

Re-submission of Planning Application for Conversion of Redundant Agricultural Buildings into Care Home at Llanellen Court, Llanellen, Abergavenny

**Original Planning Permission ref: DC/2008/01305 dated December 2009.
Expired in 2014.**

Re-submission dated: September 2021

INTRODUCTION

The conversion of the existing redundant Poultry Unit buildings into a Care Home at Llanellen Court has already been granted Planning Permission MCC Approval ref: DC/2008/01305 dated: Dec 2009.

The Planning Permission expired in 2014.

This current Planning Application is the re-submission of the Approved Plans and all application documents previously approved.

Since the original Planning Permission for the Care Home Conversion it should be noted that the new 7.1m wide tarmac surfaced access road has been fully completed at Llanellen Court (Access Road Planning Approval ref: DC/2008/01304 Extant)

The new access road construction is complete and includes a tarmac surfaced 1.8m wide footpath link between the application site and the main A4042.

The completed access road junction onto the A4042 was inspected and approved by the Welsh Assembly Government.

METHOD STATEMENT

The following Method Statement was submitted with the original Planning Application that was approved in December 2009.

A sample room was also converted for the Planning Committee to inspect in 2009.

**PROPOSED CONVERSION OF REDUNDANT
AGRICULTURAL BUILDINGS
INTO
CARE HOME FOR THE ELDERLY
(USE CLASS C2)**

**AT
LLANELLEN COURT
ABERGAVENTNY**

BCP ref: 339

Date: November 2009 Issue:01

Mill House
Llancayo Court
Llancayo, Usk
Monmouthshire
NP15 1HY

Tel: 01291 673424/672264
Fax: 01291 671050
e-mail: enquiries@bucklechamberlain.co.uk

Company Registered No. 05201555
VAT Registered No. 827 0173

Back Ground

The existing buildings are redundant agricultural sheds. Their previous use was as a poultry unit. This use ended in 2002-2003 and the buildings have not been used for agriculture since that time.

The existing buildings are located to the South of Llanellen Court just outside the village of Llanellen.

Access to the buildings is via an existing tarmac surfaced access lane that leads from the A4042.

It is proposed to convert the existing buildings into a Residential Care Home.

The buildings are constructed from steel/timber frames clad with corrugated sheeting. They are in sound structural condition (see copy of Structural Engineers report in the Appendix of this Document).

The Structural Engineers report confirms that due to the nature of the existing construction the buildings can be readily converted to the proposed use.

Design Approach

The proposed conversion of the existing buildings to a Residential Care Home is in accordance with planning policy where commercial conversion for agricultural buildings should be preferred rather than conversion to domestic use.

The proposed Care Home will provide a quiet environment that will have no adverse affect on the existing residential properties in Llanellen.

There is a strong demand in the Abergavenny area for up-to-date modern dementia care for the elderly. There are no purpose built facilities in the catchment area.

With have been in consultation with CARE in developing the floor plan layout for the proposed conversion.

Method Statement for Conversion

The following statement provides a brief description of the proposed method of upgrading the existing structure to meet current building regulations.

Floors

The thermal insulation of the existing concrete floor slabs will be upgraded with rigid insulation laid onto the existing concrete floor slab and finished with a fibre reinforced cement sand screed. A damp proof membrane will be laid over the existing floor slab before the new floor insulation is laid will all joints lapped & sealed.

Walls

The thermal insulation of the existing walls will be upgraded to meet current Building Regulations using a proprietary dry lining system, comprising of galvanised steel metal stud frame with rigid insulation fitted between the metal studs and faced with proprietary insulation backed plasterboard. The dry lining will be built off a damp proof course at floor level and this will be sealed to the damp proof membrane to the floor.

The external walls of the buildings will be overclad with sawn square edge vertical Cedar boarding with natural finish with a rendered plinth below window cill level.

Corridor walls down the centre of the building are an integral part of the design of the proposed Care Home and these walls will be structural and thereby give additional strength as mentioned in of the structural report (see appendix)

Roof

The existing corrugated fibre cement roof sheeting will be removed and replaced with proprietary composite cladding panels with a rigid insulation core. The composite panels will be fixed to the existing roof purlins.

The existing roof liner sheet will remain in position with timber battens fixed to the underside of the roof and lined with 15mm Soundblock board.

Windows & Doors

The windows and doors will be colour coated aluminium frames incorporating thermal break and double-glazing to comply with current Building Regulations.

The new windows will replace the existing vent cowls & will be of similar size & proportion.

The recent conversion of a similar redundant agricultural building at Llancayo Court is illustrated in the following photographs.

This building is of similar construction to the buildings at Llanellen Court.

These photographs illustrate that conversion of this type of redundant agricultural building can be carried out sympathetically and achieve a very pleasant standard of accommodation.



Fig. 1 Redundant Agricultural Building at Llancayo Court before conversion



Fig. 2 Redundant Agricultural Building at Llancayo Court after conversion



Fig. 3 Glazing Detail

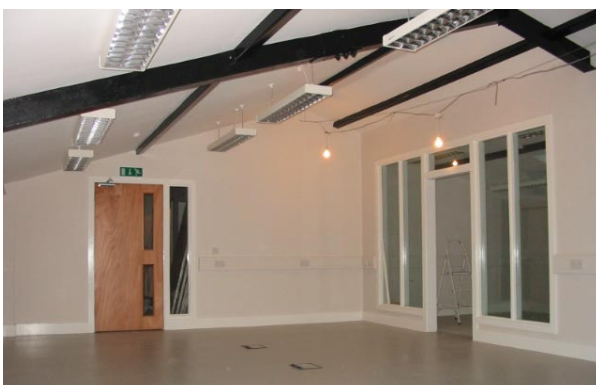
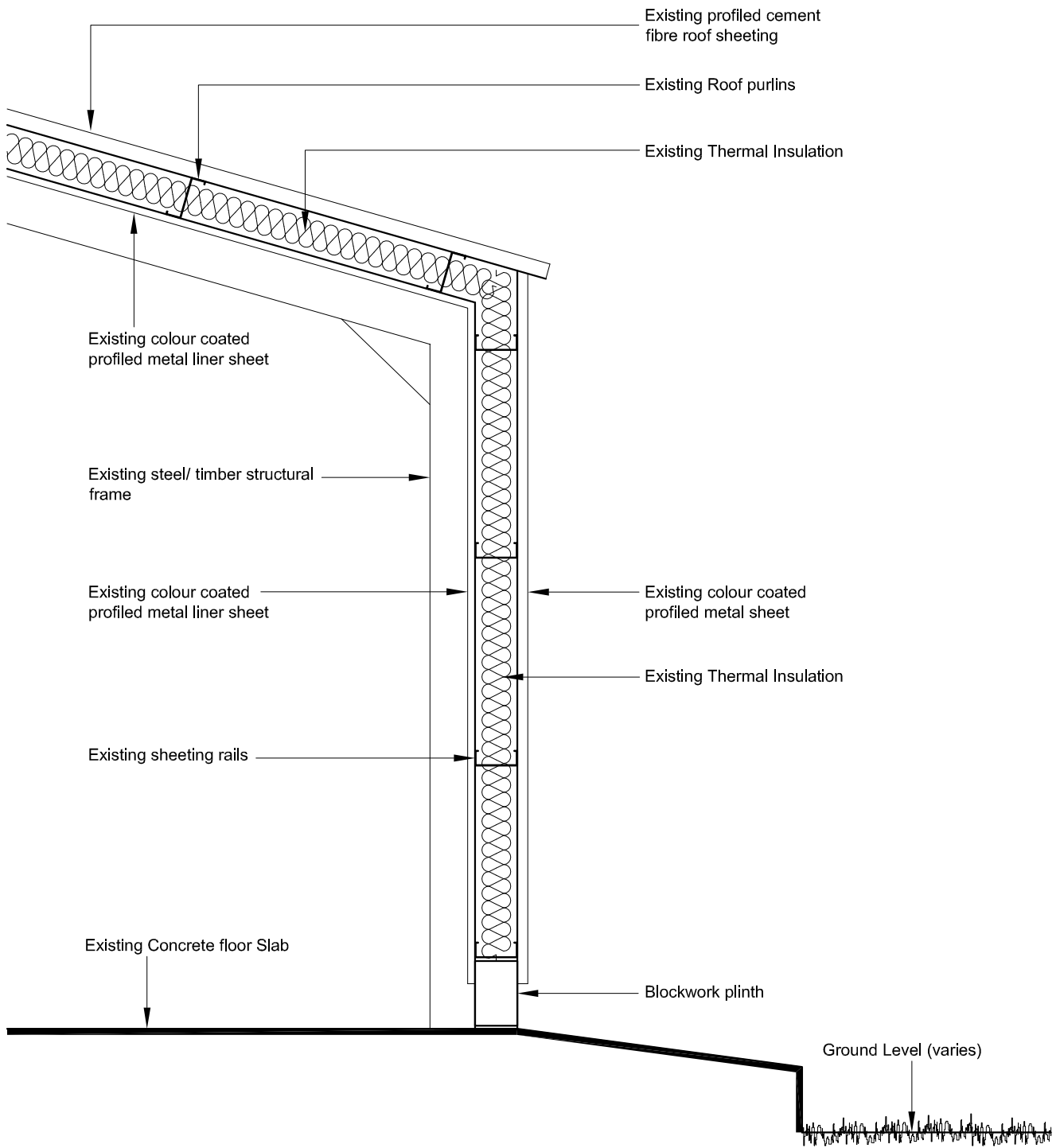
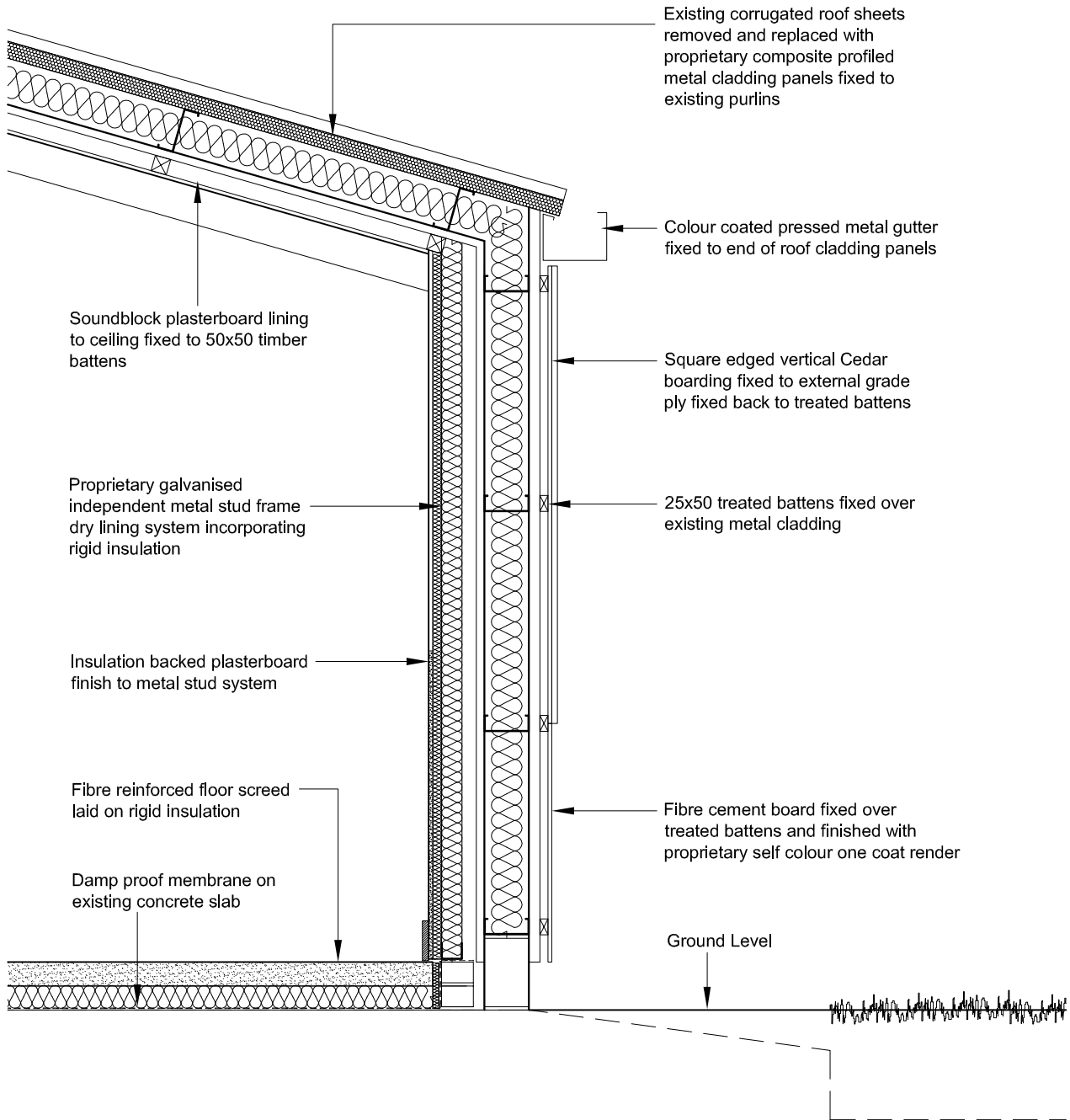


Fig. 4 Internal view of building at Llancayo Court after conversion



Typical Section through Existing Building

Scale 1:20



Typical Section showing proposals

Scale 1:20

APPENDIX

STRUCTURAL ENGINEERS REPORT

PHOTOGRAPHS OF EXISTING BUILDING



