



Draft: John Kane Home Development Options



NO STATUS

Neighbourhood Regeneration
April 2014
Version 0.4

John Kane Home, Thornhill Road

Site Area: 0.7652 Ha
1.891 Acre



Brief

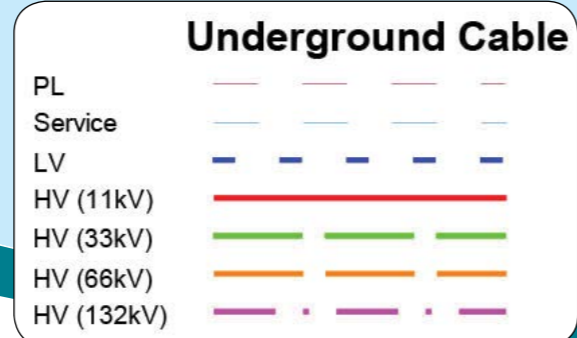
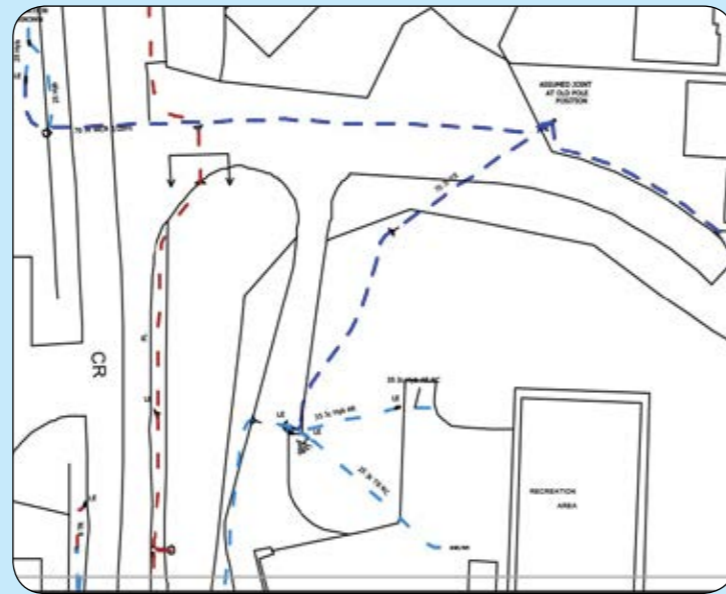
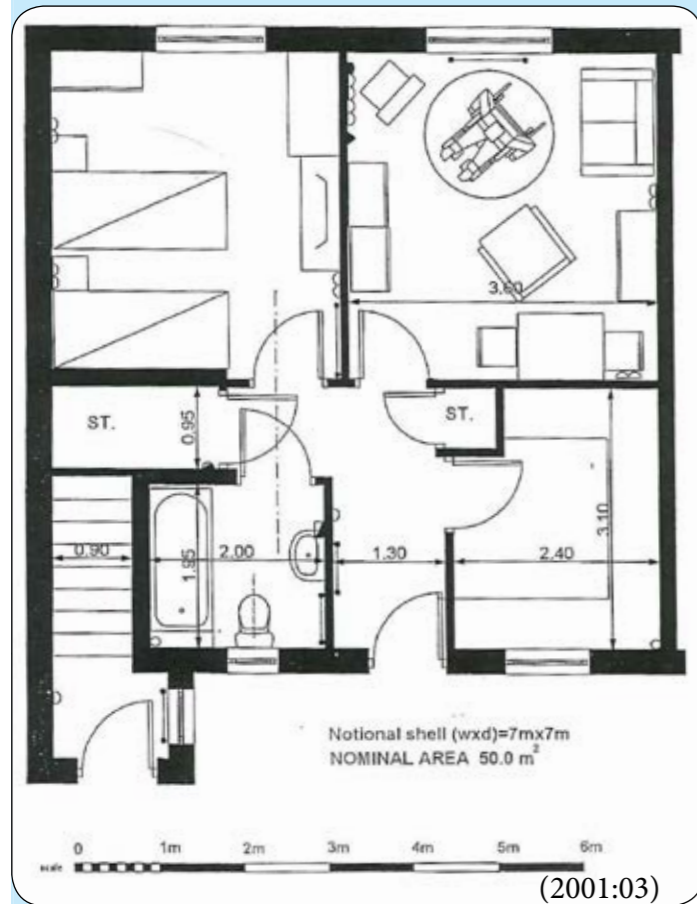
To investigate if there is a possibility of creating purpose built accommodation to complement the residential care opportunity at the John Kane Home. This could include bungalow accommodation.

Other Information

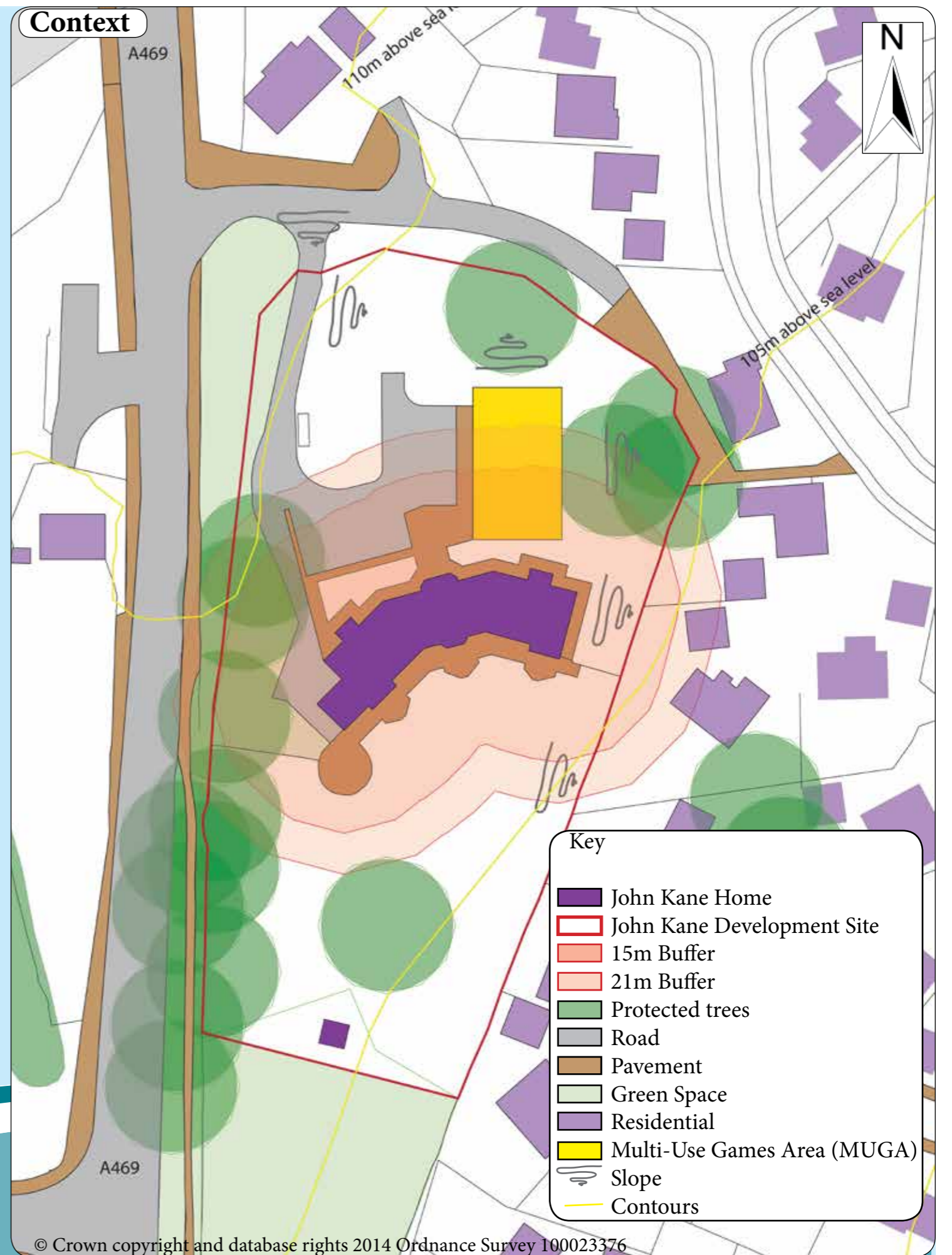
The link from the A469 to the site is not adopted, investigations into the ownership of the land north of the site is ongoing.

The Pattern Book Range, by the National Assembly for Wales (2001) suggests the interior area's for one bedroom flats to be 6.4m x 7m or 7m x 7m (shown below, left); and for a two bedroom flat 8.9m x 7m or 8.3m x 7m.

Western Power Distribution has service cables underground, connecting to a LV cable beside the access to the site to the turning area in the car park (shown below, right)



Context



Comments on Trees

1. The cluster of young trees on the N boundary, it is advised that these are thinned to reduce the trees growing offset from the site to where light is available.

2. Roble

The tree has pruning wounds at height and there are concerns about its long-term prospects. It is not usually a long-lived species so 'managed decline' is advised.

3. Holm oak.

This tree is growing heavily offset towards the MUGA hence it is advised it is replaced with a tree planted in a different location.

4. Two beeches and an oak bound the site

These have been subject to pruning probably in response to a perceived risk of failure. Their long-term prospects are questionable and any structure is advised to be clear of these trees.

South of John Kane Home

The rear of the site is sloping and surrounded by protected trees and tree clusters. This impacts on access to the rear of the site and the area that can be developed. The bat house is required to be retained and due to the proximity of neighbouring properties there is an impact on privacy if development were to be located too close to the site boundary.



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Option 1

Summary

- Four attached one bed room bungalows with 7m² interiors to accommodate sleeping and living accommodation.

Positives

- Sited 21 metres from any window, it is noted that no window directly face these properties, therefore privacy is considered to be good
- The bungalows are a minimum of 10 metres from the trunk of nearby protected trees
- Can replace lost parking on the site of the former MUGA
- Level and visual link to the main home
- Unlikely to cause any overshadowing of nearby properties
- Can be developed without impacting on sensitive trees

Issues

- Possible reduction in parking (1 space)
- Removal of the MUGA
- Relocation of a Western Power Distribution service cable



Option 2



Summary

- Two sets of semi-detached, one bedroom, bungalows with 7m² interiors to accommodate sleeping and living accommodation.

Positives

- It is 21 metres from any window
- Allows for movement around the properties and view to greenery
- Level link to the main home
- Located away from protected trees
- Could be two large bungalows with multiple bedrooms

Issues

- Possible reduction in parking (1 space)
- Removal of the MUGA
- Relocation of Western Power Distribution service cables maybe required
- Ground level changes
- Trees north of the site could impact on the development if they are not managed as advised.

Option 3

Summary

- Three attached one/two bedroom bungalows with 8m² interiors to accommodate sleeping and living accommodation.

Positives

- Sited 19m from the John Kane Home, it is suggested there a no windows to habitable rooms in the south elevation
- Does not impact on protected trees
- Does not impact on the MUGA
- Level link to the main home
- Maintains views from the main building to the protected trees
- No loss of parking

Issues

- Ground level changes
- Possibly requires a retaining wall beside the road, behind the properties
- Relocation of two Western Power Distribution service cables and one LV cable maybe required
- Removal of lamp post (lighting can be replaced with lighting on the side of the new building)
- Trees north of the site could impact on the development if they are not managed as advised.

