Former Mid Wales Hospital, Talgarth

Development Brief

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the urbanists

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Document Contents

INTRODUCTION 1.0

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Chapter 1 outlines the purpose and structure of the Development Brief and how it should be used. This chapter describes the vision and aspirations for the site to ensure the scheme achieves a strong sense of character and an attractive place to live.

1.1 Purpose of Brief

1.1.1 This Development Brief has been produced by The Urbanists on behalf of Collins Developments (Pontrilas) Ltd. It has been prepared in consultation with officers of the Brecon Beacons National Park Authority and Talgarth Town Council.

1.1.2 The primary aim of this Development Brief is to guide the physical aspects of any future proposals for the Former Mid Wales Hospital site and to bring about a high quality development that will respect the heritage and landscape setting of the site.

1.1.3 The Brief also seeks to:

- Set out a clear vision and design principles to guide the delivery of any design proposals;
- Provide a co-ordinated framework to assist with the delivery of a high quality development;
- Assist in the detailed design and the decision making process at the planning application stage; and,
- Provide continuity and consistency in quality over time.

1.1.4 This document is intended to be used by designers and others bringing forward the development as a briefing document. It is also intended for development control officers by helping to establish whether a scheme has met the quality thresholds, set out within this document and wider relevant planning guidance.

1.1.5 The Brief sets out how the overall aspirations for the Former Mid Wales Hospital site, achieving the TAN12 Good Design Objectives of:

- Access – create a permeable and inclusive development, with access to green space and play facilities;
- Character – deliver a varied and attractive development with an organic structure and traditional architecture, and a green setting and integrated new planting, and which respects the area's heritage (including the hospital itself and Talgarth Conservation Area);
- Community Safety – provide an attractive, safe and active public realm, which is overlooked and encourages a sense of community stewardship;
- Movement – establish a legible, attractive and well connected development which encourages walking and cycling and facilitates a bus service; and,
- Environmental Sustainability – promote happy and healthy living through the design, from an attractive and well connected layout which encourages sustainable travel, through building orientatiozn and construction to minimise energy demands, to a green setting which supports biodiversity and sustainable drainage.

1.2 Planning Context

Planning Policy Context

1.2.1 The Development Plan for the area is the Brecon Beacons Park Local Development Plan (2007-2022). The Plan was adopted by the National Park Authority on the 17th December 2013. In line with the requirement of Section 69 of the 2004 Planning and Compulsory Purchase Act, the National Park Authority commenced its review of the document on the 17th December 2017.

1.2.2 Within the Local Development Plan, Talgarth is identified as a key settlement. Such places *"fulfil a role in serving both their resident population and surrounding Settlements, providing links and influence to larger service areas outside of the National Park boundary"*. With respect to development, the Plan states that residential and employment uses will be located in key settlements to provide housing and employment opportunities that is accessible without over reliance on the private car.

1.2.3 Within the Plan, the site is identified as a brownfield site and is allocated under Policy 24 SP5 for housing (93 dwellings 20% to be affordable) and Policy 33 for employment (3,500 sqm of B1 or D2). The site is also identified as part of the Talgarth Conservation Area, which is identified under Policy 18. Further information on the Talgarth Conservation Area Appraisal is provided later in this document.

Planning History

1.2.4 In 2012, planning and conservation area consent applications for the mixed use development of the site was submitted (ref: 12/07922/FUL and 12/07690/CAC). The applications proposed *"housing, employment and community uses including: 76 number residential units (C3), 5 live work units (B1/C3) and 18 number 1-2 bed retirement apartments(C3), Care/Health facility (up to 70 bed apartments)(C2/D1), conversion of the front 'Admin Block' into 4 apartments(C3), conversion of retained Chapel into multi-use community building (D2) and offices (B1), conversion of retained Mortuary into office space (B1), internal roads and paths, new allotments, creation of new cricket pavilion, access road, car park and tennis courts, landscaping and public open space, sustainable drainage systems, de-construction (demolition) of the existing former ward buildings and associated works, services and utilities"*.

1.2.5 The applications were refused permission in May 2013 for the following reasons:

- Affordable Housing: The affordable housing provision, by reason of the low number of units proposed and the suggested method of disposal is contrary to policy.
- Highway Safety: The size and scale of the development and distance from public transport services and detailed highway design incorporating a lack of a number of sufficient parking spaces to serve the development will have a detrimental impact on highway safety;
- Impact on Conservation Area: Insufficient information provided to justify proposals to demolish buildings that are an integral part of the Talgarth Conservation Area;
- Live Work Units: The proposed live work units fail to provide 51% or more of the floorspace for the work element;
- Settlement Strategy: The proposed development, by reason of its size, scale, location and timing in relation to the consideration of the Local Development Plan, would prejudice the preferred settlement strategy of the Local Development Plan.

1.2.6 An application for a purpose built bat house (12/07795/FUL) was also submitted in 2012. This was granted subject to a s106 agreement, which was not finalised. The application was subsequently disposed under Article 29 (15) of the Town and Country Planning (Development Management Procedures) (Wales) Order 2012, in April 2015.

1.3 Design Context

Previous Residential Development

1.3.1 The Design and Access Statement included in the previous applications provided an overview of the proposed scheme's design character. Key features included:

- The development of an urban form and structure that was influenced by the original urban form and character of the site, but also informed by the local character and appearance of Talgarth.
- Provision of a built character defined by the desire to create a new village structure with a hierarchy linked to movement and integration with the landscape. Character areas included High Street (formal), Back Lane and Village Core (semi-rural) and Rural Edge and Farmstead (rural).
- Predominant use of 2 and 2.5 storey dwellings with 3 storey used infrequently to assist with legibility and wayfinding. Use of 2 storey dwellings when adjacent to existing dwellings.
- Elevation treatments that rooted in the local vernacular and which reflect its simplicity (e.g window sizes, robust and less ornate detailing and use of stone topped render).
- Retention of the open space around the existing chapel to provide a focal point for community events.
- Provision of a landscape strategy that built on the existing mature green infrastructure by delivering replacement tree planting to strengthen existing tree groups; creating new tree groups integrated to the public realm; using native species specimen trees around the periphery of the site; providing orchard planting in the south of the site; reinforcing the perimeter of the site with hedgerow planting interspersed with hedgerow trees; and, establishing broad hedgerow belts to establish new bat forging corridors that connect bat habitat to identified foraging grounds adjacent to the site.
- Delivery of a purpose built bat house within the layout to accommodate bats roosting in the former hospital buildings.

Officer Review

1.3.2 The Report to Committee for applications 12/07922/FUL and 12/07690/CAC addressed the design merits of the proposed scheme in pages 88 to 90. Specific design matters cited in the analysis include:

- The built area has been deliberately limited to the previously developed central area.
- The proposed residential scheme could not easily replicate the existing echelon layout of the former hospital.
- The scale and massing of the buildings are not likely to result in an overly prominent development in the landscape when compared to the scale, mass and density of the existing buildings.
- The range of housetypes are supported.
- A poor relationship between the administration building and the retirement apartment block should be resolved to ensure that the administration building provides the focal point.
- Sufficient private outdoor amenity space should be provided for each dwelling.

1.3.3 In respect of design the Report to Committee concludes that *"the proposal is largely appropriate in terms of design, layout, scale and siting, and is not likely to cause significant detriment to the surrounding landscape and environment"* (p.90).

Plan 1.1 Previous Application Illustrative Masterplan

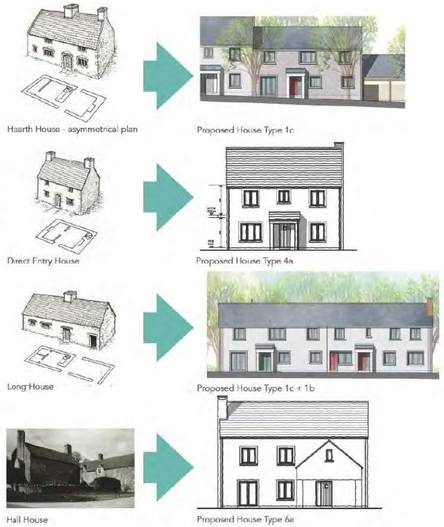


Image 1.1 Previous Application Housetype sketches and Elevations

1.4 Structure of Brief

Chapter 1 - INTRODUCTION

1.4.1 Chapter 1 outlines the purpose and structure of the Development Brief and how it should be used. This chapter describes the vision and aspirations for the site to ensure the scheme achieves a strong sense of character and an attractive place to live.

Chapter 2 - SITE ANALYSIS

1.4.2 Chapter 2 sets out a detailed site analysis covering flooding, landscape, ecology etc. The chapter is concluded with a summary of the key opportunities and constraints.

Chapter 3 - CONTEXT

1.4.3 Chapter 3 covers the analysis of the surrounding context and its distinctive character.

Chapter 4 - CONSULTATION

1.4.4 Chapter 4 provides information on the different stakeholders involved and stages of consultation, and how that input informed the design set out within this brief.

Chapter 5 - CONCEPT MASTERPLAN

1.4.5 Chapter 5 outlines the Masterplan and design principles behind it which underpins the more detailed principles and parameters in the subsequent chapters.

Chapter 6 - COMMON ELEMENTS

1.4.6 Chapter 6 looks at aspects of the development which are considered 'Common Elements', including; street hierarchy, movement, parking, environmental sustainability and landscape.

Chapter 7 - VIABILITY AND DEVELOPMENT

1.4.7 Chapter 7 provides information on the components that inform the viability of the design proposals.

1.5 Building for Life 12

1.5.1 Building for Life 12 is an industry standard that has helped local communities, local authorities and developers to work with the common objective of creating good places to live. Building for Life 12 Wales is endorsed by Welsh Government and the Design Commission for Wales (DCFW) and complements the requirements of Planning Policy Wales and Technical Advice Note 12: Design.

1.5.2 This document reflects on the building for life criteria throughout all of the chapters to highlight where relevant how the 12 building for life questions have been considered during the creation of this brief.

The Development Brief structure will be informed by guidance set out in 'Building for Life 12' Wales:

Building For Life 12 Question	Links with Planning Policy Wales	Links with TAN 12	FMWH Development Brief
Integrating into the neighbourhood			
1. Connections	-	5.11.2, 5.11.6	Chapter 1.0, 2.0, 5.0 & 6.0
2. Facilities and Services	4.11.7	5.9.1, 5.11.1	Chapter 1.0
3. Public Transport	8.1.4, 8.7.1, 9.1.2	4.1.3, 5.9.3	Chapter 1.0 & 2.0
4. Meeting local housing requirements	9.1.1	-	Chapter 1.0 & 4.0
Creating a place			
5. Character	4.11.9	5.11.2, 5.11.5	Chapter 2.0, 3.0, 5.0 & 6.0
6. Working with the site and its context	9.3.4	4.3, 4.5, 4.9, 4.8, 5.6,.2, 5.11.3, 5.17.6	Chapter 2.0, 3.0, 5.0 & 6.0
7. Creating well defined streets and spaces	-	5.11.4, 5.11.5, 5.14.3	Chapter 5.0 & 6.0
8. Easy to find your way around	4.11.11	4.14,	Chapter 3.0, 5.0 & 6.0
Street and home			
9. Streets for all	8.2.1, 8.2.2, 8.4.1	5.9.4	Chapter 2.0, 3.0, 4.0
10. Car parking	8.4.2	5.11.7	Chapter 6.0
11. Public and private space	-	4.10, 5.11.4, 5.14.1, 5.17.6	Chapter 3.0, 5.0 & 6.0
12. External storage and amenity	-	-	Chapter 6.0

Table 1.1 Building for Life 12 Compatibility Table

1.6 Vision Statement

1.6.1 To redevelop the former Mid Wales Hospital with a sustainable new community that will re-establish strong links to Talgarth and achieve a high quality, locally distinctive development that respects the character and history of the site.

Plan 1.2 Concept Sketch

Image 1.2 Sketch of Scheme

BUILDING FOR LIFE 12 - QUESTION 4 - MEETING LOCAL HOUSING REQUIREMENTS

Does the development have a mix of housing types and tenures that suit local requirements?	Part of the vision for the site is to provide a suitable housing mix for the area. Recommendations set out in this brief includes that housing type and tenure should respond to local needs and that this can be established through discussions with the local authority.

1.7 Overarching Design Principles

Movement

- Promotes green forms of transport and movement
- Priorities pedestrians and cyclists over vehicles and creates safe environments for them through suitable use of traffic calming.
- Practices access for all with new pedestrian and cycle access.
- Sensible and inclusive implementation of shared surfaces (for vehicles and pedestrians) with simple palette of materials for easy maintenance.
- Clear hierarchy of streets, lanes and courts to promote legibility.
- Provides central spine road, linking streets to converge onto a central green as a neighbourhood 'hub'.
- Achieve a variety of parking, mostly within the curtilage.

Principle 1.1

Buildings

- Uses standard house types with new elevations that are traditional and relevant to the surrounding context.
- Promotes affordable housing at the heart of the development.
- Provides a range from one bedroom apartments to five bedroom houses, evenly spread throughout the site.
- Creates opportunities to stay and live locally.
- Utilises houses composed of a mixture of two, two and half , and three storey buildings.
- Incorporates design of house types to help turn corners with 'active' elevations.
- Adopts the use of relevant materials used across the whole site.
- Achieves continuity and unity created within the street scene
- Provides dwellings with built in energy efficiency.

Principle 1.2

Open Space

- Ensures spatial connections to the surrounding landscape.
- Incorporates a gateway neighbourhood green connecting informal play areas, public rights of way and amenity space.
- Promotes landscaping and new tree planting throughout the development.
- Acknowledges and retains historical woodland blocks.
- Existing hedgerows retained where possible and reinforced by new planting.
- Sensible siting of boundary treatments to protect against prevailing winds.
- Integrate informal play areas into a wider landscape strategy.

Principle 1.3

Plan 1.3 Wider Context Location Plan

1.7 Introduction to Site

Site Location

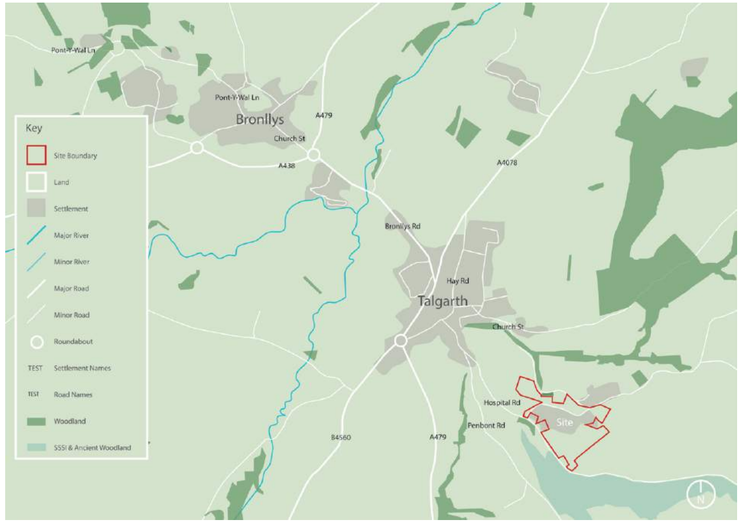
1.7.1 The application site consists of 13.62 hectares (33.65 acres) of previously developed land and is located on elevated ground to the south east of Talgarth Market Town. The town and site is within the Brecon Beacons National Park, with the north western foothills of the Black Mountains forming a dramatic backdrop.

1.7.2 The town is served by the A479 trunk road, and is located between the historic country town of Brecon to the south west and Hay on Wye to the north east.

1.7.3 The vast majority of the site accommodates the redundant and derelict buildings of the former Mid Wales Hospital, its associated Victorian landscape, cricket pitch and derelict tennis courts.

1.7.4 The site is located on the edge of the Black Mountains and is predominantly surrounded by open farmland, with some small clusters of semi-detached and detached houses to the south west. To the north east of the site is the farm house and associated agricultural buildings of Wernfawr Barn.

1.7.5 A private road passes through the site, between the northern line of the hospital buildings and the chapel. The northern boundary of the site adjoins a country lane which winds down into the town. To the south-west of the site is the Pwll y Wrach nature reserve. The ancient woodland Park Wood is located about a mile north-east of the site.



Plan 1.4 Immediate Context Location Plan

SITE ANALYSIS 2.0

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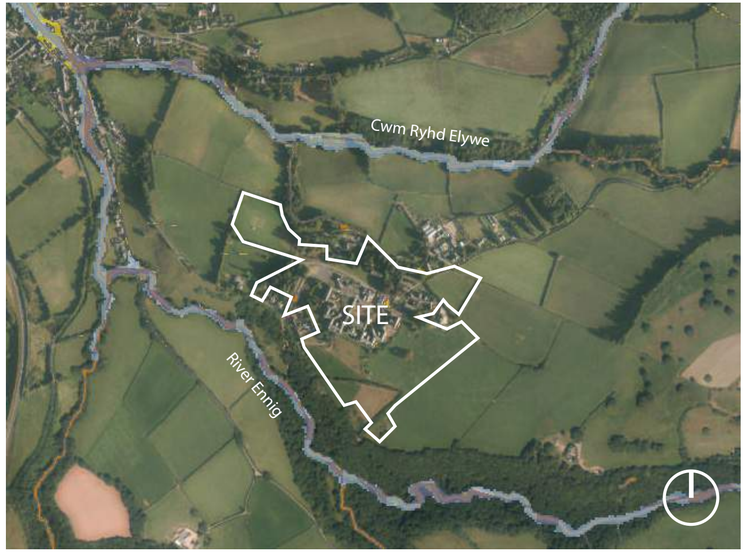
Chapter 2 sets out a detailed site analysis covering flooding, landscape, ecology etc. The chapter is concluded with a summary of the key opportunities and constraints.

2.1 Flooding

2.1.1 Whilst the site does sit between two rivers to the north (Cwm Rhyd Elywe) and south (River Rnnig) mapping from Natural Resources Wales show that there is no risk of flooding within the site boundary.

2.1.2 The risk of flooding from rivers including flood zones 2 and 3 are shown on the plan to the right (indicated in light blue). The plan highlights that these floodzone areas are only within very close proximity of the rivers themselves, more than likely due to the topography of the area.



Plan 2.1 Flood Zone 2 & 3 Plan (Source: Natural Resources Wales)

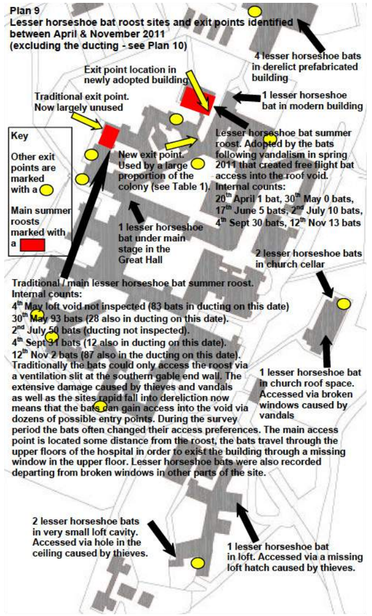
2.2 Ecology

2.2.1 The Site lies adjacent to statutory and non-statutory designated sites, including Pwll Y Wrach Site of Special Scientific Interest (SSSI). There is also a Regionally Important Geodiversity Site – Pwll Y Wrach RIGS (ID No. 695) - and a Road Verge Nature Reserve, the latter designated by Powys County Council.

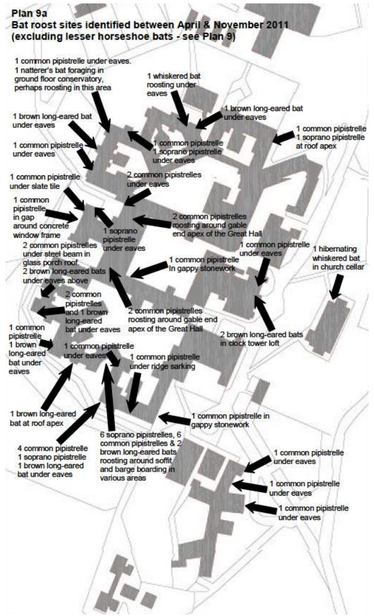
2.2.2 None of the habitat types present in the site supports rare or notable plant communities at a national or local level.

2.2.3 Surveys undertaken in 2011 identified that the site supports a significant population of bats within some of the existing buildings. A daytime and evening update bat survey in 2017 confirmed the lesser horseshoe bat population to be largely as existed in 2011. As such, the previously proposed bespoke bat house with integrated hibernation tunnel will again be delivered. Additional planting will also improve the links for the bats to the neighbouring 'SSSI' and ancient woodland of Pwll y Wrach.

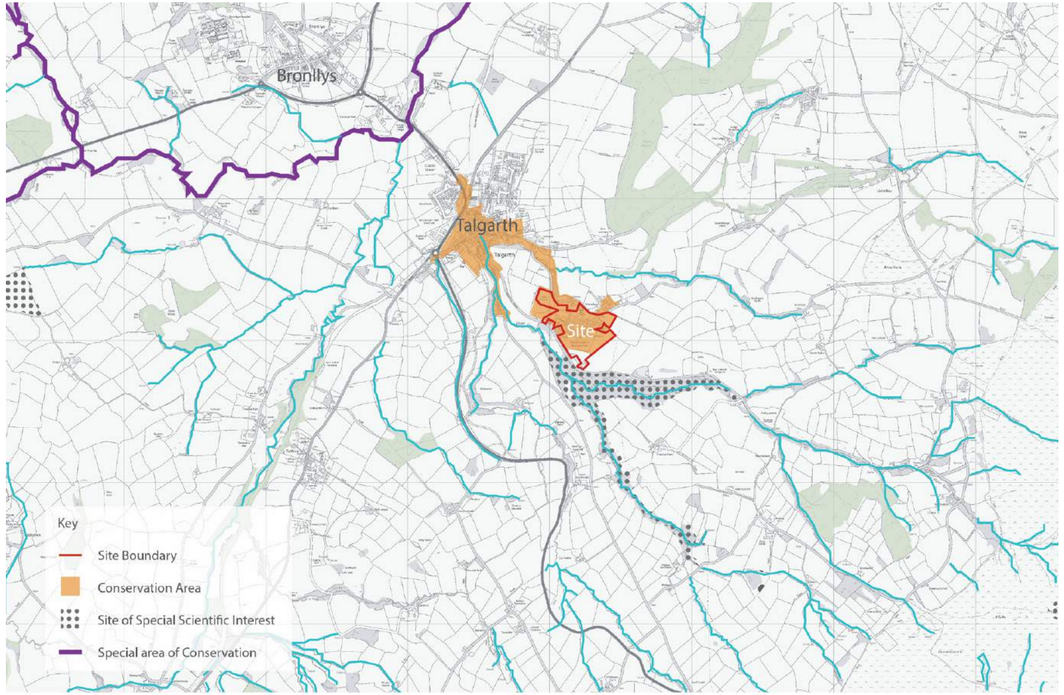
2.2.4 Previous surveys of the site found no dormice, great crested newts, other amphibians or reptiles on the site. A range of bird species are present on the site, although the species types are widespread and of Local value only. Further surveys will be required to support a planning application.



Plan 2.2 Ecology Plan



Plan 2.3 Ecology Plan



Plan 2.4 Wider Context Landscape Plan

2.3 Landscape

2.3.1 The Brecon Beacons National Park landscape is characterised by many layers including geology, vegetation, field and settlement patterns, buildings and historic and cultural associations.

2.3.2 The park comprises a patchwork of farmed countryside, extensive common land, prominent hilltops, lakes, canals and meandering rivers punctuated by small-scale native woodlands, country lanes, hedgerows and stone walls, and scattered settlements. Together these physical features of the landscape (or "tirwedd" in Welsh) create a harmonious picture of the landscape, known as "tirlun" in Welsh.

2.3.3 Significant landscape features in the area include:

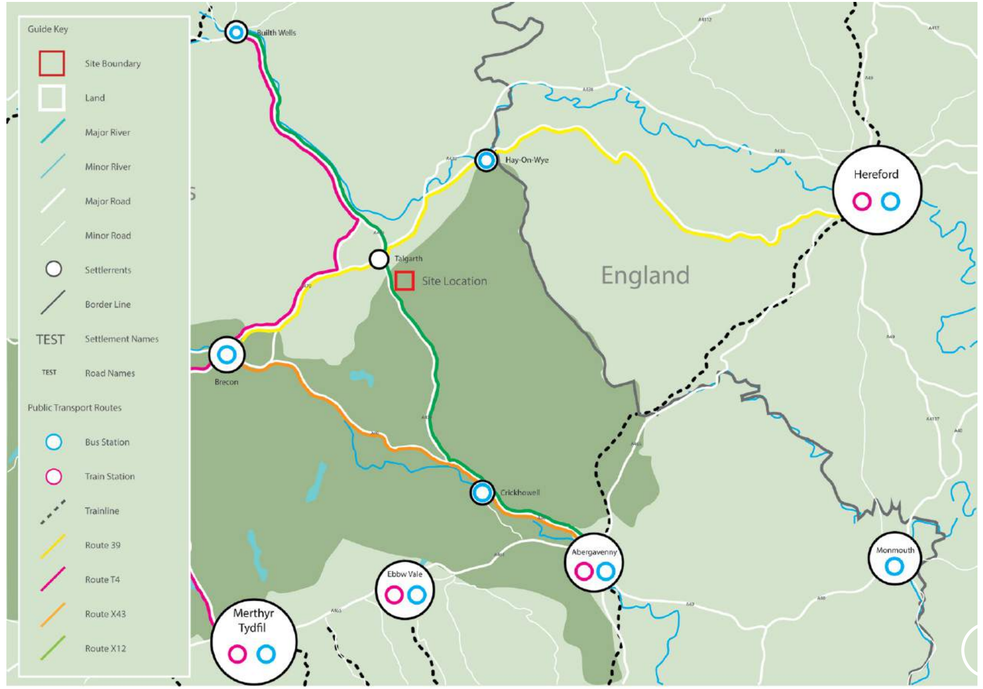
- Pwll-y-Wrach, a 'SSSI' nature reserve and ancient woodland located immediately to the south of the site, and characterised by steeply sloping woodland down to the banks of the River Ennig.
- Park Wood, an ancient woodland to the north of the site on the crest of the hill.
- Its elevated location make it a major landscape feature for many miles to the west and north, as well as from the application site.

2.3.4 At a local site level, the landscape character surrounding the site comprises a number of deeply incised valleys, with areas of woodland, running towards the broad valley of the River Wye to the north of Talgarth. There is a strong relationship between the River Ennig which decants into the River Wye, woodland valley spines, undulating topography, narrow rural lanes lined by hedgerows and a patchwork of meadow fields and former orchards with buildings 'nestled' within the landscape. Trees are also an important element of the landscape character.

2.3.5 These local landscape characteristics, particularly the patchwork of fields and the buildings 'nestling' within the landscape will be interpreted into the design of the site, such that the redevelopment will positively contribute to the wider landscape quality and character.

Image 2.1 Pwll-y-Wrach Waterfall (Source: www.cavinguk.co.uk)

Image 2.2 Park Wood (Source: www.thegreenvalleys.org)



Plan 2.5 Wider Context Movement Plan

2.4 Access and Movement

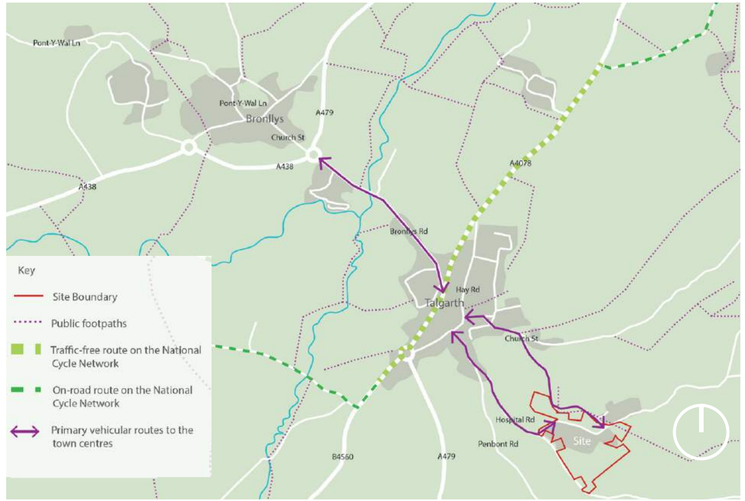
2.4.1 There is a local bus service connecting Brecon and Hereford (no. 39). The service operates Mondays to Saturdays with pickups generally between 9.30am and 6pm. The Abergavenny to Builth Wells) service (no. X12) provides a service on Tuesday and Thursday.

2.4.2 There are no train links through Talgarth, although there are stations at Abergavenny and near Builth Wells.

2.4.3 A series of public footpath routes connect the town with the surrounding National Park, Ancient Woodlands and Sites of Special Scientific Interest ('SSSI'). There are opportunities to link public routes that intersect the application site.

Highway Capacity

2.4.4 The LDP allocation of 93 dwellings and 3500 sq.m of B1/D2 is being used to inform the baseline traffic movements. This equates to a total of 890 daily traffic movements to and from the site. This is the number of vehicles that the redevelopment of the scheme should not exceed.



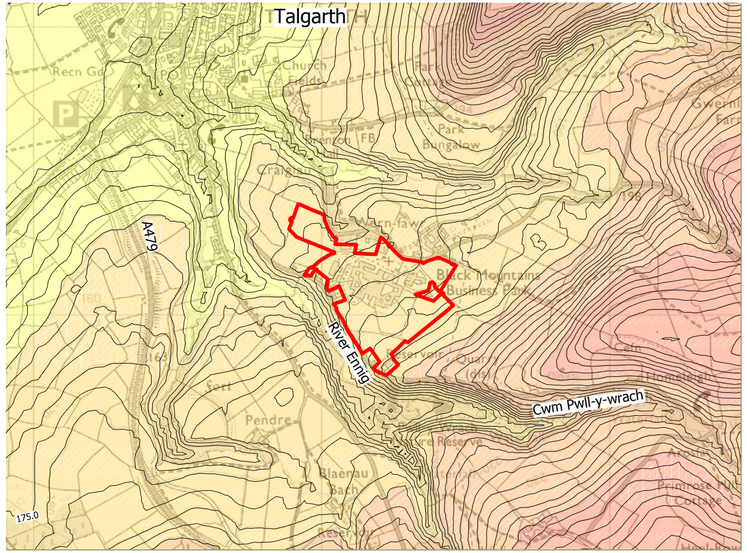
Plan 2.6 Key highway routes

2.5 Topography

2.5.1 The existing hospital buildings sit on a relatively level section of the site. To the south and south east of the buildings the site has a steep embankment rising from approximately176m AOD to 181m AOD. The open fields to the south and south east then continue to rise up to approximately 188m AOD. To the west the site falls from the building plateau at 172m AOD to approximately 167m AOD at the entrance to the site.

Elevations (Metres AOD) ^

- 50 - 100
- 100 - 150
- 150 - 200
- 200 - 250
- 250 - 300
- 300 - 350
- 350 - 400



Plan 2.7 Topography Plan

2.6 Ground Conditions & Contamination

Ground Conditions

2.6.1 Geological mapping shows the site to be located on Devensian Till (TILLD) diamicton deposits. These glacial deposits can be variable in nature and lamination, however, in the vicinity of the application site have a high clay content. This is supported by the aquifer mapping which shows the superficial deposits to be non-productive strata (indicative of high clay content).

2.6.2 The geological mapping also indicates the site is positioned in an area of Raglan Mudstone bedrock. This is an interbedded siltstone and mudstone formation, and the bedrock is not faulted.

2.6.3 Borehole investigation on the site revealed the presence of made ground, though based on the investigations it is considered that this limited to areas beneath current hardcover and slabs.

2.6.4 The potential for worked (disturbed) ground is moderate, with cutting and levelling having taken place to allow initial development of the site. Further cut and level activities are likely to have been associated with construction of the 1950's unit to the east of the site and associated 1970's office block and the single storey office and warehouse unit to the west at some point in the late 1960's. Extensive sub-surface duct runs are present beneath the site. There is potential for voids and instability associated with these ducts.

2.6.5 The site is not considered hazardous for compressible ground stability hazards. The potential for collapsible, landslide, running sand, shrinking or swelling clay has been classified as very low.

2.6.6 No quarrying activity is recorded for the site, although several opencast mines have operated within the locality. The closest is 25metres from the site boundary.

Hydrogeology

2.6.7 The underlying superficial deposits (TILLD) are classified as unproductive strata. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. The underlying Raglan Mudstone bedrock is classified as a secondary A aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

2.6.8 The site is not located in a source protection zone. No pollution incidents to controlled waters have been recorded in the vicinity of the site.

Hydrology

2.6.9 No discharge consents of concern are located within the vicinity of the site.

Contamination

2.6.10 The site is known to contain a large volume of highly damaged asbestos thermal insulation throughout the sub-surface ducts, buildings and external areas. This material presents a current risk and will continue to present significant risk to human receptors unless removal is undertaken under fully controlled licensed conditions. Due to instability and poor condition of the remaining structures, and the issues with confined space working within ducts, removal will not occur unless undertaken as part of managed deconstruction of the current units as part of any redevelopment of the site

2.7 Heritage

Talgarth History

2.7.1 Talgarth has a rich history, both in its more extensive archeological scene and in the physical remains inside the settlement. The north west part of the Black Mountains has various ancient earthworks and stone structures, including cairns (the Penyrwrlodd long cairn at Trefecca being an especially strong example of the 'Severn Cotswold' type).

Image 2.2 St Gwendoline's Church

2.7.2 Talgarth and surrounding context appears to have played a significant role within the post-Roman 'Dark Age' period. It is accepted that the town was home to Brychan, King of Brycheiniog, in the 5th century. The church is believed to be the burial place of Gwendoline, one of the daughters of Brychan. The church seems to be mainly of the 13th century and 14th century and is a substantial building. It was granted to Brecon Priory by a local land owner at the end of the 11th century.

2.7.3 Talgarth's conservation area appraisal provides a comprehensive level of information regarding the history of Talgarth:

2.7.4 *"Talgarth was the administrative capital of the Norman sub-lordship or 'cantref' of the same name. It grew into a small town with 73 burgages in 1309 and received a borough charter in the early C14. The Tower House, significantly sited by the river crossing, is a slightly enigmatic three storey medieval structure, only one of two examples of the building type in the area. The adjacent bridge is possibly late medieval in date. The Old Radnor Arms, in High Street, is a late medieval hall house, originally timber framed. Great Pothamel, to the NNE of the town, is an important late medieval house with a timber framed C17 barn.*

2.7.5 *There are also several post-medieval buildings, notably Great House Farm and the Great House Barn (C17 and C18). The Bell Hotel has significant C16 details, The Elms, on Bronllys Road, is of similar date (but my have earlier elements) and the Post Office, in High Street, has a C17 core. The C18 and early C19 are represented by a number of larger gentry and farm houses, such as Ashburnham House in High Street. The town was the focus for the Welsh Methodist Revival Movement in 1735, led by a local man, Howell Harris, who founded a Methodist community called 'The Family' at Trefecca.*

Image 2.3 Talgarth Tower House

2.7.6 *There were extensive open fields around Talgarth and Bronllys but, in Talgarth, most of the evidence for an open field system has been lost to C18 enclosure and recent development to the north of the town centre. The majority of the buildings in the town are mid and late C19, reflecting its substantial growth in the Victorian period. Upper Enig House, on Bell Street, is an example of a mid-C19 village house and there are groups of terraced houses around the southern edge of the churchyard, on The Bank, along High Street, Bell Street and the southern radial routes. Talgarth benefited considerably from the arrival of the Hay Tramway (the line of which can still be seen behind The Elms on Bronllys Road) in the early C19 and, later, the Hay, Hereford and Brecon Railway in the 1862, which helped to consolidate its function as a market town for the surrounding area. The Baptist Church has a date of 1837; the Town Hall dates from 1877 and the large Bethlehem Presbyterian Church dates from 1850. There was a water mill, initially used for woollen weaving and later for corn grinding, a school and school house (1845), a Police Station and a Magistrates Court.*

Image 2.9 Talgarth Great Barn House

2.7.7 *An important development at the end of the century was the building of the Mid Wales Hospital, to the SE of the town, in 1900. The railway closed in the 1960s, as part of the Beeching Review, but the station buildings remain in part and much of the trackbed was reused as a road in 1974 and as part of the Talgarth relief road scheme, in the early C21. There were 55 shops in the town early in the C20 but economic decline has resulted in the loss of many businesses. The town, however, has a range of modern amenities and community uses, such as a hall, modern school, fire station, library, community centre (using the old primary school building), TIRC, shops (mainly in High Street and the northern side of The Square), public houses and hotels and the Great House Barn, now converted to business uses."*

Image 2.10 Talgarth Water Mill

2.7.8 *There are also several post-medieval buildings, notably Great House Farm and the Great House Barn (C17 and C18). The Bell Hotel has significant C16 details, The Elms, on Bronllys Road, is of similar date (but my have earlier elements) and the Post Office, in High Street, has a C17 core. The C18 and early C19 are represented by a number of larger gentry and farm houses, such as Ashburnham House in High Street. The town was the focus for the Welsh Methodist Revival Movement in 1735, led by a local man, Howell Harris, who founded a Methodist community called 'The Family' at Trefecca.*

Image 2.8 Talgarth Town Hall

Mid Wales Hospital History and Description

2.7.9 The hospital was opened in 1903, initially as the 'Brecon and Radnor Counties Joint Lunatic Asylum', but following World War 1 patients from Montgomeryshire were admitted and the name changed to the 'Mid-Wales Counties Mental Hospital'. The site continued in use, apart from a hiatus in World War 2 when it was requisitioned by the military, until the 1990s when services were reduced and transferred elsewhere; the last of the wards closed in 1999.

2.7.10 The Clwyd-Powys Archaeological Trust has conducted an archaeological desk-based assessment for the site of the former Mid Wales Hospital. The assessment was prepared to provide baseline archaeological conditions against which the development proposal could be designed.

2.7.11 The assessment notes that the main hospital buildings, chapel, mortuary and service building are all locally listed, and that 90% of the site lies within the Talgarth Conservation Area. It is also identified that the hospital lies within the Middle Wye registered historic landscape. The site constitutes 1% of the landscape character area.

2.7.12 The assessment identifies that there are no scheduled ancient monuments or listed buildings within the development area, although there are some in the immediately vicinity which are likely to have intervisibility with the site. The assessment also reveals that there is no evidence for heritage assets within the development area, other than those associated with the hospital and the potential for previously unrecorded. The likelihood of buried archaeological deposits is identified as being low.

2.7.13 The hospital buildings are sited in a manner that creates a symmetrical 'butterfly' plan, with a series of pavilions positioned either side of the central entrance and hall blocks, linked by corridors. Whilst there have been modern extensions and buildings built at various points the feel for the hospital is still early 20th century in character.

2.7.14 The Talgarth Conservation Area Appraisal provides a through description of the hospital. The description is provided below:

2.7.15 "The original hospital buildings are two and single storey, with the main entrance block having a real architectural presence, with an E-plan, ten bays, a projecting two bay centre with porch, topped by a decorative clock turret and ground floor canted bays in the outer bays. The style is a typical late C19-early C20 modified classical, with sash windows, and vernacular C17 elements in the central gable. The materials are coursed sandstone rubble, a pink sandstone used for dressings and slate roofs.

2.7.16 There are also single storey ancillary buildings, in similar materials, with hipped roofs and distinctive multi-paned iron windows with the glazing bar joints expressed by small rosettes. The mortuary is also single storey, but with wooden sash windows. The boiler room chimney is prominent, of tapering square section and with iron reinforcement banding. The chapel is a seven bay rectangle, of sandstone and slate, in a simple lancet style and topped by a louvred cupola. There is a group of rendered buildings to the east of the main block, with sash windows. The large detached house, Chance Field, to the NW of the chapel, has many attractive Arts and Crafts/ Queen Anne-style details – roughcast, multi-pane sashes, a large casement marking the staircase, canted bays and a central porch complete with segmentally arched head.

2.7.17 The vast majority of the hospital buildings are now in poor condition. Previous owners systematically stripped slates and lead off most buildings resulting in significant and irreversible damage to all those buildings. There is also a significant presence of asbestos in the drainage system servicing the hospital buildings. Owing to the condition, and the internal layout of the majority of hospital buildings, it will only be possible to retain the chapel and the administration building. A detailed heritage assessment will be required once the development proposals have been finalised.

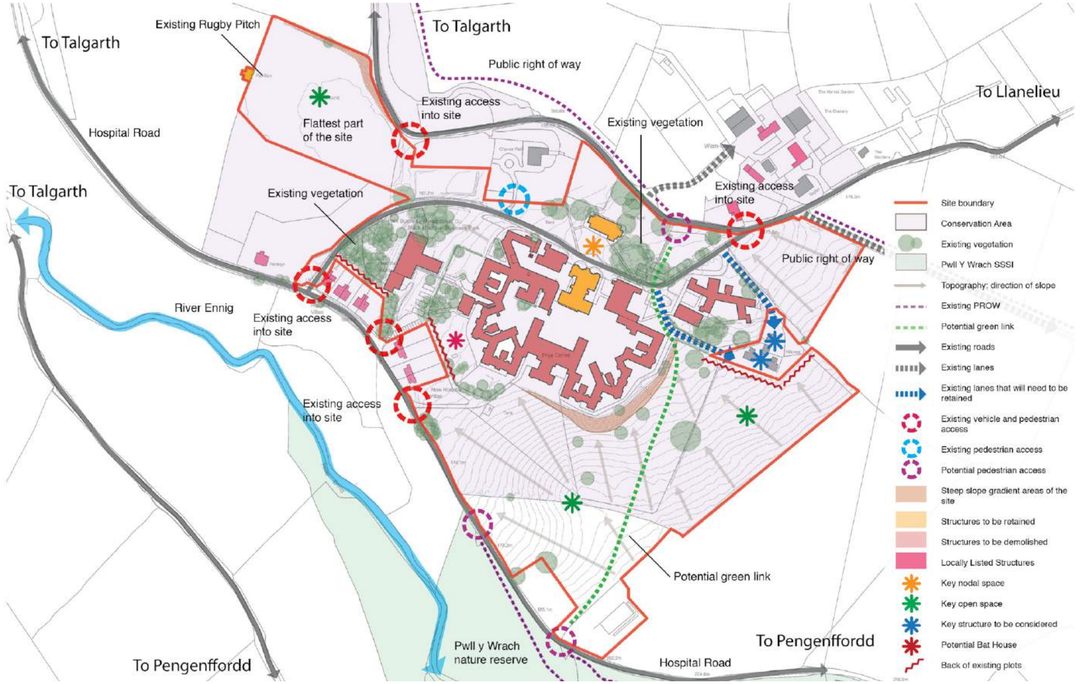
Image 2.9 Mid Wales Hospital Chapel

Image 2.10 Rugby Pitch adjacent to Mid Wales Hospital

Image 2.11 Mid Wales Hospital Wing Block

Image 2.12 Mid Wales Hospital Wing Block

Image 2.13 Internal images of the building



Plan 2.8 Opportunities and Constraints Plan

2.8 Opportunities and Constraints

2.8.1 The plan on the previous page provides a visual summary of some the key opportunities and constraints on the site that should be considered through the design process.

2.8.2 There are two vehicle access points into the site to the north east and south west of the site that are open and have the potential to be retained and utilised as the primary access into the site.

2.8.3 Two further existing accesses on the southern edge of the site also provide the opportunity to create secondary vehicle access points.

2.8.4 Two properties adjacent to the western edge of the site are served by access tracks linked off the existing spine road that runs through the site. These access tracks need to be retained to maintain access to these properties.

2.8.5 There are existing informal pedestrian access points on the northern and southern boundaries of the site. These access points should be retained along with the introduction of new pedestrian access points to facilitate PROW links to the north and south of the site. This creates an opportunity to create fairly direct links between the PROW which should be considered within the design to achieve strong connectivity and permeability.

2.8.6 The existing rugby pitch is unsuitable for development as it is used for sport and is visually prominent. It should therefore be retained as a local amenity.

2.8.7 Where possible existing vegetation within and along the edges of the site should be retained. Additional new woodland and specimen tree planting appropriate to the Conservation Area should also be delivered to compliment and enhance the overall landscape structure of the site and surroundings.

2.8.8 The site supports a significant population of bats within some of the existing buildings. Additional planting should be strategically introduced to improve the links for the bats to the neighbouring 'SSSI' and ancient woodland of Pwll y Wrach.

2.8.9 The Hospital itself is set on a flat area of the site with a sudden incline adjacent to the southern edge of the hospital. To the south and south east of the buildings the site has a steep embankment rising from approximately 176m AOD to 181m AOD. The open fields to the south and south east then continue to rise up to approximately 188m AOD. To the west the site falls from the building plateau at 172m AOD to approximately 167m AOD at the entrance to the site. Many of the Hospital has suffered severe decay and asbestos contamination. Of the existing structures on the site, it is recommended that only the chapel and the front of the administrative building should be retained due to the majority of buildings being no longer structurally or financially viable for retention.

2.8.10 The whole of the site falls within the Talgarth Conservation Area with the exception small area within the southern portion of the site. The Council's Talgarth Conservation Area Appraisal (Dec 2010) (TCAA) sets out that any scheme on the site is required to preserve and/ or enhance the character and appearance of the conservation area.

2.8.11 The Conservation area appraisal should be reviewed in conjunction to the production of any design proposals for the site. Valuable guidance regarding appropriate local materials, architectural details and landscape character can help guide proposals to a design that respects and contributes towards the conservation area's character and sense of place.

CONTEXT 3.0

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Chapter 3 covers the analysis of the surrounding context and its distinctive character.

3.1 Context Analysis and Architectural Precedent

3.1.1 The Talgarth Conservation Area Appraisal defines the qualities of the Talgarth that make it worthy of conservation area status. It also provides guidance on the architectural character of the area.

Special Interest of the Conservation Area

3.1.2 The appraisal identifies the following as being particularly important assets:

- A fine setting in a varied and high quality landscape, on the western slopes of the Black Mountains, with the higher ground and incised valleys to the east of the historic core and the course of the River Ennig being of immediate importance;
- A potentially rich archaeology from the early medieval period to the transport and technological changes of the C19;
- An intact town plan focused around the parish church and the two medieval river crossings;
- An intricate townscape created by the effects of road layout, topography, the scale and positioning of buildings and many small but characterful details;
- 22 Listed Building entries, two of which, the parish church and Tower House, are of Grade II* status;
- About 40 other locally important buildings and rows which have townscape and group value and which have intact original details, including three C19 chapels, the former Primary School and railway station, a former Magistrates' Court; a number of C19 commercial premises with timber shop fronts; C19 and early C20 houses; and farm buildings;

Image 3.1 St Gwendoline's Church

- Several coherent groups of listed and locally important buildings, notably around The Square; the eastern end of High Street; by Enig Villa on Penbont Road; on the northern side of Back Lane and along School and Church Streets, including the parish church and graveyard;
- Local building materials, from the Old Red Sandstone and local bricks and, up to the late C19, lime based render; there are also extensive runs of rubble boundary walls and traditional paving and sett thresholds;
- Many building details that contribute to 'local distinctiveness', such as shop fronts, ironwork, sign writing, sash windows and panelled doors, chimney stacks and pots and decorative ridge tiles; and
- The proximity of the former Mid Wales Hospital buildings, an important complex of early C20 purpose-built structures set in a high quality landscape; there is also potential for the inclusion of a good group of buildings along Bronllys Road.

Character Analysis

3.1.3 With respect to character, the Appraisal identifies the following:

- **Building layouts** - Generally set at the road edge or behind small front spaces. The exception to this are the parish church and three chapels that are set in their own ground, and a series of older dwellings set at right angles to the road line. Layouts vary according to age, structural changes and function.
- **Building materials** - Reflective of those available in the local area, and later in the C19 and C20, those that could be brought in by tramway, railway and road. Sandstone, in particular figures prominently. The parish church has various combinations of grey, red and brown Old Red Sandstone slabs (with the walling protected by layers of limewash until the C19). Most of the other medieval or C17-early C18 structures show the use of local sandstones, usually of random rubble or laid roughly to courses, with more carefully worked corner quoins and window and door heads. In the C19, sandstone is used in combination with brick trim – quoins and door and window heads. It is noted that some of the brick were likely produced from local mudstones and clays. There is wide use of render to protect vulnerable rubble, originally lime based, stuccoed in the early C19 and cement based (smooth, roughcast and tyrolean) in the C20.
- **Windows and doors** - Wooden sashes are the most common window type, with multi-paned C18 or early C19 examples, varying from 3/6, 6/6 or 8/8 panes. Wooden sashes are the most common window type, with multi-paned C18 or early C19 examples, varying from 3/6, 6/6 or 8/8 panes. The majority of later C19 and early C20 houses have 2/2 sashes, often with strengthening horns on the middle rail and there are variations in marginally glazed types and Edwardian units with multi-paned top lights and contrasting two paned lower parts.
- **Roofs** - Traditionally of graded sandstone slabs or tiles (the only visible example is the current re-roofing of Talgarth Mill) but the C19 introduced slates from North Wales and clay tiles, many of which have been replaced by concrete tiles. Most roofs are of double pitched compass type with gable ends protected by timber barge boards. Later C19 roofs may be adorned by elaborately profiled ridge tiles. Dormer windows are rare, the most common type being a half dormer set into a gablet. Chimney stacks are of rendered stone or brick, with simple clay pots.

Image 3.2 Talgarth Great Barn House

- **Boundaries** - The town has many good examples of random rubble sandstone walls, usually with carefully selected corners and end pieces. There are several examples of large natural stones incorporated into a wall. There is a good presence of C19 wrought and cast ironwork boundary railings and gates. The most common railing types are rudimentary spear-heads or simple spikes, usually set on dwarf sleeper walls, though hooped rails and low Victorian ornamental crests to walls are also seen.
- **Surfaces** - Include stretches of sandstone paving slabs and stone kerb edging, and areas of stone setts.

Image 3.3 Great House Farm, Talgarth
(Source: Talgarth Conservation Area Appraisal)

Issues

3.1.4 While there is clearly a rich heritage character to the Conservation Area and a number of physical assets, the Appraisal also notes that the Conservation Area is subject to a series of issues. The Appraisal states that "Talgarth is at an economic and environmental crossroads", with derelict buildings cited as particular problem as a result of underuse and disuse. Further issues cited included the insensitive conversion of unlisted dwellings with inappropriate windows and doors, repointing with cement mortars and use of textured render.

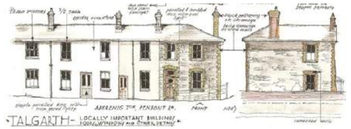
Design Guidance

3.1.5 To help deliver development that is appropriate to the Conservation Area, the Appraisal provides design guidance for new development and the reuse of existing buildings. In respect of residential development, this is summarised as follows:

Image 3.4 Sketches of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)

- **Layouts and scale** - Schemes should reflect plot sizes and all dwellings should face the public realm, either on the pavement edge or behind small front spaces, and have parking that is accessed from side passages and or arched entries. Buildings with gable ends to the street can be used as occasional focal points, while L-shaped buildings will be appropriate, provided the enclosed space is designed appropriately. Two storey dwellings are advocated as the norm, but two storey units with roof dormers and three storey units are also considered acceptable. Single storey layouts are discouraged.

- **Mass and outline** - Overlarge or long frontages with minimal detailing are discouraged. Facades should be broken down through changes in roof line, differentiation of materials. Outline should be varied, with vertical features such as chimneys, dormers and ridge tiles providing interest. Roof ridges should be parallel or at right angles to the road line and gabled and hipped types are considered acceptable.



- **Materials** - The use of Old Red Sandstone reflecting the range of existing colours would reflect local traditions. The use of several brick colours for details such as quoins and string courses is acceptable, provided there is a visual logic. All brick facades are discouraged, unless exceptional circumstances can be proved, and then the colours and bonding of historical examples should be considered. The use of render is considered acceptable with a preference for smooth finishes. Where cement based render is used it should be finished in white, off-white or a grey stone colour. Roofs should be of Welsh slate or an acceptable replacement, in colour, size and texture. Chimneys should be of brick with clay pots.

Image 3.5 Differing Sandstone colours in Talgarth
(Source: Talgarth Conservation Area Appraisal)

- **Windows and doors** - Should normally be of timber, with glazing bar patterns and the thickness and profiles of frames reflecting traditional types. Sashes should either be multi-paned of two equal units or with a smaller upper light, bars should be of slender sections and pane proportions should follow historic examples. The upper meeting rails should only have a modest horn projection where mid or late C19-early C20 buildings are being repaired or new-build attempts to reflect their details. Doors should be of timber. Panelled doors would normally be of four sunk panels, with moulded surrounds or fielded and raised centres, typically two taller ones above a smaller pair. Six panel types may have smaller pairs above and below the centre pair and the upper ones may be glazed. Plain rectangular fanlights can be used to provide light. Typical mass-produced doors with multiple panels and integrated 'Georgian' fanlights should be avoided.

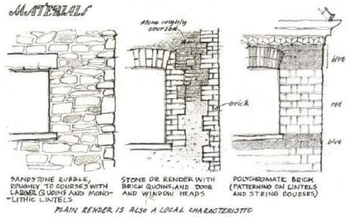


Image 3.6 Differing material compositions in Talgarth
(Source: Talgarth Conservation Area Appraisal)

- **Porches and canopies** - To reflect local traditions of simplicity and utility, with either flat, bracketed canopies or lean-to roofs on supports.

- **Guttering and down pipes** - Metal products are preferable to plastic ones.

- **Boundaries** - In most cases rubble stone walling from a metre (possibly with iron rails) to two metres or above (for retaining walls). Copings should reflect local styles, with a flat slab finish or vertical slats (of similar size or 'cock and hen'). Brick or rendered walls may be appropriate as long as care is taken in textures and colours. Hedges might be considered in more 'rural' locations.

- **Landscaping** - Is encouraged, particularly along or adjacent to boundaries and in front spaces. Plants and trees should reflect local types and should avoid non native species. In respect of hard landscape, stone setts, sandstone slabs, brick edging and gravel are considered appropriate.

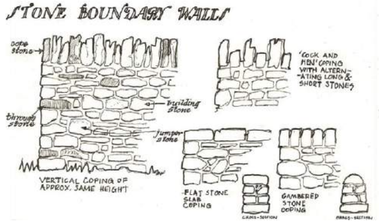


Image 3.6 Sketch of Stone Wall Boundary Treatments in Talgarth
(Source: Talgarth Conservation Area Appraisal)

CONSULTATION 4.0

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Chapter 4 provides information on the different stakeholders involved and stages of consultation, and how that input informed the design set out within this brief.

4.1 Local Authority Consultation

4.1.1 A meeting with the Brecon Beacons National Park Authority was undertaken on the 6th December 2017. The Authority were presented with an overview of the proposed scheme that included a series of context plans; an opportunities and constraints plan; a land budget plan with schedule; a road hierarchy plan and key spaces and streets plan.

4.1.2 A round table discussion then followed in which the following key matters were discussed:

- **Proposed number of dwellings**. The proposed approach will result in a greater number of dwellings than that allocated in the Local Development in order to achieve a viable development. It was also noted that the site would include dwellings in areas not covered by the allocation. Increasing the number and spatial coverage of the dwellings beyond the existing buildings was supported in principle by the Authority who recognised that the dwellings would still fall within the mixed use allocation area.

- **Employment use.** It was confirmed that the intention was to deliver limited employment use on the site on the grounds of limited demand and scheme viability. It was confirmed that it would be limited to live work units within the chapel and/or possibly the conversion of the chapel to a tourism related use. It was also confirmed that 600-700 of employment space (likely to be B1 use) would be delivered on the Powys County Council depot site in Talgarth village instead. The Authority confirmed that the total employment allocation for the BBNPA area for the Plan period was 1.46ha (not including the allocation on the site) and that two thirds of this had already been delivered. It was confirmed that the delivery of employment use on the depot site would likely result in the Authority satisfying its total 1.46ha allocation. The development team noted that the employment allocation on the site is B1 and/or D2 and if all the provision delivered was D2 this would likely deliver less jobs and economic benefit than that delivered on the depot site.

- Post meeting note: Discussions reached an advanced stage with Powys County Council regarding the re-development of the former Council depot site in Talgarth for employment units. However, PCC have now decided to place this site on the open market, which is highly likely to result in its re-development for housing. The proposal is therefore to convert the former admin building and chapel to deliver office space and incubation space respectively.

- **Five year land supply.** The Authority confirmed that the area no longer has a five year land supply and the supply is likely to reduce further over the course of the annual monitoring report period.

- **Affordable housing.** It was explained that due to viability the site would not satisfy the LDP requirement for 20% affordable housing provision. The Authority recognised the challenging nature of the site and that it would not likely be possible to satisfy the policy requirement. It was confirmed that the viability assessment presented by the developer would be tested by the Authority's appraisal toolkit and that this would inform the affordable provision sought.

- **Heritage.** As the buildings are locally listed, the Authority requested a photographic record of the buildings to be demolished and for this to be displayed in the chapel. It was also requested that the layout of those dwellings in the envelope of the existing hospital have regard to the existing layout of the hospital.

- **Ecology.** The Authority queried whether further bat surveys had been undertaken and that the application should be supported by an updated survey. It was agreed that a bat house (as proposed in the original residential scheme) would be required as mitigation.

4.2 Local Community Consultation

4.2.1 A meeting with Talgarth Town Council took place on the 14th February 2018. The group was presented with an overview of the development history, the current approach of preparing a Development Brief that would be a precursor to the preparation of a planning application, and the design approach that would be set out in the Development Brief. This was followed by a round table discussion that focused on the following key matters:

- Principle of redevelopment - The redevelopment of the site is long overdue and the local community and the development team should work together to ensure that a suitable scheme was delivered.

- Car parking - Identified as a key consideration, and it was noted that there should be sufficient parking provided for residents and visitors. It was noted that parking should not dominate the street scene and that the scheme should not be so dense so that this occurs.

- Affordable housing - The number of affordable housing was queried and it was recommended that the type of affordable housing on this site should have regard to the affordable housing being / to be delivered elsewhere in the town. It was queried whether a Registered Social Landlord was currently involved with the development.

- Sustainable travel – The location of the site means that sustainable travel was a key consideration and it was suggested that measures should be included in the development proposals.

- Employment uses – Provision of employment uses in Talgarth was identified as important, and it was requested that if offsite employment was to be delivered, consideration should be given to delivering this early in the phasing programme.

- Open spaces – The principle of maintaining green open spaces was supported, although it was noted that there would need to be appropriate provision in place for the management and maintenance of these spaces.

- Traffic impact - Identified as a key consideration and it was noted that a full traffic impact assessment should be undertaken to identify that the roads leading to the site were suitable to accommodate vehicle numbers associated with the development.

- Extent of development – It was suggested that development should be focussed on the envelope of Mid Wales Hospital.

- Second home ownership - The issue of second home ownership was raised and this was noted to be undesirable.

- Drainage – It was suggested that the existing network is at capacity and that appropriate measures would need to be put in place to accommodate the development and ensure that sufficient capacity existed.

- Sustainable design – It was queried whether consideration had been given to incorporating renewable technologies into the development.

4.3 Commercial Consultation

4.3.1 In preparing the Development Brief, local market advice has been sought from McCartney's who have overseen the sale of various sites and developments in the region. A summary of the advice is as follows:

- Limited demand for five bed properties unless they have some land;
- Significant demand for four bed properties (as much as 40% of the overall mix);
- Steady demand for 2 and 3 bed properties;
- Limited demand for 3 storey town house style properties;
- Some demand for 2 ½ and 3 storey detached family housing;
- Strong demand for bungalows;
- Limited demand for age restricted retirement apartments;
- Limited demand for conventional apartments as such properties are more popular in the middle of town where you can access most other services within a few hundred yards;
- Strong demand for individual serviced self build / small developer plots;
- High demand in hobby farming and self sufficient living provides demand for units with associated parcels of land;
- Growing "active retirement" market in the area seeking good size houses with an annexe to accommodate relatives or a home office space;
- Demand for houses with home offices that could be adapted in future to create a ground floor bedroom, for an ageing or unwell person;
- Provision of a garage makes the house more saleable than a car port;
- Storage space / shed required for houses without garages; and,
- The Chapel would be very marketable as a residential conversion or live work unit.

Image 4.1 Sketch of scheme

CONCEPT MASTERPLAN 5.0

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Chapter 5 outlines the Masterplan and design principles behind it which underpins the more detailed principles and parameters in the subsequent chapters.

5.1 Concept Evolution

5.1.1 The following diagrams chronologically chart the evolution of the design process leading to the final layout.

5.1.2 Amendments to the design approach have been made in response to discussions with key stakeholders throughout the preparation of this brief.

5.1.3 The design concept for the site began as an informal layout that adopted more of the urban properties of Talgarth Town as opposed to the Former Mid Wales Hospital. The initial concept had a more organic street hierarchy and form, and maximised potential development area. Image 5.1 presents the original concept design.

Image 5.1 Initial Concept Diagram

5.1.4 The initial design was presented at the first pre-application meeting with Brecon Beacons National Park in December 2017 (refer to Section 4). Following this meeting the concept was evolved to respond to feedback. Image 5.3 highlights the updated concept. Key updates to the concept design include:

- **Stronger reflection of existing built form** - peel back extent of development to mimic the envelope of the former hospital, and incorporate a higher degree of symmetry and formality within the urban form.

Image 5.2 Concept Sketch

- **Identify and retain key green spaces within site** - space around the chapel should be kept green to minimise impact on its setting, a central open space at the heart of former hospital should be maintained and open spaces at the corners of the development should be provided.
- **Maintain a green pedestrian route through the site** - green space around the hospital should be retained where possible in order to retain green pedestrian links through the site linking the public rights of way that intersect the site.

Image 5.3 Final Concept Diagram

5.1.5 The redevelopment of the former hospital involves the demolition of nearly all the existing buildings apart from the main administration building on the northern fringe of the site and the former Chapel which sits opposite close to the northern boundary. These two buildings will be retained and refurbished for alternative uses, and together they will form the heart of the development.

5.1.6 The illustrative masterplan for the new development has emerged through dialogue with the Brecon Beacons National Park Authority and Powys County Council, and reflects the formal 'butterfly' envelope of the former hospital and the network of roads and paths that once served the facility. The masterplan would accommodate around 125 dwellings.

5.1.7 The basic principles of the layout are founded on a simple grid of roads that become less formal towards the edge of the development, so that when it is viewed from the south and east of the site the edges of the development look less dense than at the heart and northern edges.

5.1.8 In terms of access and movement, the development is served by the same spine road which served the Hospital linking the site's two existing entrances in the east and the west. This feeds a series of smaller scale roads, lanes and shared drives which serve individual parcels of development so that they can delivered in phases over time.

5.1.9 The majority of existing vegetation and trees will be retained. The site will maintain its discreet setting in the broader landscape and, as a result of its reduced storey height, the new development will be less apparent in landscape terms than the hospital it replaces.

Plan 5.1 Final Sketch Layout

COMMON ELEMENTS 6.0

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Chapter 6 looks at aspects of the development which are considered 'Common Elements', including; street hierarchy, movement, parking, environmental sustainability and landscape.

6.1 Street Character

6.1.1 The new development should be served by the same spine road which served the former hospital and should retain a rural feel at the edges and a more tightly defined corridor feel towards the centre of the development.

6.1.2 The spine road can link the two existing entrances in the north east and north west of the site. In front of the chapel and around the admin block the street should maintain a 'development core' character. This road would then feed a series of short lower order of 'tightly defined lanes' (without footpaths) that can link to private shared driveways at the fringes of the development.

6.1.3 The 'rural lanes' should be confined to the outer fringes of the site to relates to the surrounding context and create a gradual transition from the edge of the development to the centre.

6.1.4 In defining street character, the Talgarth Conservation Area Appraisal should be a key reference. This will ensure that the street character is reflective of the key features present throughout the remainder of the Talgarth Conservation Area. The character parameters set out on the following pages are informed by key building features identified in the Conservation Area Appraisal.

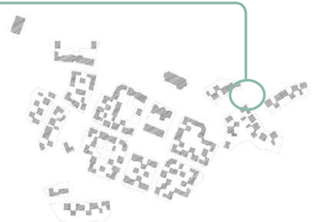
Plan 6.1 Street Character Areas

Rural lanes

Characteristics:

- Predominantly 2 storey buildings set back from edge of path (2m - 4m offset) .
- Large plots to reflect plot sizes and position of neighbouring development to the north.
- Buildings face public realm.
- Primarily semi-detached and detached units.
- Mixture of short stone wall and hedge boundary treatment to create defensible space.
- Lower density than other areas of site.
- Dormers and chimneys used occasionally.
- Occasional bay windows on key properties.
- Buildings with gable ends to the street may be an occasional focal point.

Image 6.2 Sketch of Townscape in Talgarth (Source: Talgarth Conservation Area Appraisal)



Plan 6.2 Sketch Layout

Image 6.1 Great House Farm, Talgarth (Source: Talgarth Conservation Area Appraisal)

Image 6.3 Render 2 Storey Detached House in Talgarth (Source: Talgarth Conservation Area Appraisal)

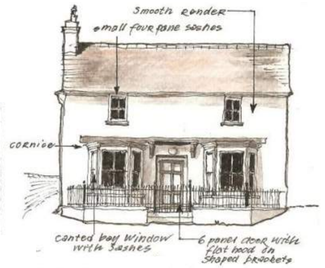


Image 6.4 Sketch of Locally Important Buildings in Talgarth (Source: Talgarth Conservation Area Appraisal)

Tightly Defined Linear Corridor

Characteristics:

- Mixture of 2 and 3 storey structures.
- Set close the edge of path (1m - 2m offset).
- L shape buildings on corners to ensure maximum natural surveillance.
- Buildings face public realm.
- Continuous terraced frontage.
- Retained historic structures.
- Short stone wall boundary treatment to create defensible space.
- Higher density than other areas of site.
- Stepped frontage with a mixture of hipped and gable.
- Dormers used occasionally.
- Prioritise use of recycled materials in this location to maximise contribution to local distinctiveness and links to history of the site.
- Prioritise use of architectural detail in this location as the most prominent location within the site.
- Use of varied vertical features such as chimneys and dormers is encouraged.
- Roof ridges should be parallel or at right angles to the road line.

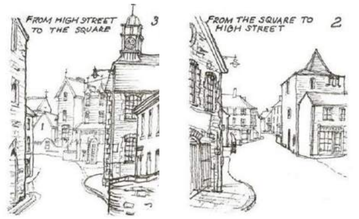
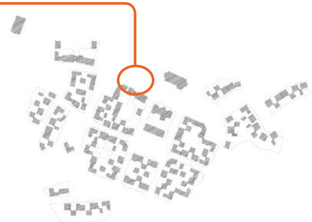


Image 6.8 Sketch of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)



Plan 6.3 Sketch Layout

Image 6.6 Sketch of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)

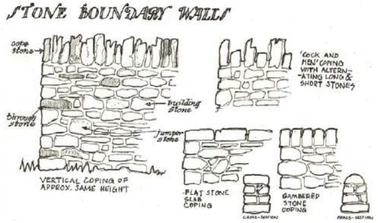


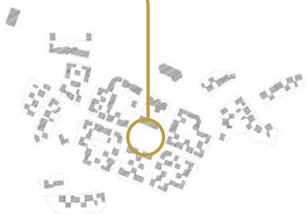
Image 6.7 Sketch of Stone Wall Boundary Treatments in Talgarth
(Source: Talgarth Conservation Area Appraisal)

Development Core

Characteristics:

- 2 and 2.5 storey buildings to frame the central public open space square.
- Set close the edge of path (1m - 2m offset).
- Mixture of semi-detached and continuous terraced frontage.
- Retained historic structures.
- Short brick wall boundary treatment to create defensible space.
- Moderate density than other areas of site.
- Stepped frontage with a mixture of hipped and gable.
- Prioritise use of recycled materials in this location to maximise contribution to local distinctiveness and links to history of the site.
- Narrow streets in certain locations.

Image 6.9 Sketch of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)



Plan 6.4 Sketch Layout

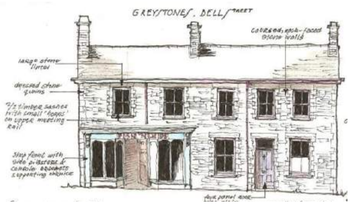


Image 6.8 Sketch of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)

Image 6.10 Sketch of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)

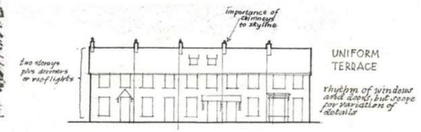


Image 6.11 Sketch of Townscape in Talgarth
(Source: Talgarth Conservation Area Appraisal)

6.2 Parking Arrangements

6.2.1 While it is not intended that this Brief should be overly prescriptive, in order to maintain the 'urbanity' of the new development and avoid it adopting a suburban character, parking arrangements will have a big influence on the scale and nature of the street scene in every part the development.

6.2.2 In order to cater for the needs of contemporary householders each apartment should have at least one parking space, and each house at least two spaces. These should be on plot, or as close and convenient to each property as possible.

6.2.3 Housing units with integral garages that require a 5m driveway to the front of the property are not likely to be suitable for this development.

6.2.4 The preference will be for detached and semi detached properties to have parking recessed and to the side of the property. In the case of terraced properties, parking should be provided in short stretches of dedicated well landscape to the front of the property, or preferably in secure communal courtyards to the rear of the properties.

6.2.5 Garages will be oversized to accommodate secure cycle parking, and secure cycle storage will be also be provided for properties without garages.

On-Plot to the Side of Detached Dwelling

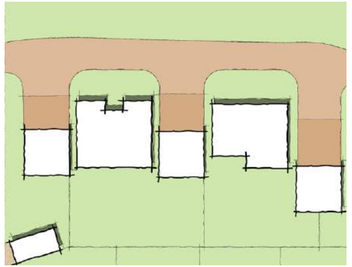
6.2.6 This is likely to be a common arrangement for detached dwellings and should be used unless there are sound urban design reasons for deviation.

- Plot parking spaces subject to parking standards.
- Spaces overlooked by windows on front of property.
- Front gardens soften visual impact.
- Garages may be set back further as appropriate.

Courtyard Parking

6.2.7 This variation is to be used to create more continuous street frontage along the primary street and where it is appropriate to development parcels.

- At least one dwelling with view into courtyards (where size of block permits)
- No more than 8 spaces together



Plan 6.5 Parking Arrangement Plan

Plan 6.6 Parking Arrangement Plan

6.3 Access and Movement

Pedestrians

6.3.1 The movement strategy should consider all modes of transport, but places particular emphasis on walking and cycling being the first choice of residents.

6.3.2 The network of routes should be designed to give walkers and cyclists higher priority than drivers, so that residents can walk through the development in comfort and safety.

6.3.3 Existing public rights of way should be maintained and enhanced to and through the site.

6.3.4 This sequence of reduced road widths and closer proximity of building frontages to these roads should be utilised to help slow down vehicles as they penetrate the development and as a result make residents feel safer to walk and cycle through the development using the same road surfaces.

6.3.5 Three types of roads are illustrated in cross sections below.

Plan 6.7 Pedestrian Movement Plan

6.3.6 A hierarchy of road types should be adopted to promote natural traffic calming and reduced vehicle speeds.

6.3.7 The masterplan should seek to meet the needs of all modes of transport, offering choice of travel in order to minimise single occupancy car borne trips.

6.3.8 The spine road should facilitate a bus access loop through the site to connect the site to the village of Talgarth and the wider public transport network.

6.3.9 The road network should encourage vehicle permeability, meeting the needs of waste and emergency vehicles and be designed to discourage 'rat runs'.

Plan 6.8 Vehicle Movement and Street Hierarchy Plan

BUILDING FOR LIFE 12 - QUESTION 8 - EASY TO FIND YOUR WAY AROUND

Is the scheme designed to make it easy to find your way around?	The brief sets out a potential street hierarchy that will aid in the overall legibility of the site. Setting out a clear hierarchy of streets will create a clear distinction between core, secondary and periphery areas with distinct types of public ream for each street type.

Street Hierarchy Design Principles

- The development incorporates a connected network of streets with a clear hierarchy, aiding legibility and way-finding for pedestrians, cyclists and vehicles.
- The masterplan demonstrates variety in the street layout with the sinuous curving main street help emphasise changing vistas following the natural topography as well as shorter streets and mews courts to aid the more informal character, effective in providing glimpsed views and terminated vistas.
- The incorporation of shared surface streets and materials contribute to a good quality public realm and aid traffic calming, helping to prioritise pedestrian and cycle movement.
- Car parking is largely to be provided on plot with mews court parking also proposed in small clusters which is overlooked by dwellings.
- All parking should be integrated into the design of the street so that it does not dominate the streetscene.
- The private drives within the development will be successful in allowing dwellings to attractively overlook green space.

Principle 6.1

6.3.10 There will be variety in street types and hierarchy will aid the creation of a varied and distinctive streetscape. The amount of street types breaks down the development hierarchy and is sensitive to the landscape context. As such streets are to be considered as a series connected spaces.

Site-wide Street Guidance

6.3.11 The table below sets out guidance that applies to all streets within the development. The parameters include street dimensions, calming features, materials, pedestrian priority areas and public transport provision. These should be used when designing each category of road.

Maximum speed limit	**20mph**
Adoption	**All streets and shared spaces to be designed to adoptable standards**
Lighting	**All lighting to be to an adoptable standard**
Orientation of buildings	**Building fronts to face street wherever possible, with corner turning dwelling to junctions**

Table 6.1 Site-Wide Street Guidance Table

Main Primary Street

Character and Role:

6.3.12 The main street will have an informal character similar to small local market towns or villages. Its strategic role is to facilitate a potential bus route through the site.

Movement Function:

6.3.13 The main street will provide a central route through the development and a link between Church Street and Hospital Road. It will also include a 2m foot/cycle way on the northern side and a 1.8m footpath on the southern side.

Built Form:

6.3.14 The built form and architecture, including elevational treatments, will reflect other local main streets with varied building lines, building heights and roofscapes.

Landscape / Public Realm:

6.3.15 Bitmac on–street parking bays. Bitmac footpaths. Bitmac carriageway. Modest turfed/gravelled front gardens with hedges or shrub/block privacy strips, low walls and railings.

Parking:

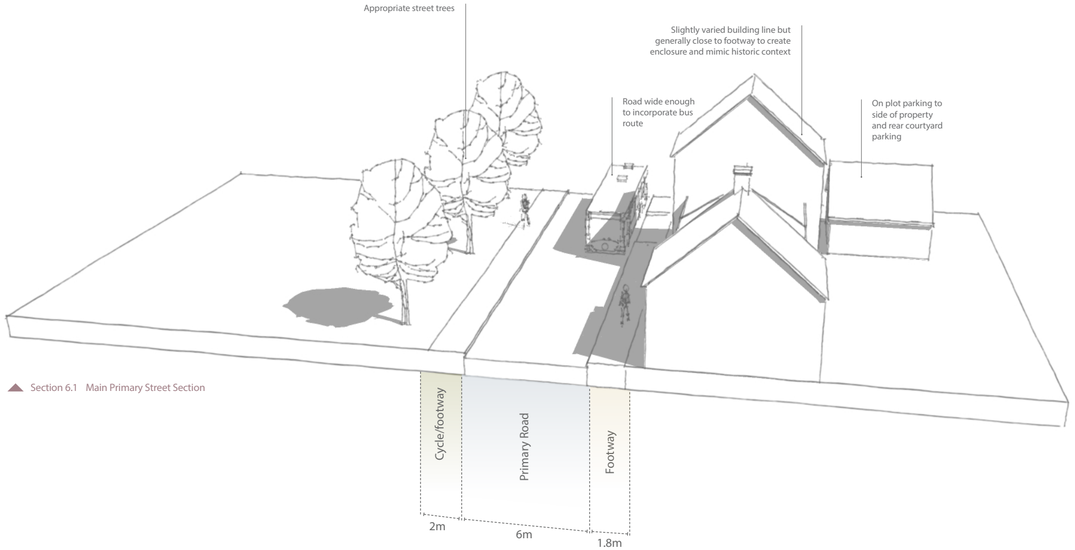
6.3.16 Small rear parking courts, on–plot.

DIMENSIONS & DESIGN SPEED			
Carriageway	6m	Design Speed	20mph
Footway	2m shared cycle / footway on north side, 1.8m pedestrian footway on south side		
Cycleway	2m shared cycle / footway on north side		
DESIGN AND FUNCTION			
Parking	Rear parking courts, on plot. Visitor parking to be provided in 2.2 x 6m spaces		
Bus Route	Potential to accommodate bus route		
MATERIALS			
Carriageway	Bitmac, with block paved transitions/features		
Footway	Bitmac		
Kerbs	Concrete		
Pedestrian Crossings	Tactile / setts		
Street Furniture	Bus stops, signage, lighting, steel railings and bollards		

Table 6.2 Main Primary Street Parameters

BUILDING FOR LIFE 12 - QUESTION 9 - STREETS FOR ALL

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	Street guidelines recommend traffic calming in the form of road narrowing, raised levels, controlled parking and visual narrowing. Guidance in the brief sets out that these techniques be used in and around key spaces to reduce the dominance of vehicles and provide a more flexible space for pedestrians to use and interact in. Details to be agreed at reserved matters stage.



Section 6.1 Main Primary Street Section

Secondary Streets

Character and Role:

6.3.17 The secondary streets provide the main access route to the edge of the site from the main street. A more formal character is achieved by limited tree planting and predominantly continuous building line.

Movement Function:

6.3.18 Streets are collectors for the less active parts of the development and are designed to be low speed environments.

Built Form:

6.3.19 The streets will be lined by a regular building form of two and occasional two and a half storeys towards the main street junctions.

Landscape / Public Realm:

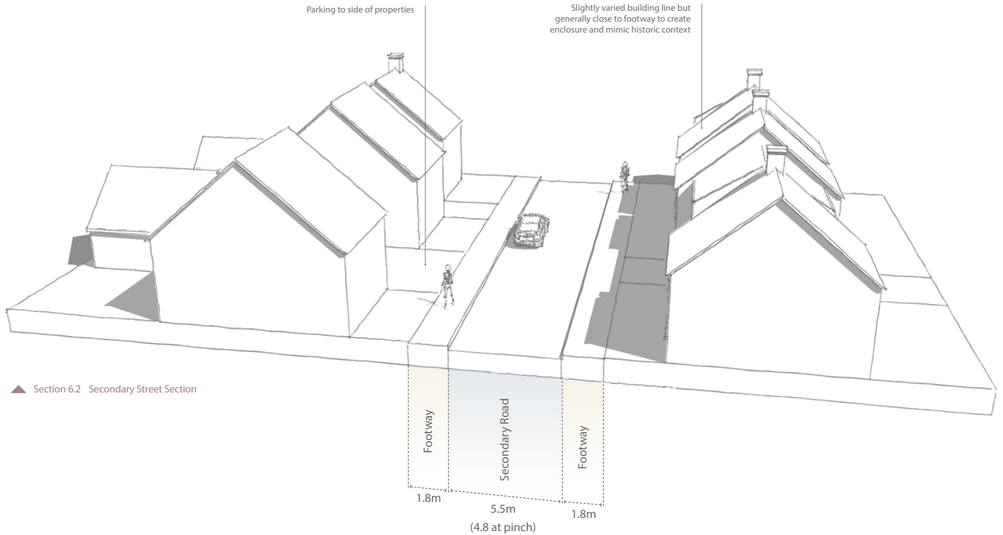
6.3.20 Bitmac drive. Bitmac footpaths. Bitmac carriageway. Modest turfed/gravelled front gardens. Low hedges/shrub planting blocks, tree planting on plot.

Parking:

6.3.21 On–plot, and in front of property in designated bays.

DIMENSIONS & DESIGN SPEED			
Carriageway	5.5m (4.8 at pinch)	Design Speed	20mph
Footway	1.8m on both sides		
Cycleway	No formal provision		
DESIGN AND FUNCTION			
Traffic Calming	Short lengths of road, on carriageway parking, feature squares and change of surfacing, road narrowings		
Bus Route	No		
MATERIALS			
Carriageway	Bitmac, with block paved transitions/features		
Footway	Bitmac		
Kerbs	Concrete		
Pedestrian Crossing	Tactile (Alternative surfacing)		
Street Furniture	Lighting, signage		

Table 6.3 Secondary Street Parameters



Section 6.2 Secondary Street Section

Tertiary/Mews Streets

Character and Role:

6.3.22 These streets help define the sub character areas by providing an inclusive shared space character and are part of the permeable network of routes with a varied and informal character.

Movement Function:

6.3.23 Traffic flows will be very low enabling a mixing of pedestrians and vehicles.

Built Form:

6.3.24 Heights will be two storeys, with an informality being provided by variety in building forms, and building lines.

Landscape / Public Realm:

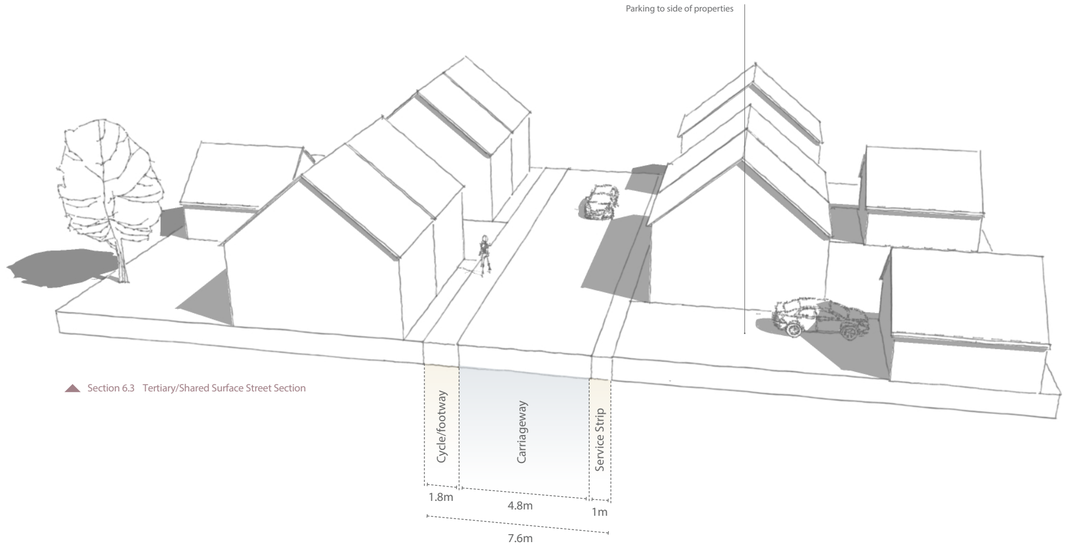
6.3.25 Bitmac drive and roadside strip. Bitmac footpaths. Coloured asphalt or block paved carriageway. Footways turfed front gardens with occasional small trees.

Parking:

6.3.26 On–plot, and on–street in designated bays.

DIMENSIONS & DESIGN SPEED			
Carriageway	4.8m	Design Speed	10mph
Footway	1.8m on one side, 1m service strip on other side		
Cycleway	No formal provision		
DESIGN AND FUNCTION			
Parking	On plot/street for visitor parking in designated bays		
Traffic Calming	On street parking, tree planting, shared surface		
Bus Route	no		
MATERIALS			
Carriageway	Coloured asphalt such as Ulticolour Buff Gravel or Light Buff limestone; or Block pavers		
Footway	Coloured asphalt such as Ulticolour Buff Gravel or Light Buff limestone; or Block pavers		
Kerbs	N/A drainage channels and contrasting paving sett to define edge of footway		
Pedestrian Crossing	N/A		
Street Furniture	Lighting, bollards, signage		

Table 6.4 Tertiary/Shared Surface Street Parameters



Section 6.3 Tertiary/Shared Surface Street Section

Private Drives and Lanes

Character and Role:

6.3.27 Private drives and lanes will generally be located towards the periphery of the site, typically forming short extensions to secondary and mews streets. Private drives will not form part of the adopted highway but will be maintained under private ownership.

Movement Function:

6.3.28 There will be limited or no vehicular through movement and no requirement to provide for a turning refuse vehicle.

Built Form:

6.3.29 The looser structure of the private drives will allow greater flexibility and variation in terms of building typologies.

Landscape / Public Realm:

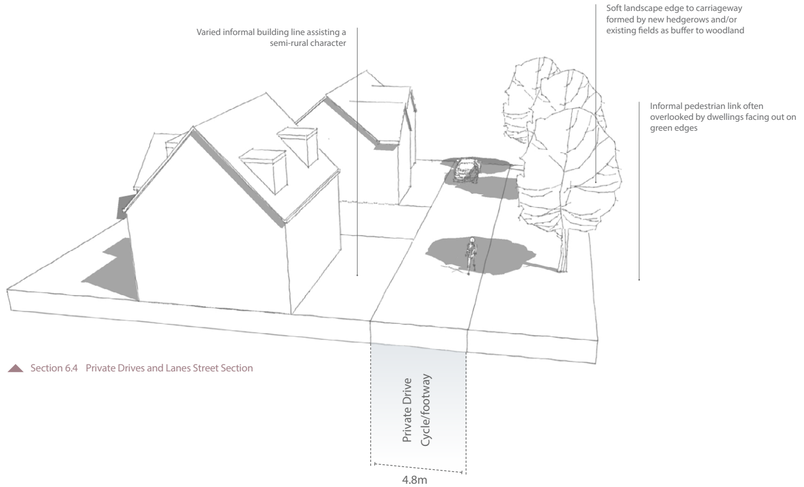
6.3.30 Bitmac and block pavers. Turfed front gardens with occasional small trees.

Parking:

6.3.31 On–plot.

DIMENSIONS & DESIGN SPEED			
Carriageway	4.8m narrowing to 4.1m after 10m	Design Speed	10mph
Footway	Variety, either designed as shared surface or with a more defined footway appropriate to immediate context and movement routes		
Cycleway	On carriageway		
DESIGN AND FUNCTION			
Parking	On plot		
Traffic Calming	Shared surfacing		
MATERIALS			
Carriageway	Bitmac or bloc pavers		
Footway	Bitmac or bloc pavers		
Kerbs	Concrete / pavers		
Pedestrian Crossing	N/A		
Street Furniture	Lighting, signage		

Table 6.5 Private Drives and Lanes Street Parameters



Section 6.4 Private Drives and Lanes Street Section

6.4 Building Heights & Densities

6.4.1 The form of the development should comprise predominantly two storey [9m ridge] houses with the opportunity to increase this to two and half and some three storey [12m ridge] properties at appropriate locations where an emphasis on higher scale and massing is deemed appropriate.

6.4.2 Higher buildings should be located at landmark locations to emphasise a specific setting and character area, to frame vistas and inform natural 'way-finding'.

6.4.3 A higher density of development should be sought along the entrance spine road overlooking the natural green area and the Chapel.

6.4.4 Medium density development should occupy the central lanes area

6.4.5 Lower density development should be encouraged around the fringes of the development to create an appropriate transition from the edge of the development into the rising countryside that surrounds the site.

Plan 6.9 Building Height Plan

6.5 Householder Security

6.5.1 Designing out crime and fostering a greater sense of pride and community safety should be a key priority for the masterplan. This can be reinforced by providing a clear separation and distinction between public, semi private / communal and private space on the scheme.

Access and Movement

6.5.2 The movement framework should aim to clearly separate the 'public' and 'private' realms. The masterplan needs to support a good movement framework to enable direct routes leading people to their destination intuitively by whatever means of transport, including on foot, by cycle, public transport or car.

Sustainable Community

6.5.3 Clear urban design principles should be utilised in order to provide a strong legible layout with sustainable community principles at its heart. This connects with crime reduction and community safety.

Ownership

6.5.4 It is considered the design and layout needs to have a clear distinction between public, semi–private/communal and private space.

6.5.5 The detailed design should consider the placement and appropriate selection of physical barriers such as: gates, fences, walls and hedges to create safe places that are also attractive. The boundaries between public, communal and private space should be signified in an appropriate manner, including subtle psychological barriers such as: changes in paving, surface texture/colour and landscaping.

Activity

6.5.6 The design of public spaces should create a high quality environment thereby reducing the potential for crime or disorder.

6.5.7 The residential led masterplan should generate a mix of people of different ages, lifestyles and economic status. Using a variety and range of housing types in terms of dwelling size, type, tenure and affordability can help enable this.

Components	Security Measures
Glazed panels	To be glazed with laminated glass in accordance with BSEN356:2000-P1A or equivalent and be part of the manufacturer's range of certified door sets
Doors	Chains or limiters, and a secure viewing panel can be fitted
Windows	Key operated locks to ground floor and easily accessible windows. Laminated glass used where safety glazing is required
Letterboxes	Internal letter plates to be fitted

Table 6.6 Security Measures Table

6.6 Landscape Strategy

6.6.1 The successful redevelopment of the former hospital site should rely heavily upon retaining as much of its current natural vegetation and tree cover as practicable. The site's historic setting and existing plateau should play a big part in making sure that the proposed development sits down into the landscape and any new landscaping should build on this setting to ensure that the visual impact on the surrounding landscape is minimised.

6.6.2 New landscaping should seek to reinforce existing vegetated boundaries, helping to naturalise the edges of the development when viewed form the south and particularly from higher ground in the east.

6.6.3 Natural drainage attenuation features should be integrated at appropriate locations around the site which would enhance the ecology of the scheme as well as provide sustainable drainage features.

6.6.4 There should be a range of incidental open spaces offered by the scheme from intimate incidental spaces through to a central 'community' space at the heart of the development that can provide a central focus that echoes the spirit of the original hospital layout. This should be counter balanced by the wide natural swathe of green space that sits alongside the spine road and which flows east to west encapsulating the relationship between the Administration Building and the Chapel opposite it.

6.6.5 Properties should be orientated to create 'active edges' to maximise overlooking of informal open space and public rights of way through the development.

6.6.6 Finer grain connections should be provided through informal lanes and mews courts within the development.

6.6.7 Existing areas of woodland adjacent to the main entrance road should be retained and enhanced with new under storey planting and management measures to increase their ecological value and biodiversity.

Talgarth Landscape Strategy

6.6.8 The former Mid Wales Hospital site benefits from a mature landscape setting which includes many significant trees protected by a Tree Preservation Order. The landscape proposals for the site should respect these features while creating a strong new landscape and sense of place for the future community.

Tree Planting Strategy

6.6.9 The proposed strategy should substitute dead or dying trees with new tree planting that strengthens existing tree groups or forms new tree groups that are appropriately positioned within the public realm of the development. Around the periphery of the development new, predominantly native species, specimen trees should be planted which will mature into large trees with a long life span. Along the southern edge of the development new planting predominantly of orchard species would be appropriate. This planting should provide a visual and functional link between the new built form and the retained green countryside.

6.6.10 Within the development, carefully positioned trees of suitable scale should be planted to carefully filter views of the built form from outside the development. Tree planting should be concentrated within the incidental spaces within the development and along the green lane running around the southern edge of the development.

6.6.11 Existing areas of woodland adjacent to the main entrance road should be retained and enhanced with new under storey planting and management measures to increase their ecological value and biodiversity.

Perimeter Planting

6.6.12 The perimeter of the site should be sensitively reinforced with new hedgerow boundary planting interspersed with hedgerow trees. Where ecological surveys may identify the need, new bat foraging corridors should be created in the form of broad hedgerow belts. These should link new bat habitats to identified foraging grounds adjacent to the boundary of the site.

Plan 6.10 Landscape Plan

6.7 Sustainable Drainage Strategy

Surface Water Drainage

6.7.1 Infiltration testing has been undertaken and generally the testing gave positive results. In order to comply with the SuDs hierarchy, the majority of the site is therefore proposed to drain via soakaways. The roads within the development are to be adopted and so this dictates a need for separate soakaway systems i.e. adoptable highway soakaways and private soakaway systems.

6.7.2 Highway drainage will take the form of cellular tanks and a grass swale with trench soakaway under. Private soakaways will comprise traditional soakaways within gardens, communal cellular tank soakaways in parking courts and infiltration blankets under driveways.

6.7.3 Conservatively at this stage as further soakaway tests will be carried out, a new surface water sewer serving the western area of the site and ruby club is proposed as poorer infiltration results were achieved here. The sewer will discharge into the watercourse north west of the site and would be subject to Sewer Requisition undertaken by Welsh Water. The discharge would be restricted to greenfield run-off rates

Foul Water Drainage

6.7.4 The sewerage network will be installed under a S104 adoption agreement with Welsh Water. It is proposed to gravitate the foul drainage from the site into the existing foul drain on Hospital Road, which served the former hospital.

6.7.5 The existing drain on site and within Hospital Road services other domestic properties nearby and would have been transferred to Welsh Water ownership, beyond the site boundary, as part of the Private Sewer Transfer in 2011.

6.7.6 'Pre-planning discussions have been ongoing with Welsh Water and they have now confirmed that by removing existing site surface water discharges into the combined sewer, there will be sufficient foul drainage capacity for the development brief proposal within the public sewer network'.

6.8 Environmental Sustainability

Ecology

6.8.1 The previous development proposals identified a series of Valued Ecological Receptors (VERs), upon which the proposals were considered likely to impact upon. These included lesser horseshoe bats, other bat species, and nesting birds. These VERs are protected and specific measures are required, particularly during the construction phase, to ensure that these species are safeguarded and that legislation is not contravened. Of the VERs, the Lesser Horseshoe Bat colony is considered to be the most significant due to its national value.

6.8.2 The lesser horseshoe bat roost at Talgarth Hospital has suffered serious degradation over the last few years as a result of the buildings falling into a state of disrepair. The proposed comprehensive redevelopment of the site provides a real and exciting opportunity to retain the lesser horseshoe bat colony at Talgarth Hospital. It is anticipated that the provision of a replacement bat roost designed to provide optimal conditions for breeding and hibernating lesser horseshoe bats will not only ensure the long term survival of the colony but is likely to result in its expansion.

6.8.3 The previous assessment concluded that the proposals, subject to measures identified being implemented (and where necessary secured through suitably worded planning condition or legal agreement), will result in long term beneficial impacts for ecology and nature conservation.

6.8.4 The historic ecological baseline studies and scoping (associated with the previous application) which were undertaken in conjunction with CCW and BBNPA Ecologist, identified Pwll y Wrach SSSI, lesser horseshoe bats, other bat species and nesting birds as the key ecological considerations in relation to the redevelopment of the Hospital site. In addition to these, other ecological receptors were identified which would not be impacted on significantly by the proposals but for which measures were proposed on a precautionary basis, to ensure that the development is implemented within the legal protection afforded to certain species. These receptors include: hedgerows, trees, scrub and nesting birds. These will demand that an holistic approach is adopted when considering the impact on ecological assets.

Sustainable Buildings

6.8.5 Research in recent years undertaken by the UK government has determined that Building Regulations is the most appropriate mechanism to achieve sustainable and energy efficient homes.

6.8.6 More stringent targets for the U-values of walls, floors, roofs, windows and doors, along with thermal bridging and air tightness are now specified in order that the energy demands of new dwellings are minimised.

6.8.7 This entails adopting a 'fabric first' approach to the design and construction to achieve super insulated air tight houses that minimise heat loss. To aid with achieving this, building forms should be relatively simple. The proposed designs will embrace these principles.

6.8.8 The proposed layout also means a large proportion of the houses are orientated north/south enabling the benefits of passive solar gain to be maximised and creating the opportunity for solar PV panels and solar thermal on the south facing roof slopes.

6.9 Legibility Framework

6.9.1 The development should be created around a legibility framework [see opposite] that highlights a series of character zones. These should be orientated around significant buildings, open spaces or views and vistas to features outside the development. These would make the development more legible, distinctive and provide a sense of place.

6.9.2 Each character zone or space, can be distinguished through the use of contrasting facade materials, contrasting building heights and set-backs or distinctive rooflines.

6.9.3 Where a focal or landmark building [such as the Chapel] demands a setting the use of a coordinated palette of materials should be necessary in the public realm and street furniture around it.

6.9.4 Similarly, the central green space that is intended to echo the spirit of the layout of the former hospital should be a key node of activity and the buildings that face and surround it will need distinctive treatment to reinforce the importance of the space.

Plan 6.11 Character Areas Plan

6.10 Landmark Structure and Spatial Principles

6.10.1 A series of distinctive street scenes should be established for the development. This should be based on contrasting building lines and variable ridgelines that are so characteristic of the village of Talgarth.

6.10.2 Equally, key buildings and landmark features [such as the Clock tower of the Administration building or a significant tree] should be adopted to emphasise key gateways and nodal points or to punctuate key views and vistas which will assist with way-finding.

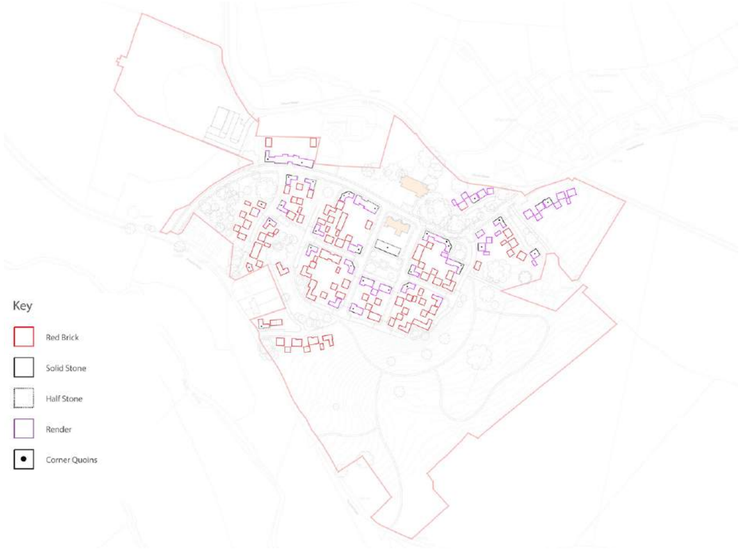
6.10.3 Similarly, street corners should be addressed by dual aspect units that 'turn corners' to avoid creating blank featureless facades and to optimise the level of active frontage so as to enhance natural surveillance and better community safety.

Plan 6.13 Legibility Plan

6.11 Materials

6.11.1 Building materials within any proposal should reflect those available in the immediate area. The plan to the right illustrates a materials strategy that responds to the local and wider context with a stronger use of render to the north of the site near the farm steads, recycled coursed rock-faced stone walls along the main street and around the hospital envelope and red brick to the south near the existing Hospital Villas.

6.11.2 Material proposals should pay regard to the Talgarth Conservation Area Appraisal (TCAA) which provides additional appearance and materials analysis and recommendations to inform future development within the Conservation Area. The TCAA also provides guidance on appropriate architectural details and landscape character as well as local materials for future development within the Conservation Area.



Plan 6.14 Character Areas Plan

6.11.3 The existing stone on the site should be re-used as much as is possible. Render should also be used to compliment the stone and reduce visibility of these buildings to the wider area as illustrated on the street scenes to the right.

6.11.4 Any materials for boundary treatments within the site should match the materials used on the buildings. Stone topped rendered walls are proposed for the less visible boundaries and an informal timber fencing. Roofs will be reconstituted slate tiles. Plan 6.14 illustrates the distribution of the materials through the site.

6.11.5 The simplicity of the buildings is reinforced though the use of simple, robust detailing. Ornate architectural details that can be found within Talgarth should be utilised within the proposal to strengthen the link between the town and the development.

6.11.6 The key details reflect the local vernacular Those adopted for the proposed buildings include:

- Stone quoined windows to primary elevations.
- Stone window cills to primary elevations.
- Contrasting render quoined windows within primary render elevations.
- Clipped roof eaves and mortared verges.
- Deeper window reveals to create interest within the building elevations.
- Simple casement windows.
- Brick chimneys as the flue for the woodburning stoves.
- Simple finial gable detail.
- Limited use of half dormers on key plots.

Section 6.5 Character Areas Plan

Section 6.6 Character Areas Plan

6.12 Employment Use

6.12.1 Various opportunities to deliver on and off site employment have been considered. Discussions reached an advanced stage with Powys County Council regarding the re-development of the former Council depot site in Talgarth for employment units but regrettably, PCC have now decided to place this site on the open market, which is highly likely to result in its re-development for housing. Discussions with a local agent and Powys County Council officers regarding other opportunities in Talgarth have continued but nothing has materialised. Attention has therefore turned back to exploring what can be delivered on site without undermining the overall viability of the development.

Image 6.10 The former administration building will be converted to create office space

6.12.2 The proposal is for the conversion of the former admin building to create around 500 square metre of office space, conversion of the chapel to incubation business units and/or live work units totalling around 400 square metres and for a number of dwellings to be designed to enable working from home.

6.12.3 The development will deliver significant direct and indirect economic benefits both during the construction and subsequent occupation in the form of new jobs created and increased spending on local goods and services. For example, the new employment floorspace on the site will generate around 40 new full time jobs (source: Homes and Communities Agency Employment Densities Guide) whilst at least 100 full time equivalent jobs will be created during the construction phase over a period of approximately 8 years (source: House Builders Federation - The Economic Footprint of UK House Building.)

6.12.4 The development will be phased to ensure the employment provision is delivered in the early stages of the development.

Image 6.11 The chapel will be converted to create incubation units

VIABILITY AND DEVELOPMENT 7.0

UG1688 | Former Mid Wales Hospital, Talgarth | Development Brief

Chapter 7 provides an overview of the commercial viability of the scheme, and the factors that will shape the type of development that will be delivered on the site.

7.1 Viability Analysis

7.1.1 The delivery of housing on brownfield sites such as this is encouraged by adopted local and national policy but is notoriously challenging in viability terms and this site is no different.

7.1.2 There are a several abnormal costs. For example, the site contains significant asbestos primarily in the form of pipe lagging within approximately 1 KM of underground ducts. This in itself is costly to remove but also means the buildings have to be dismantled rather than demolished significantly increasing the clearance costs. Allied with this, the housing market in Talgarth is not particularly strong and the rate of sales will be relatively slow. These factors all have a negative effect on the overall viability of the development to the extent that the requirements of the LDP policy allocation cannot be met. Furthermore, advice received from a local agent is that there is likely to be limited demand for the employment provision on site.

7.1.3 As one of the largest housing allocations in the LDP, the Authority also need to be satisfied that any proposal that is informed and led by this Development Brief is ultimately deliverable.

7.1.4 This analysis has demonstrated that a development proposal only becomes viable and therefore deliverable with a change from the indicative policy requirements to increase the amount of housing, and reduce the amount of employment use. This Development Brief reflects this assessment.

7.1.5 The DB consultation process and comments received highlighted that a strong priority of the local community and Town Council is the delivery of affordable housing. Consequently, the proposal has been reviewed and will now deliver 20% of the total housing as affordable housing for local people.

Image 7.1 Photograph of type of development that would be delivered.

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