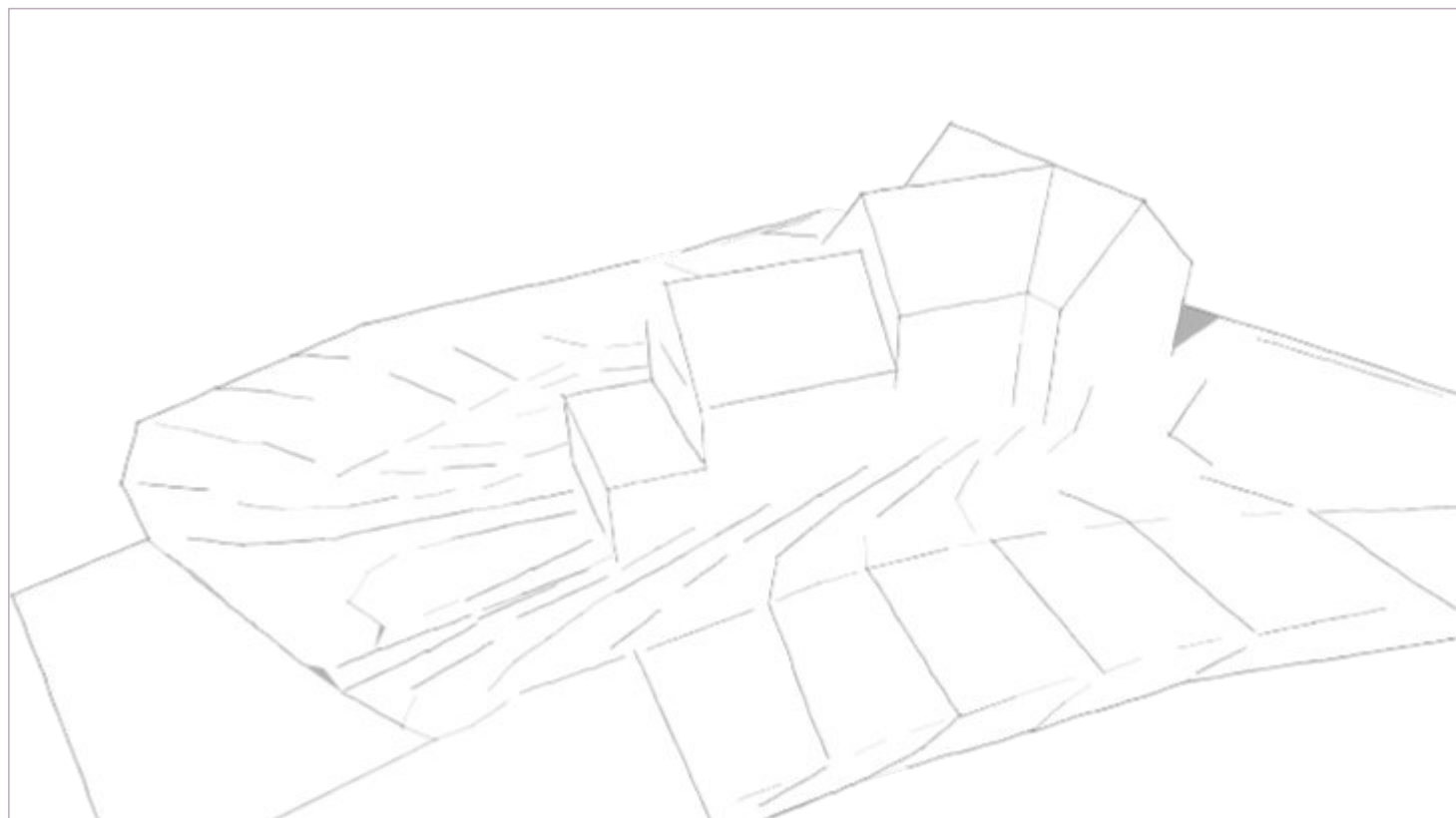
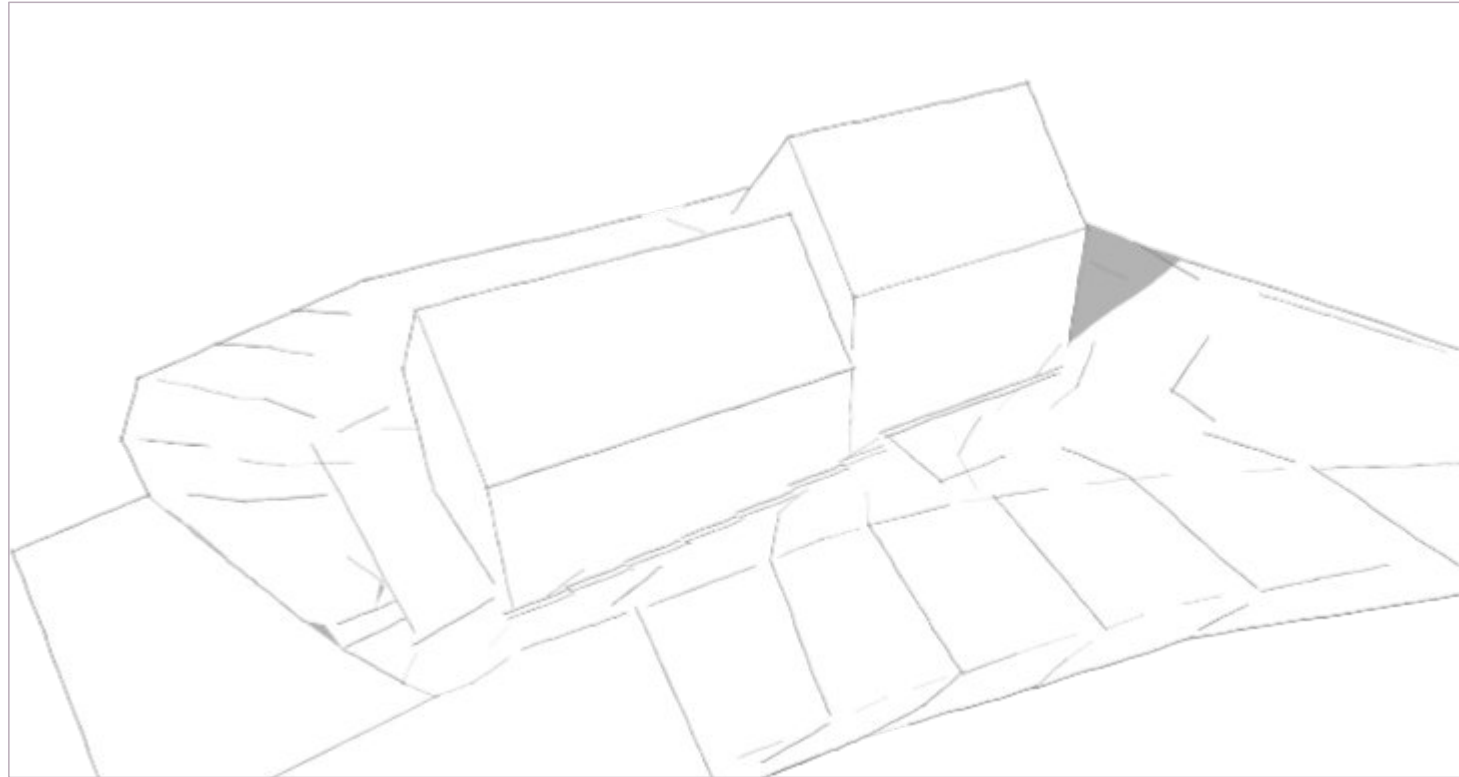


# 4.0 DESIGN PROPOSALS

## APPEARANCE AND DESIGN



The design has been developed in response to the traditional built form of the buildings around the site. Our proposal provides a simple, linear roof form which displays a more vernacular, rural scale in keeping with its surrounding.

A significant influence on the design is the unusual topography of the site. The site is set on a hill side with a west to east change in elevation of 5.4 metres and a significant depression in the centre of the site which was produced by past quarrying for stone.

As such the new dwelling has been centrally located within the depression with its entrance level set to the western side of the site to allow access to Milton Hill road. This allows for the reuse of the street access proposed as part of the approved planning application on the site.

The roof form was chosen to reflect the local building types in the village. Including Great Milton, Milton Hotel, Lilac Cottage, Hawthorns Cottage and others.

A number of massing studies were carried out using these initial controls.

A long single mass was developed but it was felt this compromised the garden area of the development and did not reflect the varied local building typologies.

This design was developed moving more of the accommodation into the hillside to reduce the length of the mass of the building and stepping the mass along the hill. The mass was then subdivided and twisted creating a form more reflective of Great Milton's alignment and massing subdivision.

The design has been developed further and forms the basis of our proposals.

# 4.0 DESIGN PROPOSALS

## MATERIALS



Wisteria House - Stone



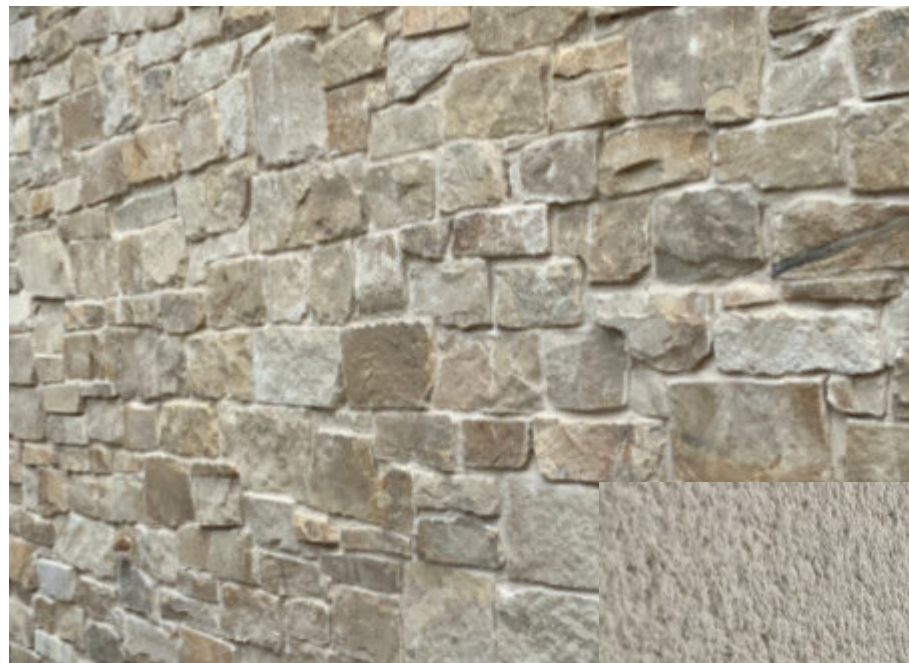
Great Milton House - Stone

The proposed materials palette has been chosen to compliment the buildings in the surround area in a modern and harmonious way.

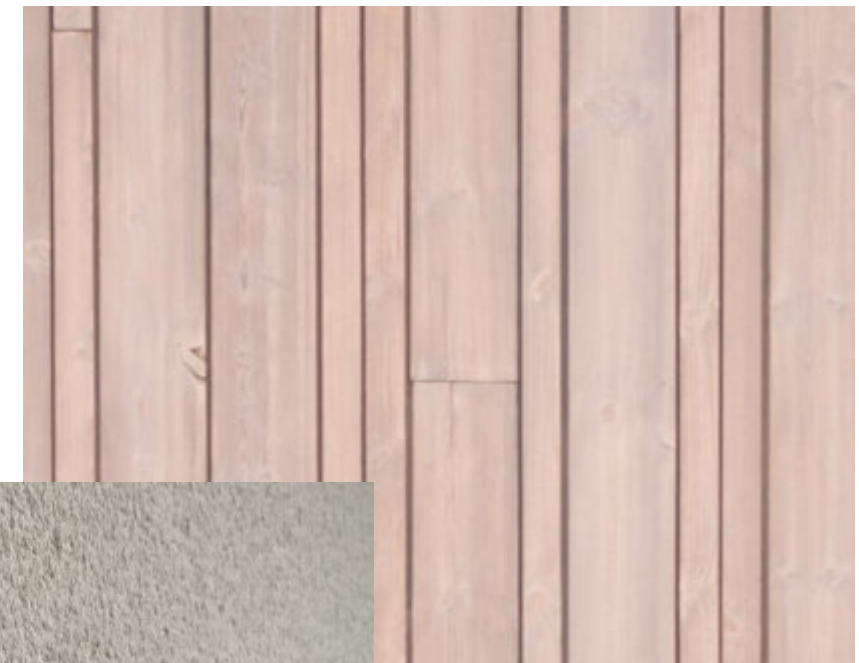
1. Stone facing
2. Through colour render
3. Slate tile roof
4. Windows and doors colour : dark grey
5. Timber cladding



New block of flats Great Milton Park - Timber Cladding



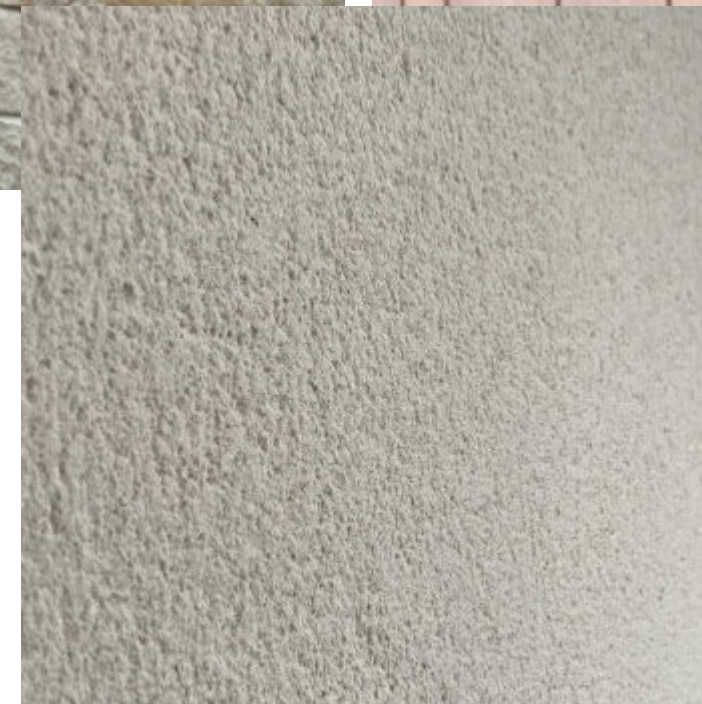
Facing Stone



Timber Cladding



New block Houses Lanwern Village - Through colour render



Through colour render

# 4.0 DESIGN PROPOSALS

## DESIGN CONCEPTS

### Use

The proposed development is for a single detached 5 bedroom dwelling, accessed off Milton Hill road, Llanwern Village.

### Amount

The site outlined in red encompasses an area of 950 square metres with the footprint of the proposed dwelling of 202 square metres.

All below areas are based on a Gross Internal Area.

### Dwelling

Lower Ground Floor	-173 sq.m
Ground Floor	- 118 sq.m
First Floor	- 93sq.m
Total	- 384 sq.m

### Scale

The proposed dwelling is made up of lower ground floor, ground floor, and first floor set into the pitched roof. The garage is at ground floor level and will accommodate 2 cars, cycle parking and waste storage.

To the north is Great Milton a 4 storey listed building with 4 levels with two of these levels set into the pitch of the roof. Around Great Milton is a new housing estate made up of houses and blocks of flats from 2 to 4 storeys.

Llanwern Village is made up of a mix of dormer bungalows and two storey houses.

Our proposals reflect the mix of scales and roof styles of the surroundings of the site.

### Layout

The new dwelling is located to the eastern side of the site to allow site access at grade. This location sets the new dwelling into the hillside with a significant proportion of its mass below the surrounding ground level reducing its perceived mass. This approach preserves Great Milton's stature in the local group. As well as providing access and views out to the lower ground level garden from the main habitable rooms of the house.

This location allows for the proposed dwelling to make best use of the site area and topography.

The new access and driveway will access the site next to the existing access to the existing house to the south of the site. This access will be similar to the access approved as part of the extant application for a new dwelling on the site.

### Access

Vehicle and pedestrian access onto the site will be via a proposed entrance at the north-west corner of the site. The vision splays are indicated on the proposed site plan and reflect the vision splays proposed for the approved application on the site.

Vehicles can approach the main door to the house and a turning area has been provided to allow access to the front door, garage and parking along the side of the house.

The main entrance is clearly visible from the street and is accessed over a bridge link. The main entrance will be disabled accessible with access to one bathroom.

### Landscape and Biodiversity

The site is currently predominantly improved grass land used as a garden lawn. Along the northern boundary is an existing hedge which will be maintained and improved with indigenous species. Three indigenous new trees have been agreed to be planted to allow the replacement of a poor quality non indigenous tree.

### Sustainability

The dwelling will be built to be fully compliant with current building regulations and will benefit from high level of insulation and energy efficient design solutions. Sustainable energy sources are being reviewed. Due to the sensitivity of the landscape views, elements such as solar thermal and photovoltaic panels have been omitted from the scheme. Instead, efficient insulation and potential use of bio-fuel, ground source heat-pump, energy sources are being considered.

### Recycling and Waste

The proposed garage is designed over standard size to allow for the storage of waste and recycling securely with collection from Milton Hill. Given the size of the garden an area for composting will be able to be accommodated.

# 4.0 DESIGN PROPOSALS

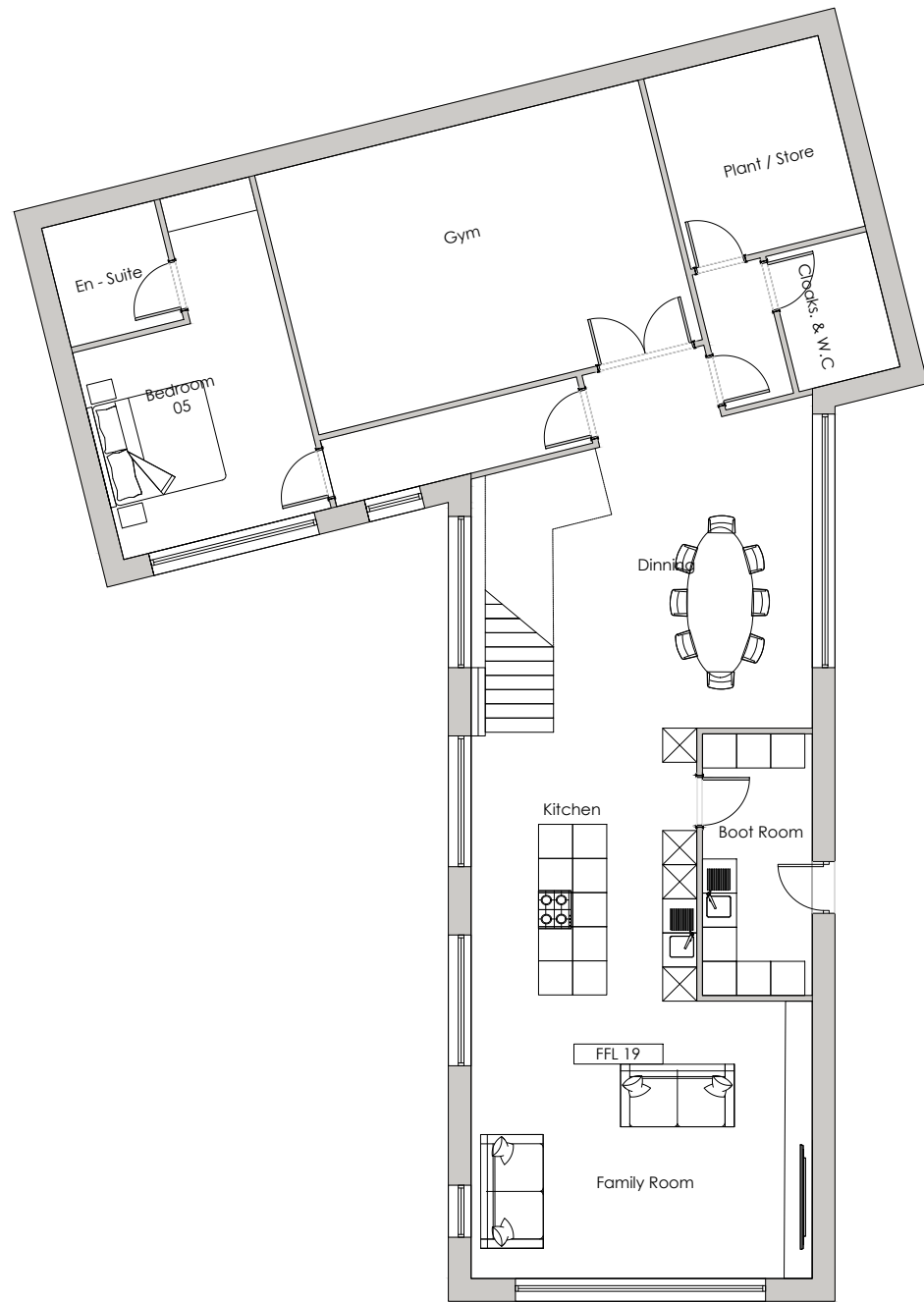
## PROPOSED GROUND LEVEL SITE LAYOUT PLAN





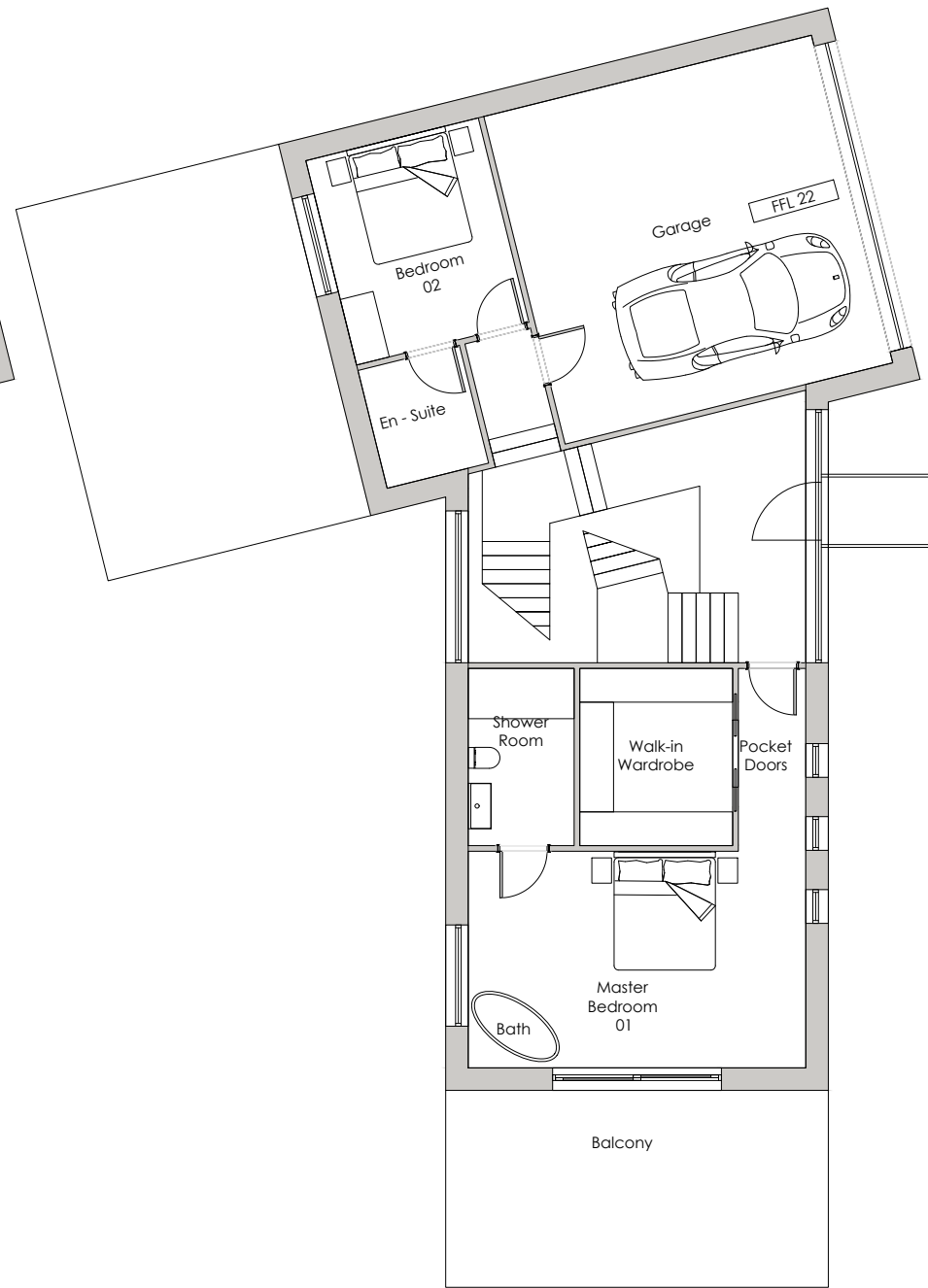
# 4.0 DESIGN PROPOSALS

## PROPOSED FLOOR PLANS

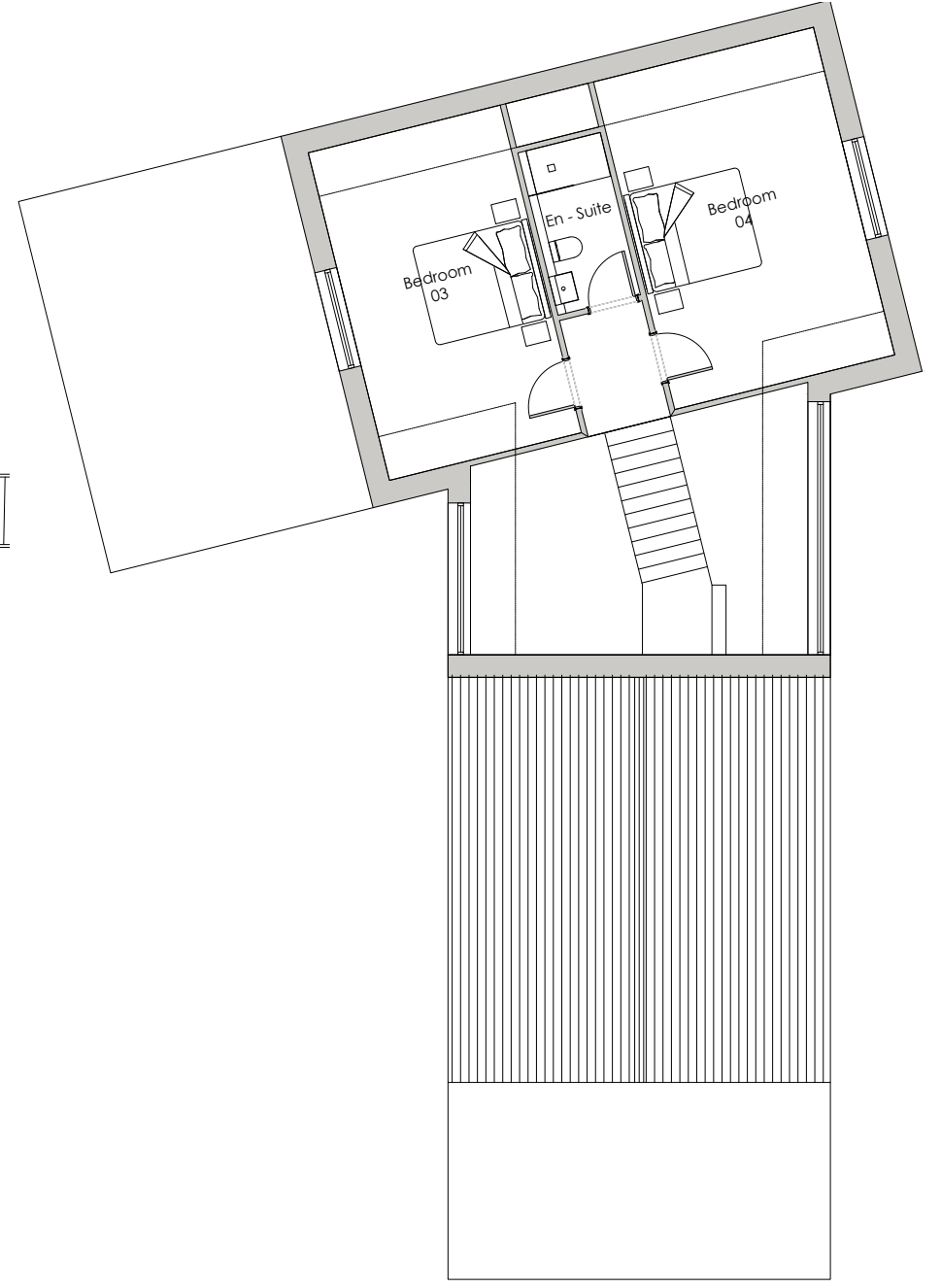


LOWER GROUND FLOOR PLAN  
Gross Internal Area - 173 m<sup>2</sup>

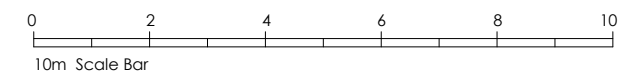
TOTAL GIA - 384 m<sup>2</sup>



GROUND FLOOR PLAN  
Gross Internal Area - 118 m<sup>2</sup>



FIRST FLOOR PLAN  
Gross Internal Area - 93 m<sup>2</sup>  
Inc. Voids

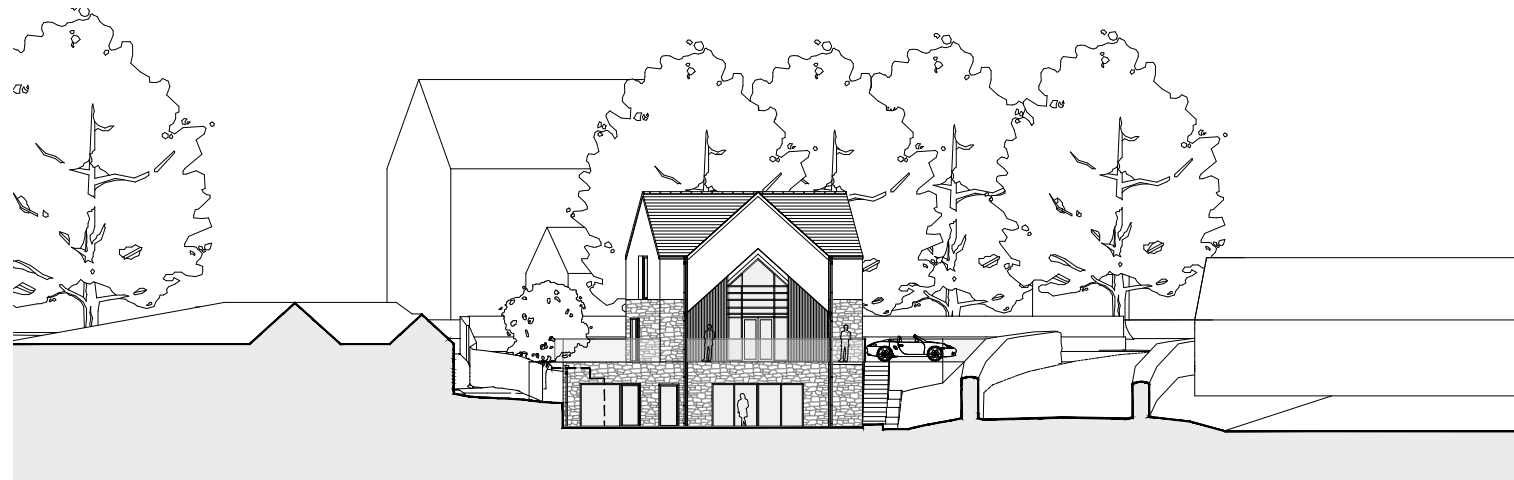


# 4.0 DESIGN PROPOSALS

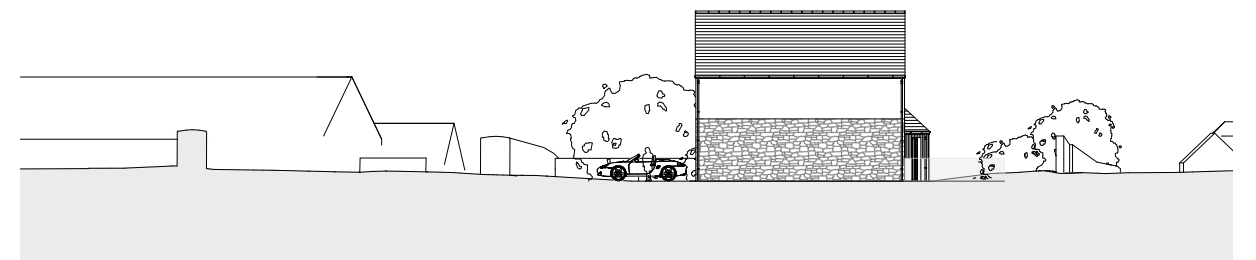
PROPOSED IN CONTEXT ELEVATIONS



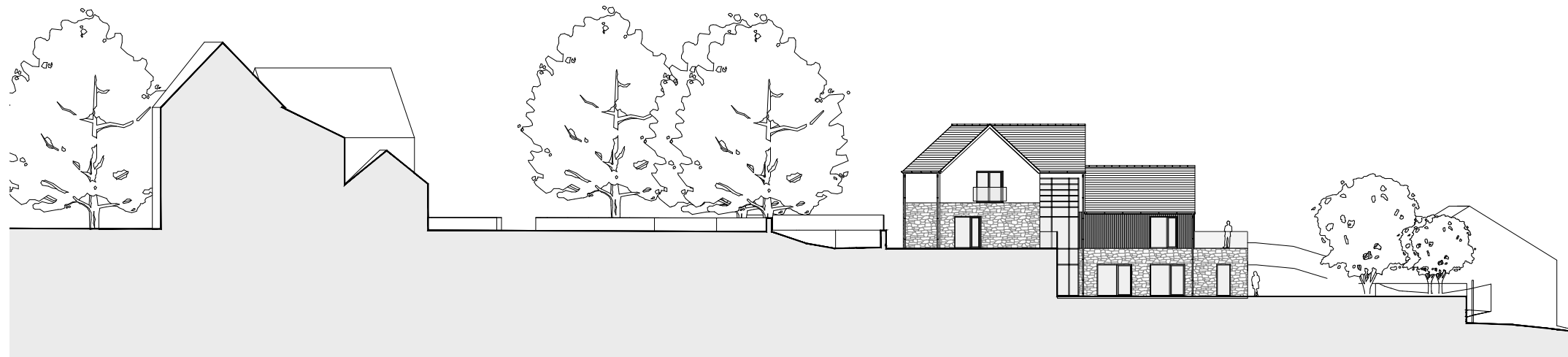
PROPOSED NORTH ELEVATION



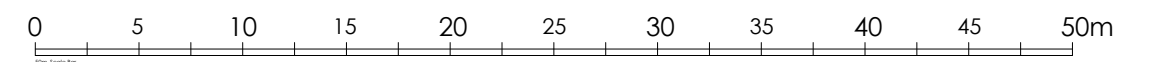
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



# 4.0 DESIGN PROPOSALS

## PROPOSED ELEVATIONS

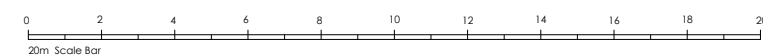


PROPOSED NORTH ELEVATION



PROPOSED NORTH EAST ELEVATION

- FINISHES/MATERIALS
1. NATURAL STONE
  2. SLATE ROOFING TILE
  3. SECTIONAL OVERHEAD GARAGE DOOR - BLACK
  4. TIMBER DOOR - STAINED FINISH
  5. ALUMINUM FRAME WINDOWS AND DOORS - BLACK
  6. VERTICAL TIMBER CLADDING - STAINED FINISH
  7. RAIN WATER GOODS PLASTIC - BLACK
  8. FACIA - BLACK
  9. THROUGH COLOUR RENDER - WHITE ROUGH FINISH
  10. TIMBER LOUVERS - STAINED FINISH

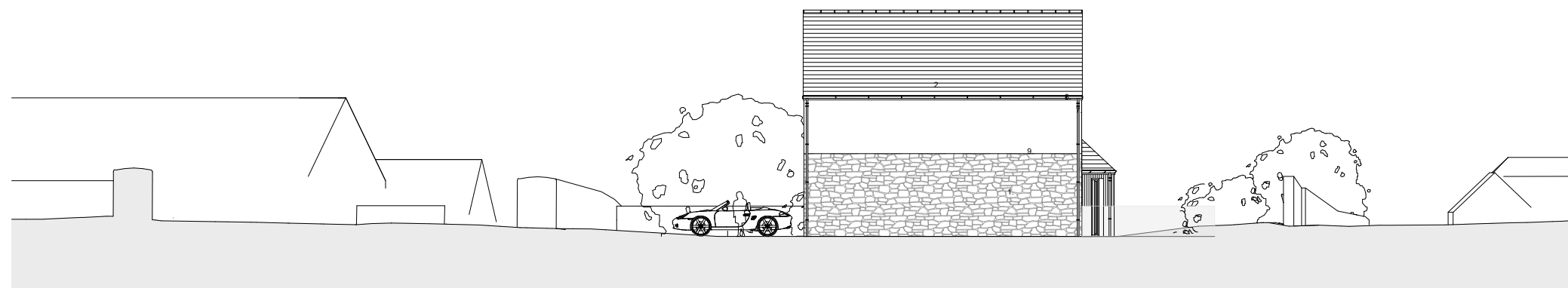


# 4.0 DESIGN PROPOSALS

## PROPOSED ELEVATIONS

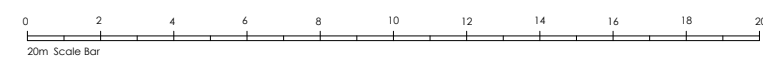


PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

- FINISHES/MATERIALS
1. NATURAL STONE
  2. SLATE ROOFING TILE
  3. SECTIONAL OVERHEAD GARAGE DOOR - BLACK
  4. TIMBER DOOR - STAINED FINISH
  5. ALUMINUM FRAME WINDOWS AND DOORS - BLACK
  6. VERTICAL TIMBER CLADDING - STAINED FINISH
  7. RAIN WATER GOODS PLASTIC - BLACK
  8. FACIA - BLACK
  9. THROUGH COLOUR RENDER - WHITE ROUGH FINISH
  10. TIMBER LOUVERS - STAINED FINISH



# 4.0 DESIGN PROPOSALS

SKETCH VIEW 01



# 4.0 DESIGN PROPOSALS

SKETCH VIEW 02



## 5.0 SUMMARY

We feel this proposed new dwelling will deliver a high quality design within a sustainable location, that is appropriate to the setting of the site, with a sympathetic scale, form and massing with the use of appropriate locally relevant materials.

On the basis of the information and analysis contained forming this document and the associated planning application submission it is respectfully requested that planning permission is granted for the proposed new dwelling.



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