



Design & Access Statement

Proposed extension to

27 Gnoll Park Rd
Neath
SA11 3BT

Job: 2589 | Issued for Planning | Revision 03 | June 2026

noma | architects

Executive Summary

Design and Access Statement

This document has been prepared as part of the planning submission for an extension to Gnoll Nursing Home to create new ensuite care bedrooms, improve existing and supporting facilities. The existing care home is a well established 27-bedroom home.

This document should be read in conjunction with the accompanying drawings, which provide the detailed basis for the application.

Project Brief

Proposed alterations and extension to Gnoll Nursing Home, an established care home in Neath, to provide new high quality care bedrooms to increase the capacity at this popular home.

Proposal

The proposal would create 8no ensuite bedrooms with ancillary facilities. A small extension would be demolished to house a new single-story wing with 4no bedrooms, and a first-floor extension would be added above the existing wing, resulting in a total of 32 bedrooms, representing a gain of five bedrooms.

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Overview

The Location

Gnoll Nursing Home is located on Gnoll Park Road in the north of Neath.

Local shops, facilities are located within 10 minute walk and the town centre within a 10 minute walk.

Site address

27 Gnoll Park Rd,
Neath
SA11 3BT

Site Area

The total area of the site 0.1031hectares.

Current Use

The site is occupied by Gnoll Nursing Home containing 27no. care bedrooms, resident lounges and supporting facilities.

Access is off Gnoll Park Road, which runs to the south east of the site.

The Proposal

The proposal is to create 8no. new ensuite bedrooms (3no relocated), 5no. improve existing bedrooms, a Hoist Store, Nurses Station, COSHH Room, and Linen Store to compliment the existing facilities at the home.

To achieve this, a small part of the existing building would be demolished. This removes a Conservatory area, which would be replaced with improved facilities.

The result would be an overall gain of 5no. care bedrooms, totalling 32no. bedrooms on the site. The extension will allow the home to provide much-needed additional care provision to serve the local community.

The building lies within the established settlement boundary and the proposed extension will be compatible with the homes existing location and surroundings.

Document Issue

Date	Rev	Prepared	Checked	Purpose of issue
25-0701	01	TB	SD	Planning
26-0408	02	TB	SD	Amended pag 4,12, 13, 14
26-0623	03	TB	SD	Amended pag 11 to 15

1.0 Context

1.1 Existing Site

The Location

Site

The site contains Gnoll Nursing Home, a residential care facility. A car park is located to the side, and landscaped gardens are situated at the rear.

Building

The building was originally constructed as a house and has since been converted into a care home, with various extensions added over time. The building contains 27 bedrooms, communal lounges, and supporting facilities.

Context

The site, located on the edge of the town centre, is situated in a predominantly serviced area, with several local facilities nearby, such as a Health Centre, Police Station, and Rugby Ground, among others.

Levels

The site is flat.

Vegetation

The site has no trees or bushes.

Local Amenities

The site is surrounded by local amenities and services. The town centre is a 2-minute walk away and is also accessible by bus.

Heritage

The site is not in a conservation area, and the building is not listed.

Access

Vehicular access to the existing nursing home is via a private drive leading directly off Gnoll Park Road. This drive runs the full length of the property, providing access for deliveries to the side and rear of the home, as well as accommodating 10 existing parking spaces.

There is additional access to the parking spaces at the rear via a private driveway leading from Dyfed Road, next to the Health Centre. Between this gate and the garden, there is an area occupied by the rubbish bins.

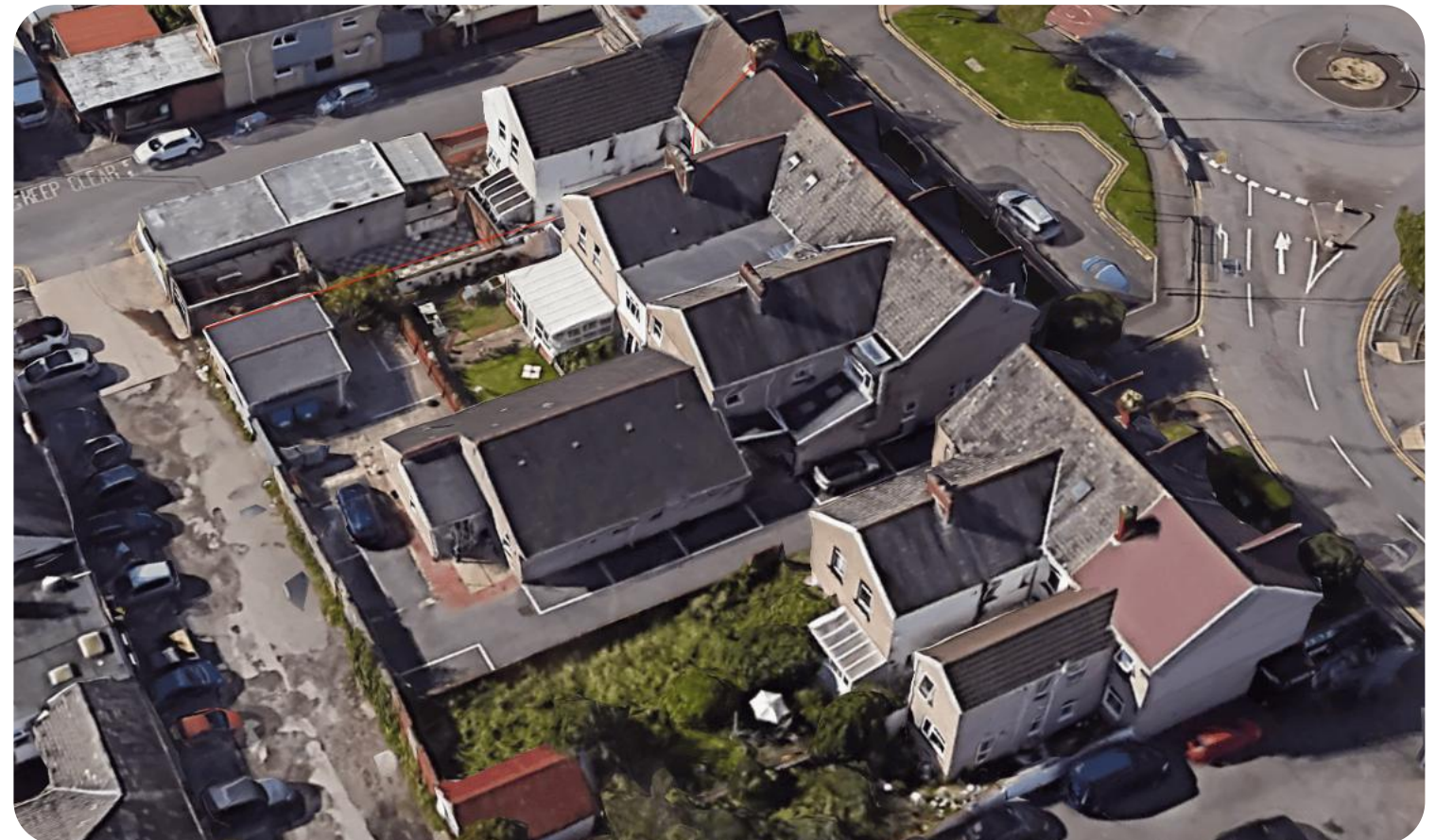


Google Maps



Neath Local Plan - Interactive Map

1.2 Site Block Photographs



1.3 Exterior Building Photographs





1.4 Planning History

Reference: P2016/0903 - Granted

Description: First floor flat roof extension to provide additional communal sitting room plus covered walkway

Reference: P2008/0337 - Granted

Description: Alteration & extension to existing nursing home (no. 27) & change of use from residential dwellings to nursing home (nos. 23 & 25)

Reference: N1994/0381 - Granted

Description: Retention of works already carried out: boiler house and laundry area

Reference: N1992/0287 - Granted

Description: Extension to private nursing home to provide 7 additional bedrooms

Reference: N1990/0407 - Refused

Description: 12-bedroom extension to existing nursing home

Reference: N1987/0514 - Granted

Description: Change of use to nursing home



OS 25 1892-1914



OS 1945-1965



OS 1944-1974

1.5 Planning Policy

Relevant Policy

Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016

Strategic Policy SP3 Sustainable Communities

Aims to promote the delivery of sustainable, healthy and cohesive communities. This overarching policy apply to the provision of care facilities that support community needs

Design. Supplementary Planning Guidance, (July 2017)

Policy BE1 Design (Criterion 3): Materials and Landscaping. This criterion emphasises the importance of using appropriate materials and landscaping that complement and enhance the area. For care homes, the selection of suitable and potentially therapeutic landscaping and building materials would be important for the well-being of residents.

Policy BE1 Design (Criterion 6): Community Safety. This criterion focuses on achieving and creating attractive, safe places and public spaces, taking account of ‘Secured by Design’ principles. Ensuring a safe and secure environment for vulnerable residents in care homes would be a key consideration under this policy

Policy BE1 Design (Criterion 7): Integrated Transport and Linkages. This criterion promotes integrated transport networks and linkages with the existing surrounding community, considering pedestrians, cyclists, and public transport. Ensuring accessibility for visitors and potentially residents who can still move independently would be relevant for care home locations

Adult Social Care, Strategy 2023-26

The strategy mentions working with the wider care sector to develop innovative ways of providing care and support and engaging with the Health Board and Care Inspectorate Wales to ensure that the quality of care is not compromised. This would implicitly include the quality of care in residential settings.

The proposals are in accordance with local policies.



2.0 Proposed Design

2.1 Use, Amount, Layout, Form and Scale

Use and Amount

The site would remain in use as a residential care home (use class C2).

The proposed development would demolish a small rear extension, currently a Conservatory.

The proposal replaces 3no. rooms with 8no. new en-suite rooms, offering facilities suitable for current guidance and regulations. This would be an overall gain of 5no. bedrooms, totalling 32no. bedrooms on the site.

The new plan also includes a Hoist Store, Nurses' Station, COSHH room, and Linen Store. Additionally, three new bathrooms and two toilets have been proposed for five existing rooms. An extension to the dining / lounge areas has also been made to better support the home.

Layout

The proposal includes a new two-storey extension above the existing north wing, which will house four bedrooms for seniors, nurses station, staff room and linen. On the south side, a new single-storey wing will house four en-suite bedrooms, connecting the main house to another small existing building.

The extension will have a low visual impact by balancing the previously added wing on the south side of the property, thus creating a well-protected communal courtyard between the two wings for residents' use.

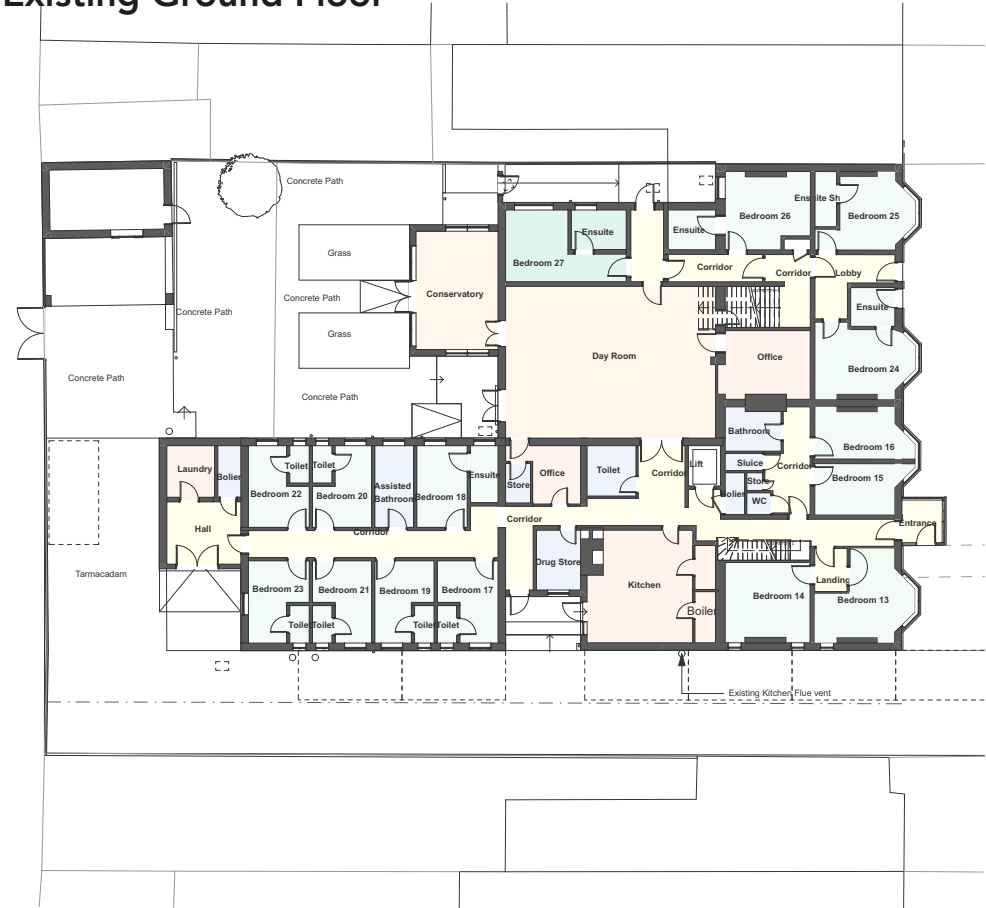
Inside, the main view from the new bedrooms is of the communal courtyard.

The emergency stairs have been located on the west side of the building.

Form and Scale

The proposal looks to maintain the prominence of the existing building from the front. The ridge height of the extension is below the ridge over the original dwelling and as a consequence the extension appears subservient in scale.

Existing Ground Floor



Existing First Floor



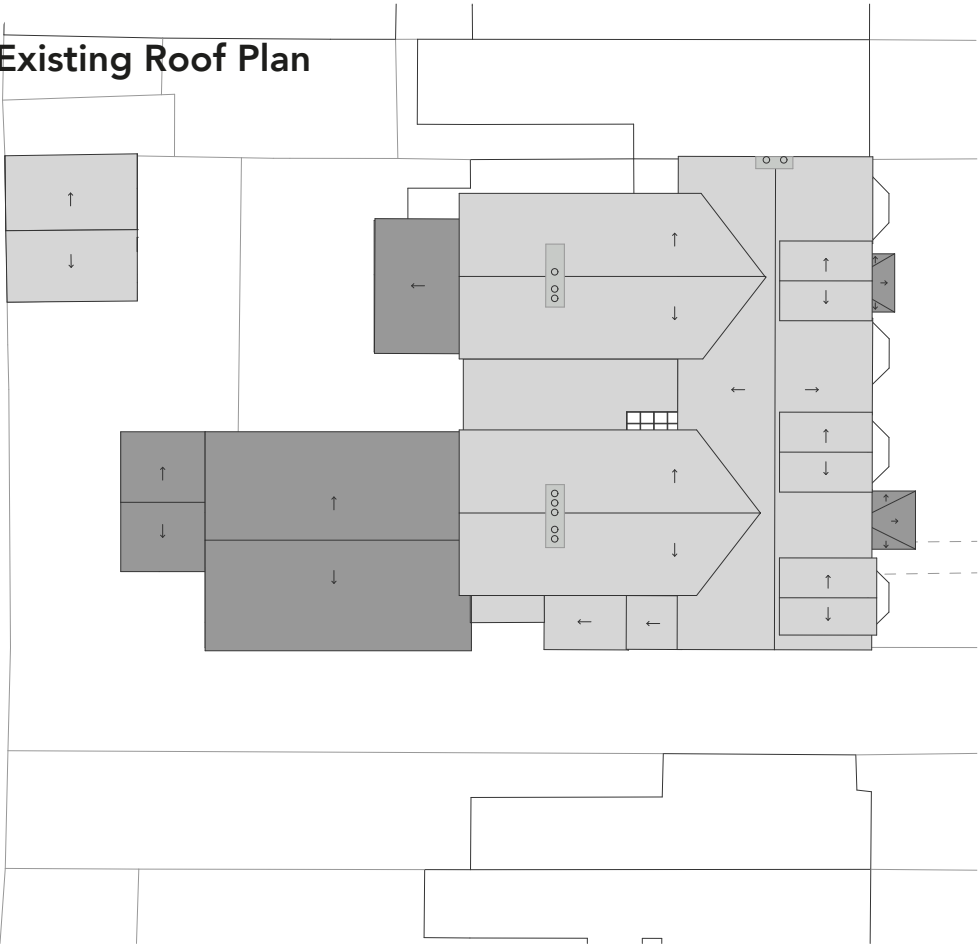
Proposed Ground Floor



Proposed First Floor



Existing Roof Plan



Proposed Roof Plan



2.2 Appearance and Materials

Appearance

The original part of the nursing home is a mid-19th-century terraced building that occupies the L-shaped plot.

The building has had a series of extensions over time. The proposal looks to add an extension that is complimentary and subservient to the original building.

The extension is located at the rear, so it has no impact on the street scene. The proposal is therefore mainly screened by the existing building from Gnoll Park Road.

Materials

The proposed extension will be finished in materials that reflect the original building. The following complimentary palette is proposed:

- Canterbury spar render to match existing
- Slate roof to match existing
- Timber windows to match existing

Landscaping

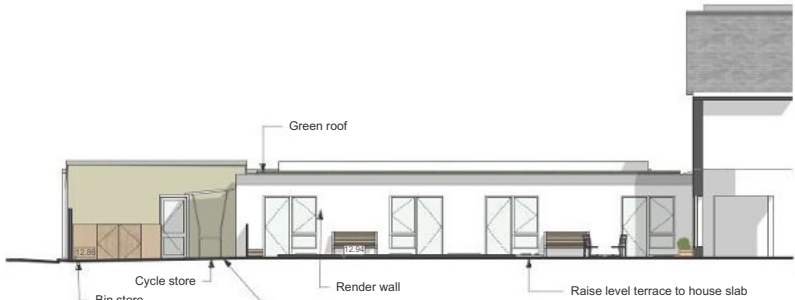
A courtyard for residents is proposed, designed with planters and landscaped garden areas. The existing shrub will be replanted at the center of the courtyard to retain a sense of continuity with the original layout. The courtyard will be set at the same level as the house entrance and the new extension, with ramped access from the parking area to enhance accessibility for all residents. Also, a green roof is proposed to offset the footprint of the new extension, contributing to environmental sustainability and visual balance.



1 Proposed West Elevation - No change proposed



Proposed North Elevation



3 Proposed North Internal Elevation



4 Proposed South Internal Elevation



5 Proposed East Elevation

2.3 Access

Vehicular Access

Vehicular access to the existing nursing home is via a private drive leading directly off Gnoll Park Road. This drive runs the full length of the property, providing both parking facilities and access for deliveries to the side and rear of the home. There is an additional access point to garages at the rear via a private road leading off Dyfed Road, adjacent to the Health Centre.

Car Parking

The Nursing Home currently operates with 10 parking spaces located to the rear, accessed via the shared private lane. These spaces lie outside the red line boundary as shown on the submitted Location Plan and reflect the long-standing operational arrangement of the site.

The proposal does not alter this existing parking arrangement.

In accordance with the Council's SPG Parking Standards, the increase of 5 bedrooms would ordinarily generate a requirement for two additional parking spaces.

However, the operational characteristics of the Nursing Home remain unchanged, with staggered staff shifts and limited peak visitor overlap. The increase in bedrooms does not result in a proportionate increase in on-site staffing levels.

Furthermore, substantial public parking provision exists immediately adjacent to the site, including:

- 4 marked spaces directly in front of the entrance on Gnoll Park Road; and

- 23 marked spaces immediately opposite on Prince of Wales Drive.

Given the established pattern of use, the town-centre context, and the immediate availability of 27 public parking spaces within short walking distance, it is considered that the proposal would not give rise to parking stress or adverse highway impact..

Public transport

The site is well served by public transport, with bus stops located nearby on Gnoll Park Road.

Refuse collection

Bins will be stored by the southern corner of the extension, screened from the rear entrance. Collections will be similar to the current arrangements.

Accessibility

Internally, the proposed new floor will be level with the existing building.

2.4 Energy Considerations

New light fittings will be controllable LED. Movement detectors will be fitted to bathrooms and corridors.

These sustainability works will be carried out as part of this upgrade project. A new solar panel installation is proposed.

The existing boiler plant will be upgraded to accommodate the requirements of the additional bedrooms.

The new wing will be constructed to the highest energy standards to minimise heat loss from the home.

2.5 Flood Risk and Drainage Considerations

A detailed Drainage Strategy, together with supporting drawings, has been prepared and submitted separately in support of the application. An updated Flood Risk Assessment (FRA) has also been submitted separately to address the requirements raised by the Lead Local Flood Authority.

The proposed development incorporates appropriate surface water management measures and responds to the existing site conditions, including site levels and existing drainage infrastructure, as identified on the updated drawings.

The submitted drawings have been updated to include existing and proposed site levels.

The design responds to the minimal level differences across the site. In particular, an approximate level difference of 80mm at the rear has been resolved through a gentle gradient (circa 1:100), avoiding the need for stepped or ramped access.

Minor internal layout adjustments have been made to accommodate access to existing drainage infrastructure (manhole), ensuring appropriate maintenance access is retained.

These amendments do not affect the overall design intent or functionality of the proposed development.

2.6 Summary

Conclusion

The proposal will provide much-needed additional care bedrooms to this established care home, supporting the Adult Social Care Strategy 2023326 in Neath Port Talbot by helping ensure the continued delivery of high-quality residential care.

The scheme proposes eight new en-suite bedrooms with supporting facilities, replacing three existing bedrooms through the demolition of a small extension. This will result in a net increase of five bedrooms on the site. In addition, four new bathrooms and one toilets are proposed to serve over existing rooms, enhancing the comfort and functionality of a total of 13 rooms.

The design is sympathetic to the streetscape. Most of the extension will be screened from public view by the existing building, while the small section visible from the street is subordinate and complementary to the main façade.

The proposal also respects the neighboring property in terms of scale, proportion, and appearance, achieving a balanced and harmonious relationship within the urban context.

Access and on-site car parking remain unchanged from the existing arrangement.

