



MARSH HOUSE

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
PLANNING / FUNDING SUBMISSION

Prepared by Capita Redstart
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PROJECT BRIEF





1.0 OUTLINE BRIEF

DESIGN BRIEF - LIVING ACCOMMODATION

Merthyr Tydfil County Borough Council (MTCBC) are facing a significant housing challenge, with a continual increase in the number of local people presenting homeless each year. The number of people presenting to the local authority as homeless has increased to 1345 in 2020-21, up from 754 cases in 2019-20 - an increase of 78%. These housing needs are currently met predominantly through the utilisation of local 'bed & breakfast' and hotel accommodation. In terms of general temporary accommodation numbers, MTCBC are accommodating between 150-160 in temporary accommodation - pre-pandemic this average was much lower at around 50. MTCBC are currently in negotiation with Gareth Marsh, the owner of the old 'Glan Yr Afon' Residential Care Home, regarding occupation of the property for use as supported and Temporary Supported Accommodation.

Redstart has undertaken internal and external condition surveys, followed by a series of feasibility studies, to ascertain the viability of converting the existing residential care unit into supported and Temporary Supported Accommodation. This report outlines the developed design proposals, demonstrating the property's ability to accommodate the required number of bedrooms.

There is a specific requirement for 10nr supported living bedrooms, along with a 22nr temporary bedrooms. The building will house a maximum of 32nr residents, but the supported and Temporary Supported Accommodation are to be operated as two independent units.

Following the recent COVID-19 pandemic, MTCBC is keenly aware of the impacts on shared living arrangements. As such, Redstart has been asked to develop design options that facilitate independent living. All bedrooms will have en-suite bathroom facilities and studio-style kitchenettes. They will be required, under legislation, to meet minimum room standards – as prescribed in 'The Homelessness (Suitability of Accommodation – Wales) Order 2015 (legislation.gov.uk).

DESIGN BRIEF - COMMUNITY HUB

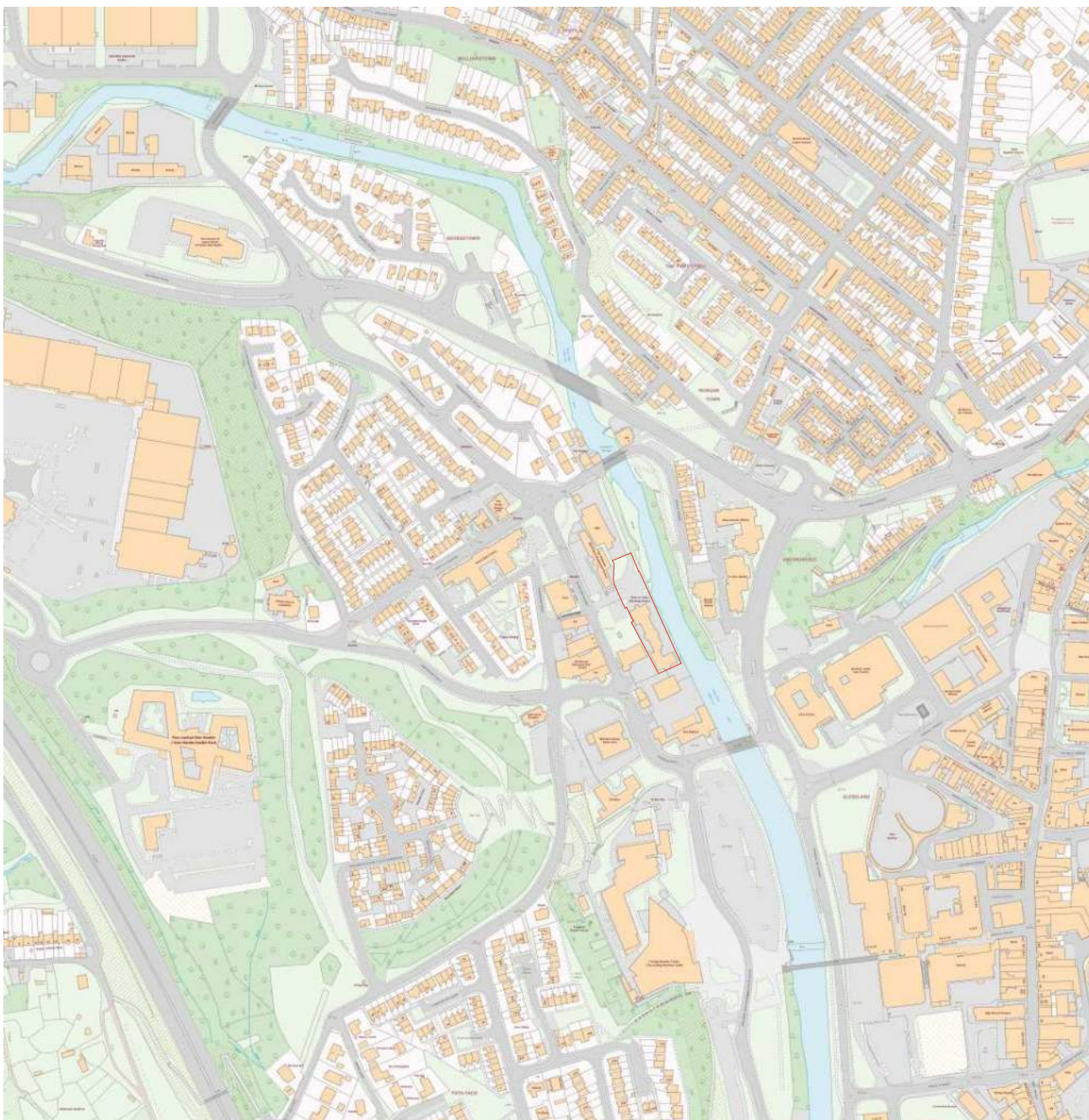
The Marsh House scheme seeks not only to fulfil its residents temporary housing needs but to address their requirements for additional support: such as resolving long-term housing plans or tending to mental and physical well-being issues. The project seeks to co-locate appropriate support services through the inclusion of a Community Hub. Consolidating the efforts of multiple service providers will improve communication and service delivery, providing Marsh House residents direct access to the assistance that they require.

The Community Hub will not be exclusively used by residents and is also intended to provide community support services to non-residents. The layout of building facilitates controlled access to the Hub, enabling it to operate independently of the supported and Temporary Supported Accommodation and to be secured outside core working hours.

The Community Hub will provide office and support accommodation of varying scales, allowing occupation by single service providers or for cohorts between multiple services. The design is sufficiently flexible to allow private, discreet access to different services within the Hub and will allow for sub-division based on the needs of the providers.

EXISTING USE





2.1 EXISTING BUILDING USE

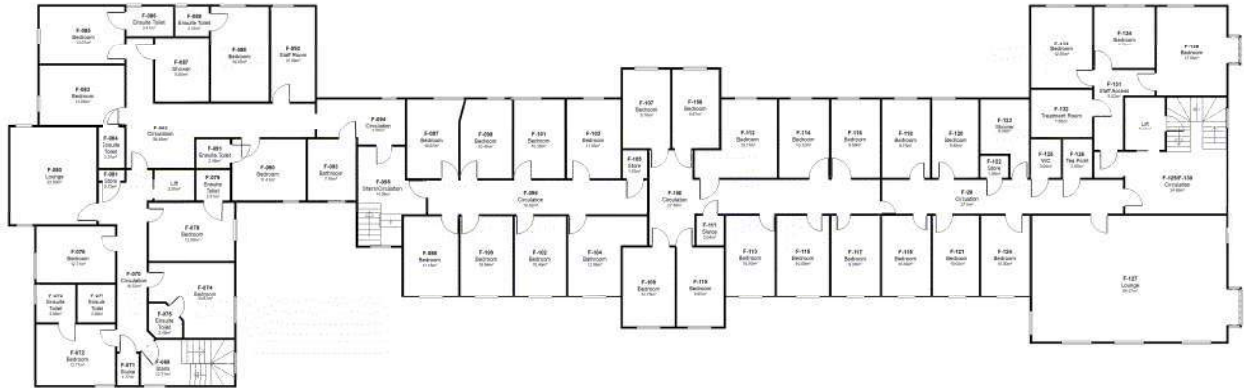
The building was previously owned by HC One, a care provider offering residential, nursing and dementia care for the elderly. The 50-bed care home, Glan Yr Afon, was made up of singular, private bedrooms, only 13 with connected washrooms; supported by communal lounge, dining, bathing, and treatment areas. There are currently 17 bedrooms on the ground floor and 33 bedrooms on the first floor.

The building has remained largely unused since 2014 but was occupied briefly during the COVID-19 pandemic by the NHS, as temporary patient accommodation. Minor decoration and refurbishment works were undertaken to the bedrooms and communal spaces, but the building remains relatively unchanged since its use as a residential care home.

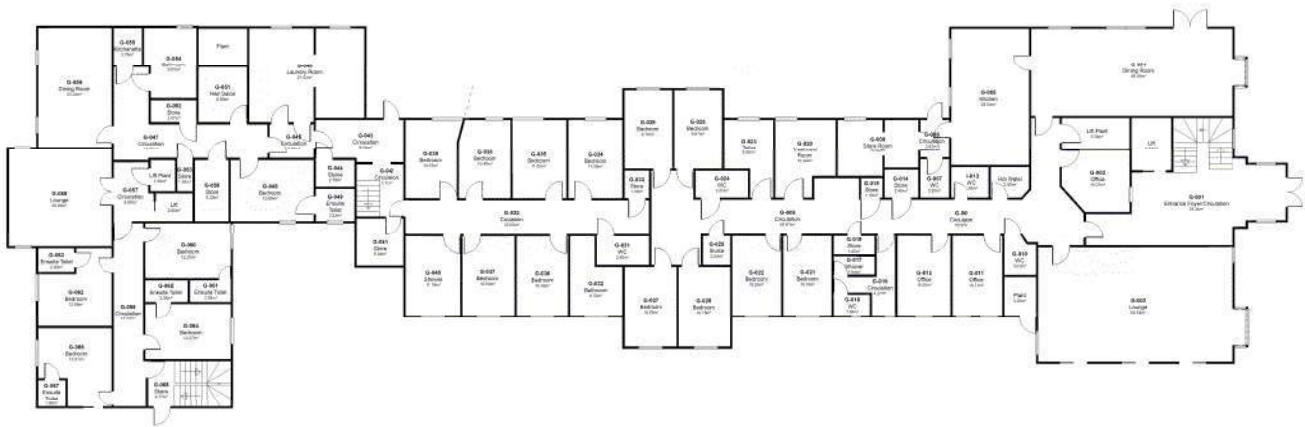
The fire alarm, CCTV systems and Access Control are reported to be functional and in good working order (to be verified during detailed design development), along with the existing kitchen and laundry equipment; all were used by the NHS during their occupation. A review is being undertaken to ensure compliance with current building regulations and MTCBC's brief and to ascertain the need for any adaptation or additional requirements.

At present, there is a singular access point into the building from the car park adjacent. The main entrance lobby is overlooked by a reception/ office space with hatch access. The front door, along with key corridor doors, are access controlled with coded keypads.

2.2 EXISTING FLOOR PLANS



2.2 Existing Ground Floor Plan



2.2 Existing First Floor Plan

2.3 CONDITION SURVEY: EXTERNAL

On the recommendation of MTCBC's Estate Team, Redstart has commissioned a visual external condition survey to assess the lifecycle of the key building components and to advise of any damage or reparatory works required. It is estimated that the building was built during the 1990's, so constructed almost 30 years ago. Periodic maintenance and additional construction works have taken place during this period, especially to the rear of the building but record drawings are not available.

The building is generally in good condition and appears structurally sound. The landlord has provided Type 2 Asbestos Survey, undertaken in November 2009 that concludes that the building is asbestos free. Intrusive surveys may be required as the project develops but will be localised to areas requiring remodelling or demolition.

The roof construction has multiple pitches with an artificial slate covering. A number of roof tiles appear to have been replaced but no more than 5% of the overall roof surface. There are some localised cracked and uplifted slates to the North and West elevations but there is no evidence of water ingress. On inspection, the roof void is dry and the timber frame in good condition. There are no apparent defects in the coverings or linings.

A review was undertaken of the windows both externally and internally. Whilst these are of a satisfactory condition, the remaining life expectancy is estimated at 3-5 years - at which point they will likely need replacing. It is proposed that all windows are changed as part of the project scope, in anticipation of the future works and, also to improve the energy performance of the building.

The brickwork is in good condition. Some minor reparatory works are required to the expansion joints where they have been inappropriately filled and the filler is cracking. There are some maintenance issues that require addressing and MTCBC may wish to instruct the landlord to carry out these items prior to leasing.



Main Entrance (North Elevation)



Corner of Community Hub (North/East Elevation)



HP Gas Supply to Plant Room (East Elevation)



Access & Escape Doors, ESA (East Elevation)



Rear of Extension (South Elevation)



Carbon Steel LP Gas Pipe (East Elevation)

2.4 CONDITION SURVEY: INTERNAL

As part of Redstart's internal condition survey, an assessment of the internal fixtures and finishes has been undertaken; including a review of all; floor, wall, and ceiling finishes - along with sanitaryware and MEP services. It is aspired, wherever possible and as good practice in sustainable design, that legacy items of good quality be retained (all Sanitaryware to be replaced). However, this is not to diminish the overall quality of the refurbishment or building performance; any such retention will need to meet the design brief and comply with current building regulations. For example, to facilitate NHS occupation in 2020-21, many of the bedrooms and communal spaces were fitted with new, wood effect vinyl flooring. This is in very good condition and, if deep-cleaned, there is no reason why this could not be re-purposed.

In developing the design proposals, an attempt has been made to preserve existing room usage in the majority - minimising the need for remodelling. However, the introduction of en-suite bathrooms to all bedrooms will require significant, localised remodelling to these areas.

Wherever possible the design proposals look to retain the sanitaryware services in their existing location, to avoid the cost of re-routing or providing new. However all sanitaryware will be replaced. Through the central section of the building, several of the existing bath and shower rooms are being converted into bedrooms. Existing handwash basins will also need to be removed from the current bedroom layouts. Services within these spaces will need to be appropriately re-routed or capped.

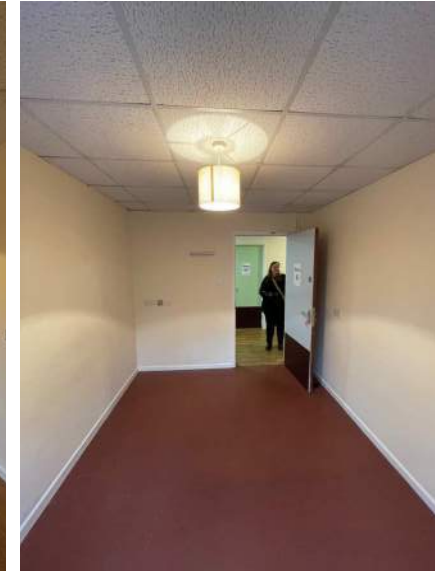
To comply with current fire regulations, the building will need to be fitted with AFSS (sprinkler system). All suspended ceilings, at ground floor, will need to be removed and replaced with an MF ceiling – enclosing the sprinkler heads and associated pipework in the cavity between the new ceiling and soffit. On the first floor, these will be installed to the face of the existing plasterboard ceiling and then enclosed by introducing a new MF ceiling beneath. All walls will need to be repainted. During recent refurbishment works, it appears that existing wall coverings have been directly painted over. Redstart would propose that these are removed and the walls 'made good' prior to repainting.



Existing Bedroom (Room 43 / F074)



Existing Bedroom (Room 3 / G022)



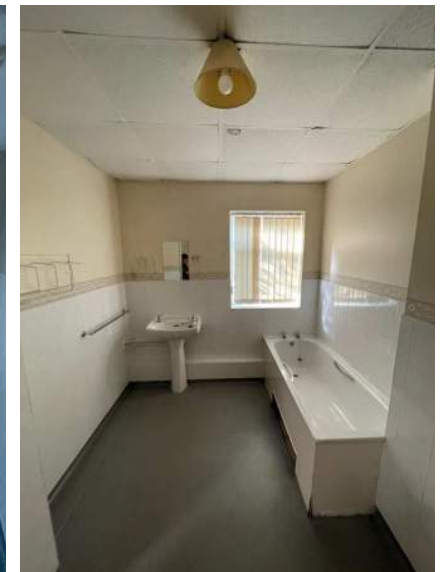
Existing Bedroom (Room 6 / G036)



Existing Bathroom (Bathroom 1 / G032)



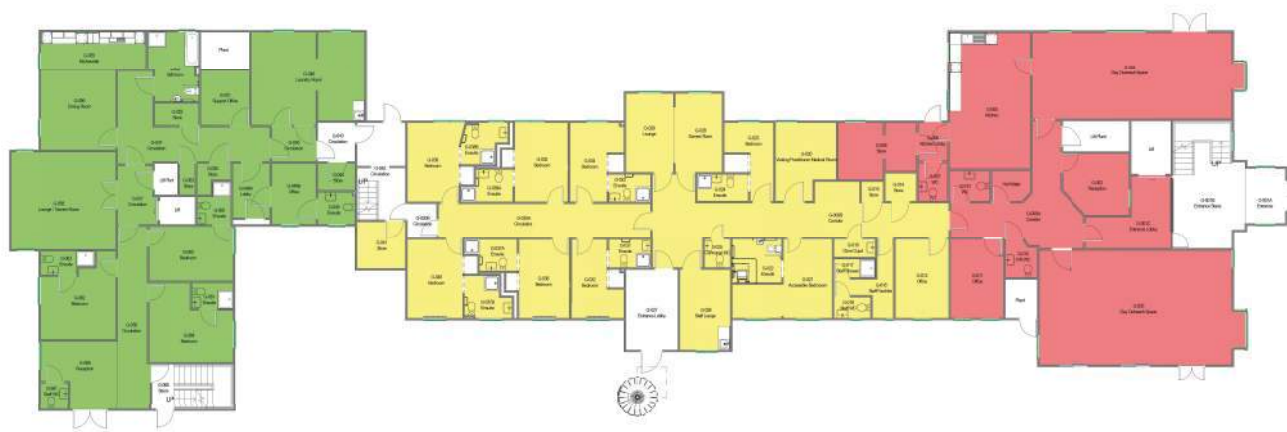
Existing Bathroom (Bathroom 1st / F104)



Existing Bathroom (Bathroom G / 7 / G054)

PROPOSED USE

3.1 PROPOSED USE: ZONES



Proposed Ground Floor Plan



Proposed First Floor Plan

Key:

- Community Hub
- Temporary Supported Accommodation
- Emergency Supported Accommodation

The Project Brief defines the requirement for three distinct functions within the facility – Emergency Supported Accommodation, Temporary Supported Accommodation, and a Community Hub.

The configuration of Marsh House lends itself to sub-division into three distinct zones that offer autonomy within the whole.

3.2 EMERGENCY SUPPORTED ACCOMMODATION: DESIGN APPROACH



It is proposed that the 10 bed unit young persons Emergency Supported Accommodation (ESA) is positioned to the rear of the building and operates as an independent unit, over two storeys. Separation from the main building will be facilitated by access control, which in the event of an alarm will fall to safe (open) condition, allowing evacuation.

Residents are likely to have high housing related support needs and will require greater staff supervision. The unit will be staffed 24/7 with staff offices, welfare and support spaces provided at both ground and first floor. This facility will house 10 young people who will be displaced from the loss of an existing provision in December 2022.

The ESA unit will offer 10 bedrooms in total, 3 to the ground floor and 7 to the first floor. The bedrooms will be furnished in a homely, domestic style but will have en-suite facilities. The existing bedrooms have smaller en-suite facilities with a toilet and washbasin only; these will need to be remodelled or reconfigured to allow for the introduction of a shower. A larger, communal accessible bathroom will also be retained to support more vulnerable users, who may require assistance from staff.

Whilst each bedroom will be fitted with a fridge, kettle and microwave, residents will be encouraged to eat in a communal dining space at ground floor level. A new kitchen will be fitted to the rear of the dining space, allowing staff to help residents develop their 'domestic skills' and to allow for the preparation of hot meals. It is proposed that the two existing large spaces are re-purposed to provide a Games Room, at ground floor, and a TV Room, on the first floor.

The design proposals illustrate an independent entrance to the unit– allowing ESA residents to access the building without having to navigate the corridors of the main building. There is an existing opening, currently within an existing bedroom, that is ideally positioned as a new entry point. This bedroom will be converted into a staff office/ reception, to allow entry to the unit to be monitored. Entry will be restricted to staff and ESA residents, managed via an access control system.



3.3 TEMPORARY SUPPORTED ACCOMMODATION: DESIGN APPROACH



The central section of the building is to be refurbished to offer Temporary Supported Accommodation and will be accessed independently of the ESA and Community Hub. A new lobbied entrance space is proposed along the riverside elevation of the building, with entry passively supervised from a staff support space. Resident and staff entry will be managed via an access control system.

MTCBC wish the bedrooms to have a hotel-like quality with fitted furniture elements, ambient lighting, and soft seating, allowing residents needs to be met within their room. To facilitate independent living, a key requirement of the Design Brief is that all bedrooms have en-suite facilities. In the existing arrangement, the bedroom spaces do not have en-suite facilities, just a handwash basin within the bedroom itself. As such, significant, localised remodelling is required and will result in an overall reduction in bed numbers. There will be 22 temporary bedrooms in total, with 8 to the ground floor and 14 to the first floor.

To further assist independent living, each bedroom will be fitted with a small, studio-style kitchenette. This will be equipped with a fridge, microwave, and kettle - along with storage space for food, crockery, and basic utensils.

A communal kitchen has been provided to the first floor. This will be domestic in style but fully equipped to allow residents to cook more complicated hot meals and access dish-washing facilities. The service provider may wish to restrict the hours of operation, so it has been designed to facilitate periodic closure if required. A communal lounge and games room have also been included in the design proposals to allow residents to socialise with each other and seek staff support when required.

To offer flexibility and to support the temporary housing of couples or individuals with special accessibility needs, 2 large bedrooms have been provided. These are able offer additional sleeping space if required and will have a Doc M compliant en-suite configuration.

Staff offices and support accommodation has been strategically positioned to ensure a reasonable level of passive supervision. CCTV monitoring will be facilitated from the reception office in the main entrance lobby. The unit will be staffed 24/7, as such, dedicated staff welfare facilities have been identified in the design proposals.



3.4 COMMUNITY HUB: DESIGN APPROACH



The front section of the building comprises three large spaces with a commercial kitchen and smaller rooms to the periphery; these would have functioned as communal space and staff support accommodation in the residential care home setting.

In terms of the Marsh House project, this area presents an exciting opportunity to create a Community Hub, serving both residents and the wider Merthyr Tydfil community. The existing configuration lends itself to a variety of activities and service uses, as such the design proposals do not suggest any remodelling of this section of the building but to use it as flexibly as possible.

MTCBC have consulted with a number of service providers to measure the appetite for co-located working and the efficiencies that this may offer in both cost and quality of service provision. This consultation has formed an outline brief for the type of space that will be required.

The larger spaces may be used by individual service providers, or perhaps even cohorts, for community drop-in via a more informal setting. They could also be utilised as open plan working areas, providing hot desking solutions. A number of service providers have expressed an interest in utilising the smaller rooms as private offices, meeting rooms or 1-1 consultation spaces. There are kitchen and toilet facilities at both ground and first floor levels; allowing the space to be subdivided if required.

The existing reception and entry hatch can be repurposed, and will aid visitor registry and sign-in. There is sufficient infrastructure to enable the monitoring of the CCTV system across the whole building from this room.

Public access to the Community Hub will be through an independent entrance to the front of the building. This will separate the flow of residential and visitor traffic and will provide more discreet entry for community-users wishing to access services of a sensitive nature. On-site parking is available in proximity to the entrance.

Residents will be able to gain access to the Hub directly from the Temporary Supported Accommodation unit. The connecting door will be managed via an access control system; entry will be on an appointment or needs basis, not as general access. The operational hours of the Community Hub will be determined by the service providers, but it is designed to have ability to close outside core working hours and when not in use.

INTERNAL LAYOUT



4.1 EXISTING ROOM USE

Key:



The diagrams illustrate the current room usage at Marsh House, identifying bedrooms, communal spaces, and staff/ support accommodation.

The bedrooms are evenly distributed through the central and rear sections of the building, with the front section of the building being utilised primarily for communal activity and staff support.

Sanitary facilities are generally shared and located across both the ground and first floors.



Existing Ground Floor Plan

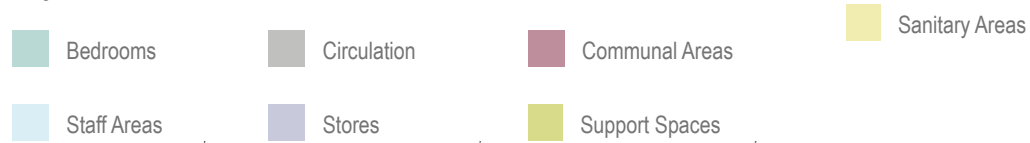
Bedroom Total: 17

Bathroom Total: 12

En-suites Total: 4

4.1 EXISTING ROOM USE

Key:



Existing First Floor Plan

Bedroom Total: 33

Bathroom Total: 6

En-suites Total: 7

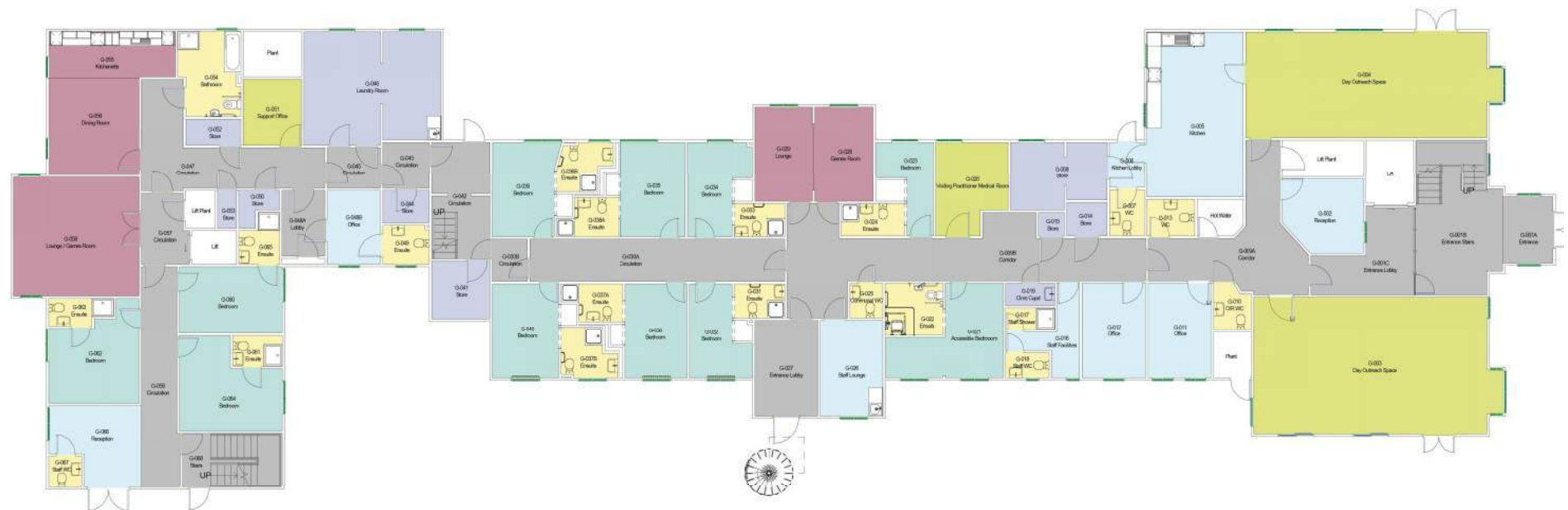
4.2 PROPOSED ROOM USE

Key:



Whilst every effort has been made to retain rooms as per their current usage, localised remodelling has been necessary to meet the requirements of the Project Brief. All bedrooms are to offer en-suite toilet and shower facilities. As a result, a number of the existing bedrooms and support spaces (e.g. stores and offices) have been converted to facilitate the increased sanitary requirements.

Sub-dividing the building into three independent units has also required the rationalisation of communal, staff and support spaces - making sure that these are evenly distributed and that all staff and resident needs are met.



Proposed Ground Floor Plan

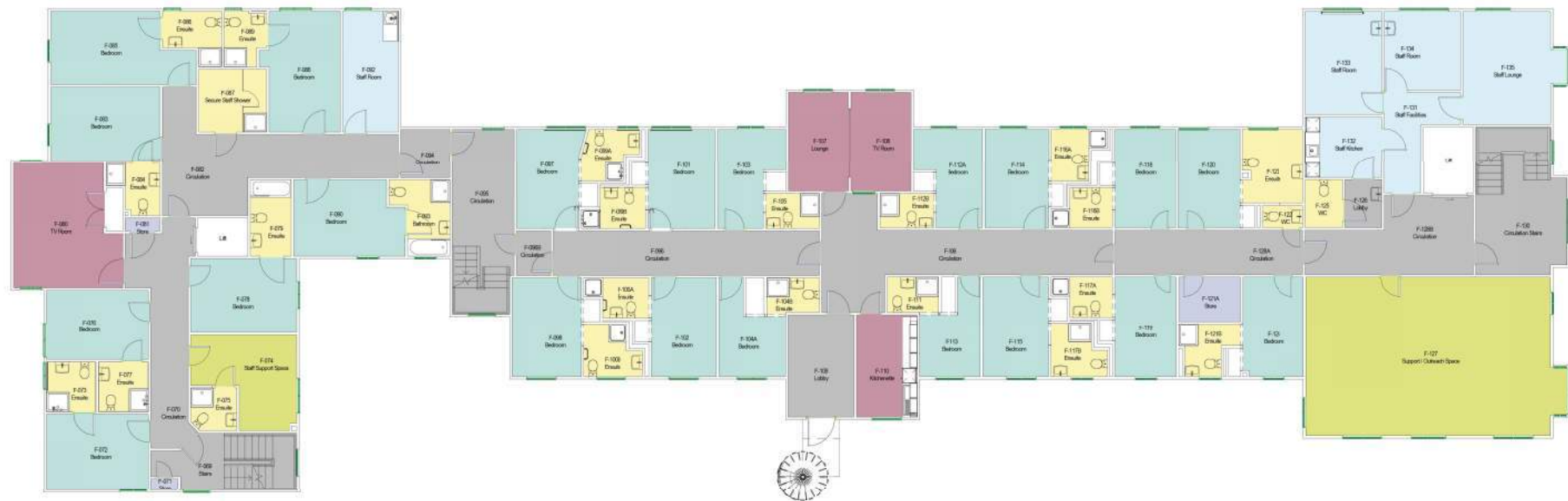
Bedroom Total: 11

Communal WCs/ Bathrooms Total: 6

En-suites Total: 14

4.2 PROPOSED ROOM USE

Key:



Proposed First Floor Plan

Bedroom Total: 11

Communal WCs/ Bathrooms Total: 3

En-suites Total: 22

4.3 SCHEDULE OF ACCOMMODATION

Existing Room No	Room Use (Existing)	Room Use (Proposed)	Proposed Room No	Use Category	Area Schedule (m²)
G-001	Entrance Lobby/ Stairs	Entrance	G-001A	Circulation	39.34
		Entrance Stairs	G-001B		
		Entrance Lobby	G-001C		
G-002	Office	Office/Reception	G-002	Staff	10.07
G-003	Lounge	Day Centre Outreach	G-003	Day Outreach	58.54
G-004	Dining Room	Day Centre Outreach	G-004	Day Outreach	46.49
G-005	Kitchen	Kitchen	G-005	Kitchen	28.54
G-006	Kitchen Lobby	Kitchen Lobby	G-006	Circulation	2.82
G-007	Kitchen WC	Kitchen WC	G-007	Sanitary	2.85
G-008	Kitchen Store	Kitchen Store	G-008	Store	10.82
G-009	Corridor	Corridor	G-009A	Circulation	56.97
		Corridor	G-009B		
G-010	WC	Day Centre WC	G-010	Sanitary	3.01
G-011	Office	Office	G-011	Staff	10.71
G-012	Office	Office	G-012	Staff	10.92
G-013	WC	Day Centre WC	G-013	Sanitary	3.16
G-014	Store	Store	G-014	Store	2.45
G-015	Store	Store	G-015	Store	1.99
G-016	Corridor	Staff Facilities Corridor	G-016	Staff	5.84
G-017	Staff Shower	Staff Shower	G-017	Sanitary	1.94
G-018	Staff WC	Staff WC	G-018	Sanitary	1.96
G-019	Cleaners Store	Cleaners Store	G-019	Store	1.95
G-020	Treatment Room	Visiting Practitioner Medical Room	G-020	Sanitary	10.94
G-021	Bedroom	Accessible Bedroom	G-021	Temporary Bedrooms	9.92
		Accessible Bedroom	G-021	Temporary Bedrooms	
G-022	Bedroom	Ensuite	G-022	Sanitary	10.03
G-023	Toilet	Bedroom	G-023	Sanitary	8
G-024	WC	Ensuite	G-024	Sanitary	3.65
G-025	Sluice Room	Communal WC	G-025	Store	2.04
G-026	Bedroom	Staff Lounge	G-026	Staff	10.75
G-027	Bedroom	Lobby	G-027	Circulation	10.76
G-028	Bedroom	Games Room	G-028	Communal Space	9.87
G-029	Bedroom	Lounge	G-029	Communal Space	9.76
G-030	Corridor	Corridor	G-030A	Circulation	22.09
		Lobby	G-030B		
G-031	WC	Ensuite	G-031	Sanitary	3.88
G-032	Bathroom	Bedroom	G-032	Temporary Bedrooms	8.53
G-033	Store	Ensuite	G-033	Sanitary	1.76
G-034	Bedroom	Bedroom	G-034	Temporary Bedrooms	11.05
G-035	Bedroom	Bedroom	G-035	Temporary Bedrooms	11.05
G-036	Bedroom	Bedroom	G-036	Temporary Bedrooms	10.49
G-037	Bedroom	Ensuite	G-037A	Sanitary	10.64
		Ensuite	G-037B	Sanitary	
		Ensuite	G-038A	Sanitary	
		Ensuite	G-038B	Sanitary	
G-038	Bedroom	Bedroom	G-039	Temporary Bedrooms	10.67
G-039	Bedroom	Bedroom	G-040	Temporary Bedrooms	11.18
G-040	Shower Room	Bedroom	G-040	Temporary Bedrooms	
G-041	Store	Store	G-041	Staff	6.04
G-042	Stair	Stair	G-042	Circulation	6.53
G-043	Lobby	Lobby	G-043	Circulation	9.54
G-044	Sluice Room	Store	G-044	Store	2.78
G-045	Lobby	Lobby	G-045	Circulation	3.94
G-046	Laundry	Laundry/ Utility	G-046	Store	27.02
G-047	Corridor	Corridor	G-047	Circulation	18.99
G-048	Bedroom	Lobby	G-048A	Staff	13.09
		Office	G-048B	Staff	
G-049	Ensuite	Staff Ensuite	G-049	Sanitary	3.23
G-050	Store	Store	G-050	Store	5.33
		Ensuite	G-061	Sanitary	
G-051	Hair Salon	Support Office	G-051	Staff	6.86
G-052	Store	Store	G-052	Store	2.67

Existing Room No	Room Use (Existing)	Room Use (Proposed)	Proposed Room No	Use Category	Area Schedule (m²)
G-053	Store	Store	G-053	Store	1.36
G-054	Bathroom (Acc?)	Bathroom	G-054	Sanitary	9.03
G-055	Kitchenette	Kitchenette	G-055	Communal Space	2.76
G-056	Dining Room	Kitchenette	G-055	Communal Space	23.24
		Dining Room	G-056	Communal Space	
G-057	Lobby	Lobby	G-057	Circulation	5.65
G-058	Lounge	Lounge/ TV Room	G-058	Communal Space	26.66
G-059	Corridor	Corridor	G-059	Circulation	14.43
G-060	Bedroom	Bedroom	G-060	Support Bedrooms	12.25
G-061	Ensuite	Ensuite	G-064	Support Bedrooms	2.28
G-062	Bedroom	Bedroom	G-062	Support Bedrooms	12.68
		Ensuite	G-063	Sanitary	
G-063	Ensuite	Ensuite	G-063	Sanitary	2.2
G-064	Bedroom	Bedroom	G-064	Support Bedrooms	12.27
		Ensuite	G-065	Sanitary	
G-065	Ensuite	Ensuite	G-065	Sanitary	2.36
G-066	Bedroom	Reception	G-066	Staff	13.01
		Bedroom	G-062	Support Bedrooms	
G-067	Ensuite	Staff WC	G-067	Sanitary	1.91
G-068	Stairs	Stairs	G-068	Circulation	9.77
F-069	Stairs	Stairs	F-069	Circulation	9.18
F-070	Corridor	Corridor	F-070	Circulation	16.33
F-071	Sluice Room	Store	F-071	Store	1.77
		Stairs	F-069	Circulation	
F-072	Bedroom	Bedroom	F-072	Support Bedrooms	12.71
F-073	Ensuite	Ensuite	F-073	Sanitary	3.96
F-074	Bedroom	Bedroom	F-074	Support Bedrooms	13.87
F-075	Ensuite	Ensuite	F-075	Sanitary	2.48
		Bedroom	F-074	Support Bedrooms	
F-076	Bedroom	Bedroom	F-076	Support Bedrooms	11.46
F-077	Ensuite	Ensuite	F-077	Sanitary	3.99
F-078	Bedroom	Bedroom	F-078	Support Bedrooms	12.99
F-079	Ensuite	Ensuite	F-079	Sanitary	2.61
F-080	Lounge	TV Room	F-080	Communal Space	22
		Ensuite	F-084	Sanitary	
F-081	Store	Store	F-081	Store	0.75
F-082	Corridor	Corridor	F-082	Circulation	26.65
		Bedroom	F-085	Support Bedrooms	
F-083	Bedroom	Bedroom	F-083	Support Bedrooms	13.08
F-084	Ensuite	Ensuite	F-084	Sanitary	2.97
F-085	Bedroom	Bedroom	F-085	Support Bedrooms	13.07
F-086	Ensuite	Ensuite	F-086	Sanitary	3.52
F-087	Shower Room	Secure Staff Shower	F-087	Sanitary	9
		Ensuite	F-086	Sanitary	
		Ensuite	F-089	Sanitary	
F-088	Bedroom	Bedroom	F-088	Support Bedrooms	14.37
F-089	Ensuite	Ensuite	F-089	Sanitary	2.55
F-090	Bedroom	Bedroom	F-090	Support Bedrooms	11.41
F-091	Ensuite	Ensuite	F-079	Sanitary	2.46
F-092	Staff Room	Staff Room	F-092	Staff	10.9
F-093	Bathroom	Ensuite	F-093	Sanitary	7.49
		Bedroom	F-090	Support Bedrooms	
F-094	Lobby	Lobby	F-094	Circulation	9.9
		Lobby/Stairs	F-095	Circulation	
F-095	Lobby/ Stairs	Lobby/Stairs	F-095	Circulation	14.08
		Lobby	F-096B	Circulation	
F-096	Corridor	Corridor	F-096A	Circulation	19.82
		Lobby	F-096B	Circulation	
F-097	Bedroom	Bedroom	F-097	Temporary Bedrooms	10.67
F-098	Bedroom	Bedroom	F-098	Temporary Bedrooms	11.18

4.3 SCHEDULE OF ACCOMMODATION

Existing Room No	Room Use (Existing)	Room Use (Proposed)	Proposed Room No	Use Category	Area Schedule (m ²)
F-099	Bedroom	Ensuite	F-099A	Sanitary	10.4
		Ensuite	F-099B	Sanitary	
F-100	Bedroom	Ensuite	F-100A	Sanitary	10.64
		Ensuite	F-100B	Sanitary	
F-101	Bedroom	Bedroom	F-101	Temporary Bedrooms	10.36
F-102	Bedroom	Bedroom	F-102	Temporary Bedrooms	10.49
F-103	Bedroom	Bedroom	F-103	Temporary Bedrooms	11.05
		Ensuite	F-105	Sanitary	
F-104	Bathroom	Bedroom	F-104A	Temporary Bedrooms	12.69
		Ensuite	F-104B	Sanitary	
F-105	Store	Ensuite	F-105	Sanitary	1.76
F-106	Corridor	Corridor	F-106	Circulation	27.88
F-107	Bedroom	Lounge	F-107	Communal Space	9.76
F-108	Bedroom	TV Room	F-108	Communal Space	9.67
F-109	Bedroom	Lobby	F-109	Circulation	10.76
F-110	Bedroom	Kitchenette	F-110	Communal Space	9.85
F-111	Sluice Room	Ensuite	F-111	Sanitary	2.04
F-112	Bedroom	Bedroom	F-112A	Temporary Bedrooms	13.17
		Ensuite	F-112B	Sanitary	
		Bedroom	F-113	Temporary Bedrooms	
F-113	Bedroom	Ensuite	F-111	Sanitary	10.03
F-114	Bedroom	Bedroom	F-114	Temporary Bedrooms	10.12
F-115	Bedroom	Bedroom	F-115	Temporary Bedrooms	10.69
F-116	Bedroom	Ensuite	F-116A	Sanitary	9.88
		Ensuite	F-116B	Sanitary	
		Ensuite	F-117A	Sanitary	
F-117	Bedroom	Ensuite	F-117B	Sanitary	9.98
F-118	Bedroom	Bedroom	F-118	Support Bedrooms	9.75
F-119	Bedroom	Bedroom	F-119	Support Bedrooms	10
F-120	Bedroom	Bedroom	F-120	Support Bedrooms	9.89
F-121	Bedroom	Store	F-121A	Store	10
		Ensuite	F-121B	Sanitary	
F-122	Store	WC	F-122	Sanitary	1.56
		Ensuite	F-123	Sanitary	
F-123	Shower Room	Ensuite	F-123	Sanitary	8.04
		WC	F-122	Sanitary	
F-124	Bedroom	Bedroom	F-124	Sanitary	10
F-125	WC	WC (Staff)	F-125	Sanitary	3
F-126	Treatment Room	Staff WC Lobby	F-126	Circulation	2.95
F-127	Lounge	Day Outreach	F-127	Day Outreach	64.27
F-128	Corridor	Corridor	F-128A	Circulation	22.06
		Corridor	F-128B	Circulation	
F-129	Lobby/ Stairs	Circulation	F-128B	Circulation	
		Lobby/Stairs	F-129	Circulation	26.79
F-130	Not In Use	Not In Use	Not In Use	N/A	
F-131	Corridor	Staff Corridor	F-131	Staff	8.02
F-132	Treatment Room	Staff Kitchen	F-132	Staff	7.6
F-133	Bedroom	Staff Bedroom	F-133	Staff	12.97
F-134	Bedroom	Staff Bedroom	F-134	Staff	9.72
F-135	Bedroom	Staff Lounge	F-135	Staff	17.05

4.4 SCHEDULE OF WORKS

FLOORS	Existing floor finishes that are in good working condition will be deep cleaned and retained wherever possible. Any floor finish deemed poor quality or affected by re-modelling is to be replaced throughout.
WALLS	All walls to be made good and re-painted throughout. The majority of walls will either be painted with a scrubbable matt emulsion paint or have a wipe-able hygienic wall cladding finish applied. Timber battens will also be used in areas as a feature.
CEILINGS	Due to a sprinkler system (AFFS) requirement as part of the fire strategy, new MF plasterboard suspended ceilings will be required throughout replacing all existing ceiling provisions on both levels.
FITTINGS	Custom built headboards and storage joinery units required for each bedroom. New kitchenettes and Tea Points are required throughout and existing will be replaced. Loose fittings to be provided by others.
SANITARYWARE	Wherever possible, the sanitaryware services will be retained in their existing location, to avoid the cost of re-routing or providing new. However all sanitaryware will be replaced. En-suite facilities with a shower are being provided to every bedroom. Some of the existing bath and shower rooms are being converted into bedrooms. Existing handwash basins will also need to be removed from the current bedroom layouts. Services within these spaces will need to be appropriately re-routed or capped.
WINDOWS AND DOORS	New windows and external/internal doors are required as they are approaching the end of their life cycle. New doors are required to help create three separate entrances to each zone. A new fire escape spiral stair and fire doors are required along the East Elevation.
LANDSCAPING	Existing landscaping is to be replaced with new hard and soft landscaping. Soft landscaping will be used to frame the main community hub entrance and will also be incorporated into planters. Hard landscaping will take into consideration the new fire staircase on the east elevation and also create a series of outdoor courtyards for the residents to enjoy.

PLANNING STATEMENT

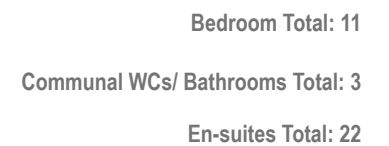


30



En-suites Total: 14

MARSH HOUSE | Stage 2 Report



5.2 BUILDING REGULATIONS

Part A: Structural Safety

Marsh House is an existing building, originally constructed c.1980s with a rear extension of c.1990s. Building surveys together with internal and external condition reports highlight no concerns.

Part B: Fire Safety

Fire Safety, including amendments to the existing fire strategy related to change of use, are covered elsewhere in the report.

Part C: Resistance to contaminants and moisture

Internal and external condition surveys highlight no concerns related to the existing building fabric, proposed interventions will be constructed to current regulations and manufacturers instructions.

Part D: Toxic Substances

N/A

Part E: Resistance to passage of sound

Marsh House is a detached building constructed with predominantly concrete plank floors/ceilings, and therefore any additional acoustic insulation and where stud partitions are formed will be for reducing room to room sound transmission.

Part F: Ventilation

Currently Marsh House has minimal ventilation to circulation and bedroom spaces. This will be improved under the proposal for consideration, particularly the repurposed bedroom spaces that will be divided into en-suite facilities for service users.

Part G:

The condition of hot water cylinders and provision of water supply to sanitaryware has been included in an initial MEP survey of Marsh House.

Part H: Drainage and waste disposal

Included within the proposal are a number of bedroom spaces being repurposed to form en-suite facilities to meet independent living standards. The majority of new soil pipework will route to new external SVP arrangements connecting to existing below ground drainage, which is in turn connected to the local main sewer.

No proposed interventions to the exterior of the building, including landscaping, necessitates changes to surface water management.

Refuse management for Marsh House will be via private contract or current MTCBC refuse collection, with service users encouraged to segregate recyclable materials where possible.

Part J: Heat producing appliances

Marsh House is currently serviced by 2no. plant rooms, indicated on L-00 Floor Plans, housing gas fired boilers. The current condition of these as referred to in Appendix A initial MEP survey is unknown, but recent use by the NHS in 2020 would indicate a maintained and operable state.

Part K: Protection from falling, collision and impact

Inspection of the current stairway handrails and railings will indicate whether partial or complete replacement is required.

Externally to Marsh House, there are several doorways which will be used either as primary access/egress routes or emergency exits that require addition of 1:12 ramps with handrails to be added. Due to the Sui Generis non-categorisation of the proposal, there are a number of instances where additional doors have been added internally. Where these are part of circulation spaces, FD60 doors will be installed with vision panels to mitigate the risk of individuals colliding with doors being used.

Part L: Conservation of fuel and power

Internal and external condition surveys have highlighted the need to upgrade the current windows and doors, and together with the current heating strategy this will lower the requirement for gas fired boiler usage. Further reduction from previous use is expected as, in a care home setting, central heating is likely to run constantly to maintain comfortable temperatures to all spaces for residents. This is unnecessary in the proposed use, and the provision of TRV controls to radiators and a timed heating programme will provide financial and environmental savings.

Part M: Access to and use of buildings

The previous use of Marsh House as a care home affords the current building accessible bathroom facilities to both ground and first floor, which have meant the provision of accessible bedroom spaces can be created adjacent.

Ramped access to external doorways are proposed to allow all users free access from primary and alternative entrance and means of escape routes.

Part N: Glazing

Where required, manifestation of glazing will be by way of affixed obfuscation markers/patterns at eye level.

O&M Manual will indicate frequency and methodology for cleaning, as certain windows are sited to inaccessible positions without ready access from ground level.

Part P: Electrical Safety

Testing of all fixed and portable electrical appliances required during commissioning of the building following proposed works.

Part Q: Security

Forming part of the works required to upgrade Marsh House to current fire safety standards, connection to and inspection of the current intruder system, together with servicing and additions to the CCTV system following consultation with AHJs and service provider stakeholders.

Part R: Electronic Communications

N/A

5.3 FIRE STRATEGY

Relevant Documents:

•Building Regulations Approved Document B (Fire Safety) Volume 2 – Buildings other than dwelling houses (2006 edition incorporating 2010, 2013 and 2016 amendments, for use in Wales)

•BS 9999:2017 Fire safety in the design, management and use of buildings. Code of practice (formerly BS 5588)

•BS 9991:2015 Fire safety in the design, management and use of residential buildings. Code of practice

•BS 5839-1:2017 Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises (Incorporating Corrigendum No. 1)

•BS 9251:2021 Fire sprinkler systems for domestic and residential occupancies - code of practice

•BS EN 12845:2015 Fixed firefighting systems - automatic sprinkler systems - design, installation and maintenance (+A1:2019)

Prevention of Risk:

Outline risks of anti-social behaviour internally and externally from a point of fire risk, together with unsupervised cooking in shared kitchen facilities, will be mitigated by on site staffing of communal areas, a collective atmosphere for any concerns to be reported by service users to staff and a robust monitoring of CCTV.

Sources of ignition and fuel have been reduced or eliminated internally and externally, whilst also maintaining a comfortable living environment for service users. Materials selection and installation methodology will enhance this by removing or compartmentalising spaces and voids.

Means of Warning:

Marsh House currently has an audible alarm system together with heat detectors and break glass call points. Further review is at this time required in relation to the proposed plans and usage zones, and how the current provision is suitable or requires upgrading/addition.

Means of Escape:

Following consideration of travel distances within Approved Document B V2: Buildings other than dwellings, BS 9991 and BS 9999, additional means of escape via an external steel frame fire escape was deemed as required. Together with the addition of lobbies to all escape stairs within the building, and compartmentation that will be constructed to a 60-minute protection level.

Additional means of escape allows alternative escape routes that are away from likely fire risks to external points of safety.

Internal Fire Spread:

Compartmentments will be formed for all bedrooms, together with communal and circulation spaces, to subdivide the building to a level that internal spread of fire is minimised to and from any sleeping/gathering space and that

External Fire Spread:

Ignition and fuel sources have been minimised in close proximity to the building fabric, and where required non-openable windows with fireproof glazing have been specified where 1.8m from means of escape or escape routes cannot be safely maintained.

Access/Facilities for FRS:

Access to the principal (North) elevation and river side (East) elevations are suitable for FRS vehicles. The rear (South) and fence line (West) elevations will allow access on foot only.

The central staircase will be deemed as firefighting access from ground to first floor as the access point from outside (located on the West elevation) connects to a protected lobby and then to a protected staircase.

Evacuation Strategy:

Simultaneous evacuation, commonly referred to 'One Out, All Out' has been selected as the safest strategy for the building. Upon alarm sounding, any access-controlled doors will fall to a safe (open) state and fire marshals will commence room sweeps directing service users to the nearest available means of escape.

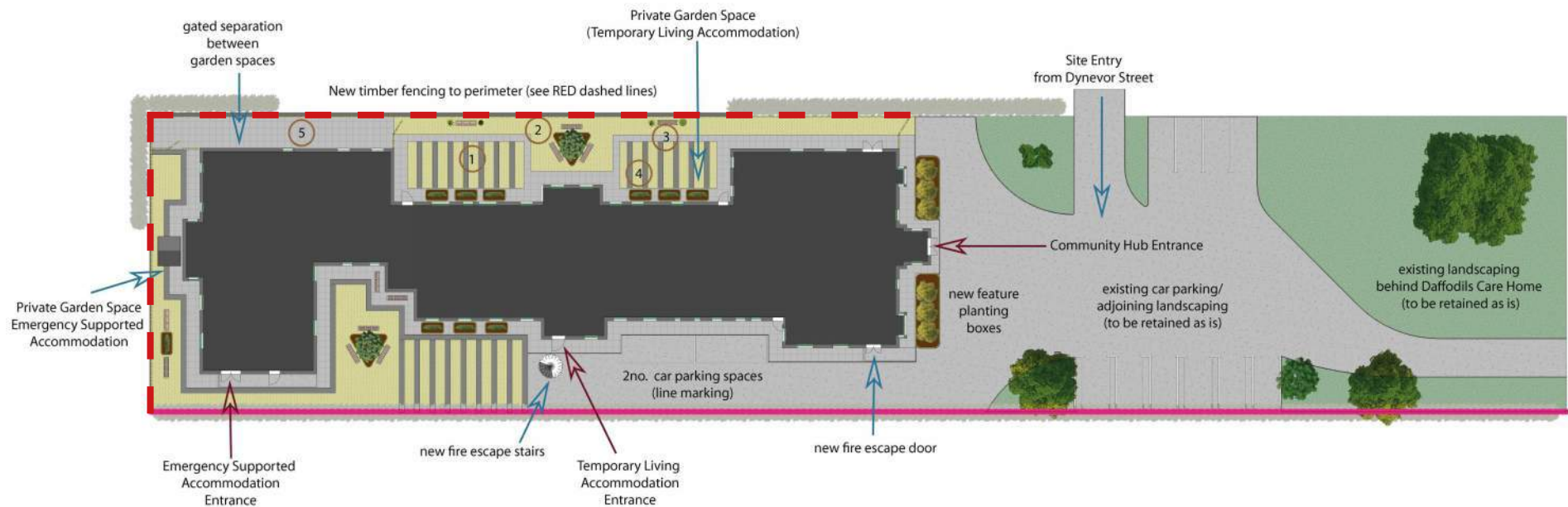
Externally, Muster Points for ground and first floor service users will be located at a safe distance from the building within the car parking area and away from the entry route so as not to impede the FRS from accessing all sides of the building.

5.4 LANDSCAPE / ACCESS PROPOSALS

1. Patterned block pavers to garden spaces



2. Feature planting and seating areas



3. Garden benching to rest areas



4. Raised planter / flowering beds



5. Paved pathway to the perimeter of building



5.4 LANDSCAPE / ACCESS PROPOSALS

The Project Brief defines the requirement for three distinct functions within the facility – Emergency Supported Accommodation, Temporary Supported Accommodation, and a Community Hub. The configuration of Marsh House lends itself to sub-division into three distinct zones that offer autonomy within the whole.

Each area of the building will have an independent entrance. All external doors will be operated through an access control system, limiting entry and egress to appropriate users. This will be mirrored in the internal subdivision of the building. However, in the event of a fire – the access control system will be overridden – allowing for building-wide evacuation/ escape. All entry and fire escape doors will offer level access, requiring the introduction of Doc M compliant ramps to the three new doorways. Access to the Community Hub will be via the front of the building, directly off the main car park. Access to the Supported and Temporary Supported Accommodation will be via new entrances created to the riverside elevation. All entrances will be externally lit, as the building will be open 24/7.

The landscaping to the entrance of site and around the car parking area is well maintained and provides adequate green space. However, the landscaping to the periphery of the building is generally poor and lacks any real amenity or value for residents. It is proposed that this is addressed within the scope of the project.

As the users to the rear of the building are likely to be younger and more vulnerable, the design proposals advise the creation of two distinct garden areas - one serving the Emergency Supported Accommodation and the other, the Temporary Supported Accommodation. To facilitate a means of escape from the building, it will be necessary to maintain a continuous, uninterrupted access route to the perimeter of the building, but this can be subdivided by gates where necessary.

The building sits within a C2/C3 flood zone, as such, the design team are mindful that any landscaping interventions are required to be of an equivalent specification or considered a betterment. The areas identified for development are currently finished either with paving or tarmac. From a long-term maintenance and serviceability perspective, it is suggested that these be replaced with a new hard surfacing material that maintains existing surface levels and interfaces at the building perimeter. Green amenities can be introduced via free standing pots and planting beds, and seating areas provided to allow residents to enjoy the surroundings.

The boundary walls are currently a combination of timber fencing, blockwork wall and metal railings. The outlook from the proposed garden space is not visually appealing; either looking over the adjoining car wash or fire station service yard. It is proposed that new 2m high timber fencing is run along the entire length of these elevations, giving the garden a more domestic feel and creating privacy from the adjoining buildings.

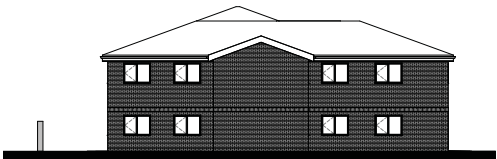
There is a real opportunity to encourage the residents to engage with the garden areas by allowing them take part in their maintenance and to participate in horticultural activities; for example, raised planting beds could be provided to create a small allotment space. Following the establishment of a good base design there is potential for evolutionary development. Future works could be planned in partnership with the service providers, delivering onsite support to residents and visitors, to allow the end-users to have a say in how the space is utilised and how it could enhance their well-being. Following discussions with the landlord, there is potential to utilise the adjoining land to further develop the landscape proposals as a future phase 2 development.



5.5 ELEVATION STUDIES



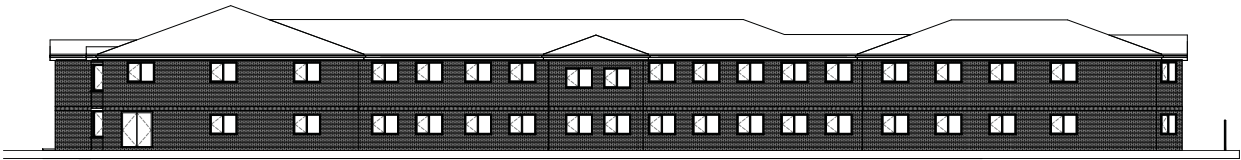
Existing East Elevation



Existing South Elevation



Existing North Elevation



Existing West Elevation

5.5 ELEVATION STUDIES



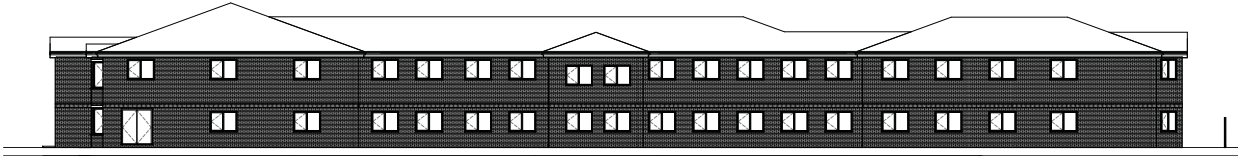
Proposed East Elevation



Proposed South Elevation



Proposed North Elevation



Proposed West Elevation

CONSULTATION



6.1 FLOOD CONSEQUENCE STATEMENT

The existing building sits within a C2/C3 flood zone. Until 2014, it operated as a 50-bed care home offering residential, nursing and dementia care for the elderly. There are currently 17 bedrooms on the ground floor and 33 bedrooms on the first floor.

MTCBC are looking to carry out refurbishment and minor remodelling of the internal spaces to repurpose the building for use as Temporary Supported Accommodation. The design proposals see a reduction in bedroom numbers from 50 to 32; 11 of which will be located on the ground floor, with the remaining 21 at first floor level.

The proposed users are considered far less vulnerable than the previous elderly residents; with fewer mobility issues they will require less physical care and support. Of the 32 bedrooms only two will cater for individuals with special accessibility requirements. Residents will be of 18 years+ and generally capable, able-bodied adults.

The building will be staffed 24/7. Staff will maintain and operate the facilities, along with providing support services to residents and users. Whilst the bedrooms are designed to facilitate independent living, residents will have access to communal spaces and support services, encouraging them to engage with the wider building community, in much the same way as the residents of the previous care home.

The building will be sub divided into three zones, each approximately a third of the overall footprint and split over two storeys. A Supported Living Unit of 10 beds, to the rear; Temporary Supported Accommodation of 22 beds, to the centre; and a Community Hub, to the front of the building. Each zone will operate independently within the whole and will be staffed accordingly.

The ESA and Temporary Supported Accommodation, by their nature, will be occupied 24/7, whilst the Community Hub is likely to operate during core working hours and be closed overnight. Each area of the building will have a separate entrance, managed via an access control system. Staff offices and welfare spaces have been strategically positioned at each entrance to monitor access to the building.

Minimal works are proposed the exterior of the building. An external fire escape stair will need to be installed to the central section of the building, along its riverside elevation, to improve the means of escape (complying with the latest Part B Fire Regulations). A spiral stair has been selected to minimise its footprint and interaction with the surrounding hard standing.

The design proposals also include the upgrade of the existing hard landscaping to the rear and side of the building. Surfacing will be replaced with a product of equivalent performance

and permeable qualities. We are seeking opportunities to improve the green amenity value of the space by introducing free-standing planters and planting beds.

During the construction works, we are not anticipating the need for any site clearance or disturbance. Contractors will utilise the existing tarmac car park for site access, deliveries, and welfare facilities. There is clear access to all areas of the building from the hard standing to its riverside elevation.

6.2 LIAISON WITH STAKEHOLDERS / SERVICE PROVIDERS AND STATUTORY BODIES

During the development of the design proposals, MTCBC and Redstart have engaged with a number of key stakeholders and statutory bodies.

PLANNING

Preliminary advice was sought from the Planning Department, at RIBA Design Stage 2, to ascertain whether the proposed building refurbishment would require an application for 'change of use'. Due to the blend of the spaces and uses proposed, it was felt that the building could not strictly be categorised as 'residential' and is likely to fall under the category 'suis generis'.

BUILDING CONTROL

Redstart have undertaken an assessment regarding the implications of the proposed 'change of use', ensuring that the design proposals comply with current building regulations. Redstart has liaised with MTCBC's Building Control Officer, Ken Bateman, to review any significant changes to the building's access and fire strategies. Most notably, the subdivision of the building into three zones, the requirement for an additional means of escape and the installation of a sprinkler system throughout the building. At present, no significant issues have been identified, but Redstart will continue to liaise with Building Control over the detailed design stages, with a formal submission being made at RIBA Design Stage 4.

ECOLOGY

Redstart have also engaged with MTCBC's Ecologist, Matthew Davies, to confirm the need for a formal Preliminary Ecology Assessment (PEA) and the likelihood of requiring further ecology surveys or studies. Feedback suggests that whilst the works are predominantly internal fit-out and will not disturb the roof void, it is unlikely that specialist surveys will be required.

Regarding proposed external works, a visual condition survey has been undertaken and works to the roof covering, fascia boards and soffit boxes are deemed unnecessary at present. The removal of external doors and windows will be limited to three new doors at ground level and the creation of a fire escape door at first floor, all utilising existing door and window openings. The introduction of an external fire escape stairs is not considered an issue, but it has been noted that any external lighting to the new entrances will need to be specified to cause minimal disturbance to local bat and bird species.

The proposed hard landscaping upgrades will see the resurfacing of existing areas of hard standing and will not require the clearance or disturbance of any existing habitats. New soft

landscaping will be of native, local or UK species. As detailed proposals are developed, these will be discussed with MTCBC's Ecologists.

During the construction works, we are not anticipating the need for any site clearance or disturbance. Contractors will utilise the existing tarmac car park for site access, deliveries, and welfare facilities. There is clear access to all areas of the building from the hard standing to its riverside elevation.

ESTATES

Redstart has been engaging with MTCBC's Estates Team regarding the outline design proposals. There are minimal concerns regarding the scope of the internal refurbishment; these are limited to the robustness of finishes & fittings and ensuring that supply chain partners are consulted and utilised, wherever possible, to facilitate convenient long-term maintenance, repair, and replacement.

It was advised that an external condition survey be undertaken prior to the funding or planning applications, to ensure that any short term reparatory or replacement works are picked up as part of the construction programme. Redstart has subsequently commissioned an external condition survey and can confirm that minimal works are required to the building.

STAKEHOLDER ENGAGEMENT

Redstart has undertaken a number of engagement sessions with key RSL's including, Merthyr Tydfil Housing Association, Hafod, Merthyr Valley Homes and Pobl. The design proposals have been reviewed collaboratively, drawing on the focus group's collective knowledge and experience in housing. Where necessary, the design proposals have been amended in response to comments and feedback.

MTCBC and Redstart have also liaised with a number of service providers, including Cwm Taf University Health Board, who have expressed an interest in occupying space within the Community Hub. Constructive feedback from potential service providers has encouraged MTCBC/ Redstart to develop the design proposals, enabling the independent access and operation of the Community Hub. Whilst residents will still be able to access the Hub, it will allow greater opportunity and flexibility for providers to offer services to non-residents. Privacy and discretion for users of the facility has been considered the key driver of the design.

NEXT STEPS



7.0 THE WAY FORWARD

The Design Programme has been prepared in response to the time critical requirements of the project. Please see Appendix B attached. MTCBC's current 10 bed ESA is due to close in December and the residents will need to be relocated to Marsh House.

In order to meet this deadline, the design programme is stacked, with the RIBA Design Stages running concurrently and without pause. It is anticipated that Planning Approval will be received by the end-May, and based on this approval, RIBA Stage 4 Detail Design will be concluded by the end-July. Tender Issue is planned for early- August with an anticipate Contract Award Date of late-September.

The construction is anticipated to take 6 months with the works to the ESA, at the rear of the building, being prioritised and completed by December 2022. The Contractor will need to develop a Method Statement to allow for partial occupation of the building prior the completion of the works.

Prepared by
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