

DESIGN STATEMENT

PROPOSED NEW FAMILY DWELLING

MILTON HILL

LLANWERN VILLAGE

NEWPORT

NP18 2DU

afa
architects
+ planners

INTRODUCTION

This design document has been produced to respond to points raised by the planning officer and set out the design development that has taken place in response to these points.

Points raised as part of the application process.

Dominance of garage door.

Response - The design of the garage door has been revised to soften its impact by replacing the single door with two smaller sets of doors with arched heads.

See page 2

Brise Soleil

Response - With the reduction in roof height and area of glazing to the main stairs the brise soleil has been removed from the main elevation.

See page 5

Split stone and render

Response - The design has been revised to predominantly use stone which is consistent with historic building in the local area.

See page 4 and images 2, 8, 9 and 10

Opening up of the frontage

Response - The revised design provided more landscaping and a larger retained hedge both in height and length.

See page 7

Dominance of hard surfacing

Response - The revised design reduces the area of hard standing throughout the site.

See page 6 and images 8, 9 and 10

Extent of the retaining walls

Response - The revised design has reduced the length of retain walls throughout the site.

See page 6 and images 8, 9 and 10

REVISED ELEVATION



In response to concerns of the dominance of the garage door we have redesigned the garage to be accessed by two separate sets of doors with arched heads. This breaks up the perceived area of the door and softens the impact of the doors on the elevation.

STREET ELEVATION



Artists impression of proposed street elevations.

CHANGE OF MATERIALS



Wisteria House - Stone



Great Milton House - Stone

In response to a question over the chosen materials for the proposed design and after discussions with the client. The design of the house has been revised to increase the amount of stone on the elevation. This design choice reflects stone used in local properties including Great Milton house to the west of the site and properties at the bottom of Milton Hill road Wisteria House to the East of the site.

ELEVATION CHANGES



Originally submitted design area of hard standing and retaining wall extent.



Proposed revised design area of hard standing and retaining wall extent..

The brise soleil on the main elevation have been removed as part of changes to the main elevation detailed below.

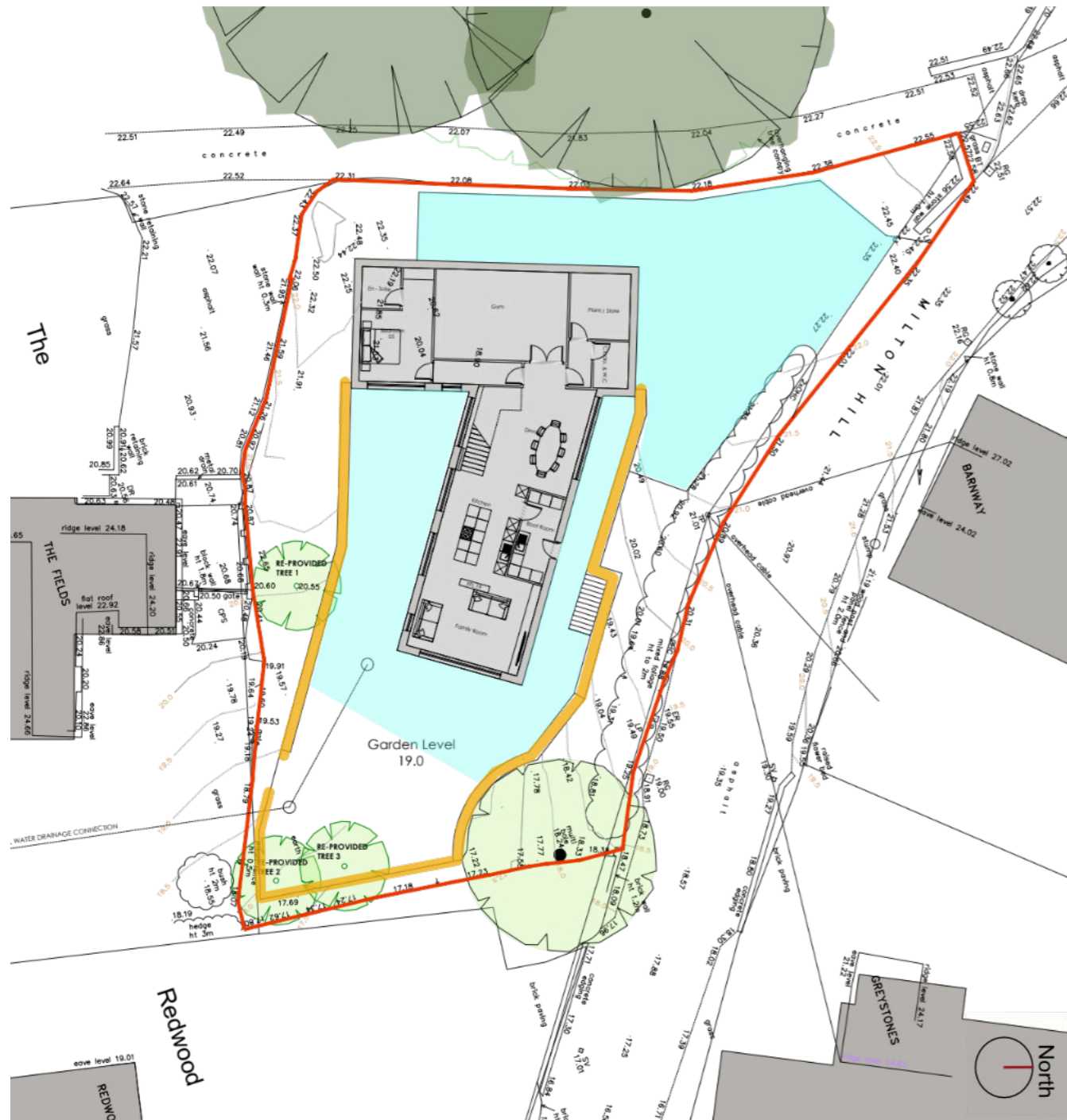
Concerns were raised there could be a risk of overlooking from our proposals of the directly opposite property on the other side of Milton Hill road.

To remove any chance of this the upper ground floor bedroom windows facing the highlighted property have been removed and the roof and associated window to the stair reduced by 1m in height. The Juliette balcony above the garage has been removed and the window reduced in size and the garage altered to two sets of doors.

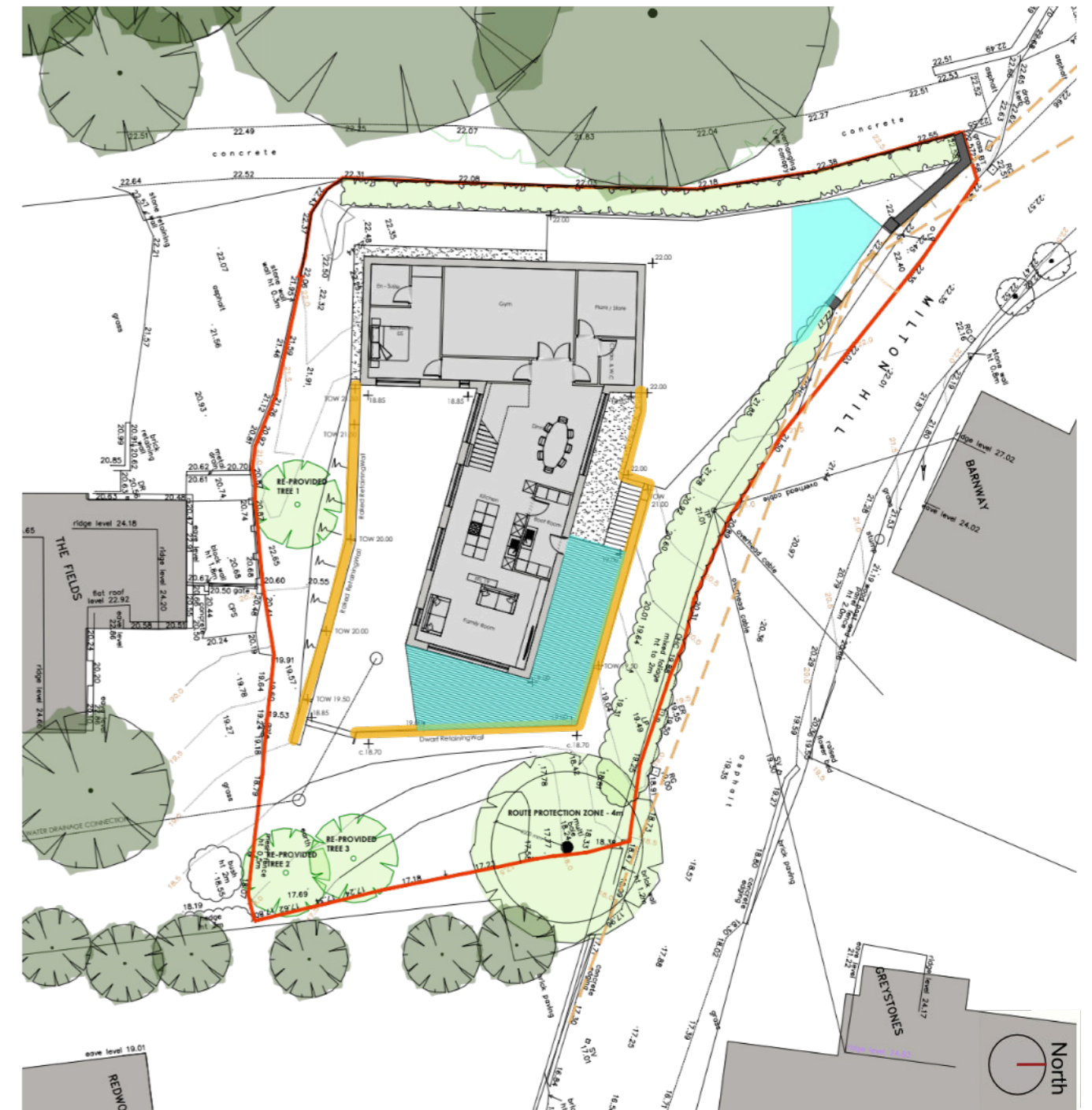
Along with the above the landscape plan has been revised to set the height of the existing hedge along Milton Hill road at 3.5 metres thus further obscuring the elevation of the house.

The side walls to the vehicle access have also been reduced to increase the length of the hedge over that of the original submission.

SITE LAYOUT CHANGES



Originally submitted design area of hard standing and retaining wall extent.



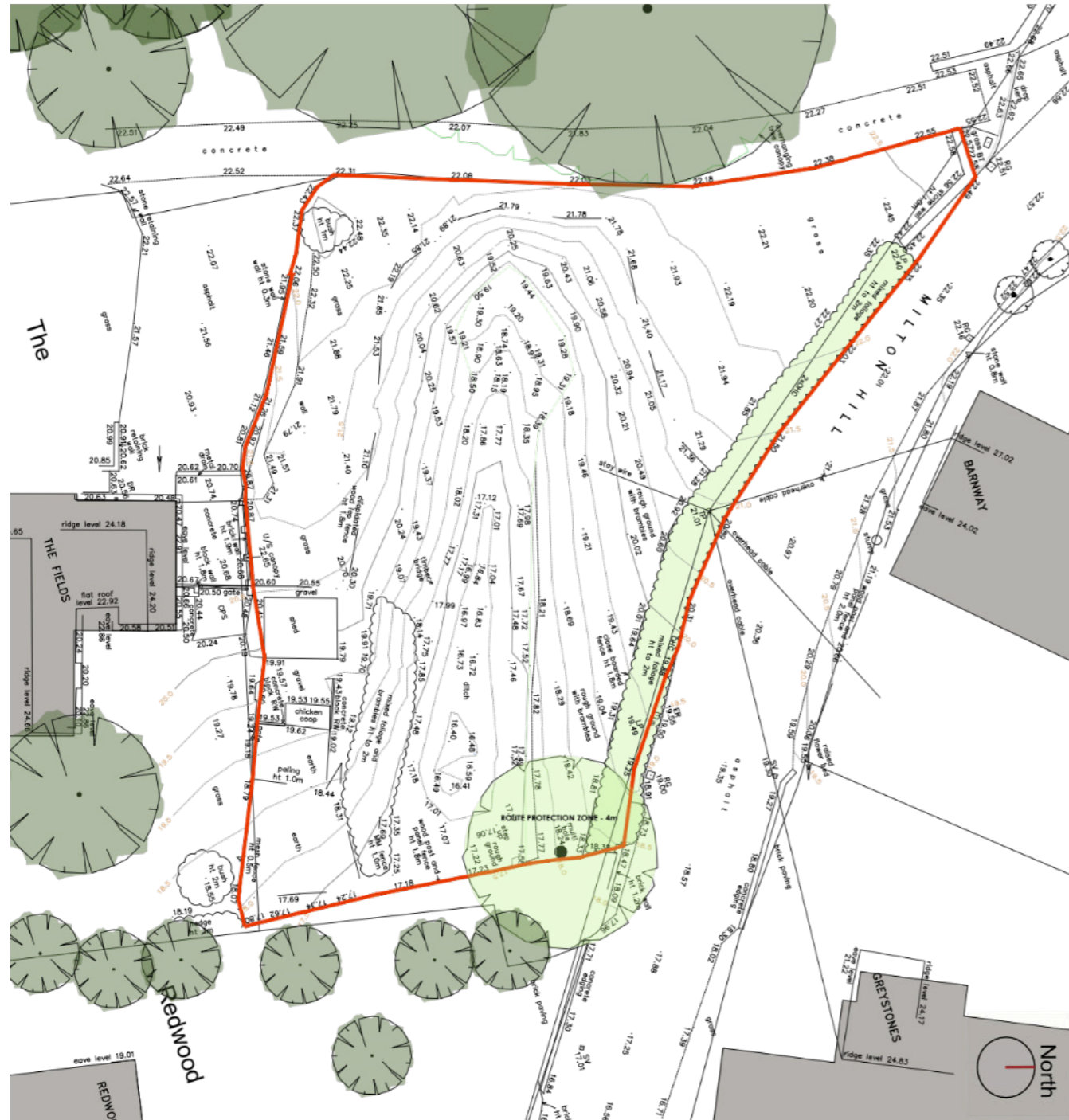
Proposed revised design area of hard standing and retaining wall extent..

The original submitted proposals indicated an area of patio surround the lower ground floor of the house of approximately 137m² and a driveway area of approximately 187m². In response to concerns raised over the area of hard standing and retaining structure a redesign took place to significantly reducing these areas of concern.

The new design provides a lower ground hard standing patio area of 52m² and the drive way has been reduced to an area of 32m² of stone chippings and 33m² of hard standing (indicated turquoise).

This redesign has also reduced the length of retaining walls. The originally submitted design used 63 linear metres of retaining wall outside of the house construction the new scheme creates 50 linear metres of retaining wall (indicated orange).

FRONTAGE



Originally site survey.



Proposed revised design.

A concern has been raised of the opening up of the frontage. In response to this the landscape plan has been revised to retain the hedge and trees along Milton Hill at 3.5 metres high minimum. A new hedge is also proposed along the northern boundary enclosing this side of the site and terminating at Milton Hill road further enclosing the frontage with landscaping. Also as part of the design development the area of wall to the east of the vehicle access has been removed to increase the area of hedge on the frontage.

As can be demonstrated by the above plans the proposed location of the new site entrance is currently partially made up of a low stone wall which allows views into the site. The current low wall was built by a previous owner of the site next to his driveways access. A new wall is proposed to replace this to meet highways compliant vision splays.

SHADOW STUDY



The shadow study has been provided to demonstrate basic levels of sunlight in the garden at different times of the day in summer. This demonstrates the usability of the garden and interrelationship of the retaining walls and there size.

GARDEN VIEW
9.00 am 1st of June

SHADOW STUDY



GARDEN VIEW
12.00 Midday 1st of June

SHADOW STUDY



GARDEN VIEW
5.00 pm 1st of June

AFA Architects & Planners Ltd.
Abacus House
Caxton Place
Cardiff
South Wales
CF23 8HA
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