



studiolime  
a r c h i t e c t s

## Design and Access Statement

SL/P24035/REP01

### Pool Cottage Day Centre Conversion

Poolhead, Wilcrick, Magor, Newport, NP26 3DA

An application for a change of use, conversion and extension to an existing unused day centre into 4 No. assisted living flats.

Studio Lime Architects,  
45 Colston Street, Bristol  
BS1 5AX

[www.studiolime.co.uk](http://www.studiolime.co.uk)

RIBA   
Chartered Practice

| <b>REVISION</b> |                      |             |                       |
|-----------------|----------------------|-------------|-----------------------|
| <b>N°</b>       | <b>DESCRIPTION</b>   | <b>DATE</b> | <b>AUTHOR / CHECK</b> |
| P01             | DRAFT PLANNING ISSUE | 03/04/25    | BP / EB               |
| P02             | PLANNING ISSUE       | 24/04/24    | JS / BP               |
|                 |                      |             |                       |
|                 |                      |             |                       |
|                 |                      |             |                       |

# Design and Access Statement

## Contents

|            |   |    |            |                |    |
|------------|---|----|------------|----------------|----|
| <b>1.0</b> | <b>Introduction</b>                     |    | <b>5.0</b> | <b>Summary</b> |    |
| 1.1        | Overview of Site and Proposal           | 4  | 5.1        | Conclusion     | 14 |
| <b>2.0</b> | <b>The Site and Existing Structures</b> |    |            |                |    |
| 2.1        | Site Location and Environment           | 5  |            |                |    |
| 2.2        | Site and Fire Station Overview          | 6  |            |                |    |
| <b>3.0</b> | <b>Planning Background and Policy</b>   |    |            |                |    |
| 3.1        | Planning History                        | 7  |            |                |    |
| 3.2        | Relevant Planning Policy                | 8  |            |                |    |
| <b>4.0</b> | <b>Design and Access</b>                |    |            |                |    |
| 4.1        | Proposed Site Layout                    | 9  |            |                |    |
| 4.2        | Massing, Form and Amount                | 10 |            |                |    |
| 4.3        | Design and Layout                       | 11 |            |                |    |
| 4.4        | Accessibility                           | 13 |            |                |    |

# 1.0 Introduction

## 1.1 Overview of Site and Proposal

This Design and Access Statement is for the change of use and conversion of an unused day centre (Use Class D1 - Non-residential institutions) into four assisted living flats that will form part of the existing care home on site (Use Class C2 - Residential institutions), to be used as sole or main residences for persons receiving care.

The day centre has seen a decline in attendance over recent years, as the support for individuals with disabilities has increasingly shifted towards community-based care. There is no longer demand from the local authority for this service.

A side extension is proposed to provide the additional floor area required to form the flats, ensuring compliance with the Regulation and Inspection of Social Care (Wales) Act 2016. This extension will be located on the site of an existing conservatory, which will be demolished as part of the development.

The existing care home within Pool Cottage (Use Class C2 - Residential institutions) will remain unaffected by this proposal.



**Figure 01:**

*Satellite view of the Consensus Pool Cottage site. Image courtesy of Google Earth, 2023.*

- A - Previous day centre - to be converted into 4 No. assisted living flats*
- B - Pool Cottage care home*
- C - Shared existing car park*

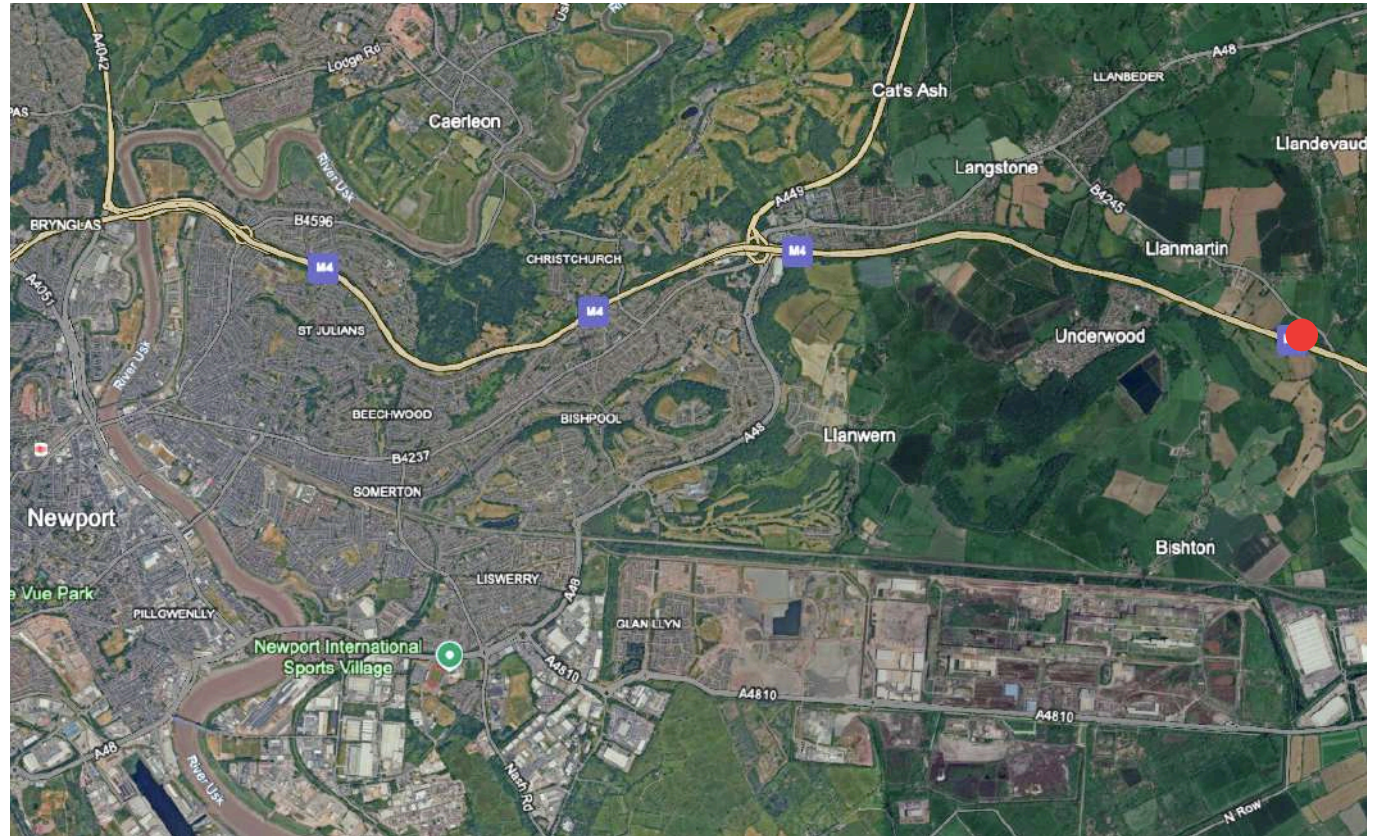
## 2.0 The Site and Existing Structures

### 2.1 Site Location and Environment

The site is located 7 miles East of Newport, between the settlement of Underwood and the hamlet of Wilcrick.

The site is in a rural setting with no immediate neighbours.

The site is in close proximity the M4 motorway, set below motorway level with access via the B4245 from Langstone in the East and Magor in the West. The B4245 passes beneath the M4 just East of the site.



**Figure 02:**  
Satellite Image of the East of Newport, site highlighted in red. Image courtesy of Google Earth, date unknown.

## 2.2 Site and Project Overview

The Pool Cottage site's main structure is the original house which has been converted into a care home for adults with learning disabilities and complex needs. The original house has been added to over time and is self contained to the East of the site.

The now vacant day centre is a later addition located along the South-West boundary. The existing building has most of its usable space on the ground floor, with a small first floor zone within the roof space.

There is a single access from Magor Road to both facilities.



**Figure 03:**  
*Entrance to site from Magor Road (B4245), Pool Cottage Nursing Home visible in the distance on the left of the image, vacant day centre on the right.*



**Figure 04 (Left):**  
*Existing vacant day centre accessed to the South of the existing car park.*

**Figure 05 (Above):**  
*View from the existing car park of Pool Cottage Nursing Home with the vacant day centre to the right of the image, conservatory to be removed as part of the application.*

## 3.0 Planning Background and Policy

### 3.1 Planning History

- **REF: No. 20/0504**  
Validated: 08/06/2020  
Decision: Issued (LDCE)

Lawful development certificate for existing use of the site as a C2 residential carehome for up to 5 No. adults with learning difficulties.

- **REF No. 02/1062**  
Validated: 15/08/2002  
Decision: Approved with Conditions

Removal of occupancy condition (vii) and (Viii) of appeal decision T/APP/G6935/A/99/513269\_

- **REF No. 01/0532**  
Validated: 08/05/2001  
Decision: Granted with Conditions

Erection of extension to private dwelling to provide 6 No. bedrooms and use as residential care home.

- **REF No. 00/0182**  
Validated: 17/02/2000  
Decision: Granted with Conditions

Erection of Daycare Centre.

- **APPEAL T/APP/G6935/A/99/513269**  
Decision: Granted subject to conditions.

- **REF No. 99/0297**  
Validated: 18/03/1999  
Decision: Refused

Erection of single storey building to provide adult daycare facilities.

- **REF No. 94/0610**  
Validated: 10/07/1994  
Decision: Granted with Conditions

Two Storey Extension to Poolhead Cottage

- **REF No. 90/0446**  
Validated: 10/04/1990  
Decision: Granted

Two Storey Extension to Dwelling, Poolhead Cottage

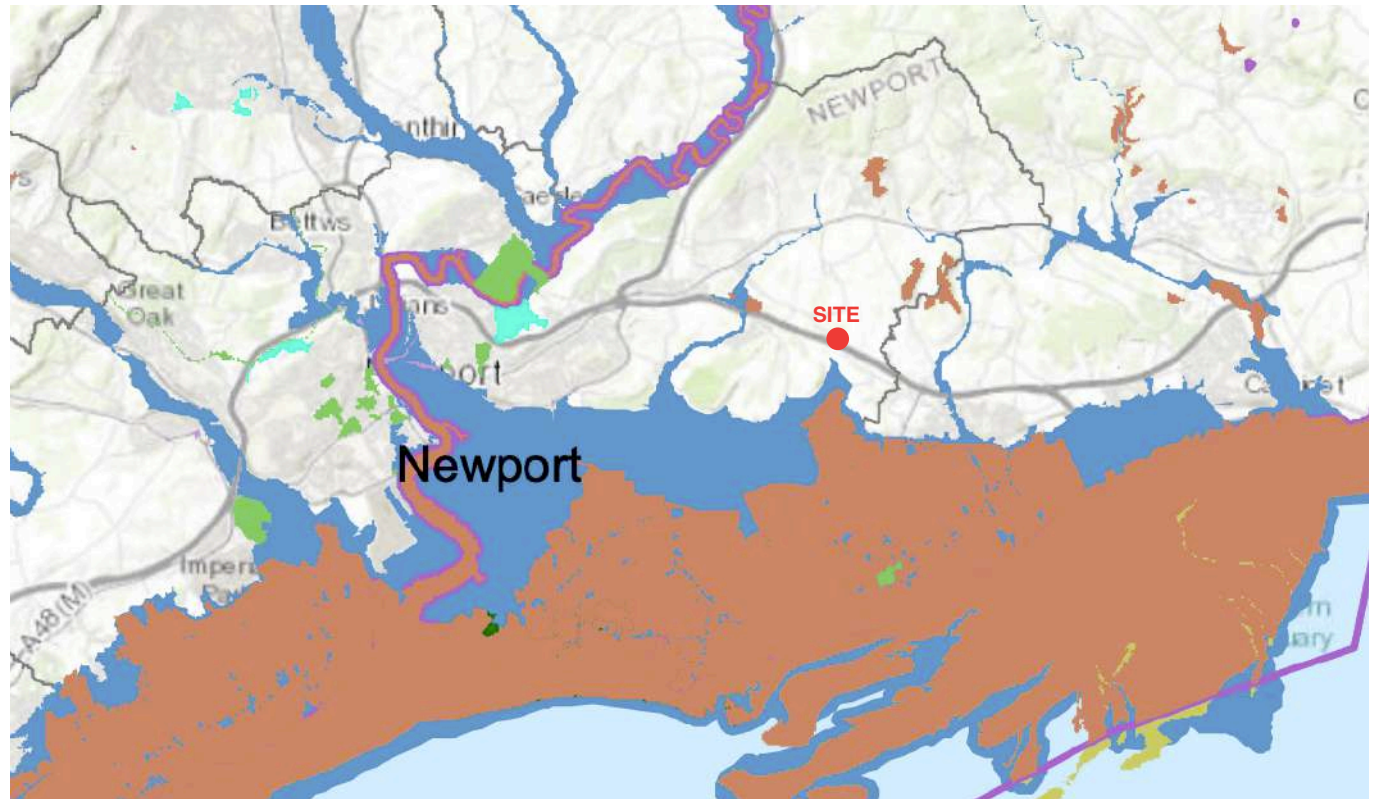
### 3.2 Relevant Planning Policy

The application site is not within a conservation area, area of outstanding natural beauty or a site of scientific interest. There are no listed buildings on or in close proximity to the site.

The Welsh Government have no designations on the site area in terms of protected areas. Planning for Inclusive Access in Wales states that promoting inclusive environments is an integral part of a Local Authority's public sector duty under the Equality Act 2010. A *Healthier Wales* aims to keep people healthy and independent for as long as possible.

Newport Replacement Local Development Plan 2021-2036, 2023 revision, notes that new homes need to promote accessible housing. Objective 4 of the new plan aims to create adaptable, accessible communities.

This opportunity for proposed assisted housing meets one of the core principles identified in the Strategic Asset Management Plan (SAMP). Specifically principle No.5 - *Collaborative and efficient use of buildings and land*, to support the



**Figure 07:** Welsh Government's Environmental Designations - South East Wales, 2019. The site is highlighted in red - there are no designations to the site area.

integration of health and social care including Marmot Recommendations that will enable people to live **independent** and healthy lives within their community whilst receiving the care they need.

The proposal brings new life into an existing unused building and provides crucial assisted living facilities.

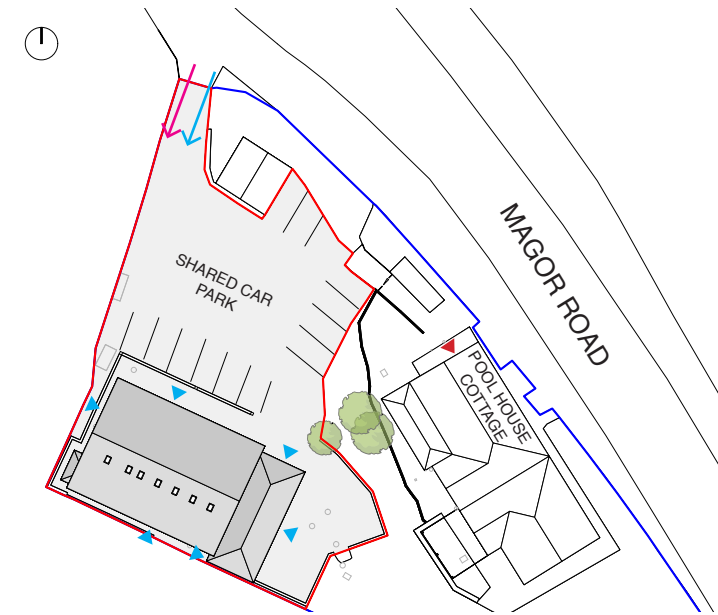
For those visiting the facility or for trips out, the site has a bus stop immediately outside the boundary which is a regular stop for the 74 bus to Newport, Underwood and Chepstow offering sustainable transport links to the wider community.

## 4.0 Design and Access

### 4.1 Proposed Site Layout

The proposed design extends from the existing eastern elevation, replacing the current conservatory with a massing and materiality that matches and continues the original building's style and appearance.

The proposed site layout will largely remain as existing.








Existing Site Plan



Proposed Site Plan

#### Access Strategy

-  Primary Vehicle Access
-  Primary Pedestrian Access
-  Main house entrance
-  Existing entrances
-  Proposed entrances

## 4.2 Massing, Form and Amount

The extension massing and roof form is a continuation of the existing, with materials to match existing.

Proposed accommodation areas:

- Flat 1 (GF): 50.4 sqm
- Flat 2 (GF): 65.82 sqm
- Flat 3 (GF): 59.59 sqm
- Flat 4 (1F): 59.28 sqm (min 1.5m head height)
- Office (1F): 10.89 sqm

These areas all meet the minimum gross internal floor areas for 1 bedroom flats as described in the 2015 Technical Housing Standards (NDSS).



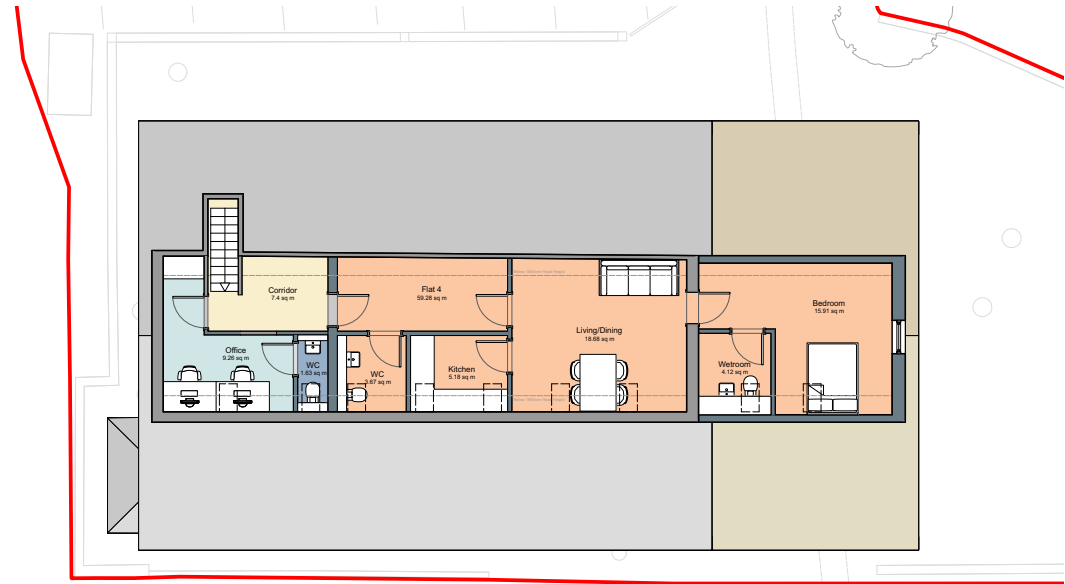
*Proposed 3D View*

### 4.3 Design and Layout

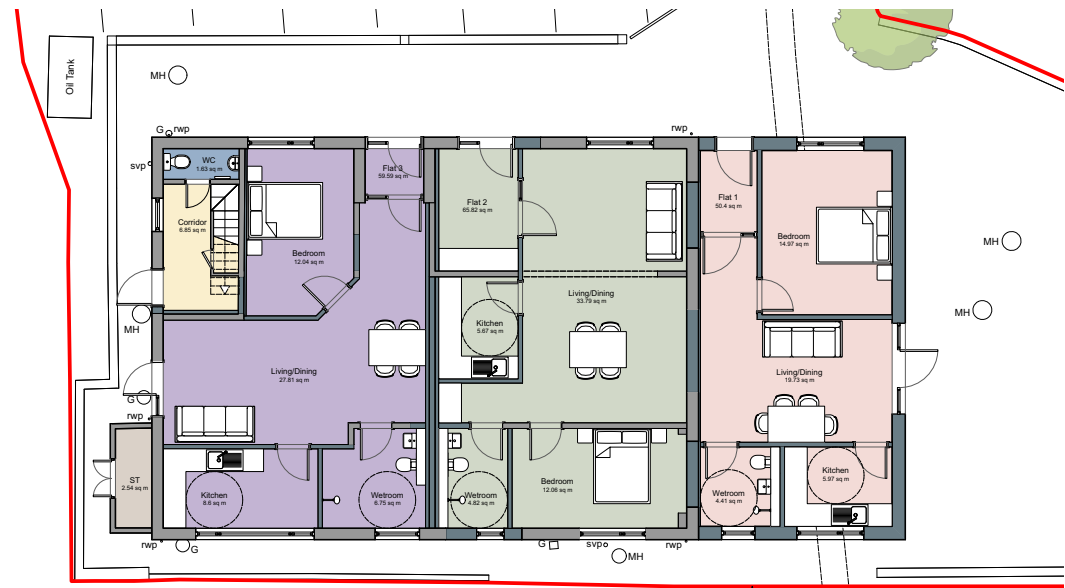
The ground floor of the building is to be divided into three self-contained flats. Two of these flats will be situated within the original structure, while the third will be within the proposed extension that replaces the existing conservatory.

The first floor will also be extended to create a fourth flat, which will be accessed via an enclosed staircase and a separate entrance located on the building's west elevation. This staircase will also provide access to a dedicated office, which is separated from the first-floor flat, to be used by the on-site staff.

Each flat has been carefully designed to offer comfort and functionality. They will feature one-bedroom layouts with spacious double bedrooms that meet regulation 51 of The Regulation and Inspection of Social Care (Wales) Act 2016. The flats will also include separate, enclosed kitchens and bathrooms, alongside open-plan living and dining spaces that provide a sense of openness and flexibility.



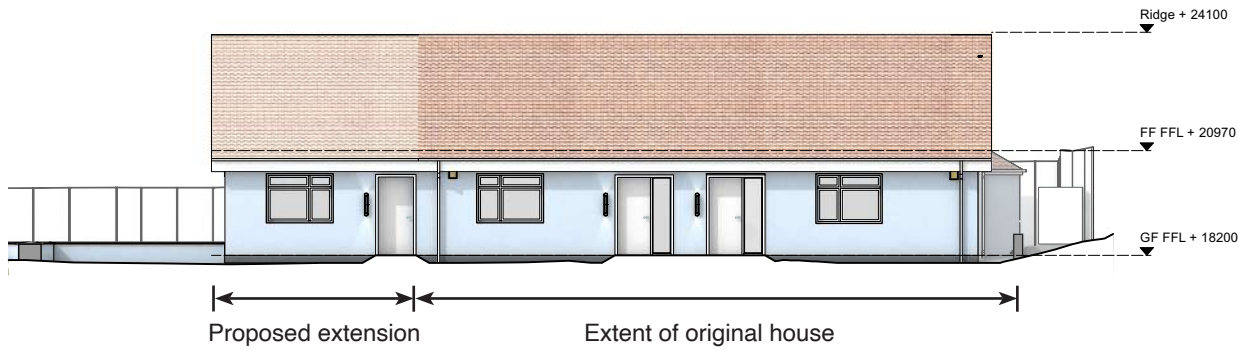
*Proposed First Floor Plan*



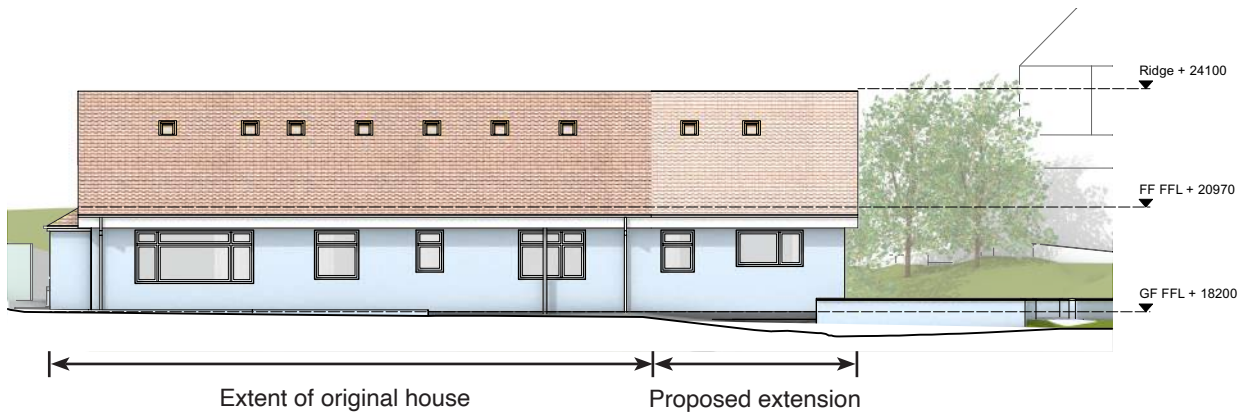
*Proposed Ground Floor Plan*

### 4.3 Design and Layout

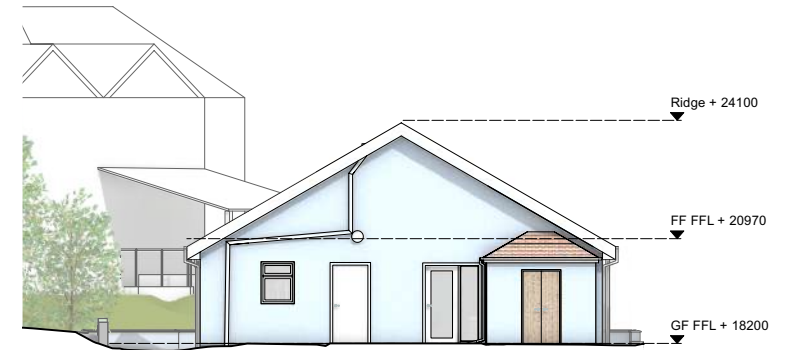
All the proposed materials are to match the existing building as well as the roof ridge and eaves heights which will also match the existing.



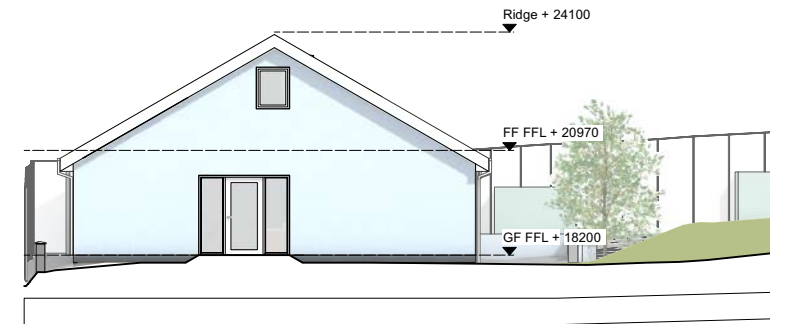
*Proposed North Elevation*



*Proposed South Elevation*



*Proposed West Elevation*



*Proposed East Elevation*







#### 4.4 Accessibility

The existing site access to both facilities is via Magor Road, which leads into the car park.

The external areas of the building will remain as existing, with a level ground surface to the perimeter.

All main entrance points to the proposed ground floor flats will feature level thresholds to ensure wheelchair users and wheeled equipment do not have restricted access.

##### Proposed Access Strategy

-  Primary Vehicle Access
-  Primary Pedestrian Access
-  Existing parking spaces
-  Main house entrance
-  Proposed entrances
-  Level Threshold



Proposed Site Plan

## 5.0 Summary

### 5.1 Conclusions

This proposal offers an excellent opportunity to re-purpose an underused day centre into four assisted living flats, designed to support individuals receiving care. A side extension, replacing the existing conservatory, will provide the necessary space to meet the needs of the flats.

The existing care home on site will remain unaffected by the development. The new extension provides higher quality accommodation which can be re-purposed into much needed assisted living accommodation. The first floor of the extension also enables an additional 4th flat to be provided, further improving the usability of the existing building.



*Proposed 3D View*