established residential character in the locality.



FIG 24 VIEW OF CEFN-PARC ROAD- EXISTING CARE HOME



FIG 25 SIDE ELEVATION- EXISTING CARE HOME



FIG 26 VIEW OF CEFN-PARC ROAD



FIG 27 VIEW OF 8/12 PEN-Y-HEOL ROAD

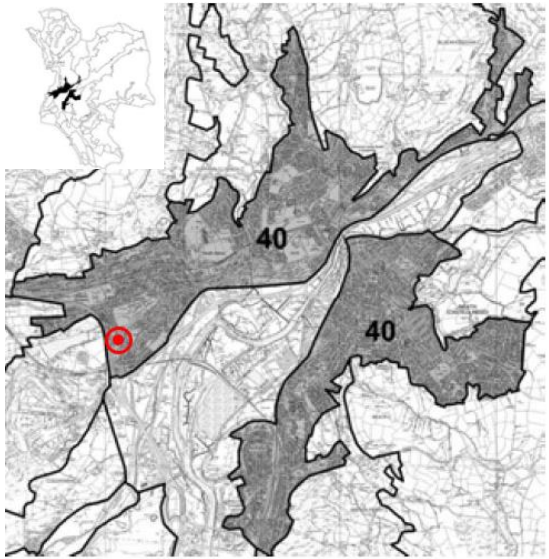


FIG 28 LOCATION CHARACTER AREA 40 (LANDSCAPE SPG)



FIG 29 VIEW FROM EAST OF CEFN-PARC ROAD- EXISTING CARE HOME



FIG 30 – SITE VIEW FROM EAST



FIG 31 – SITE VIEW FROM SOUTH



FIG 32 VIEW OF No 18 CEFN-PARC ROAD



FIG 33 VIEW OF No 24 CEFN-PARC ROAD



FIG 34 –VIEW FROM PEN-Y-HEOL-SOUTH



FIG 35 VIEW OF CEFN-PARC ROAD



FIG 36 –VIEW FROM PEN-Y-HEOL-SOUTH



FIG 37 –NEW ROAD SKEWEN

2.4 ENVIRONMENTAL SUSTAINABILITY

It is expected that the building will exceed current building regulation standards by improving the thermal efficiency of the walls, windows and roof, reducing air permeability and where possible, will use low carbon technology as part of the heating and hot water provision.

Further enhancements may be made in the following areas: the use of more energy efficient lighting, cycle storage, electric vehicle charging points, reducing the amount of water that runs off the site into storm drains, minimising the water consumption by providing high efficiency showers to en-suite bedrooms, providing recycling capacity either inside or outside of the buildings, enhancing the sound and thermal insulation used and enhancing the security of the site to meet ‘Secured By Design’ criteria where appropriate.

Site waste will be minimised; with a site waste management plan during construction. High standards of site management throughout the construction phase of the project will ensure a clean, safe and tidy site, which will minimise damage, loss, the waste of materials and labour.

The care home design has been dictated by the constraints of the site, it should not as a consequence, have a detrimental

impact on the surrounding landscape, ecology or drainage. Furthermore, the application proposal offers an additional opportunity to encourage wildlife habitats as part of the proposed landscaping of the care home grounds. It seek to maximize walking and cycling accessibility by prioritizing the provision of appropriate on-site infrastructure and safe , convenient access routes, including the existing pedestrian linkage with Pen-yr-Heol and its bus stop.

The active travel guidance as illustrated on the Skewen map extract (Fig.38) , outline proposed improvements and new route developments planned over the next 25 years. These anticipated future routes are focused on enhancing connectivity within built up areas, supporting sustainable transport, and encouraging walking and cycling as viable alternative to car use.

- FUTURE WALKING ROUTE
- FUTURE WALKING AND CYCLING ROUTE

BENEFITS OF ACTIVE TRAVEL

HEALTH

CONGESTION

ENVIRONMENTAL

SOCIAL

ECONOMIC



FIG 38 ACTIVE TRAVEL MAP EXTRACT- NEATH PORT TALBOT ACTIVE TRAVEL DELIVERY PLAN 2024-2029

2.5 MOVEMENT, TO AND FROM SITE

The site offers the opportunity to make use of an extensive public transport network for travel to and from the home for staff and visitors.

Staff and visitors will be able to make use of buses 38, X5, 155, the nearest bus stop is just on Pen-Y-Heol at the Site south's eastern corner. (Figure 46)

Skewen railway station situated near the district centre is just 19-minute walk from the site and offers connections to nearby cities and attractions including Swansea and Cardiff .



FIG. 39 SWANSEA URBAN AREA

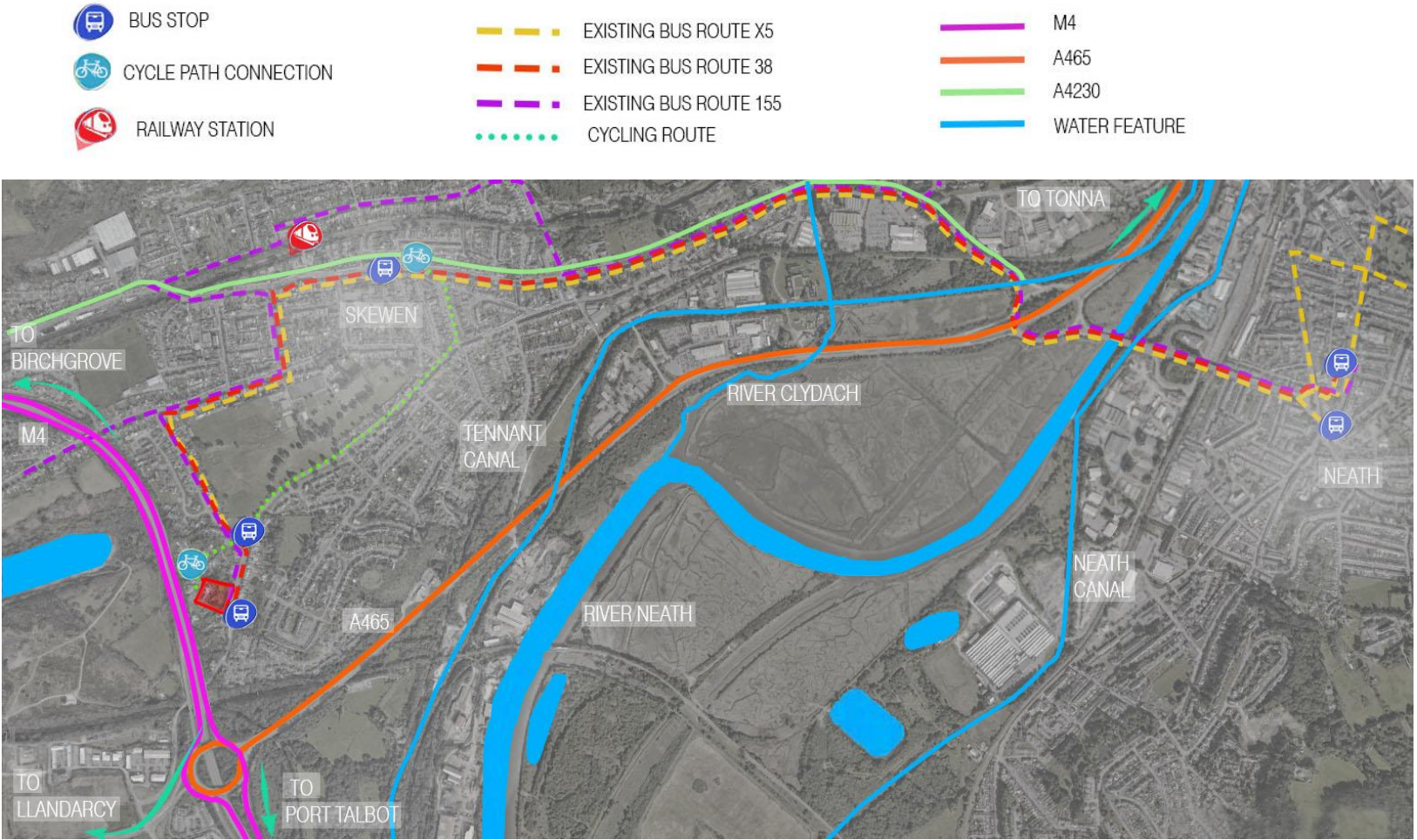


FIG. 40 CONNECTIVITY MAP OF THE AREA

2.6 SITE ANALYSIS

The application site area is 5948 sqm (0.59 Hectares). The Site benefits from natural screening, with views from North South and East being protected by the presence of existing mature vegetation.

This greenery serves as natural buffer, enhancing privacy and maintaining the sites natural context. The immediate context is primarily residential character with housing development situated along the eastern and the western boundaries. To the South and North a more irregular residential pattern contribute to define the character of the area. Fig. 43

The residential settings is reinforced by the Local development Plan which designates a housing allocation (H1) to the East and a quiet zone (EN10), Skewen park to the North. These designations aim to implement mitigation measures in response to noise impact from nearby M4. Fig. 42

When designing the building, careful consideration should be given to its orientation to ensure it complements the character and aesthetics of the surrounding area. Additionally, its placement should respect the proximity of neighbouring properties avoiding any adverse impact on their amenities while maintaining visual harmony and consistency within the streetscape.

In conclusion, following an analysis of the site there are a number of design parameters that will affect the layout of the proposed development; these can be divided into primary and secondary design factors:

Primary Design Parameters:

- Building Orientation – views and sunlight.
- Mass of proposed building.
- Topography.
- Retaining existing vegetation where possible.

Secondary Design Parameters:

- Ecology – Introduction of habitat through the use of new landscaping.
- Noise pollution from surrounding infrastructure.
- Sympathetic approach for neighbouring properties.
- Low risk Coal Area

It is clear from the site analysis that the design parameters affecting the layout of the existing development will impact the design of the proposed Care Home. The design of the new development needs to respond to these characteristics to ensure it will have a positive influence on the immediate environment and its neighbours.



FIG. 41 SITE LOCATION PLAN

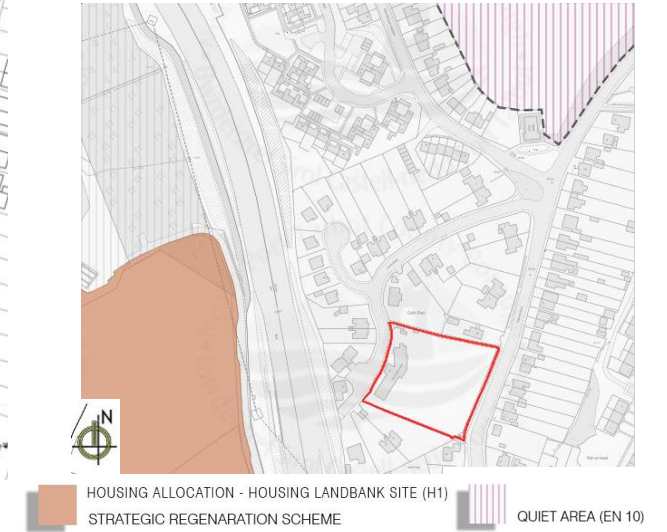


FIG. 42 LOCAL ADOPTED PLAN



FIG. 43 SITE PLAN

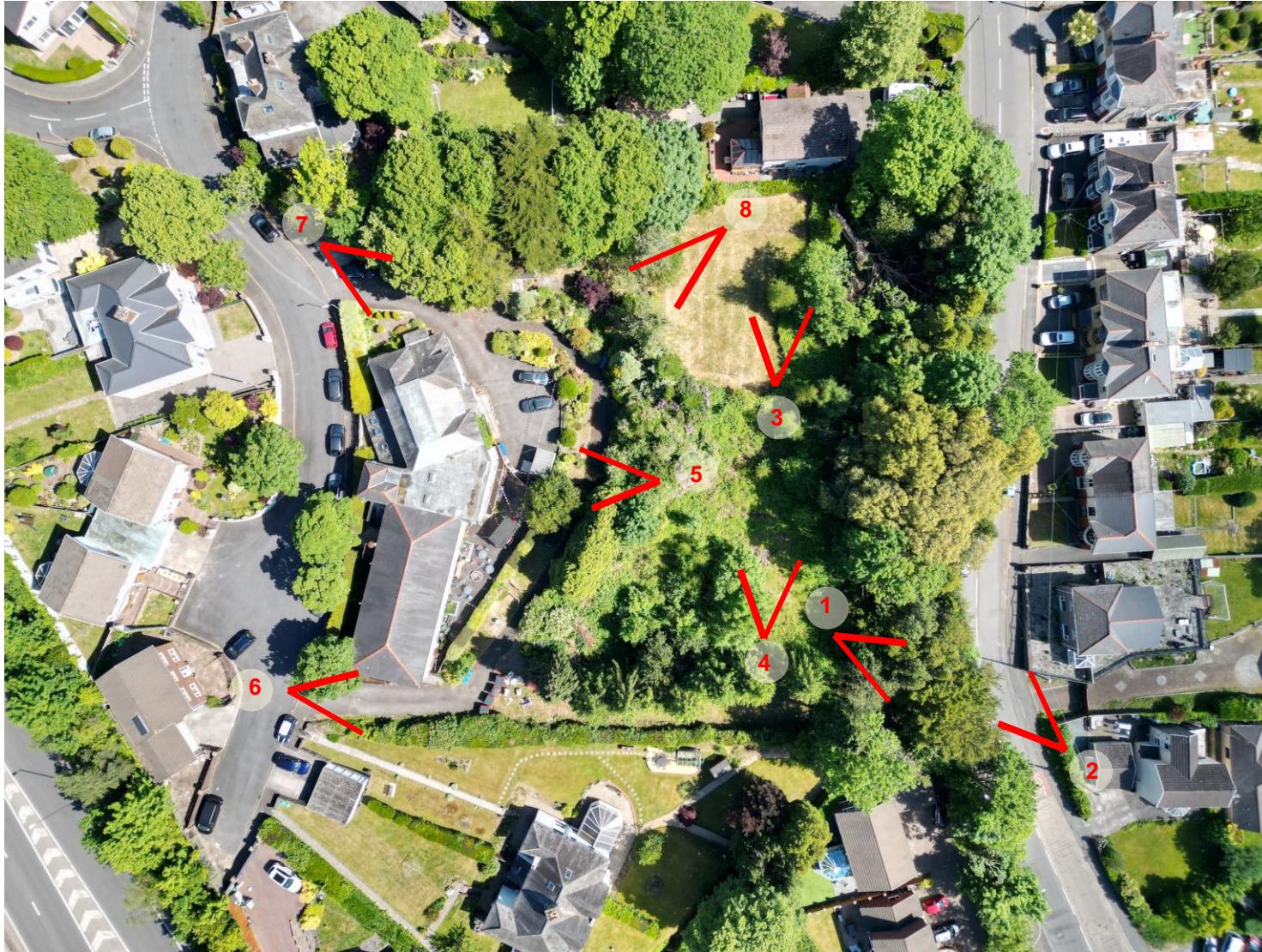


FIG 44 SITE VIEW



FIG 45 INTERNAL VIEWS OF THE SITE



FIG 46 - EXISTING SITE PLAN



FIG 47 - AERIAL VIEW- EAST



FIG 48 - AERIAL VIEW-NORTH-EAST



FIG 49 - AERIAL VIEW- WEST



FIG 50 –AERIAL VIEW OF THE SITE



FIG 51 – VIEW OF THE SITE FROM CEFN PARC ROAD

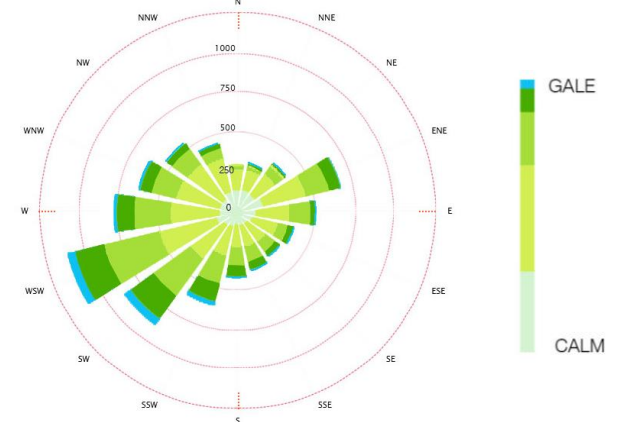


FIG 52 – PREVAILING WINDS



FIG 53 – VEHICULAR - PEDESTRIAN ACCESS



FIG 54 – SITE CIRCULATION-SIGHTVIEW

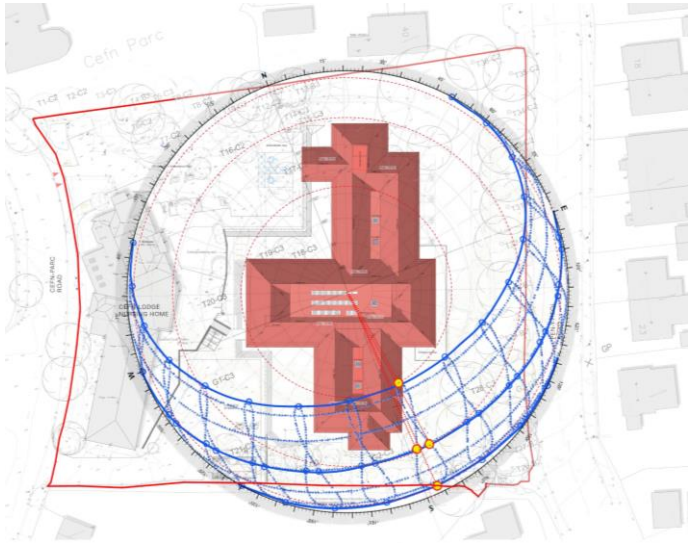


FIG 55– SUNPATH DIAGRAM

03 | DESIGN RESPONSE

3.1 – DESIGN DEVELOPMENT

The design has been further refined in response to the Pre-Application Feedback and ongoing design development .

These revisions represent minor alteration that do not affect the overall form of the building but instead focus on external features, including:

- Addition of two visitor cycle parking spaces.
- Adjustment of the retaining wall and embankment to fall outside the Root Protection area (RPA).
- Introduction of a footpath link connecting the access steps to the nearby bus stop.
- Relocation of the refuse store access to the front of the building to minimize travel distance.
- Widening of the driveway to 4.8 m .
- Inclusion of a staff car share parking space and two electric vehicle (EV) charging space for staff.
- The massing and layout of the roof have been carefully articulated to minimize visual impact and avoid over-dominance in the surrounding context.

As a result, the staff car park has been reconfigured to incorporate both the refuse storage area and a sheltered cycle parking with capacity for eight bicycles , strategically located adjacent to the existing external staircase providing access to the building at level 1.

The central spine of the building which runs East-West accommodates the communal areas and forms courtyard garden spaces on both side , at the base of the north and south wings. Terraces on the higher levels allow the building to seamlessly connect indoor and outdoor spaces , providing guests with pleasant communal area to relax and enjoy a break.

The main entrance to the new building is easily visible from Cefn parc road, its setback from the street create a visual welcoming point of arrival level.

It is accessed via a bridge that leads directly to the reception level, seamlessly integrating with the landscape .

The approach is further enhanced by the crib wall, which follows the natural topography and define the bedrooms courtyard at the lower level, reinforcing the connection between architecture and its setting.

New trees and landscape belt has been introduced along the southern boundary to replicate the previous existing screening (T22 and G2) that now has been removed . This new planting serves as both a visual and acoustic buffer, enhancing local biodiversity and improving the outlook from the new care home.



FIG 56 – PREAPP- 01



FIG 57 – PREAPP- 02



FIG 58 –DETAILED APPLICATION RESPONSE



FIG 59 –SKETCH OF THE APPLICATION RESPONSE

3.2 – USE

The proposed care home for older people will provide 50 beds laid out in flexible wings, specially designed to deliver the highest standards of living and communal spaces for residents over 3 storeys.

The proposed main entrance into the care home is easily identified and located off a dedicated car parking area providing 19 parking spaces including 2 disabled parking spaces plus 1 delivery bay / ambulance bay, as well as 2 cycle parking facilities.

A secondary entrance is provided at rear of the existing building and give access to the bin storage and staff parking and 8 cycle parking facilities

All entrances and exits have level thresholds increasing ease of use. Within the care home all areas are easily identified with appropriate signage, (in accordance with RTP1's dementia and town planning.) and private areas are secured by keypad access.

All bedrooms will be equipped with en-suite bathrooms designed for safety and accessibility, included are shared facilities such as waiting area and hairdressers.

Additional facilities include assisted bathrooms, lounges, dining rooms and flexible day rooms. Staff lounge and changing facilities are also incorporated at lower Ground Floor, Terraces on the upper floors provide inviting communal spaces where guests can relax and unwind.

Detailed landscaped gardens will be provided with raised planters, and fully accessible footpaths.

Accommodation Schedule:

Site Area: 5948sq.m / 0.59Ha / 1.47acres

Level 0 (Lower Ground Floor)	GEA: 739m ²	GIA: 692m ²
Back of House		
9 No. L/D Bedrooms		
Level 1 (Upper Ground Floor)	GEA: 1086m ²	GIA: 1021m ²
23 Bedrooms		
Level 2 (First Floor / Entrance)	GEA: 1086m ²	GIA: 1021m ²
18 Bedrooms		

Totals: 50 Bedrooms GEA: 2911m² GIA: 2734m²
Area per Bed space: 54.7m²

Notes:

1. New back of house facilities (Kitchen & Laundry) to serve both homes
2. Existing home contains 33 bedrooms (registered for 35 people)

Key-Trees:

Trees to be Removed -

Proposed Trees -

Existing Trees -

Root Protection Zone -

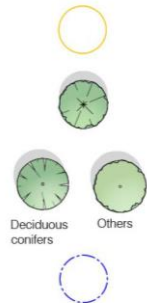


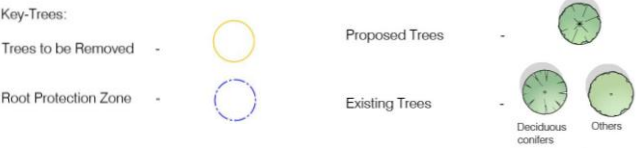
FIG 60 – PROPOSED SITE PLAN-LEVEL 2



FIG 61 – PROPOSED SITE PLAN-LEVEL 0



FIG 62 – PROPOSED SITE PLAN-LEVEL 1



3.3 – DENSITY, FORM AND SCALE

The design has been developed to the above considerations, resulting a scheme that is well – suited to the proposed site and its surrounding context. The style of the proposed buildings use traditional references over 3 storeys.

The facades are broken up with varying roof heights. The building's form has been dictated by the site constraints and rigorous reviews through the design stage. The care home elevations have been designed to reflect the proportions of proposed dwellings in the locality.

All design is as far as operationally possible within the key design principles of the PPG's design guidance on housing for older and disabled people.

In terms of architectural detail, the care home facility presents a hierarchical composition with the principal range forming a central core. This is flanked by two wings extending to the South and North which are connected to the main structure by linking elements featuring a lower roof profile. The building maintains two residential floors throughout, augmented by a lower ground floor to the southern part of the building where the land falls away.

The design approach demonstrate a thoughtful response to the site's challenging and steep topography. The scheme works with the natural terrain creating a composition that is both contextually and functionally efficient. The massing and layout have been carefully articulated to minimize visual impact while maximizing usability and integration with the surrounding environment.

A key feature approach is the shaped roof, which has been designed to sit lower than the existing structure. This not only helps reducing the overall building height but also allows for a sunken internal profile that accommodate the air source heat pump (ASHP) without compromising the building's external form and character..

The use of high-quality materials, locally relevant design and landscaping has the potential to reinforce the positive visual impact of the proposed care home facility.



FIG 63 – PROPOSED SITE PLAN-ROOF LEVEL



FIG 64 – PROPOSED FRONT(WEST) ELEVATION



FIG 65 – PROPOSED SIDE (SOUTH) ELEVATION

3.4 – APPEARANCE

The choice of materials embraces the surrounding built environment with traditional materials ensuring the proposed buildings can integrate within the existing residential context.

The approach taken reflects aspects of the surrounding vernacular and takes cues from the neighbouring properties.

The proposed elevation materials feature a combination of white rough-cast render and Recon(Bradstone)stone.

The stone is intentionally used to highlight key architectural elements of the building, particularly the central core and its connections, including the main and secondary entrances.

Reconstituted stone bands, windows heads and sills combined with the use of a natural slate roof, contribute to the building's visual appeal.

These elements not only add character and detail but also help to ensure a harmonious integration with the architectural style of the neighbouring dwellings, preserving the cohesive aesthetic of the surrounding area. The roof varies in height to further articulate the homes frontages.

The sunken roof along the main spine of the building provides an ideal opportunity to discreetly conceal the ASHP, minimizing visual impact from the surrounding areas.

Additionally, this design feature allows on the side wings strategic placement of rooflights above the internal corridor on the upper floor enhancing a natural daylight penetration.

The Anthracite grey terrace structure with glazed parapets, along with black rainwater goods and white fascia's, are designed to complement the architectural style and add a contemporary touch to the overall appearance.

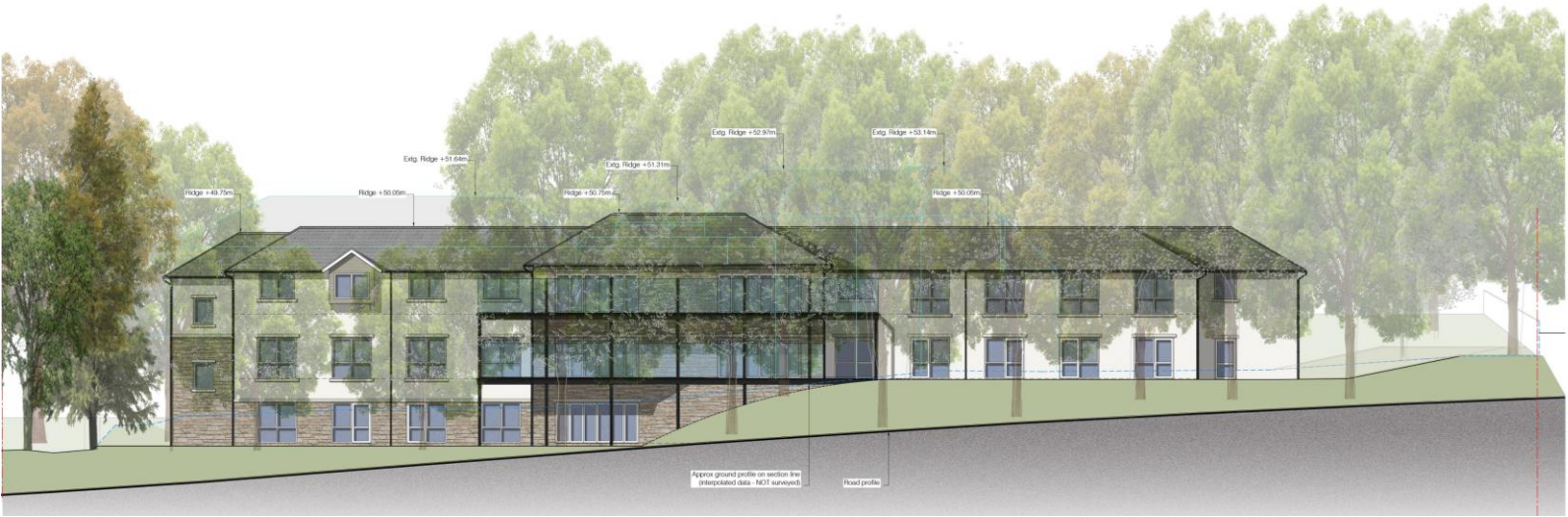


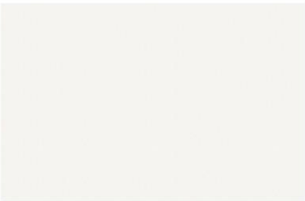
FIG 66 – PROPOSED REAR (EAST) ELEVATION



NATURAL SLATE ROOF



RECON (BRADSTONE) STONE



WHITE ROUGH –CAST RENDER



RECON STONE BAND / HEAD / SILL



FIG 67 – PROPOSED SIDE (NORTH) ELEVATION



FIG 68 – DIAGRAMMATIC SECTION A-A



FIG 69 – DIAGRAMMATIC SECTION D-D

3.5 – LAYOUT AND DESIGN

Upon entering the home there is a warm and welcoming entrance foyer which opens straight through to a reception and waiting area and hairdresser.

Resident lounge /dining areas are provided in each suite . These are located in the central spine providing easy access to residents both from the central and the side wings .

A “ service core” type arrangement has been adopted at the intersection of the main and the side wings across all floors .

The back of the house facilities include the kitchen, laundry, staff rooms , changing facilities and plants room.

These are located to the main spine of the building at lower ground floor.

The back of the house will not be accessible to residents.

The proposed building will accommodate a total of 50 care beds distributed across three levels:

9 bedroom on the lower ground floor, 23 on the upper ground floor and 18 on the first floor.

Where feasible , private patios with direct access to garden spaces, will offer residents valuable outdoor amenity areas.

All bedrooms on the first and upper ground floor will enjoy views over the communal garden.

The steep topography of the site has been thoughtfully incorporated into design allowing for creation of suitable patios extending from the lounge and communal areas at both ground and upper ground floor level.

This approach enhances the connection to the outdoor and make the most of the site's natural feature.



FIG 70 – PROPOSED LOWER GROUND FLOOR PLAN





FIG 72 – PROPOSED FIRST FLOOR PLAN

3.6 – LANDSCAPE

The building Orientation and landscape strategies combined with high quality planting, wildlife habitat enhancements and hard landscaping will complement the existing settings while creating a diverse high-quality series of seating areas.

The proposal advises the planting of new trees within the site especially to the South integrated into the garden spaces.

A Sedum roof on the refuse storage will form part of the Suds strategies alongside permeable paving and swales .

The communal garden will provide a welcome breathing space , while residents individual patio areas can be defined using raised planters and trellis panels offering both separation and privacy.

The natural landscape is enhanced by the use of crib wall, which defines the bedroom courtyard and shape gently sloping area planted with native vegetation.

The parking area is designed with focus on minimizing environmental impact promoting sustainability. Strategies include the use of recycled tile pavers, bright – coloured or similar permeable surfaces to help reduce the urban island effect.

All existing trees identified for retention will be appropriately safeguarded in accordance with the best arboricultural practices throughout the construction process.

Further information can be found within the surveys and statements that accompany this document within the planning submission.

3.7 – MOVEMENT WITHIN THE SITE

The building is designed to be clearly legible and accessible for all - but with a carefully zoned hierarchy of space from public to private. The building has been designed to be fully accessible to all in line with current planning policy, building regulations and planning guidance.

- Car parking for staff and visitors is on site . Entry to the Main building is via the main entrance located adjacent to the parking area .
- The semi -public zone consist of the entrance foyer with seating area and hairdresser.
- The semi-public access area provide access into the private resident's areas from the upper ground floor using a lift or stair to the first floor and lower ground floor, where the resident' s bedroom can be accessed; all floors have lounge and dining area.
- Staff and delivery entry are via a separate entrance with a stair and service lift to all floors .The main service areas are located within a zoned service area and include the kitchen , laundry , plant rooms and staff facilities at Lower ground floor.
- A series of pathways provide easy access to a series of seating and garden areas that provide differing landscape and planting opportunities



FIG 73 PROPOSED COMMUNAL GARDEN FETAURES

FIG 74 PROPOSED SEDUM ROOF - BIN STORAGE

04 | COMMUNITY SAFETY

4. – COMMUNITY SAFETY

The Northern and Eastern boundary of the site are clearly defined by a mix of existing trees and vegetation ,forming the edges of a deciduous woodland.

To the East a combination of 0.5-meter-high existing retaining wall and a proposed crib wall encloses the area , providing structural definition ad support and maintaining these areas as transition spaces between private and public zone.

Along the southern boundary a new grouping of trees is introduced , merging with the existing vegetation to create a natural green enclosure. A close board fence placed along the edge of a public stairs further reinforce this edge ensuring secure and segregated access to the building. . (Figure 75)

The private garden areas are fully enclosed, with access limited to internal routes from within the units through a locked gate from the public area , ensuring privacy and controlled entry for resident

All parking areas are overlooked from within the development. The entrance areas have direct views to anyone entering or approaching the blocks from the main access of the site.

The overall scheme may follow the principles of Secured by Design. The following aspects may be taken into consideration.

- Perimeter of the site must be clearly defined,
- CCTV can be used to protect the vehicle parking bays and the main entrance,
- Lighting; external areas must be illuminated without producing unwanted glare (Figure 78),low impact lighting strategy to outline the areas of dark corridor. Implementing motion sensors ensure lights are only activated, when necessary, further reducing energy consumption.
- Bin stores; bins must be kept in an enclosed secure store. Placed within an area avoiding clutter or hazards,
- A secure and covered cycle store is provided where it is easily over-looked. (Figure 77)
- Access control; access controls fitted within the Unit e.g. fob, swipe card, keypad.



FIG 75 – ILLUSTRATIVE EXAMPLE CLOSEBOARD FENCE

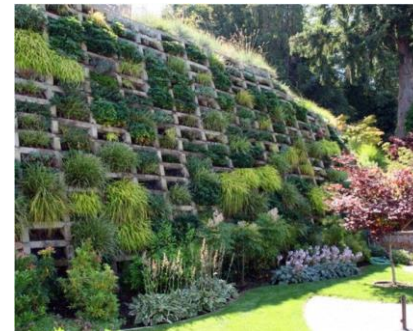


FIG 76 – ILLUSTRATIVE EXAMPLE OF CRIB WALL WITH PLANTING



FIG 77 – ILLUSTRATIVE EXAMPLE OF SECURE CYCLE SHELTER

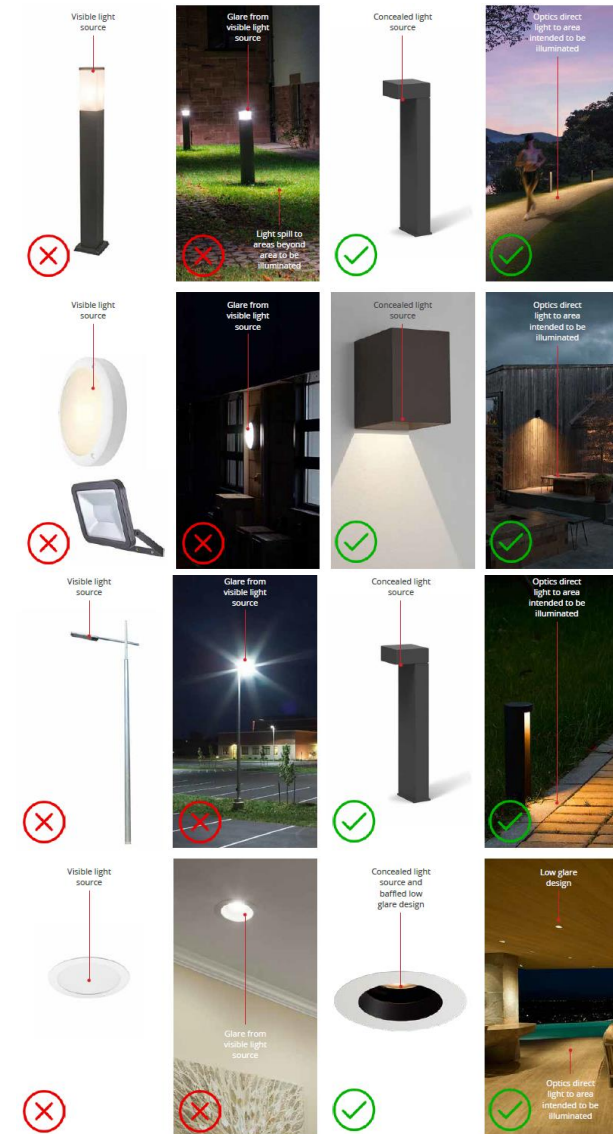


FIG 78 – PROPOSED LIGHTING

05 | ACCESS STATEMENT

APPROACHES

The proposed building will provide new facilities to current standards. Design Criteria include Part M: 2015 of the Building Regulations and BS: 8300, plus guidance from the Centre for Accessible Environments.

The totality of the proposals will provide accessible facilities for all residents, visitors and staff, including those with disabilities. Landscape elements are designed to enhance not hinder accessibility, with planters and decorative features arranged to allow unobstructed movement.

PARKING

Visitor parking is conveniently located near the site entrance at the front of the Proposed building. The car park layout includes 19 standard bays, two of which are designated as accessible parking spaces, along with a dedicated bay for ambulance or delivery use.

The accessible bays will remain available for visitors however if any staff of members are disabled drivers requiring transfer zone, designated bays will be allocated to them on as needed basis.

Staff parking is situated at the rear of the building, southern site access, providing 9 dedicated spaces with direct access to the staff entrance for convenience and security.

Further explanation and justification about car parking provision is provided in the Transport statement. A part of the proposal 10% of the car parking spaces will be equipped with electric vehicle charging points.

To promote active travel, secure bicycle parking facilities for a total of 10 cycles are included, comprising 2 external cycle stands for visitors and 8 sheltered cycle parking spaces for staff use.

ENTRANCE

In case people arriving at the home require assistance, an accessible bell push will be provided outside the main reception/door area, so that they can readily attract attention. The bell push will not be higher than 1200mm; it will be next to level ground and will not be tucked into a corner. It will have a notice/symbol next to it to indicate its purpose.

Any entrance communication / security system will also be no higher than 1200mm. The main entrance is via automatic doors into a lobby with a further pair of sliding doors into the reception area.

The clear open width of each doorway will be at least 800mm. There will be more than 1570mm between the two facing doors, so that wheelchair do not become trapped and there is space for the wheelchair, occupant and an assistant to push through the area.

RECEPTION

There will be an induction loop with a symbol indicating its presence at the reception counter. The reception counter will have a lower portion (around 760mm high) for wheelchair users to approach it. Any seating serving the reception area will include at least one seat at between 480mm and 500mm high and with arms. This will help people with walking or back impairments.

CORRIDORS

Corridors will have level floors and will be wide enough for wheelchairs users. They are generally at least 1800mm wide, so wheelchairs users can pass each other.

DOORS

Doors will have clear opening widths of at least 800mm, and more often 850mm. Where possible, all doors will have door handles at least 300mm from any side wall, so that wheelchair users can reach them. All door-opening pressures will not be greater than 30 Newtons. External doors will have no thresholds higher than 15mm if higher than 5mm, their edges will be chamfered.

WINDOWS

Opening windows will have restrictors at an accessible height.

ACCESSIBLE TOILETS

Accessible toilet facilities, for independent use, serving communal areas will be to Part M: 2015 of the Building Regulations, with WC pan, wash hand basin and support rail. Each will have an audible and visible assistance alarm, activated by a red pull cord that hangs down to within 100mm of the floor. There will also be assisted bathroom and toilet facilities.

LIFTS

The lift in the building will be in accordance with Part M: 2015 of the Building regulations and suitable for wheelchair users. The lift is large enough to contain a stretcher or similar where required.

STAIRS

Stairs will be in accordance with Part K and Part M (2013 + 2015 Editions respectively) of the Building Regulations. This will include handrails on both sides and over run at the top and bottom of the stairs by 300mm. All stair tread and steps will have contrast bands with nosing in accordance with Part M: 2015 of the Building Regulations.

EN-SUITE BATHROOMS

En-suite Bathrooms to bedrooms will have wheel in, flush floor shower facilities and WC pans that can be used for independent access where appropriate.

VISION IMPAIRMENTS

In communal areas, tonal differences between floors, wall, doors and furniture will ensure that there is clear visual differentiation so that the surfaces and doors can be clearly identified. Guidance for colours within the care area is for them to be towards the yellow end of the spectrum as this is the last part of the eyesight to deteriorate – 'Ageing Eye'. However, items such as doors can be picked out by use of darker tone frames or architraves.

Surfaces will be matt finish rather than glossy, to avoid glare or confusing reflections. Routes will be kept clear of obstacles and hazards. Notices, brochures and information will be offered in large print format. Doors will have 3 dimensional numbers, symbols and colours/tones to give a range of recognition features. Any necessary signs, particularly around the entrance area, will be provided with initial capitals letters followed by lower case letters. These give words shape, which can be read more readily by people with vision or cognitive.

HEARING IMPAIRMENTS

Although communication at the reception desk / counter will be one to one, an induction loop will be provided so that people with a hearing aid with a 'T' setting can converse at a normal level. Induction loop facilities may be provided in any communal TV areas. Staff will use the Text Talk telephone service to send and receive calls from people with hearing impairments who use text phones

ALARMS

A high tech nurse call system will be installed. These will include facilities for people who may have fallen to summon assistance. Emergency alarms will be both audible and visible.

DEXTERITY

Door handles will be lever-arm type so that they are easy to grip and operate. Taps will be lever-arm type for easy operation.

EMERGENCY EVACUATION PLANS

The home management and operators will 'model' the homes fire evacuation procedures around its residents and will include recognising visitors with particular needs. Where possible residents will be kept in safe locations and only moved if necessary. The care home has been designed to allow for horizontal phased evacuation in accordance with Part B of the building regulations. Each floor is separated into at least three fire resisting compartments which allow access to a fire escape stair at each end of the building. In the event of an emergency and the lifts not working, staff will be deployed to assembly/refuge locations. An evacuation system will be used to help people down the stairs where they have been identified to need this. Where possible, people with mobility difficulties will reside on the ground floor.

POLICIES AND PROCEDURES

In addition to increasing accessibility, the operator should regularly review their policies and procedures, including the Disability Discrimination Acts, as they develop. This includes considering their existing and new staff and continual monitoring of the Care Home's residents.

PLANT

The Low or Zero carbon Technologies that will be under consideration Include:
Photovoltaics
Heat Pumps
Rainwater harvesting

Areas of the roof may be used to accommodate several utilities including risers, flues and extracts from within the kitchen and plant room whilst being hidden from public view. Other services such as Air –source heat pump, heat recovery units and PV panels may be located on the roof.
As the design progresses methodologies and Detail can be confirmed by M&E.

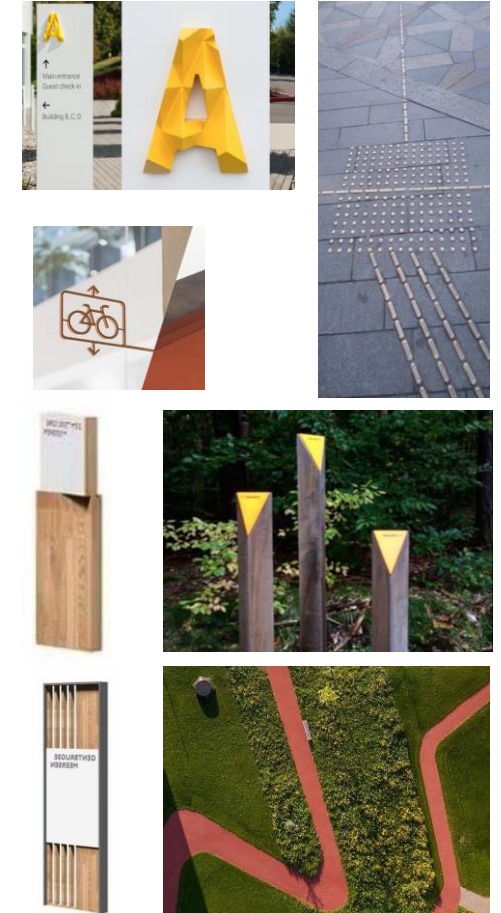


FIG 79 – ILLUSTRATIVE EXAMPLE OF WAYFINDING

06 | CONCLUSION

CONCLUSION

The proposed development will provide much needed accommodation designed to meet the needs of people within Skewen. It represents a carefully considered scheme that makes efficient use of the site. The proposals are designed to a very high standard. The scheme incorporates appropriate provision for access, parking, landscaping and communal space.

In line with sustainability criteria, including a 10% reduction in parking requirements based on the existing parking conditions outlined in the Transport Statement, the proposed provision exceeds the necessary parking requirement.

It has been established that there is a continued demand to accommodate vulnerable older people requiring nursing and dementia care in the local area as well as an emerging demand to provide a supportive environment where care is needed.

Following careful analysis of the application site and surrounding area, a sensitive and holistic redevelopment proposal has been designed.

The proposed care home use would make a positive contribution to the locality. Developing the site to accommodate a high-quality, well-designed care home. Each draw upon careful analysis of the surrounding vernacular; in this sense, the proposal represents a vernacular-led bespoke new building, which will represent a positive improvement to the site and its contribution to the surrounding area.

The design, height and layout of the care home development is as far as operationally possible within the context. The technical issues raised within this report such as landscape, visual impact and drainage are addressed accordingly and can be demonstrated with the accompanying reports and assessments.

The scale, orientation and design of the building respect neighbouring land uses. Internally the care home provides a high-quality care environment for the elderly that will meet modern day care requirements.

To conclude, the proposal has been carefully designed to respond and respect the surrounding land uses and environment. The resulting development offers many benefits and is sensitive to its contexts including the design and appearance of the building, the existing care home, the site layout and access arrangements.



FIG 80 – 3DVIEW 01-RELATIONSHIP BETWEEN EXISTING AND NEW BUILDINGS



FIG 81 – 3DVIEW 02-MAIN ENTRANCE



FIG 82 – 3DVIEW 03