



DESIGN & ACCESS STATEMENT

PROPOSED NEW FAMILY DWELLING

MILTON HILL

LLANWERN VILLAGE

NEWPORT

NP18 2DU



afa
architects
+ planners

CONTENTS

1.0 INTRODUCTION

2.0 LOCATION AND CONTEXT

SITE LOCATION CONTEXT
SITE LOCATION PLAN
EXISTING SITE PLAN
SITE AND CONTEXT PHOTOS
EXISTING USES, ACCESS, & MOVEMENT
SITE ANALYSIS
SITE CONTEXT NEW DEVELOPMENT
GREAT MILTON
EXISTING APPROVED PLANNING

3.0 PLANNING HISTORY

PLANNING HISTORY
PRE-APPLICATION DISCUSSIONS

4.0 DESIGN PROPOSALS

APPEARANCE AND DESIGN
MATERIALS
DESIGN CONCEPTS
PROPOSED GROUND LEVEL SITE PLAN
PROPOSED LOWER GROUND LEVEL SITE PLAN
PROPOSED PLANS
PROPOSED IN CONTEXT ELEVATIONS
PROPOSED ELEVATIONS
PROPOSED SKETCH VIEWS 1
PROPOSED SKETCH VIEWS 2

5.0 SUMMARY





0.1 INTRODUCTION

This document forms part of a full planning application submission for a proposed single family residential dwelling on land off Milton Hill , Llanwern Village, Newport NP18 2DU.

The document explains through site assessments and analysis of the immediate and surrounding context, how the proposal will be designed and integrated into the local landscape creating a high-quality residential dwelling.

Drawings

1990 PL01 - Site Location Plan

1990 PL02 - Existing Site Plan

1990 PL03 - Block Plan

1990 PL04 - Proposed Lower Ground and Ground Floor Plans

1990 PL05 - Proposed First Floor Plan and Roof Plans

1990 PL06 - Proposed Lower Ground Floor Site Plan

1990 PL07 - Proposed Ground Floor Site Plan

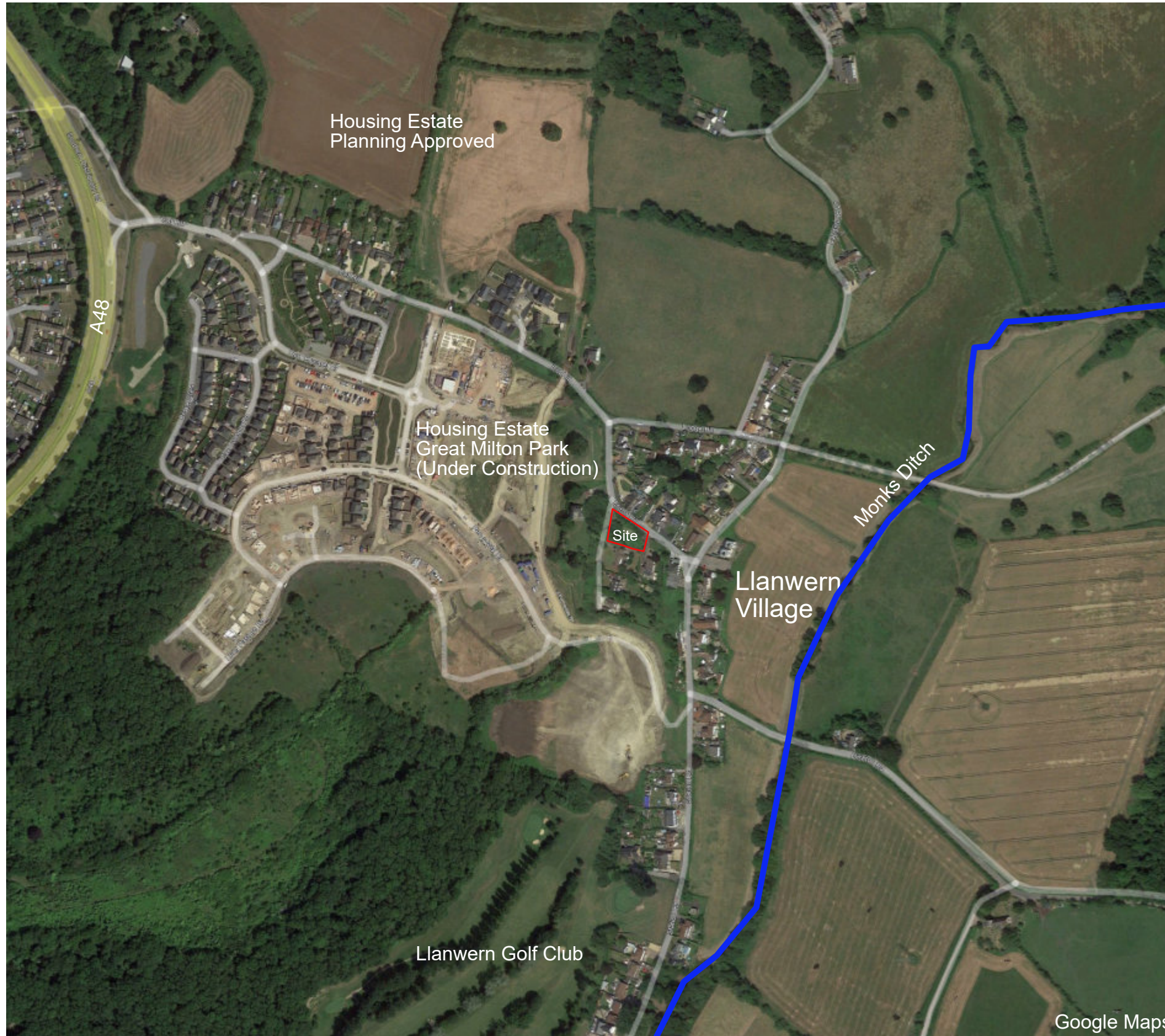
1990 PL08 - Proposed In Context Elevations

1990 PL09 - Proposed House Elevations 01

1990 PL10 - Proposed House Elevations 01

2.0 LOCATION AND CONTEXT

SITE LOCATION CONTEXT



The site is located to the west of Newport in Llanwern Village with the site accessed directly off Milton Hill.

The proposed site benefits from views across the valley over Monks Ditch towards Llanwern park to the east of the site. To the north west and south of the site several large housing developments have been proposed with one under construction. The sites location gives access to retail and leisure activities in close proximity as well as schools, library and doctors surgery.

The overall proposed site area extends to approximately 950 square metres.

Site Location

2.0 LOCATION AND CONTEXT

SITE LOCATION PLAN



2.0 LOCATION AND CONTEXT

EXISTING SITE PLAN



2.0 LOCATION AND CONTEXT

SITE AND CONTEXT PHOTOS



View 1 - View down Milton Hill towards site.



View 2 - Access to 3 properties to south of site.



View 3 - Great Milton House behind earth bund from new housing estate.



View 4 - View through gate of Great Milton House

2.0 LOCATION AND CONTEXT

SITE AND CONTEXT PHOTOS



View 5 - View west up Milton Hill road.



View 6 - New block of flats north west of site.



View 7 - New house off Langstone Lane at junction with Milton Hill.



View 8 - View of house on new estate.



View 9 - View of Hawthorn Cottage off Milton Hill

2.0 LOCATION AND CONTEXT

EXISTING USES, ACCESS AND MOVEMENT



KEY.

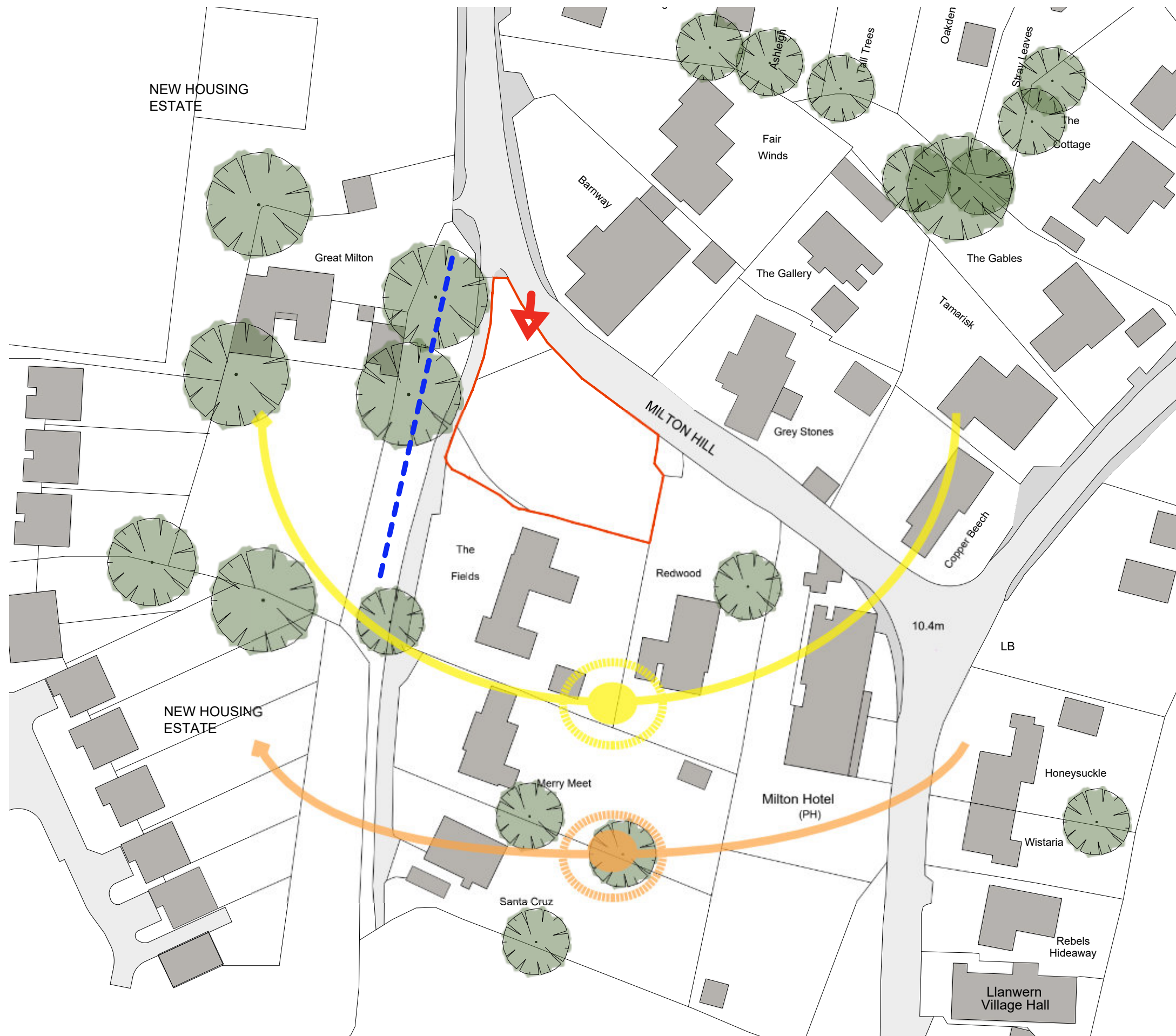
- Site
- Commercial / Industrial
- Leisure
- Residential
- Schools
- Vehicular Access
- Pedestrian Access





Google Maps

2.0 LOCATION AND CONTEXT


SITE ANALYSIS



 vehicle access or egress

 Summer Sun Path

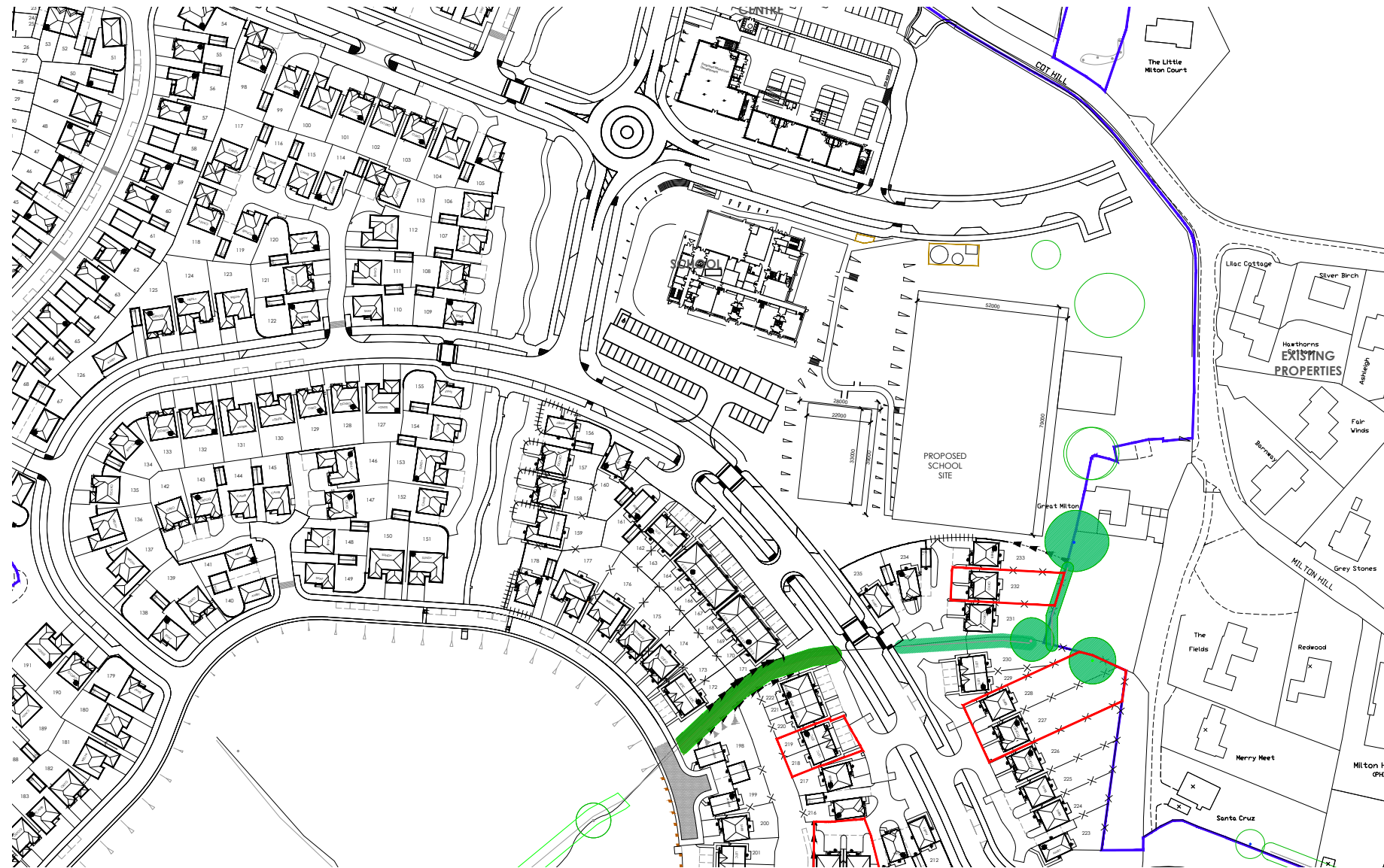
 Winter Sun Path

 Natural barrier vegetation outside of the site.



2.0 LOCATION AND CONTEXT

SITE CONTEXT NEW DEVELOPMENT



To the west of the site is a new housing estate developed by Redrow call Great Milton Park which raps around the west side of Llanwern Village. Currently the development is not shown on most maps in full as it is under construction. We have included the site plan extract to give a clear view of the context of the area once this large development is complete.

The below images shows Great Milton House on the far left across the regraded land, new housing and block of flats to the far right.

Extract from neighbouring application currently under construction.



Image of construction site from Milton Hill road.

4.0 DESIGN PROPOSALS

GREAT MILTON



Great Milton house with new housing estate backdrop.

Directly to the west of the proposed site is Great Milton house a grade II listed building Cadw Ref 3064. Listed grade II as a good example of a sub-medieval Monmouthshire farmhouse with many surviving internal features and C17 fenestration.

The original setting of Great Milton was in a semi-rural location set back from the edge of Llanwern Village, but that semi-rural character no longer exists. The new housing estate surrounds the house as illustrated on the previous page and the images to the left.

Although our site is near Great Milton the proposed site is completely concealed from the Great Milton by several large protected mature trees. Given this proximity to a grade II listed building discussions have been held with Laura Smith, Historic Building Conservation Officer at Newport City Council with a Teams meeting being held on the 10th of March 2023 to discuss our proposals.

At this meeting the scale mass and design of the proposal was discussed. Sketch drawings were issued demonstrating the simple, linear roof form which displays a more vernacular, rural scale using a similar roof form to Great Milton than the currently approved application. Comments that the proposed scale was acceptable and that the new design represents an improvement over the previous scheme were verbally received.



The proposed site is to the left of the above image with the access to The Fields house and two further houses. To the right of the image is the boundary the Great Milton with protected mature tree and large shrubs.



To the right of the image is Great Milton house with the large protected mature tree and large shrubs in the centre of the above image.

3.0 PLANNING HISTORY

EXISTING APPROVED PLANNING

An existing extant planning application exists for part of the site planing application 18/1025 approval dated 11-Jun-2019.

This approved application was for a 3 storey dwelling with double garage on a 750 square metre site.

Our proposal -

- Uses a similar proposed site access.
- Our site area has enlarged to 950 square metres.
- Our proposal is three storey.
- Our proposal uses similar materials including through colour render and slate roofing tiles.

