

Design and Access Statement

**For
The extension of time of the
approved application for the**

**Proposed 17 number,
two bedroom sheltered
accommodation flats**

at

**Jah-Jireh Care Home Site
Heads of the Valleys Road
Merthyr Tydfil
CF44 0LX**

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Date of report: April 2020
Job No: 682/PM/15

Report Version: Version 3

Introduction

Background and history

Jah-Jireh

Lapider is acting as Chartered Surveyors on behalf of Jah-Jireh Charity Homes who have purchased the former Baverstock Hotel site on the Heads of the Valleys Road in Merthyr Tydfil.

The former hotel has been converted into a Jah-Jireh care home providing residential care for 51 residents.

This Design and Access Statement is in support the extension of time for the approved planning application that has been made to construct 17 number, two bedroom sheltered accommodation flats on the Jah-Jireh care home site.

Outline planning permission has been previously granted for the construction of 17 flats on the site.

Jah-Jireh Charity Homes is a Jehovah Witness charity where Jehovah Witnesses care for the elderly and infirm Jehovah Witnesses in a loving spiritual environment.

Jehovah Witnesses who become elderly and infirm and wish their spiritual life to be protected and provided for in a residential setting can come to Jah-Jireh Charity Homes for assistance.

The objectives of the Jah-Jireh Care Home is to provide surroundings and an environment in which brothers and sisters will feel loved and looked after in a theocratic home which is necessary for those times when consolation and spiritual encouragement are necessary to care for residents.

History

The Baverstock Hotel was constructed in the 1960s and expanded in the 1970's and 1980's and provided a large three-star hotel and conference facilities.

The hotel provided in excess of 50 double bedroom suites, conference and banqueting facilities and could accommodate:¹

- 100 residents in the hotel.
- Banqueting facilities for up to 260 people.
- Conference and meeting facilities for approximately 600 people.
- Parking for 400 cars.

Jah-Jireh Care Home

In 2005 the hotel closed and was put up for sale on the open market. In January 2006 the former hotel and 7 acre site was purchased by the Jah-Jireh Charity homes.

The former hotel was significantly overhauled and converted into a residential care home which provides single ensuite bedrooms for 33 residents including the following facilities:

- 33 single en-suite bedrooms.
- Large reception lounge.
- Large TV lounge.
- 2 quiet lounge areas.
- Large dining room.
- 8 person passenger lift.
- Telephone points in all rooms.
- Nurse call in all rooms.
- Live TV link to Kingdom Hall meetings.
- Hairdressing salon.

The former banqueting hall was converted into a Jehovah Witness Kingdom Hall which can accommodate up to 200 people. The Kingdom Hall serves the Merthyr Tydfil and Aberdare area.

In 2007 an 18 bedroom extension was added to the existing care home which increased the number of residential care home units from 33 to 51 units in total.

At the time of purchase an outline planning application was made to construct 17 sheltered accommodation units within the grounds of the Jah-Jireh Care Home. Outline planning approval was granted on 28 April 2006.

¹ Information obtained from the Welsh Tourist Board web site.

The 17 two bedroom sheltered accommodation flats

When Jah-Jireh Charity Homes purchased the former Baverstock Hotel site in 2006 it was with the intention of developing the site to provide:

- Residential care accommodation.
- A Kingdom Hall to serve the local and wider community.
- Independent sheltered accommodations units.

Jah-Jireh Charity Homes propose to construct 17 two bedroom sheltered accommodation flats on the site. The accommodation would be on two levels with stair and lift access between floors and provide:

- 17 number, two bedroom flats with kitchen living areas and bathroom with walk in shower.
- A dedicated communal area for residents on each floor.
- A Wardens office with day room, staff bedroom and an ensuite shower room.
- A dedicated storage and re-charging area for mobility wheel chairs.
- Storage, cleaning facilities and an external bin store.
- Level access, external parking a designated pedestrian link to the Kingdom Hall and landscaping.

The ethos for the Jah-Jireh care home site at Merthyr Tydfil is to provide all caring and religious facilities at one location.

Residents of the care home who are able to, can use the Kingdom Hall for their religious meetings, and meet other members of the local congregation. Religious meetings are also held in the care home.

The 17 unit sheltered accommodation flats will be targeted towards elderly couples who wish to move to smaller more suitable accommodation but are not yet in need of residential care. In some cases it is expected that couples could require differing levels of care. It is anticipated that couples (or individuals) would move into the residential care home at some point in the future.

Residents of the sheltered accommodation flats will have direct access to the Kingdom Hall which is an integral part of their spiritual needs.

Link between the care home and the sheltered accommodation flats

There will be a strong operational and community link between the care home and the sheltered accommodation flats.

Operationally the management of the sheltered accommodation flats will be co-ordinated through the management of the care home. The Care Home Manager will have overall management responsibility for the sheltered accommodation flats, the warden and staff.

Day to day management and maintenance will be coordinated by the warden and the care home manager.

A Warden will be on site in the sheltered accommodation units and operate from the warden's office on a part time basis. It is anticipated that the warden function will be provided by staff on a rota basis. A warden's office, day room and ensuite shower room will be provided within the sheltered accommodation block.

There will also be a religious community link between the sheltered accommodation flats and the care home. Residents will meet at the Kingdom Hall and it is expected that sheltered accommodation residents will visit and share facilities and meals with residents within the care home from time to time, strictly on a prearranged basis with prior bookings and small numbers at anyone time with a maximum of four at any one meal.

Ownership

The overall control of the sheltered accommodation flats is to be retained by Jah-Jireh Charity Homes.

There are several methods that Jah-Jireh Charity Homes allow residents to live in the accommodation, listed below are some of the options:

- Residents will be sold flats on a lease for their life time. Should the residents wish to leave the sheltered accommodation flats (either because they are moving on to more appropriate accommodation for their needs such as the care home or have deceased) the lease will be sold back to Jah-Jireh Charity Homes who will then source further residents.
- Residents buy a licence to occupy the sheltered accommodation which is refunded at the end of their occupancy.
- Jah-Jireh Charity Homes can rent flats direct to residents.

Jah-Jireh will retain overall freehold ownership and residents will only be able to occupy the flats for their lifetime. Residents will not be able to leave or sell the flats to relatives. The sheltered accommodation flats will **not** be housing that is available on the open market.

Planning History

Listed below is a summary of planning history by Jah-Jireh Charity Homes since owning the site in January 2006.

In January 2006 Jah-Jireh charity homes purchased the former Baverstock Hotel site.

An application was made to change the use of the site from a hotel to a 50 bed care home C1 – C2. This was approved on 28th April 2006. Application number P/06/0060.

An application was made to extend the existing care home to provide an additional 2 storey extension accommodating a further 18 bedrooms. This was approved however alterations were made to the roof line and a second application was made on 5 April 2007 to extend the existing care home to provide an additional 2 storey extension accommodating a further 18 bedrooms. Application number P/07/0201. (Construction commenced on site in October 2007).

An application was made on 23 March 2006 to MTCBC for outline planning permission to construct 17 single storey flats for sheltered accommodation purposes at the Jah-Jireh site on the upper site. Application number P/06/0144. The application for outline planning permission to construct 17 single storey flats for sheltered accommodation purposes at the Jah-Jireh site was approved on 28 April 2006. An application to renew this permission was made in April 2009.

An application was made on 22 February 2007 to MTCBC for outline planning permission to construct 42 two storey flats for sheltered accommodation purposes at the Jah-Jireh site on the lower site. Application number P/07/0106. (The application was withdrawn by Jah-Jireh in 2008).

An application has been made to construct a windmill power turbine on the site. Application number P/07/0264. (The application was withdrawn.)

On 16 April 2009 a reserved matters application was submitted to MTCBC to achieve the reserved matters stipulated in the approved outline planning permission to construct 17 single storey flats for sheltered accommodation granted approval on 28 April 2006.

On 2nd August 2010 an approved application was granted for the development of a two storey building providing 17 two bedroom sheltered accommodation flats. Application number P/09/0244.

On 26th May 2015 a variation of a condition to Planning permission P/09/0244 was granted extending the commencement of the development for a further 5 years. Application number P/15/0105.

This design and access statement is in support for the request for an extension of time (additional 5 years) to the approved planning application P/09/0244 and variation P/15/0105.

Local Development Plan

Merthyr Tydfil Local Development Plan 2006 – 2021

Merthyr Tydfil Borough Council has produced a Local Development Plan (LDP) which confirms planning policies to be considered for development within the borough.

The current LDP and policies replace previous policies that were in place at the time of the previous planning application made in 2010.

A number of the policies and documents that were referred to in the previous application no longer exist.

The LDP links with the councils Corporate Plan and the following policies with the proposed development links to the following Corporate Strategic Objectives: SO3, SO4, SO5, SO6, SO10 and SO12.

The following key policies from the LDP are relevant and have been considered as part of the development and this application.

Policy BW7: Sustainable design and place making

The proposed development encompasses Policy BW7 by the following:

- Integrated design ~ the development of 17 self-contained flats integrates with the existing development on the site and shares the communal (religious) facilities.
- Inclusive design ~ the development provides access for all (especially those with mobility issues) to the site and the flats.
- Efficient and adaptable buildings ~ the development will be constructed to the current building regulations standards which ensures that energy use is minimised and buildings are efficient.
- Waste separation ~ the design make proviso for the storage and separation of waste to maximise recycling.
- Safe environment ~ the development proposes a safe environment for the elderly and vulnerable within their shared religious community.

It should be noted that as residents become older, their personal circumstances change and their caring needs become more complex, they are able to relocate from the self-contained flats into the adjoining care home with minimal disruption. This fully supports the objectives of integrated and inclusive design.

Policy BW13: Managing housing growth

The proposed development encompasses Policy BW13 **Small sites and windfall sites** 3.13.3 as the development is part of an existing site which could not be used for traditional housing but is appropriate for sheltered accommodation.

Policy BW14: Managing employment growth

The proposed development encompasses Policy BW14 as the development will provide employment during the construction and long-term employment to support the 17 self-contained flats.

Policy BW17: Securing community infrastructure benefits

The proposed development encompasses Policy BW17 as the development will provide specialist social care provision.

Policy TB5: Special needs housing

The proposed development encompasses Policy TB5 as the development will provide for special needs such as community care provision

- the proposed development is located within an existing defined settlement area and there is a need for self-contained accommodation.
- the proposal does not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way; and
- the proposal is capable of being provided with the relevant utility services and infrastructure.

Accessibility

Access for all

Lapider is a firm of Chartered Surveyors and Architects that is committed to inclusive design for all.

The existing Jah-Jireh Care home and proposed 17 sheltered accommodation units will be targeted to the elderly and less mobile population.

Good access is paramount in the design of the sheltered accommodation units and access to the rest of the Jah-Jireh site.

In this section the applicant via the agent has paid particular regard to the content of TAN12 (2014) which incorporates advice on inclusivity in design. The provisions of the former TB11 which has now been adopted by the current LDP have also been taken into consideration. The proposal is considered to accord with the highways and access criterion.

Externally

The Jah-Jireh Care Home site is located just off the Llwydcoed junction on the A465 between Merthyr Tydfil and Neath and runs parallel to the A465.

The site is split on two levels, the front section which covers the south east to the south west area of the site is fairly level and falls by 1800mm from the entrance at the south west to the location of the proposed sheltered accommodation flats on the south east. This equates to a gradient of 1:65.

The rear section of the site is level but is approximately 3300mm higher than the southern section of the site. The care homes managers' accommodation is located on this part of the site.

Existing care home

The existing Care home is provided over two levels, ground and first floor. Access between the ground and first floor is via a lift and three staircases.

There is level access to the ground level from the front, side and rear of the building.

The main access for residents and visitors to the care home is via the front entrance which has an electronic door entry system to prevent unauthorised access and exit from the care home and all emergency fire escape exits are alarmed. (These arrangements comply with Care Home Standards in Wales policy).

All bedrooms and facilities within the care home have been designed and comply with current DDA standards and Part M of the Building Regulations.

Access to the Kingdom Hall is from the east side of the building. There is level access to the external parking area. There is an internal access between the existing care home and the Kingdom Hall.

The position of the proposed 17 unit sheltered accommodation flats, is to the south east of the site. This is located on an area of level land on the edge of the existing car park.

The main entrance of the sheltered accommodation is positioned opposite the entrance to the Kingdom Hall. The area of car park will be denoted to highlight a pedestrian route between the two buildings.

There will be level access between the Sheltered Accommodation flats and the Kingdom Hall.

The Sheltered Accommodation Flats

Pedestrian access

The main entrance to the sheltered accommodation flats is located on the left hand end of the front elevation. The entrance is highlighted by a front porch and doors and a gable roof. Apart from access to the mobility wheel chair store, there are no other doors on the front elevation.

There will be level access from the car park directly to the front main entrance doors which are 1800mm wide. There is also a door leading from the front elevation into the mobility wheel chair storage area. Residents of the flats can either gain access through the main entrance or through the mobility wheel chair storage area which has an internal door leading into the communal entrance door.

There will be two paths leading from the two side emergency escape doors to the car park. There will be a fence from the two side emergency escape doors to prevent unauthorised access to the rear of the building.

There is good level access to the front of the sheltered accommodation flats leading to the Kingdom Hall and the care home. A 2000mm wide brick paviour path will be constructed across the car park connecting the main entrance of the sheltered accommodation flats to the Kingdom Hall. This will be a designated pedestrian walk way but will allow the necessary movement of vehicle across the path to the rear of the site.

Vehicular access and Emergency vehicles

There will be a dedicated area constructed in brick paviour directly outside the front door demarked for emergency access and drop off deliveries. Emergency vehicle will be able to gain access directly in front of the main entrance.

Vehicles making deliveries or bring visitors or residents to the sheltered accommodation flats will be able to drive up to the front entrance area and 'drop off' passengers up to the canopy porch.

A local taxi and minibus service will be available to residents for organised trips to town.

Bicycles

Due to the age profile of the residents of the care home and the sheltered accommodation flats, it is unlikely that they will use bicycles and no specific provision is made for bicycles. However, should any residents wish to use bicycles these can be stored on site.

Car parking facilities

There is an existing car park located between the sheltered accommodation flats and the Kingdom Hall. There is additional parking available along the perimeter fence parallel to the A465. There is parking provision for approximately 250 cars.

Parking for staff and visitors to the existing care home is located directly opposite the front of the care home.

Dedicated parking for the disabled

Where possible, residents will be encouraged to park their vehicles away from the building in the area parallel to the A465. However there will be four dedicated disabled parking bays in front of the building. It is assumed that disabled residents will be “dropped off” at the front entrance and vehicles will be parked elsewhere. However, should the disabled person be the only driver, dedicated parking near the entrance will be provided.

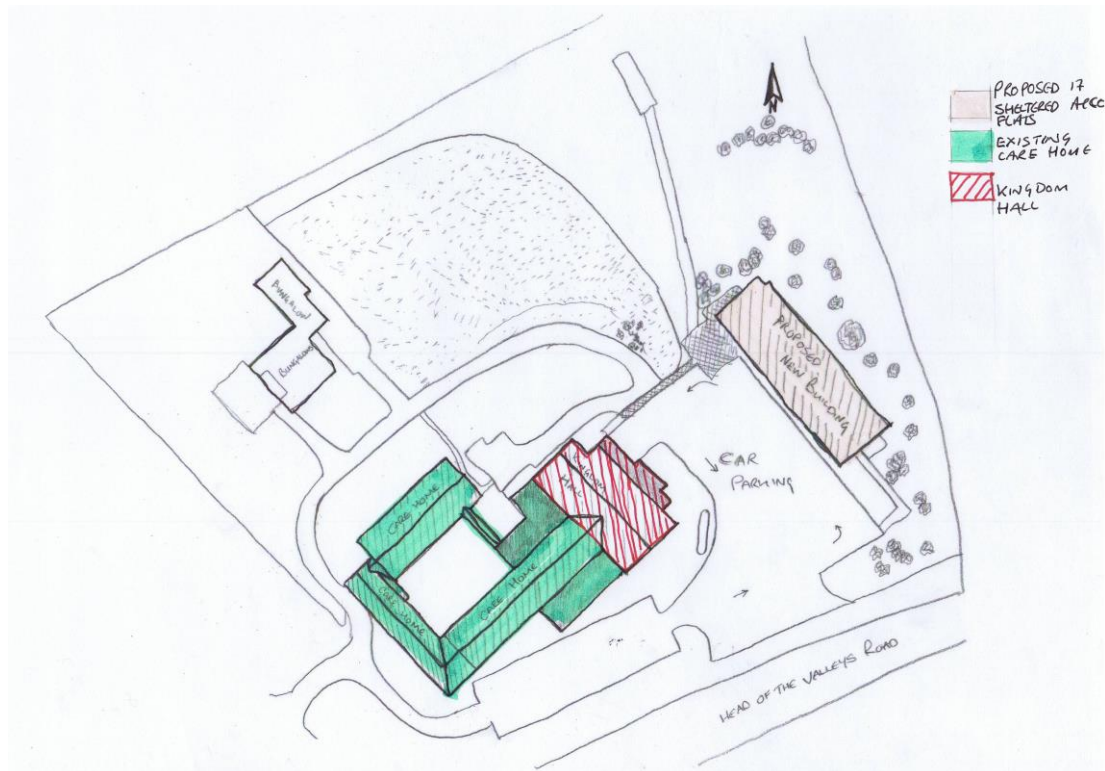


Diagram 1 ~ Proposed Site Layout

Internally

The building is to be occupied by elderly and less mobile residents; as such the internal layout must incorporate inclusive design to enable safe movement about the building.

Jah-Jireh Charity Homes produced a specific 'client' brief for each room which they have developed from experience with other care homes across the country.

Although at the design stage the individual needs of residents are not known and residents needs may change in the future, all flats have been designed to be suitable for wheel chair users. Specific adaptation of a flat can be carried out once individual's needs are known or during occupation if needs change.

In conjunction with the client and following the client brief Lapider has produced several layouts for the building.

The final layout comprises:

- Large entrance lobby leading directly to lift, office, mobility wheel chair store, ground floor communal area and ground floor corridor leading to flats 1-8.
- Two stair cases leading to the first floor and flats 9-17.
- An 8 person passenger lift, and staircases at both ends of the building.
- 2000mm wide corridors leading to the flats on both floors.
- A mobility wheel chair store and recharging facility on the ground floor with direct access to the front of the building and an internal door leading to the main entrance lobby.
- 1800mm main entrance doors leading to the entrance lobby.
- 926mm front doors to all flats and communal doors, giving a clear opening of 800mm.
- Internal doors giving a clear opening of 800mm.
- Internal circulation space within each room in each flat of 1500mm diameter.
- All sockets and electrical fittings to comply with part M of the building regulations.
- Internal decorations and contrasting paint colours to comply with part M of the building regulations.
- Fire alarms and emergency lighting systems to comply with part M & Part B of the building regulations.
- An emergency warden call system, linking each flat to the warden's flat or the emergency services.

The flats

The bedrooms have been designed to accommodate two beds (in different configurations) and the main bedroom has sufficient space for additional storage. Both bedrooms are accessible by wheel chair users.

The living kitchens have been designed to enable good internal circulation and direct communication between the cooking/food preparation area and the living area.

The bathrooms are 2500X3100mm and comprise:

- 1000x1000mm minimum level access shower cubicle.
- WC.
- Basin.

The bathrooms have an Altro floor covering with wet room style shower so there is **no** step into the shower. Drainage and the WC cistern are hidden in a false wall (with access for maintenance) to minimise visible pipe work and prevent harbouring dirt and germs.

Hand rails will not be provided but can be added to suit individual's specific requirements.

The bathrooms are constructed in such away that further adaptation can be carried out if required.

Communal areas

There are two communal areas, one on the ground and one on the first floor. The ground floor communal area will be used as a meeting point for visitors and residents. The first floor communal area will be used by residents for religious meetings and social gatherings.

Access between floors

An 8 person passenger lift will link the ground floor to the first floor and is located within the entrance hall near to the main entrance. The lift has been positioned away from living accommodation to reduce the impact of noise reverberation. The lift leads directly to the first floor corridor and communal areas on both floors and the ground floor office.

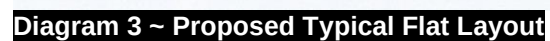
Emergency escape

There are two staircases positioned at each end of the building which provide emergency escape from the building. Dedicated pathways will take residents away from the building in the case of evacuation.

The mobility wheel chair storage area

There is a mobility wheel chair storage area adjoining the front entrance of the sheltered accommodation flats. This will provide storage for up to nine electric powered mobility wheel chairs and recharging facilities.

Residents will be able to access the storage area via the entrance lobby and drive their mobility wheel chairs outside via an external door leading from the storage area. This will facilitate the safe storage and recharging of mobility wheel chairs.



Environmental sustainability

Landscaping and the local environment

The landscaping has been designed to link the existing care home and Kingdom Hall with the new flats in both a practical and safe manner, and from an aesthetic perspective, to allow residents and visitors to access the site.

The design and use of the materials link the proposed sheltered accommodation block to the existing building complex.

The proposed development is on the edge of agricultural land but landscaping will connect the development to the natural environment.

Sustainable materials and sustainable design standards

Where possible sustainable or locally sourced materials will be used or materials that provide a long life span and reduce maintenance.

The main points of the design follow the following objectives:

- Energy efficiency/CO2
- Water efficiency
- Surface water management
- Site waste management
- Household waste management
- Use of materials

Energy efficiency and carbon reduction

The proposed sheltered accommodation units will be constructed to meet and where possible exceed current building regulations and thermal performance requirements, and will incorporate high levels of insulation to prevent thermal loss.

The two key considerations that have been taken into account are:

- The age profile and requirements of the residents.
- The exposed location of the site.

Heat source

There is an existing electrical supply that is of adequate capacity to supply the sheltered accommodation units. The heating supply to the care home is powered by tank supplied liquid petroleum gas. (There is no main gas supply to the site.)

Tank gas heating is not the most efficient or cost effective heat source and each flat will have electric heating with a hot water cylinder tank and convector heaters in living rooms and bedrooms.

Jah-Jireh Care Homes are exploring the potential of constructing a wind turbine on the north corner of the site which would provide renewable green energy for the care home and the flats. An initial planning application has been made, but is currently on hold while further investigations are being carried out.

Lighting

Lighting will be provided by low energy fittings. However, due to its use as sheltered accommodation, higher levels of lighting will need to be provided in flats, corridors and communal areas.

Insulation

The walls are to be constructed with 75mm clear cavities incorporating 50mm rigid board insulation. Internal walls within the flats will incorporate additional insulation. There will be cavity walls between each flat. (This is to reduce sound transmission and prevent heat loss).

The ground floor will be insulated to prevent heat loss into the sub structure and the roof void will be insulated to prevent heat loss into the atmosphere.

Windows will be fitted with double glazed units and K-glass (solar resistant) glass. External doors and internal flat doors will be fitted with self closers and door seals.

Water

When the hotel was converted into a care home, the size of the existing water supply pipe was increased in preparation for additional units on site. Three additional storage tanks with a total capacity of 30,000 litres has been provided on site as required by Welsh Water.

Jah-Jireh Care Homes have installed a bore hole on site to extract water which would provide a dedicated water supply for the site. This is not in use at present. Initial investigations show that there is sufficient water capacity within the rock sub strata to supply the site and we are informed that there is 11meters of water depth in the bore hole.

Waste management**Drainage**

Foul water drainage is to discharge into an existing Klargetsrer sewage treatment tank. The tank was installed when the hotel was refurbished and converted into a care home and was designed for capacity of up to 150 people. The existing and additional demand of the 17 sheltered accommodation flats does not exceed 100 people.

Surface water is to drain into existing drainage trench and soak-aways.

Refuse and recycling

A dedicated bin store is to be located to the west elevation set back from the front elevation with direct access from the entrance corridor for ease of access by residents and a pair of doors on the front to allow for waste collection.

This will allow for the storage and separation of waste for collection. At present, the care home store waste in a dedicated area, to the rear of the Kingdom Hall. The bin storage is designed to be en-route to the existing storage area for ease of collection by the local authority.

Recyclable waste can be separated at source and deposited by residents into allocated waste bins for collection.

Climate resilience

A key design factor of the site is its exposed location. As a result, the building is rated as 'extreme' for design proposes.

Technical details for extreme rated building require greater detailing to enable the building to be climate resilient.

For example the following construction details will be incorporated:

- Cavity walls will maintain a 75mm clear cavity to prevent rain water bridging cavities.
- Windows will be recessed 25mm behind the external wall skin to prevent water penetration around window reveals.
- Masonry walls will be struck pointed to ensure rain water run off.
- Where appropriate, landscaping will be used to form shelter belts to the rear and side elevations.
- Adequate rain water drainage will be provided to take all rain water away from the building.

Flood risk

The site is located on high ground and is not in a flood risk area.

Character

The history of the site

The Baverstock site is located off the Heads of the Valleys road (A465) west of Merthyr Tydfil between Merthyr Tydfil and Hirwaun on the junction with Merthyr Road (B4276) leading to Aberdare. The junction is referred to as the Llwydcoed roundabout as the Merthyr Road leads to Llwydcoed. The site is just within the Merthyr Tydfil County Borough Council's boundary. Rhondda Cynon Taf is the neighbouring local authority.

The site is located on high ground and the surrounding land is barren heath land. There is an area of forestry to the west of the site. Due to its height the site is exposed.

There are no neighbouring residential buildings the nearest residential area are Llwydcoed in Rhondda Cynon Taf and Cefn-Coed-y-Cymmer in Merthyr Tydfil.

The original Baverstock Hotel complex has developed over the last 30 years but does not follow any specific architectural style.

Merthyr Tydfil County Borough council permitted the development and expansion of the hotel complex as it fostered economic growth and promoted tourism into the authority.

There are no buildings nearby setting and architectural style.

The main materials used on the existing care home and banqueting hall are:

- Walls ~ Red facing brick, feature rock faced block and render (on the walls of the former banqueting hall now used as the Kingdom Hall).
- Roof ~ concrete interlocking tiles, GRP flat roof and metal sheet.
- Windows ~ white uPVC and timber.
- Rain water goods ~ mix of white and black uPVC.

Further, two bungalows have been built to the rear of the site to provide accommodation for staff working at the hotel.

The design of the Baverstock hotel and adjoining buildings evolved over the years, and was driven by internal layout and functionality rather than external appearance and architectural theme.

The 18 bedroom extension added in 2007 connected the two accommodation wings and improved the visual appearance of the care home from the entrance gate. The walls were constructed of red facing brick with feature brick soldier head and cill details around opening and a concrete interlocking tile roof.

Design considerations for sheltered accommodation flats

Evolution of the design

The original outline planning permission was granted for flats to be located on the upper level of the site.

However, this was not the most suitable location as it did not provide a level link with the Kingdom Hall or the care home. Further, the ridge height of the building was dominant and could be seen from the A465.

On 26th May 2009 a meeting was held on the site with the Head of Development Control and the Senior Planning Office from Merthyr Tydfil County Borough Council.

The purpose of the meeting was to gain a broad understanding by all parties of the purpose of the proposed development and the relationship with the existing care home and the kingdom Hall.

It was suggested that the flats be relocated to the proposed site as this would sit better on the site and form better links both visual and pedestrian with the existing site. Further, the ridge line of the flats would be lower and would not impose a visual impact from the road.

The proposed sheltered accommodation flats stand alone from the existing care home building and the appearance and design has taken into account themes from the existing building but interpret these in a more conclusive and individual architectural style for the flats.

The materials considered are as follows:

- Walls ~ brick, rock face block, render, timber panelling and stone.
- Doors & Windows ~ white uPVC and powder coated aluminium.
- Roof ~ composite slate, concrete interlocking tile and zinc sheet material.
- Fascias & Rainwater goods ~ uPVC, aluminium and 'chain' down pipes.

By the very nature of the internal design, the building follows a strong linear layout.

Façades

To break up the long line of the elevations, brick piers have been introduced. This is to break the linear façade, induce shadow lines on the elevations and also hide vertical expansion gaps and down pipes.

Different materials for the walls were considered; due to the strong use of brick on the main building it was considered that red brick should form the main material for the elevations.

However, panels formed on the front and rear elevations could be clad in alternative materials. The use of a coloured render panelling and timber rain screen cladding was considered. However, due to the exposed location of the site timber cladding would deteriorate. The link with the façade of the former banqueting hall (Kingdom Hall) was developed. It was considered that rock face block was not a suitable material but the use of stone was explored. Stone is a traditional indigenous material and is reflected throughout the area however, has a high construction cost.

3D models of the elevations in render and stone were produced to develop discussion with the client. The end consensus was the use of render as this formed an aesthetic change to the front elevation, was a cost effective, linked with other areas of render incorporated across the site and is low maintenance.

The west elevation houses the external staircase. It was determined that this should be clad brick. As this project from the building they will form a shadow line.

Roof

The roof covering material was explored. The use of composite manufactures slate covering was considered. Although slate is an indigenous and traditional material, slate has not been used on the site. As such it was determined that slate was not appropriate for the site and its use would introduce yet another material which would not read between the existing buildings.

Therefore, concrete interlocking tile was deemed the most appropriate material for the main roof.

Following pre-planning discussions, the Local Planning Authority recommended to break up the liner effect of the roof. A hipped roof was explored but this detracted from the strong gable walls and caused a design issue where the two external staircases join the side walls, and was discounted. The introduction of small gables was also explored but this was considered to detract from the line of the roof. A larger gable was introduced on the north end of the front elevation. This looked more in keeping with the design of the building and also highlights the main entrance.

The line of the roof over the side stair well to the south east elevation is pitched and follows the line of the main roof. The roof over the north east stair well and the external bin store is part of the main roof. The use of an alternative roofing material was considered. However, as these have strong connections with the main roof it was considered in keeping to use the same material as the main roof and are to be covered in concrete interlocking tile.

The front entrance porch canopy roof is a 3° pitch roof running either side of a central ridge, projecting from the front of the building. Due to the pitch, interlocking tile is not a suitable material. Zinc sheet which is durable and has a long life span was considered and felt an appropriate alternative for tile.

Windows

The materials to be used for the windows were considered but as all other windows on the site are uPVC it was determined that this was the only suitable material to be used.

The design of the windows within each flat need to reflect a domestic environment. Where possible, windows have been introduced to allow natural daylight into the flats and communal areas.

Following discussions with the client the windows cills to the living rooms and the main bedroom in all flats were lowered which increased the size of the windows. This will enable residents to enjoy uninterrupted views of the surrounds landscape from their flats.

Windows to the ground floor communal areas were made larger, to make most of the view to the east elevation of the Brecon Beacons.

In an attempt to bring natural daylight into the corridors large glazed panels have been incorporated to the front and rear elevations of the stair wells.

External access doors

The main entrance doors are to be powder coated aluminium for durability. Doors from the fire escapes and the mobility wheel chairs storage area will be uPVC. The doors to the bin store will be a timber, frame ledged and braced painted door with vents to allow circulation of air within the bin store.

Fascias and rain water goods

For longevity and maintenance soffits, fascias and barge boards are to be white uPVC. This reflects materials used on the existing buildings.

Gutters and down pipes to the main roof are to be white uPVC.

The gutters and down pipes from the zinc roofs are to be of zinc material. The down pipes from the front canopy porch are vulnerable from damage by vehicle or wheel chairs. The use of chain downpipes was considered but determined not suitable for the environment as in high winds rain water will be blown horizontally. To reduce damage to these downpipes they are to be taken to the front wall of the building and run down the face of the building.

External landscaping

Due to the exposed nature of the site, appropriate species of vegetation and plants need to be carefully considered.

Discussions have taken place with the Merthyr Tydfil's landscape architect and country side officer to determine suitable planting species.

Soft landscaping

The position of the proposed sheltered accommodation sits on the south east of the site on a grassed area. The removal of some young vegetation will be required however, re-planting will take place on completion.

Proposed bushes and trees are shown on the site drawings running in front of the building. These are to break up the large areas of tarmac and soften the façade.

Shelter belts of trees will be planted on the east elevation to offer some protection to the new block.

Hard landscaping

A dedicated pedestrian walkway constructed of brick paviour will be marked in the car park linking the entrance of the proposed flats to the Kingdom Hall. This will show an obvious area for pedestrians to walk.

Planning Policy

The site lies outside a designated settlement boundary and thus, by definition, is located in countryside. However, the site is previously developed land, being part of the complex of the former Baverstocks hotel.

Normally new community care facilities, including those involving changes of use, are to be sited within settlement boundaries. In this case the Council understandably recognised that an exception to the normally applied policy was warranted, in the light of the particular circumstances of the case.

This proposal is promoted on the same basis, that an exception to policy is warranted, having regard also to recent planning history, in particular the grant of outline planning permission for this facility in 2006. Policy circumstances have not materially changed since.

However both policies contain flexibility in the sense that the merits of development should be considered and weighed in the balance against the general thrust of the policies. In this respect, the applicants do not propose general housing, or that available to the population at large. On the contrary, the housing is designed to be used by those requiring sheltered accommodation, with a view to utilising the facilities already provided on the site for care, community and spiritual needs. No other site is available in Merthyr Tydfil or the surrounding area meeting these requirements. The applicants will retain control over the sale, rental and disposal of the sheltered units in the manner set out earlier in this document.



Photograph 1 ~ View of existing care home on left and Kingdom Hall on right



Photograph 2 ~ View of propose site looking north



Photograph 3 ~ View of propose site looking south Kingdom Hall entrance on right

Movement

Connection

The existing Jah-Jireh care home is located on a self contained seven acre site. There is perimeter fencing around the site to prevent unauthorised access and egress. (Some residents of the care home suffer from dementia).

Access to the site is via an electronic operated gate leading from the access road from the Llwydcoed junction off the A465.

There is a two way road leading to the front of the site and the main entrance of the care home. The road leads to a large car park at the rear where the Kingdom Hall and the proposed sheltered accommodation flats are to be positioned.

There is safe and good level access on site to all buildings. Pedestrian access is around the perimeter of the care home and a designated link between the Kingdom Hall and the proposed flats.

Modes

The main mode of transport to the site is by vehicle. There is an existing bus stop just below the site on the east bound side of the A465 and on the west side of the A465 at the roundabout.

There are no local train services available.

Jah-Jireh operates a 7-seater vehicle for taking residents from the care home to external appointments or visits.

A local taxi and minibus service will be available to residents for organised trips to town.

There is good vehicular links to the site and directly to the front entrance of the proposed sheltered accommodation flats and adequate parking with four dedicated disabled parking bays in front of the flats.

Efforts are made to reduce the reliance on vehicles, however, it must be borne in mind that due to the age profile of the residents on the site it is more likely that they will need to rely on vehicles to gain access to and from the site.

Car parking facilities

It is anticipated that a number of residents will have their own vehicles.

There is an existing car park located between the sheltered accommodation flats and the Kingdom Hall. Further there is parking available along the perimeter fence parallel to the A465. There is parking provision for approximately 250 cars.

Parking for staff and visitors to the existing care home is located directly opposite the front of the care home.

Dedicated parking for the disabled

Where possible, residents will be encouraged to park their vehicles away from the building in the area parallel to the A465. However there will be four dedicated disabled parking bays near the building. It is assumed that disabled residents will be “dropped off” at the front entrance and vehicles will be parked elsewhere. However, should the disabled person be the only driver, dedicated parking near the entrance will be provided.

Community Safety

Safety

The existing Jah-Jireh care home is located on a self contained seven acre site. There is perimeter fencing around the site to prevent unauthorised access and egress. There are CCTV cameras located around the site which is monitored 24 hours a day, 365 days a year from the main office in the care home.

The CCTV is used to monitor unauthorised access and egress for the whole site.

Fencing will be provided around the rear of the proposed sheltered accommodation flats again to prevent residents from gaining access to the banking and field below.

Access to the flats will be via the front door (or through the mobility wheel chair storage area) which will be controlled by a door entry system. Internally, the front doors to flats will be fitted with 5 lever dead locks and opening windows will be fitted with restrictors to prevent the windows from initially opening more than 100mm. (The restrictors can be lifted to allow full opening by the residents from inside if required.)

The two fire escape doors will open outwards and will be alarmed.

The fenestration of the front elevation overlooks the car park and any visitors or callers will be observed by the occupants of the flats on the west elevation.

The large windows to flats in living rooms and main bedrooms will have lower fixed glazing panes fitted with toughened glass.

The linear layout prevents nooks and crannies which could form dark spots.

External lighting

External lighting is already provided on site to illuminate the car park area. Additional external lighting will be provided to illuminate the link between the flats and the Kingdom Hall.

Warden and care home staff

There will be a part time warden in residence. The care home has full time staff on duty 24 hours a day, 365 days a year. In the case of an emergency there are staff on duty at all times.

Emergency call system

Each flat will be connected to the wardens office with an emergency call system.

Economic benefit

The proposed sheltered accommodation flats will have an economic benefit to the local community.

The initial construction cost is estimated to be in the region of £1.6m which will be provided by local contractors. There will be a knock on benefit to local subcontractors and suppliers.

Employment

The sheltered accommodation flats could bring an additional 34 residents to the locality who would need to purchase food and goods from the local community.

In addition there would be employment opportunists in maintaining and servicing the flats.

M.D.Newton MRICS

April 2020

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