



Llanarth Court Treowen Ward Design and Access Statement

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Revision A



PRIORY

 TETRA TECH

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1.0 Introduction

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1.0 Introduction

This Design and Access Statement accompanies the Planning Pre-application. It outlines the proposed development at Llanarth Court Hospital Treowen Ward for the construction of a replacement building for a 24-bed mental health ward.

1.1 Introduction

This statement is submitted in support of a Planning Pre-application to Monmouthshire County Council on behalf of Priory Group.

It provides a narrative for the team's design approach to the proposed development, starting with initial contextual analysis of the site and its recent history, understanding and addressing the Client's operational requirements through to the development of highly responsive design concept and strategy appropriate to the immediate and wider site.

The complex site context and the Client's prescriptive operational requirements of the facility have been the principle design drivers that have informed and influenced initial concept, the development of the design strategies and have been diligently refined through to the development of the final proposals.

1.2 Development Objectives

The proposed development is to replace the Treowen Ward of Llanarth Court Hospital which was destroyed by fire in April 2020. This was a stand-alone building located to the south east of the wider Llanarth Court Hospital site. It was recently razed, with the ground floor slab, associated foundations/piles and drainage infrastructure remaining in situ.

The scheme is to provide a new build medium secure mental health ward comprising of 24 beds (2 x 12 bed wards) with accompanying day/recreational space, operational accommodation, staff facilities and external gardens. The area of the development site is 0.61ha.

This facility will complement other range of mental health services offered across the wider site inclusive of low, medium and acute care. The development will provide a range of accommodation which will comply with the regulatory standards and guidance for this classification of healthcare facility.

The layout, form and materiality seek to create a building that will aid the recovery of mental health patients whilst confidently addressing the context and character of the Conservation Area and curtilage of the Grade II* Llanarth Court within the hospital wider site.

The proposed footprint of the development utilises the full extent of the retained ground floor slab from the former building. Due to the scope of accommodation and operational strategy for the proposed building, the extent of this footprint has been extended by circa 9.5 metres to the east along the full width of the retained slab.

The reuse of viable sub structure ensures that the majority of the proposed building is contained within the footprint of the former building. Although the form and mass of the proposed



building is different from Treowen Ward, fundamentally there will be no consequential impact to sight lines of the relationship between the listed buildings on the hospital site and their immediate/wider context.

The proposed development seeks to enhance the site context through the expression of a confident, welcoming contemporary design using a limited palette of high quality materials. These will be carefully selected to express the building in a controlled manner, with reference to local and historic materials used across the range of listed buildings at Llanarth Court.

1.3 The Brief and Vision

The aspiration of the Client to provide high quality and exemplar building to provide accommodation and associated facilities to the standard of prescribed by Care Inspectorate Wales.

The building will provide two, 12 bed wards with associated day space, patient facilities, operational areas and a variety of secured external courtyard and gardens spaces for patients.

Each 12 bed ward is located either side of a central two storey element – referred to as the spine. To the front of the building this provides a focal point for the main entrance to the building, to the rear, it discretely accommodates seclusion suites, plant areas and vehicular servicing for the building. At first floor, the spine accommodates staff areas, inclusive of training facilities, meeting rooms, consultant offices and staff welfare provision.

Due to the eclectic mix of buildings on the wider Llanarth Court site (age, scale, materiality), the design driver for the form and materiality of the proposed building is to provide a contemporary aesthetic which addresses its context through the use of a limited palette of high quality materials, which reference, where appropriate the existing built environment. Due to the nature of the facility, with the requirement of secure external courtyard gardens, the plan form has been organised to provide where possible, internal courtyards which provide natural surveillance to these areas but to also afford natural light to rooms to the centre of the plan.

The geometric form of the building and massing of the central spine element seeks to provide a confident yet unassuming design appropriate for its location on the edge of the hospital site. The nature of the accommodation, spatial requirements of the rooms and highly prescriptive adjacency requirements has provided the opportunity for a controlled rhythm to be expressed in the elevations. The two storey central spine also provides an opportunity to announce the main visitor and reception entrance, ensuring that the building has a clear legibility from mid to distant views when approaching it from within the wider site.

1.4 Scope of Application

This application seeks full plans application for the proposed building, associated seclusion gardens, external security fencing and associated external works (access roads, footpaths, car parking and soft landscaping).

2.0 Site and Context

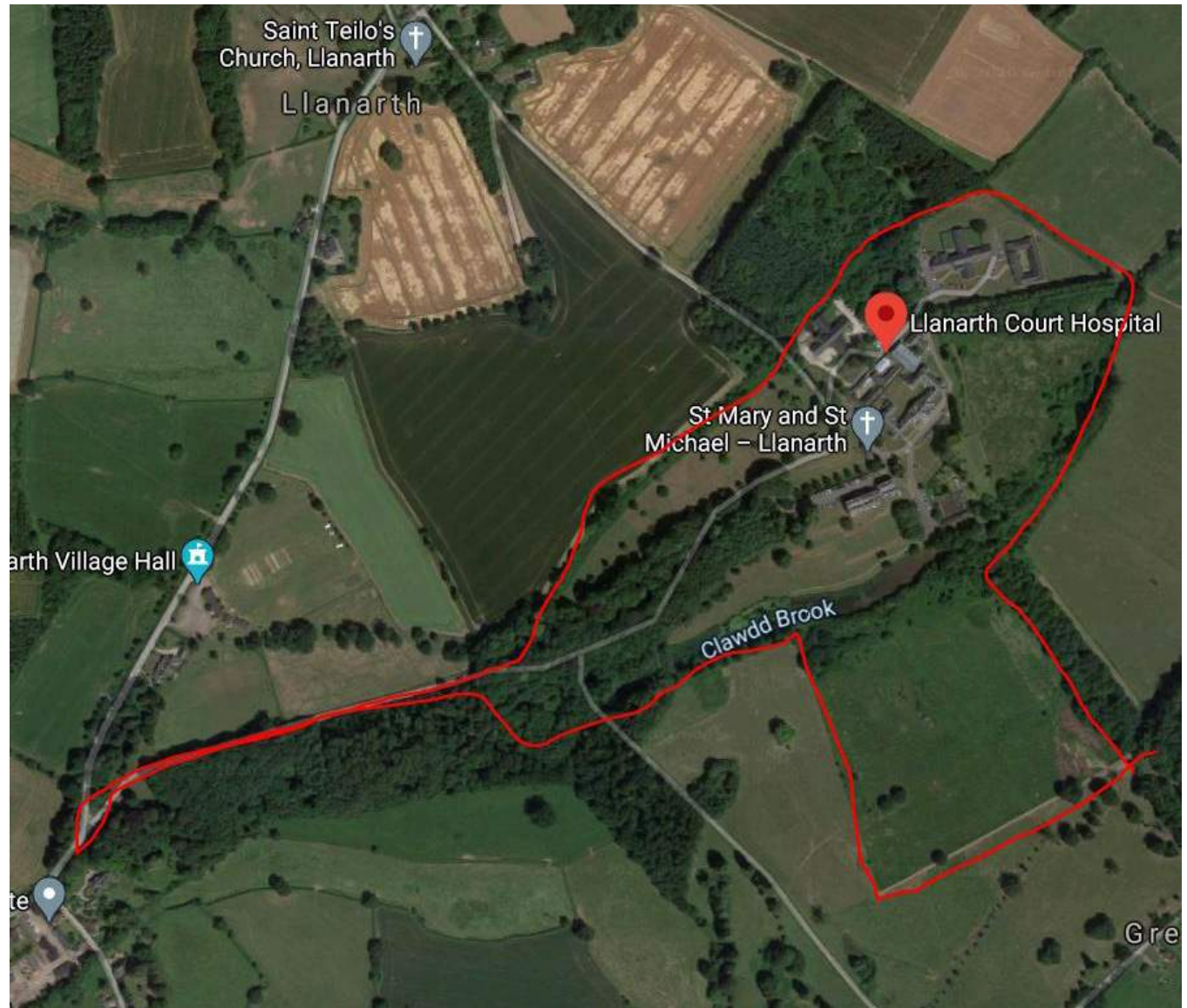
- 2.1 Site Location
- 2.2 Site Context and History
- 2.3 Environmental Impact Assessment
- 2.4 Flood Risk / Drainage / SuDS

2.0 Site and Context

2.1 Site Location

Llanarth is in South Wales, located 8.5km southeast of Abergavenny and 6.5km northwest of Raglan, situated on a south facing slope north of the A40 dual carriageway.

The development site is within Llanarth Court Priory Hospital site and its associated parkland – located to the north east of the estate, with a substantial ward building, Teilo Building located circa 16m to the immediate west, a male low secure mental health ward.



The former Treowen Building was one of three residential buildings built in 2005 in the grounds of Llanarth Court, a former country house originally constructed circa 1770. There are three listed buildings at Llanarth Court Priory Hospital site as follows:

Llanarth Court - Grade II* listed

Situated in landscaped park south east of Llanarth, entered by a driveway under lodge at Pit 1km south south west of Llanarth.

Roman Catholic Church of St Mary and St Michael - Grade II* listed

Situated immediately north of Llanarth Court, between the mansion and former stable block.

Cross outside Roman Catholic Church - Grade II listed

Situated immediately north of the Roman Catholic Church at Llanarth Court.

The wider hospital site is also within the Llanarth Conservation Area which is detailed with the Llanarth Conservation Area Appraisal and Management Proposals produced by Monmouthshire Council 23rd March 2016. The status of this area has been carefully considered in the strategic and detailed design of the proposed scheme.

Clawdd Brook runs diagonally across the Llanarth Court site – from north east to south west. Part of the brook has been widened to form a narrow lake as it runs through the landscaped park of Llanarth Court. To the immediate south of the development site, there is an established and substantial tree belt, to the immediate east, site boundary is demarked by a hedgerow. To the north west of the development site, an established and substantial tree belt screens the former



Llanarth Court

building and adjacent building which was unaffected by the fire.

2.2 Site Context and History

Llanarth is an estate village and its resulting homogeneity is a key characteristic of the Conservation Area and its wider setting. The Conservation Area covers a large area including the village, hamlets of The Pitt and Great Oak, outlying farms and the central parkland of Llanarth Court.

Llanarth Court was built around 1770 and remodeled in 1851. It was an ancestral home until 1948 when it was

gifted to the Roman Catholic Church. It was used and operated as a school until 1986. It was then acquired by AMI Healthcare and converted into a private hospital in 1990.

The Priory Group now own and run the hospital site. Until April 2020, there were a total of 7 wards on site. These are comprised of 3 low secure wards, 2 medium secure wards, 1 female rehabilitation unit and 1 male open rehabilitation unit.

As mentioned previously, the former Treowen Building was one of three residential buildings constructed circa 2005. The

development site is approximately 300 metres north east of the main building, Llanarth Court. The Treowen Building was a predominantly rectangular, single storey building with part first floor to the front elevation, planned around a central courtyard. The main accommodation located on the ground floor provided a total of 19 bedrooms with en-suites, lounges, main kitchen and other ancillary accommodation. Externally, building was comprised of white render with a fair faced brick plinth with natural slate pitched roofs. Windows were horizontal casements with top opening lights, with a soldier course of face brick with reconstituted stone cills. Architecturally, the front elevation with the part two storey element was well articulated, to announce the entrance to the building. This was achieved through the larger mass but also through the presentation of a gable end with a circular window to first floor over double gates within a feature arch. A group of three windows to either side of the circular window each had a localised pitch over them, which emphasised the height of this element and provided a focal point to the building. This elevation presented into the wider site and provided legibility to the building upon approach.

As described in the Conservation Area Appraisal, the Llanarth Conservation Area has 5 character areas.

Llanarth Court forms one character area which is distinct, but is part of the wider area. The focus of this character is the main house, Llanarth Court. The wider setting of the house and park still retains its picturesque charm situated as it is with the backdrop of distant hills. The house and grounds do not feature any planned focus, only the vale in which it stands, with the surrounding park and plantations.

The character area contains a number of historic and architecturally important buildings (as aforementioned in section 2.1) including the west entrance lodge and northern

gateway. The gardens are a Grade II Cadw registered Park and Garden of Special Historical Interest. Llanarth Court, the gardens, ornamental lake and the chapel form a historic group of some considerable significance. The 19th century stable block to the north east of the house is also of importance, although it is noted that more recent hospital buildings built in the mid 2000's have compromised its setting and relationship to the main house.

The setting of the development site is heavily screened to the south from the cluster of historically significant buildings by an established and substantial tree belt, but consideration of the form, mass, materials and articulation of the proposed building has been carefully considered with the design seeking to complement the existing built and park environment.



Photograph of the Gatehouse



*Photographs of Treowen Ward
after the fire*

2.3 Environmental Impact Assessment

A flood risk assessment and supplementary reports forms part of the planning application and evaluates and provides commentary on the current site context, existing conditions and outlines strategies to be implemented to ensure the development responds to and addresses the hydrology of the proposed building and its surroundings.

The flood risk assessment is to be read in conjunction with the SuDS design strategy. Phase 1 Desktop Study and Soakaway tests also form part of the planning application.

Due to the nature of the site and the previous building, existing drainage infrastructure remains in situ and is currently being surveyed to ascertain its condition and capacity.

The existing foul waste discharge has been calculated to have been circa 7.1 l/sec (using discharge units – frequency factor for hospitals). The proposed foul waste discharge is calculated to be 7.3 l/sec (using the same method). This is a very small increase in foul discharge so it is assumed that the existing network can accept the minor flow increase. Further details are set out in the supporting documentation.

As the former building has been demolished, it is assumed that the site has reverted back to greenfield run-off for surface water discharge consents. It is assumed that the Environment Agency will accept a greenfield run off of 5 l/sec (for sites of less than 1ha in area) as opposed to the actual greenfield run-off rates for the 0.61 hectares for the actual site limits. Consultation is on-going.

It is assumed that connections can be made to the existing surface water and foul waste networks – refer to supporting documentation for further details.

The following design considerations have been made when developing the drainage strategy:

- Provision of a retention pond, located external to any secure areas with outfall to the existing network.
- All chambers and rainwater pipes are outside of any secured fencing areas for security/operational reasons.
- PCC chambers proposed as opposed to polypropylene chambers.
- All foul waste drains to be 150mm diameter to reduce risk of blockages due to type of building use.
- It is assumed all drainage is private and not adopted.

The topography of the existing site is higher than that of its immediate surroundings, with falls to the south and east. The following commentary provides an overview on the flood risk to the development site from rivers, sea and surface water and small watercourses. As previously noted, Clawdd Brook is located to the south east of the development site, running from a north east to south westerly direction.

The development site is not at risk from flooding from rivers. The surrounding lower land to the south and east of the site boundary is at high risk, the development proposals will not adversely affect the existing characteristics of this area.

The development site is not at risk from flooding from sea or surface waters and small watercourses.

2.4 Flood Risk / Drainage / SuDS

Refer to supporting documents for the Flood Risk Assessment and drainage strategy.

3.0 Interpretation and Design Development

- 3.1 Interpretation
- 3.2 Design Strategy and Development
- 3.3 Accommodation / Development Schedule

3.0 Interpretation and Design Development

3.1 Interpretation

Following the fire and subsequent demolition of the former Treowen Building, there was an aspiration to retain and reuse the sub structure wherever possible and viable. This therefore established the siting and general footprint of the proposed building.

The spatial plan for the proposed design is very efficient in its layout and addresses all operational requirements. External walls have been aligned with previous existing walls, meaning there are some minor oversizing of spaces to accommodate this strategy. It was an important design consideration to utilise where possible the full extent of the former building footprint, despite an increase in accommodation which has been driven and prescribed by current standards and guidance.

During the design development, the following key documentary standards and guidance noted have been used:

- Standards for Forensic Mental Health services – Low and Medium Secure Care – Third Edition Quality Network for forensic mental health services, by Royal College of Psychiatrists
- Best Practice Guidance Specification for adult medium-secure services, Health Offender Partnerships 2007 - Department of Health
- Welsh Health Building Note 03-01 - Adult Acute Mental Health Units in Wales, Welsh Government Shared Services Partnership.
- Medium Secure Psychiatric Units – Design Guide, NHS Estates (now superseded in places by a number of the above documents).

- Other guidance/standards have been used, as appropriate and as referred to in each of the above documents.

There are a number of key differences in the accommodation requirements and building parameters of the proposed building when directly compared against the former. These have been identified and driven by various design/healthcare standards as mentioned above, and the Client's operational requirements.

The principal points are as follows:

- Bed Numbers – Treowen had 19 beds, the proposal is for 2 x 12 bed units;
- Height of Eaves – Treowen was 3m, the proposal is 5.2m for single storey elements and perimeter fence.
- Approach around intent to retain foundations – the razed building had piled foundations which the design looks to try and retain (subject to testing their capacity and condition). Note this strategy has not had any detrimental impact to the architectural design proposals.
- Front of House – Treowen had a single door access point for staff and visitors, and a gated airlock into the garden space, which doubled up as a vehicle drop off area. The proposed contains a dedicated reception and security area, with vehicular access separate to the garden spaces.

The design team have interpreted the opportunities and constraints presented by retaining the sub-structure and working within the extents of the former footprint, together with Client aspirations to provide an exemplar building which complies with operational standards and guidance.

The form, massing and materiality of the building have been

developed and articulated to provide a legible, welcoming, and contemporary building which addresses the sensitive nature of the buildings within the estate but also nestles into the wider park landscape.

3.2 Design Strategy and Development

The siting and general parameters of the footprint have been established by the intention to reuse where viable the retained substructure of the former Treowen Building.

A contextual study of the wider hospital site was undertaken by the design team to fully understand the characteristics of the conservation area – both in the form and materiality of the buildings, but also the landscape in which they are sited.

Around Llanarth Court, there is a mix of arable fields and grasslands. The regular medium to large fields are demarcated by low hedgerows, and the landscape is punctuated with occasional tree clusters. Notably there are tree clusters to the immediate south and north of the development site. Despite these clusters, the landscape characteristic is predominately open. Therefore, the scale of the proposed building needs responds to this, with the form and mass a key aspect in how it successfully integrates within the overall context.

The proposed design will not directly be influenced by the adjacent Teilo Ward as this is not considered to be an appropriate reference for architectural form or aesthetic. The materiality of the listed buildings on site have been reviewed and where appropriate, references to these will be incorporated into the proposed design.

The concept of the spine, the two-storey central element

to the building provides order and control to the general arrangement plan. The two 12 bed wards are located to each side and are a mirror of each other. The set out of the fenestration is controlled and rhythmic, and this establishes an order to the single storey elements of the building. The spine provides a focal point announcing the main visitor entrance and reception, and provides the range of staff facilities required. The mass of this will be articulated to ensure the perceived mass is split into distinct and identifiable sections – the function of the accommodation reflecting the materiality to introduce a hierarchy of dominant and recessive parts to this two-storey element.

The set out and orientation of the seclusion gardens have also been carefully considered with regards to the impact on the elevations. These will be secured by external fencing – the height of which will match the eaves height of the single storey wards. The orientation of the fencing has therefore been considered as an integral part of how the elevations are presented – and have been used as a device to further articulate and punctuate the side (north and south) elevations.

3.3 Accommodation / Development Schedule

The proposed development provides 2,032sqm / 21,872sqft of accommodation over 2 storeys. The ground floor provides 1,629sqm / 17,534sqft, with the remaining 403sqm / 4,338sqft at first floor to the central spine element.

Compared to the former Treowen Building, this is an increase of 605sqm / 6,512sqft. This is due to an increase in scope of accommodation – there are an additional 5 bedrooms to take the number of bedrooms to 24. These are then accommodated across two ward – basic ward facility requirements and the minimum number of staff to operate

a ward of any patient numbers in a viable way is 12 beds.

The accommodation requirements for a modern medium secure facility also include a number of facilities which Treowen previously didn't have or require, due to the age of its design. These are outlined as follows:

- Provision of additional lounges, kitchens, dining room, staff offices, clinical areas and visitor facilities;
- Tribunal Suite;
- Additional Seclusion Suite (1 per ward);
- More prescriptive 'front of house' – to accommodate visitor facilities;
- Increase in plant space

Treowen had a very simple front of house. It was an air lock corridor, leading to a visiting room and then onto the ward itself. The current requirements for a medium secure facility is much more stringently controlled from a security perspective, including a reception/24hr security station with a secure airlock so that passage of patients, visitors and staff can be carefully managed and controlled. Beyond this point a family visiting area is proposed, with separate search rooms, and further air locked access to wards, tribunal facilities, staff areas and therapies departments, to ensure that all areas remain secure.

4.0 Layout and Scale

4.1 Design Evolution

4.1.1 Scale and Massing

4.1.2 Layout

4.1.3 Character Consideration of Boundary
Conditions

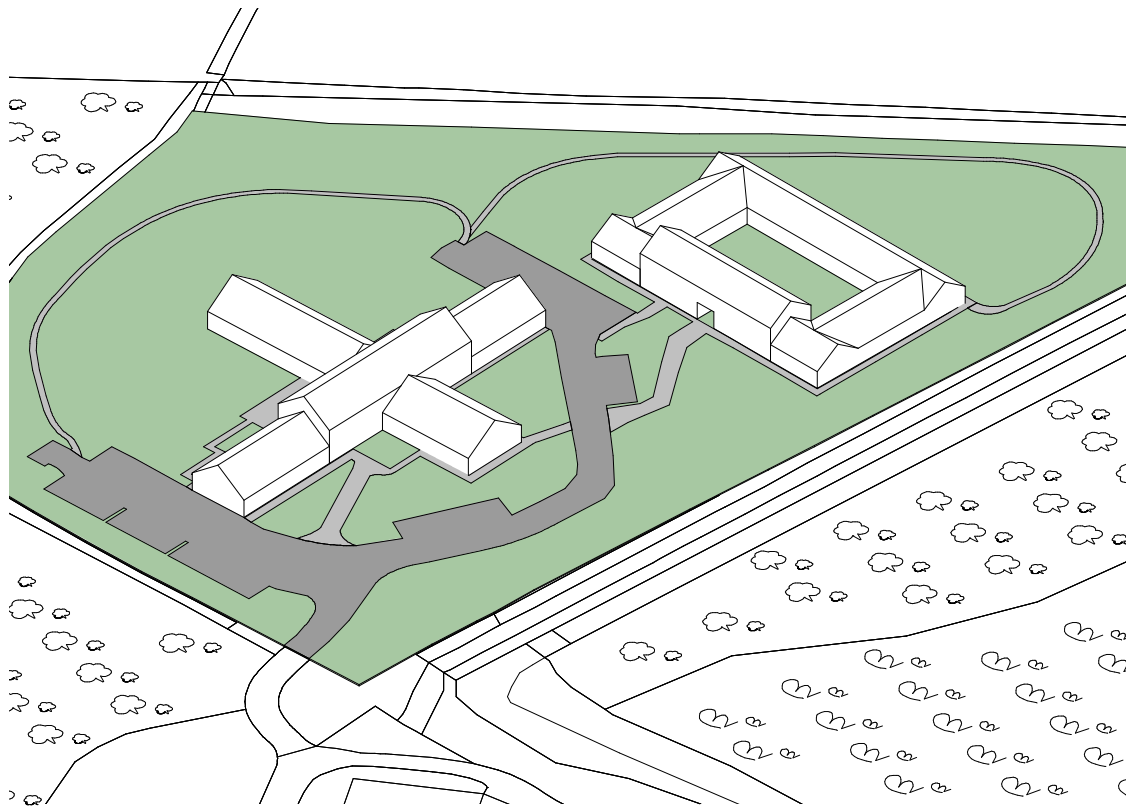
4.1.4 Access

4.1.5 Consideration of Boundary Conditions

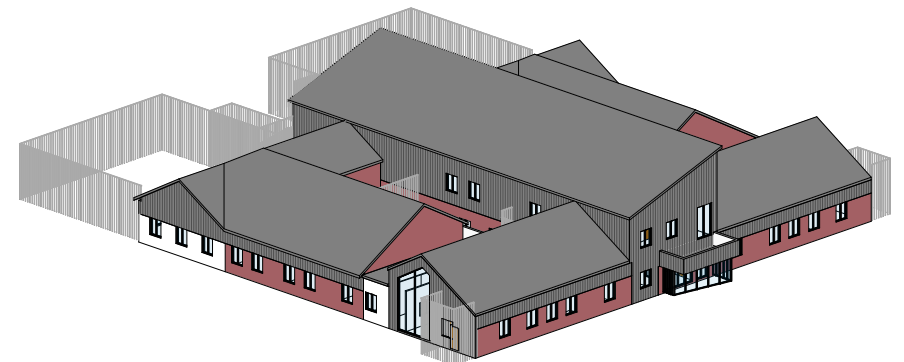
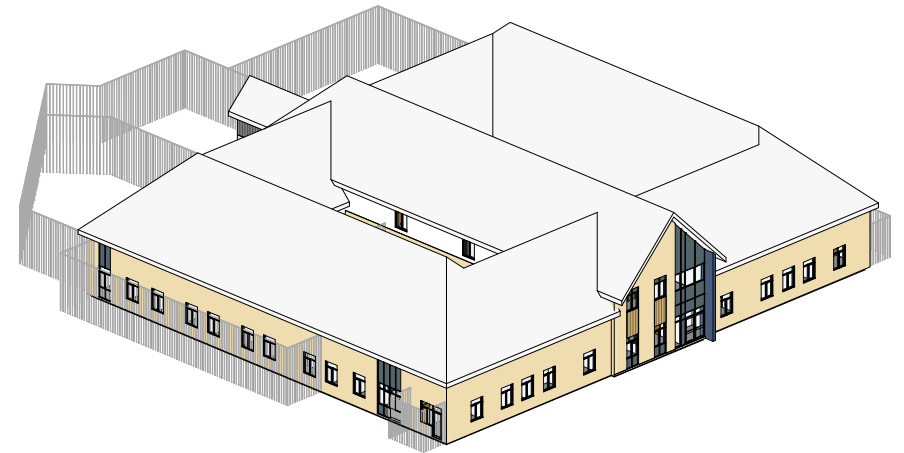
4.2 The Site Plan

4.0 Layout and Scale

The initial design models explored mass and form. Pitched roof options were initially developed, which were in line with the original building. With the proposed scheme covering a larger footprint than the original, the pitched roofs further increased the overall scale. They also increased the volume in roof voids.

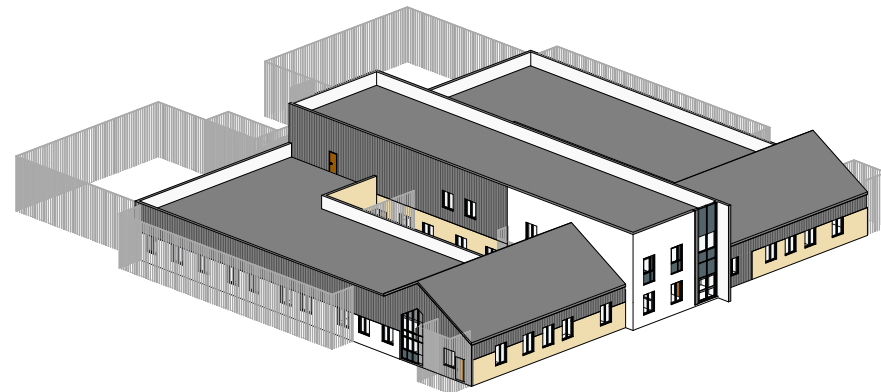
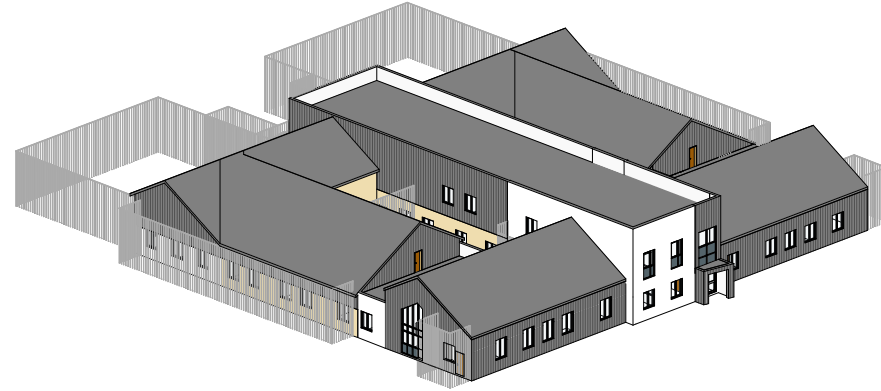
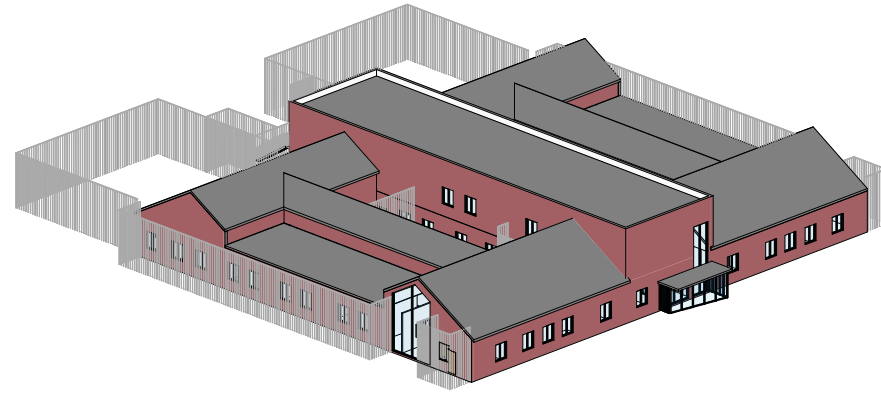


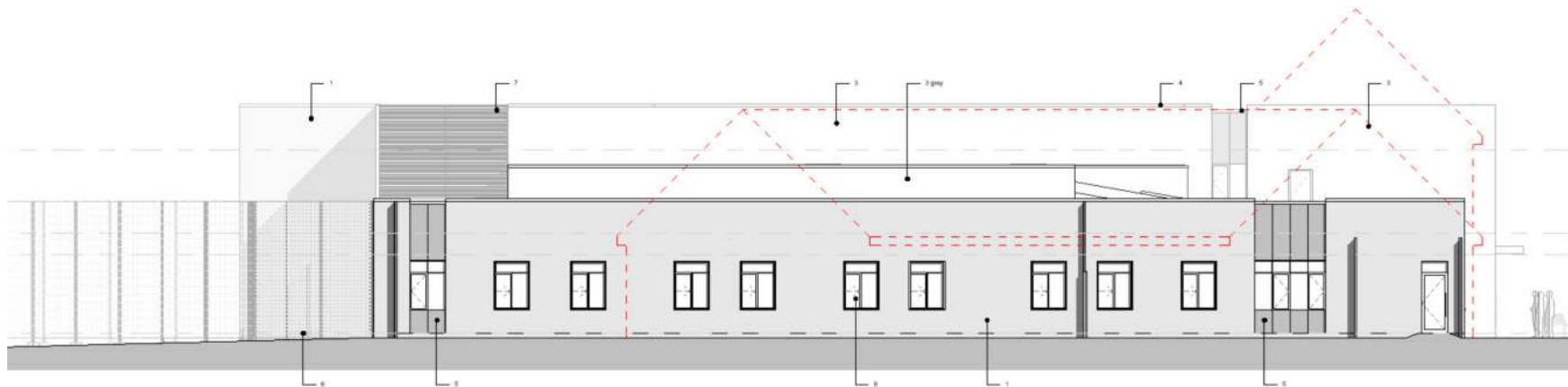
3D view of existing site with original Treowen building



Early pitched roof options

Further design options with flat roofs reduced the scale whilst maintaining the required 5.2m eaves height to patient areas.

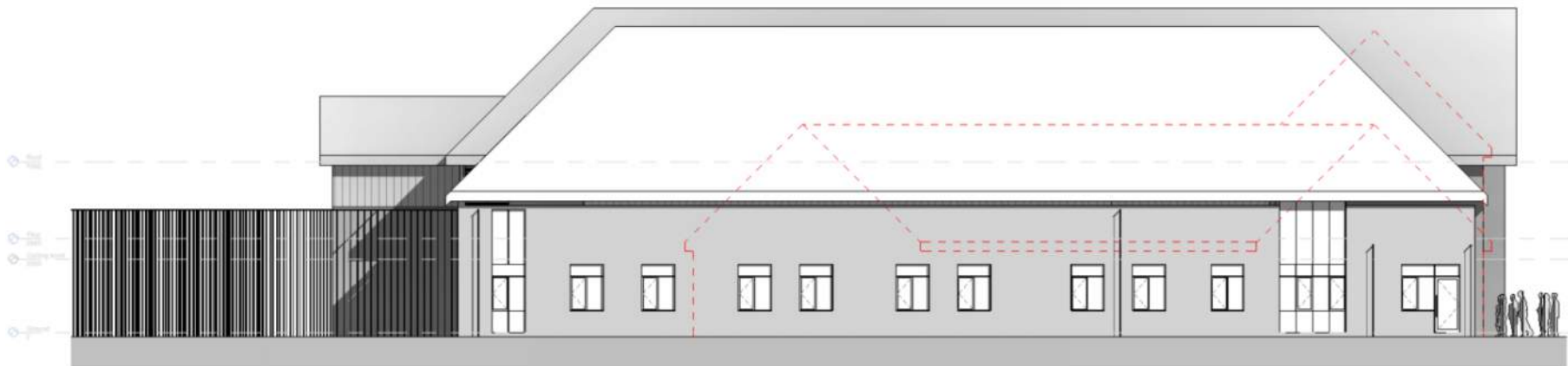




The red dashed outline of the original Treowen building shows how it compares in scale and height with the flat roof option.

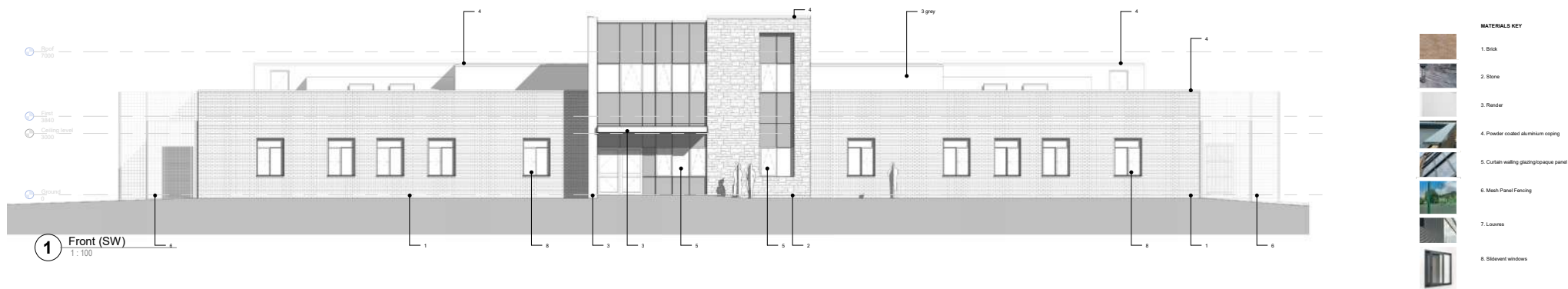


1 Front (SW)
1:100



2 Side (NW)
1:100

The red dashed outline of the original Treowen building shows how it compares in scale and height with the pitched roof option.



4.1 Design Evolution

4.1.1 Scale and Massing

The proposed building will be a mixture of single and two storey elements, as per the former Treowen Building and the adjacent Teilo Ward Building.

The design intent is to minimise the perceived scale of the building, and to allow it to nestle into the wider landscape from medium to distant viewed.

The two-storey element is located to the centre of the plan and runs the along the full depth of the building. This is referred to as the spine, as the majority of communal patient support facilities and at first floor, staff facilities are accommodated within this mass.

This central element is confidently expressed through the use of a limited palette of high quality materials to contrast against the single storey mass, but also to provide legibility to the building when viewed from within the wider hospital site. This will be further complemented by the proposed external works.

The majority of the footprint is single storey, with enclosed plant areas located to the roof over the wards. Two courtyard gardens are provided to each side of the spine to the centre of the plan. These afford natural light and surveillance to both bedrooms and supporting therapy rooms.

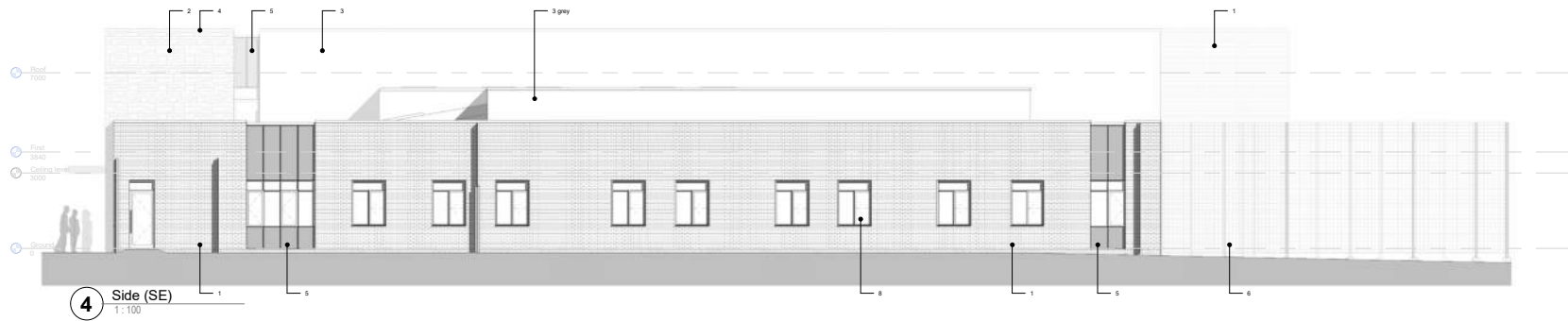
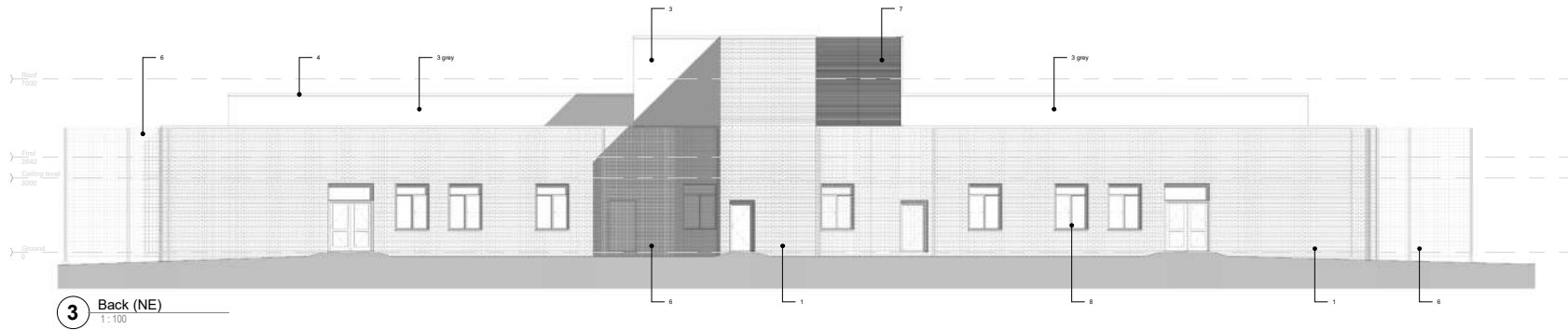
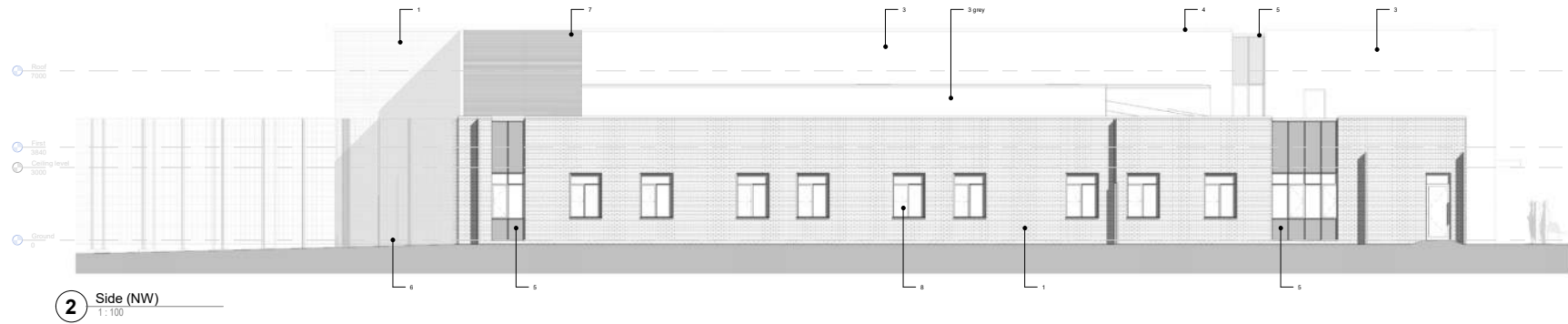
Flat roofs are proposed to all areas, with the exception of a mono pitch to two areas over the main corridor and lounge space to each ward area. The flat roof proposals are a significant design consideration to mitigate the perceived scale of the building and provide a clear and confident geometric form which is further articulated through the elevation design and use of materials.

The original building was between 3m and 3.5m at eaves level to the single storey elements, with a 45 degree pitched roof to a level of approximately 7.5m. The two storey element was approximately 7m to the eaves, with a 45 degree pitched roof rising to approximately 10m at the eaves level. These lower eaves levels are significantly inadequate for the requirements of a new build medium secure unit, which requires the eaves of the building to be at a minimum of 5.3m to align with the perimeter boundary

(or a perimeter fence would be required to this level around the building).

The design approach taken is one of a flat roof, with internal ceilings at 3m, roof at approximately 4m, and a parapet level of 5.2m. This allows the building scale to be controlled to a minimum, and no higher than the former building overall, whilst achieving the level of security building required through the use of the of the building mass.

Given the wide range of architectural styles already present on the site, it is felt that on balance, a contemporary style, which maintains scale and massing is more appropriate than a replica of the former (pitched roof will increase building height and volume). It will also allow the building to feel more welcoming, as required in the various design guidance documents and standards.



4.1.2 Layout

As previously noted, the set out of the building has been dictated by the retained substructure of the former building.

The layout of the building has been devised so that two 12 bed wards are located to each side of a central two storey element. To the front of the building, this provides a legible and confident entrance, whilst splitting the front and rear elevations into unequal thirds.

To the front of the plan there are reception and waiting areas, whilst to the wards there are staff areas and dining/lounge facilities.

Two external courtyards are located to the middle of the plan, providing garden and therapy/gym areas. The set out of these provide natural light and ventilation to the bedrooms which are accommodated to the centre of each ward, running through to the rear elevation. To the rear of the plan are patient and staff facilities with controlled access to two seclusion suites and their associated gardens.

Access to larger ward gardens is provided to the rear elevation, from the corridor. The vehicle air lock is located discretely to the rear of the building, between the two secure garden areas. From here access can be gained to the plant area, from an external door set.

The accommodation within the spine to the ground floor is predominately visitor focused to the front of the building, providing a controlled and attractive space with large extent of glazing to the main entrance and reception area. To the ground floor, this element offers a range of patient support accommodation, therapy areas, and gyms. These are afforded natural daylight and ventilation from overlooking the courtyard gardens.



Ground Floor Plan

The first floor of the spine provides staff training and other office accommodation to the front of the building, with staff welfare facilities to the centre of the plan. The rear provides plant rooms and other service areas. This ensures that there is no roof mounted plant, or indeed plant enclosures screened externally on the ground or wall mounted.

4.1.3 Character Consideration of Boundary Conditions

Consideration of the boundary conditions have been carefully considered in the space planning of the building. The front elevation presents into the wider site, and this is devoid of fencing or any other retaining or security structures.

The front elevation is set behind a landscaped frontage, a mixture of planted and grassed areas, with focal planting around the main entrance area and complemented with feature paving leading from the existing road and parking spaces.

Security fencing is located to the side and rear elevations – this is to ensure areas directly in front of bedroom windows are secured, with a planted buffer zone between the building and the fence line. A kitchen air lock is provided vi external fencing and gates adjacent to a vehicle set down area.

The main extent of the external security fencing is located to the rear of the building, enclosing the 2 secure gardens to each ward and seclusions suites and the central vehicle lock.

The existing established planting to the south of the site is to be retained.



First Floor Plan

4.1.4 Access

Access to the facility is via the existing road and footpath infrastructure retained.

13no. car parking spaces (inclusive of 2 accessible bays) are provided within the red line boundary. 7 of these have been relocated from previous building. Parking is split between two areas, one to the left of the main entrance, and the other to the right. These are accessed via extending and realigning the exiting access road.

The set out of these provides opportunity for attenuation pond and soft landscaping to the front of the building.

Pedestrian paths, focal planting and public realm space announce the main entrance to the building.

There is a full perimeter footpath around the building, which can be accessed fully via authorised personnel. A turning circle is provided for vehicles delivering to the kitchen airlock to the north, and a designated access road provides access to the south and west (rear) of the building allowing maintenance and fire tender access to the back of the building. Turning head is provided at the rear.

4.1.5 Consideration of Boundary Conditions

The boundary conditions have been carefully considered to ensure that all security requirements are addressed from an operational aspect.

The space planning of the plans has allowed for secure patient areas are located to the rear of the building. This allows for the front elevation to be visually open, with the main entrance and reception complemented with mix of soft and hard landscaping. This will provide safe access to the building by pedestrian but will also offer a high quality external realm space for visitors and staff.

It is not intended for the proposed development to affect the surround trees and hedgerows adjacent to the site boundary.

4.2 The Site Plan



5.0 Appearance

5.1 Materials

5.0 Appearance

5.1 Materials

Building styles and materials are diverse within this part of the Conversation Area. The Neo-classical Llanarth Court Building is rendered with slate roofs. The Roman Catholic Chapel predominantly painted white roughcast render with slate roof. The gatehouse comprises polychrome stonework with bands of coursed brown stone between broader bands of crazed grey and pink rubblestone, with an ornate and a banded French pavilion slate roof with fish-scale courses. The north drive gate piers are sandstone ashlar with rubblestone walling.

The modern hospital buildings (former Treowen and Teilo Ward) are rendered brick painted cream with natural slate roofs.

The proposed building will reflect the nature of the historically significant context and Conservation Area characteristics by using a limited palette of high quality building materials, brick, blue slate and white render.

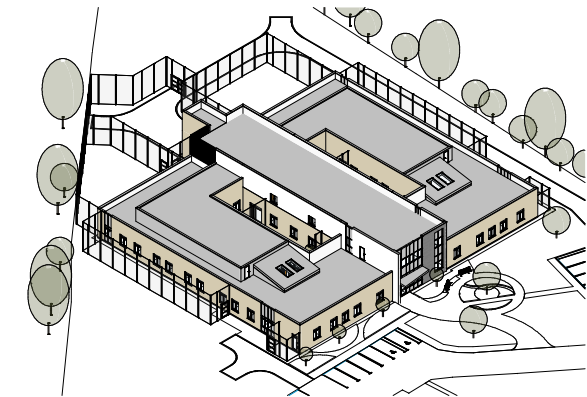
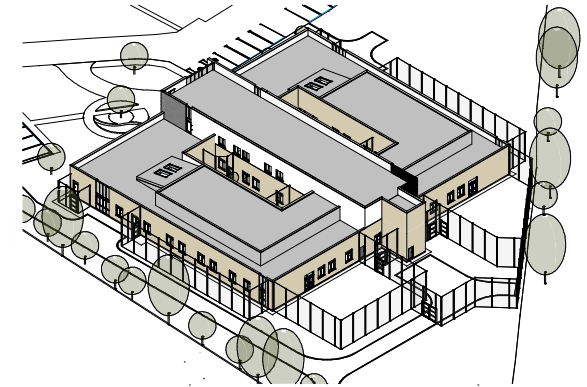
These reference materials used on the local buildings, but these also contrast and compliment against each other very well. The use of these materials will articulate the form and of the building. These, together with dark grey window and curtain walling will punctuate the solid walls to provide a rhythm to the elevations and will also allow vertical features

to be formed to create a sleek transition between materials and/or the building form.

The ward blocks are to be brick – colour and texture to be confirmed, with a discrete powder coated aluminium capping detail providing a crisp edge. Window units to be powder coated aluminium frames with a neutral glass tint. The specification of these will be appropriate to the function and use of the room, with bedroom and other patient areas being anti ligature window units. The brick work is punctuated on the side elevations by full height curtain walling with dark glazed spandrel panels. This vertical break is reflected elsewhere as a device to articulate mass and form and to confidently address transition between materials.

Brick has been selected due to its robust yet tactile nature. Bond details can also be introduced to provide subtle relief and to further descale these elements where required.

The main entrance area is expressed through the use of blue grey slate, curtain walling and a rendered wall. This is the only area where slate is used on the building – a reference to local material – and so provides a confident focal point. This is articulated as a geometric cube mass, with full height slot of curtain walling offset to the front elevation running from ground to first floor. The contrast of this adjacent to the



sleek curtain wall which is then sharply contained within a slate fin wall celebrates not only the entrance of the building but contrasts confidently with the brick ward blocks whilst referencing the historic materiality of surrounding buildings.

A vertical slot is introduced to the first floor of the spine which addresses the transition between the slate and the render wall which then runs to the rear of the building.

A two-storey brick element terminates the spine, with the north east corner returning in a dark grey louvered wall which will provide intake and extract for the plant housed within this space.

The enclosed plant to the first-floor roof of the ward blocks will be in a white render – this will blend into the higher first floor wall behind.

The external walls to the courtyards will be a mixture of brick with render at first floor level as shown on the elevation drawings.

No part of the roof structure is visible from the elevations, this is to be a single ply membrane roof, mid grey.







6.0 Access and Security

6.1 Vehicular Access

6.2 Pedestrian and Cycle Access

6.3 Connections to the Wider Area

6.0 Access and Security

6.1 Vehicular Access

Vehicular access is provided to the front of the building by reuse and realignment of the existing internal estate road. This provides access to 10 no. parking spaces, inclusive of 2 accessible spaces. Access for delivery vehicles is provided to the north west corner of the building for deliveries to the kitchen via the air lock (shown on the site plan). A turning head is provided locally to this area.

An access road is provided to the south west corner of the building. This will provide visitors access to 7 relocated parking spaces and then delivery and fire tender access to the south and east of the building (side and rear). Turning heads are provided at intervals along this road. There is also a loading bay to provide delivery vehicles access to the kitchen air lock.

Vehicles will be managed by internal signage and white lining. Vehicular entry onto the Llanarth Court site will be via existing site entrance and managed as part of the site wide management strategy.

6.2 Pedestrian and Cycle Access

Pedestrian access to the building will be provided via the extensive landscaped area to the building entrance. This will provide access from the shared surface access road adjacent to Teilo Ward but also dedicated footpaths from the two areas of parking to the north and south of the main entrance. There is also a full perimeter footpath to the building albeit some areas will be for authorised personnel only as these will be within secure patient areas.

External patient areas will be limited to the secured gardens and courtyards. These will be accessed from within the building, with the external surfaces being a mixture of paving flags, wet pour and grass.

Cycle access to the building will be via the existing on-site infrastructure.

6.3 Connections to the Wider Area

Due to the nature of the facility and the immediate context of Llanarth Court, it is not appropriate for the building to have

any physical connections to the wider site and landscape. However, visual connections have legibility of the building have been carefully considered during design development. The siting of the main entrance relative to the access road, the articulation of the mass and materiality of the spine element and the proposed external works presents a legible building form which looks into the wider site towards Teilo Ward. The lower height of the adjacent ward blocks, together with a different materiality ensures that these are nestled within the wider landscape.



7.0 Landscape

- 7.1 Existing Landscape Habitat
- 7.2 Proposed Landscaping
- 7.3 Boundary Treatments

7.0 Landscape

7.1 Existing Landscape Habitat

The existing building has been razed with the slab exposed and the site secured by heras fencing.

There is an external perimeter footpath which provides pedestrian access to the rear of the site to the former building.

The immediate external areas are grass, historically maintained as part of the wider estate's strategy.

The former internal courtyard garden was a mix of soft and hard landscaping.

Hedgerows to the north east and tree belt to the south of the development site were unaffected by the fire and subsequent demolition works to the building.

Refer to further details within the Phase 1 Desktop report accompanying this application.

7.2 Proposed Landscaping

The external works will be remodelled as part of the development, with the patient gardens being a mixture of grass and wet pour surfaces. Access/service roads and pathways will be limited to provide sufficient access for operational purposes. Full perimeter footpath will be provided to the building, with access to some areas designated for authorised personnel only.

The main approach to the entrance of the building will be subject to detailed landscape design to provide a high quality public realm space, inclusive of appropriate external lighting, signage and street furniture. Surfaces will be a mixture of black top to access/service roads, resin gravel and paving slabs to paths and feature planting as indicated on the site plans.

There is scope to accommodate a swale to the front of the building as part of the surface water drainage strategy. This could be planted to provide increased biodiversity to the local environment.

7.3 Boundary Treatments

The development site is within the wider Priory hospital site, therefore there is no requirement over and above the secure operation of the facility, to address the immediate or wider site boundaries over and above that outlined in section 4.1.3 and 4.1.5.



8.0 Sustainability

8.1 Environmental Sustainability

8.0 Sustainability

8.1 Environmental Sustainability

Subject to further intrusive surveys and a thorough condition review, the existing sub structure may be viable to re-use. If this is the case, then there is an option to undertake remedial repair works where necessary and then extend the eastern edge of the slab to accommodate the full extent of the proposed ground floor slab.

All habitable rooms are afforded natural daylight and ventilation.

The proposed development will adhere to all legislative requirements regarding thermal performance.

Wherever possible it is intended that the building materials specified and details will be of a robust nature and will be no lower than Class A2 rating for fire. Where economically viable, renewable and energy efficient systems will be installed to assist in preserving the longevity of the building and reducing energy consumption.

9.0 Planning Policy

9.1 Response to Planning Policy

9.0 Planning Policy

9.1 Response to Planning Policy

Refer to Planning Statement.

10.0 Summary Statement

10.0 Summary Statement

This design and access statement has provided commentary on the teams design approach to provide a new medium secure mental health facility at Llanarth Court. This is to replace the former Treowen Building which was destroyed by fire in April 2020 and subsequently razed. The immediate and wider Llanarth Court site has been studied to fully understand and respond appropriately to the historic buildings on the site and within the Conversation Area.

The design team's aspiration is to reuse where viable the existing sub structure from the former building, and this has presented opportunities to develop a concept for the new facility which sensitively addresses its setting whilst complementing the buildings the natural setting within Llanarth Court but which will also provide a contemporary, welcoming facility which adheres to the comprehensive guidance and standards required for the design and operation of a medium secure mental health facility.

The design confidently addresses and mitigates the perceived mass and scale of the building through the utilisation of flat roofs and a limited palette of high quality, contextual materials. The form is uncompromising and contemporary, but at an appropriate scale to its surroundings. The articulation and manners of the elevations addresses material junctions whilst provided a subtle and nuanced texture and proportion to the buildings mass.

The internal space plan has been carefully considered to provide a defined hierarchy of spaces as you travel through the building. This addresses operations, privacy and security issues but also provides a legibility to the building – confidently demarcating the main visitor entrance and reception area whilst providing private and secluded garden courtyards and ward gardens to the rear of the building.



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