

Planning, Design and Access Statement

Proposed dwelling at land adjacent to Mill House, Mill Lane, Castleton. Newport. CF3 2UT.

1.0 Summary:

This design and access statement supports a formal planning application for the erection of a five bedroom, two-storey dwelling with detached garage on land adjacent to Mill House, Mill Lane, Castleton.

The statement should be read in conjunction with the following additional documentation:

- 454 – AL(90)00 – Site Location Plan.
- 454 – AL(90)01 – Topographical Survey.
- 454 – AL(90)02 – Proposed Site layout.
- 454 – AL(90)03 – Proposed Site layout including boundary treatments and outline landscaping design.
- 454 – AL(99)01 – Existing. Proposed Mill House Floor Plans. Elevations. Site section.
- 454 – AL(99)02 – Proposed Elevations.
- 454 – AL(99)03 – Proposed Floor Plans.
- 454 – AL(99)04 – Proposed Site Section and Proposed detached garage.
- 454 – Computer Generated Images.
- 454 – Green Infrastructure Statement.
- Cardiff Treescapes – Tree Survey report.
- Cardiff Treescapes – Arboricultural Constraints Plan.
- Cardiff Treescapes – Arboricultural Survey Report.
- Cardiff Treescapes – Impact Assessment Plan.
- CDA – Drainage Strategy Report and Design.

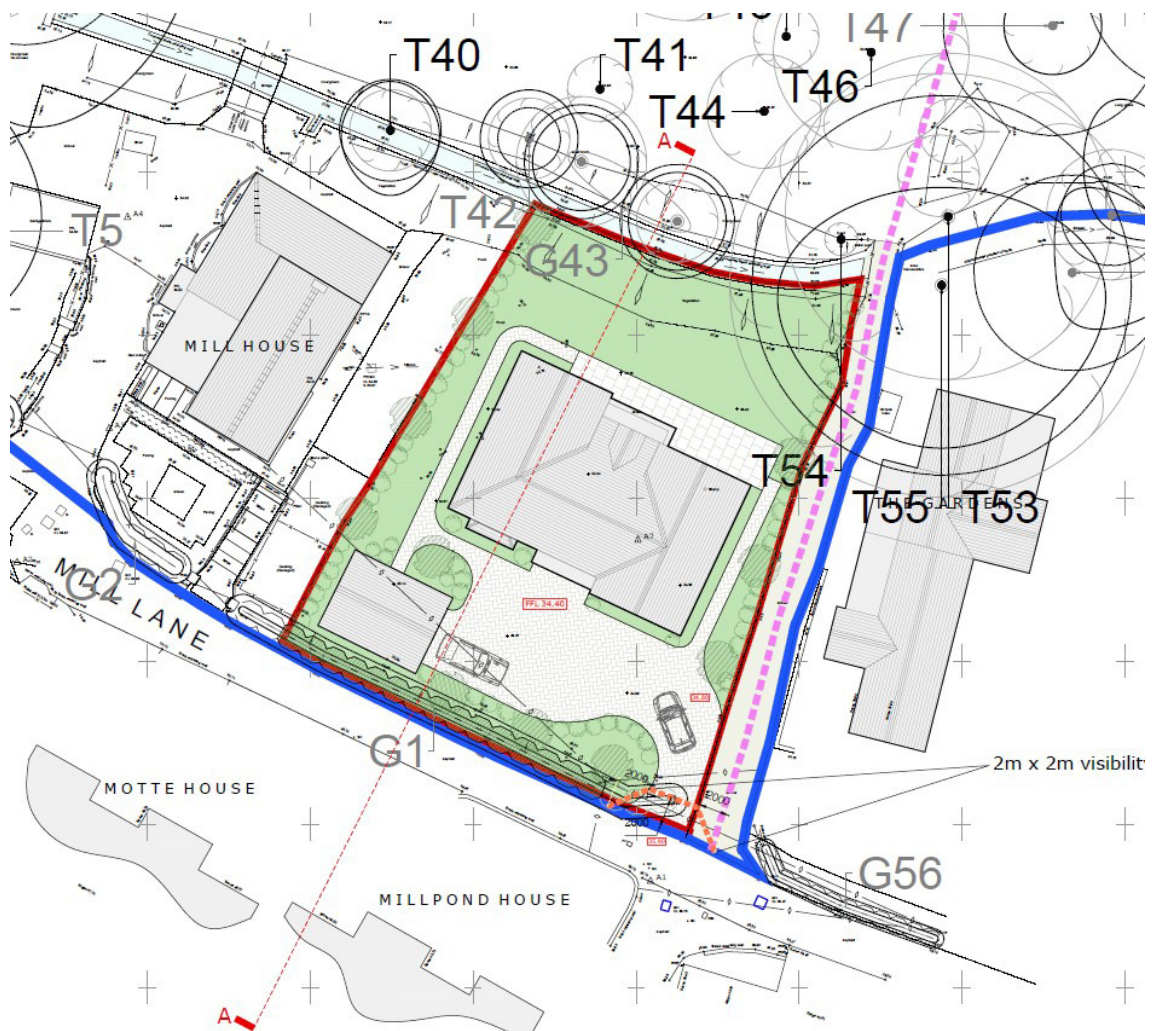


i. Proposed scheme Computer Generated Image. (Proposed trees to boundaries excluded in image)

2.0 Brief and Vision

The key aspirations for the site are to:

- Provide a high quality dwelling incorporating open plan living accommodation.
- Connect the dwelling with the context sensitively.
- Make best use of the opportunities provided by the northern aspect and the prospect over the countryside to the north-east.
- Provide a farmhouse/rural character aesthetic that sits well within the street scene and benefits the wider context.
- Create a thermal efficient, sustainable dwelling to conserve energy and incorporating a sustainable/renewable heating system.
- Provide flexible use accommodation to allow the proposed and future occupants to adjust how they utilise the dwelling to suit their specific needs.
- Minor alterations to Mill House to adjust the amenity area and to block up two number first floor side elevation windows to ensure privacy can be retained.



ii. Proposed site layout plan in context.

3.0 Site and Context Analysis:

The subject site is located within the hamlet of Castleton, situated approximately 5 miles southwest of Newport city centre and southwest of the A48 road. The site is located to the north west of Castleton and within the administrative boundary of Newport City Council. The subject site lies wholly within the settlement boundary.



iii. Aerial photograph identifying location of the subject site within Castleton.

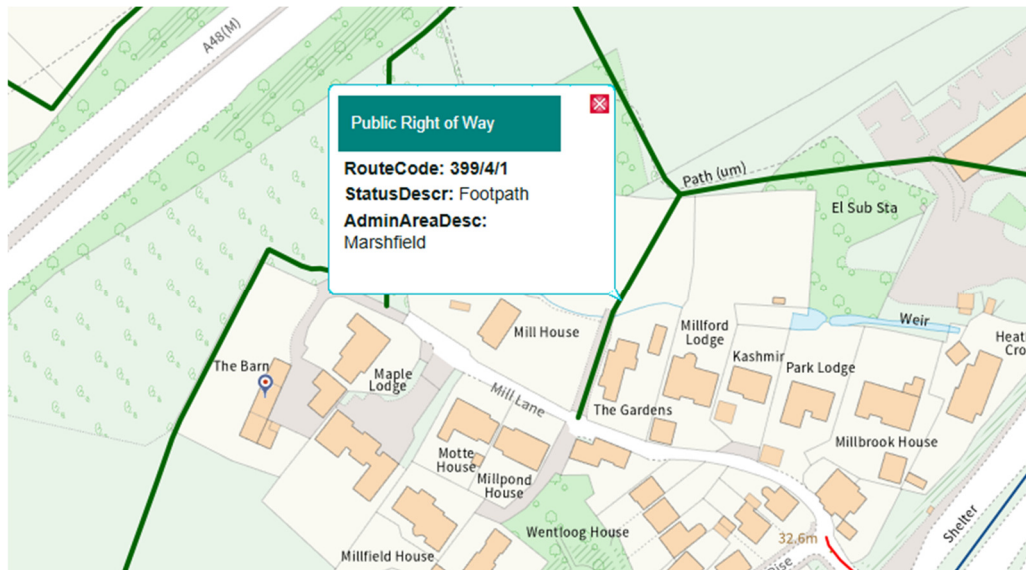
Mill House sits within generous grounds that have been utilised as amenity space/gardens with various areas of lawn, orchard, decking and other similar features and minor outbuildings. These have generally fallen into disrepair. The subject site lies to the south east of Mill House and therefore within brownfield land.

Mill House is a traditional form of pitched roof, rendered detached dwelling with several lean to extensions and other historical alterations. To the opposite side of Mill Lane (and indeed to the south) the dwellings are far more contemporary and a far greater scale. Here there are various materials including; brickwork, render and stonework. The Gardens to the south is a much smaller scale with a traditional pitched roof bungalow form.

The topography is a key site/context feature. Whilst Mill lane is relatively flat east to west, the levels either side differ in a short distance. The more contemporary dwellings to the west sit higher than Mill Lane by approximately 1m (albeit this varies for the dwellings along this frontage). The finished floor level of Mill House sits approximately 1.5m lower than Mill Lane. This has the effect of reducing the scale of Mill House when viewed from Mill Lane.

4.0 Public Right of Way:

There is a public right of way (399/4/1) that runs from Mill Lane, along the driveway to the west of The Gardens, through the land to the rear and beyond the applicant's ownership. This will remain unaffected by the works.



iv. Extract identifying the Public Right of Way.

5.0 Planning History:

There is no relevant planning history that would affect the proposal.

6.0 Heritage:

There are no heritage assets within proximity of the site that would be affected by the proposed development. The closest scheduled monument being Wentloog Castle.

A corn mill is shown at this site on the 1st edition of the 25-inch O. S. map of 1883, water being supplied by small streams and a large mill pond. On the 2nd and 3rd editions of 1901 and 1920 the pond is depicted as "old mill pond" and the central section of the building has disappeared. The location of which is to the north west of Mill House and not within the application site.

7.0 The proposal and scope of works:

The proposed dwelling responds to the key site characteristics which in this case are:

A. The site topography. As described earlier in this document, the site generally at a lower level than Mill Lane with a gradient that increase closer to the rear of the site and water course. The location of the building at a near mid-point within the site reduces the need to adjust the topography and allows the finished floor level to be similar to that of Mill House. An element of cut and fill ground works will be implemented to reuse site won material to grade the rear garden and grade the proposed front access driveway. The proposed finished floor level provides street scene continuity with the adjacent Mill House and a logical form of development.

B. The existing access driveway to the east. The existing driveway forms the eastern boundary to the site. Locating the proposed driveway access adjacent to this makes efficient use of the site and minimises impact to the existing hedgerow and street scene. Defining the access then provides a logical approach to the proposed dwelling. Applying parking standards and accounting for the levels to provide the driveway/parking area also led to the siting of the dwelling.

C. The existing trees and hedgerows. Please refer to the supporting Treescene tree information. The proposed dwelling is located to minimise impact to the existing hedgerow and the trees to the rear of the site. The location of the dwelling and the internal layout responds to provide sufficient distance from these features whilst also maximising daylight/enjoyment of internal spaces by future occupants.

The overall design principles for the dwelling were to retain a semi-rural aesthetic with an open and 'green' feel; within the site, along Mill Lane and from adjacent dwellings. As above, setting the building back from Mill Lane, for many logical reasons, also provide a separation that affords additional landscaping and a feel of open space along Mill Lane, retaining the green character of the site.

The proposed dwelling takes cues from Mill House. The traditional pitched roof form with materials to suit the semi-rural aesthetic. The roof will be covered with artificial slate, external walls to receive smooth white render (with cast stone and brickwork detailing) and heritage style and colour fenestration. The proportions employed again take cues from the context.

Privacy:

In terms of privacy between Mill House and the proposed dwelling, the proposed dwelling has been designed so that there are no habitable room windows facing Mill House. A relatively generous distance has been provided between the proposed dwelling and Mill House. However, there are habitable windows to the two number first floor bedroom windows within Mill House. The Bedrooms benefit from dual aspect window opportunities. Blocking up the bedroom windows to the side elevation of Mill House will ensure privacy can be retained without detriment to the aesthetic of Mill House nor enjoyment of the bedrooms.

The separating distance between the proposed dwelling and the dwellings opposite the site has also been considered and includes in excess of 21m. This is in part guided by the build line with Mill House. Additional screen planting/trees to Mill Lane are proposed, primarily as a street scene and landscaping amenity benefit to the proposed dwelling but also as a device to assist in a screening effect between the proposed and the dwellings opposite the site.

The elevation facing The Gardens has also been designed with privacy in mind, with only non-habitable room windows facing The Gardens and the dwelling located to provide a suburban separating distance between existing and proposed.

Amenity, boundary treatments, trees and Landscaping:

The landscaping and green character of the development have been carefully considered, and as above have also guided the decisions regarding access, levels, siting and scale along with overall aesthetic. In terms of boundary treatments, these also form the main consideration regarding landscaping. The following are the main principles, which will be developed with the assistance of a landscape designer which can hopefully be conditioned as part of any approval.

The location of the access minimises adjustment to the existing hedgerow along Mill Lane. It is intended that the hedgerow will be retained and bolstered. In addition a planting 'buffer' will be provided behind the hedgerow both for root protection, but also to allow for additional planting. The additional planting would include trees to be added along Mill Lane to benefit the street scene and biodiversity/green infrastructure. This feature, given the site levels, also provides privacy screening to the proposed dwelling and a green outlook from the property.

The boundary to the west has been located to provide sufficient open space/distance between the proposed dwelling and Mill House to reflect the semi-rural character. The boundary treatment will provide initial privacy with the installation of a timber slatted fence, 1.8m high. However, within the subject site a native hedgerow is proposed along with trees at suitable centres. These, in time, will form the boundary and provide the required privacy whilst also providing biodiversity/green infrastructure benefits.

The rear boundary is primarily formed by the watercourse. It is intended to leave this boundary as open and permeable as possible. Planting in the form of low shrubs as a form of hedge would form a buffer to the watercourse. A post and rail fence will also be installed to separate the site/occupants from the rear watercourse.

The boundary to the east is formed by the existing driveway. A native hedgerow is proposed along the shared driveway with trees as proposed to the front and western boundaries. At the entrance to the site a section of low post and rail fencing is to be installed. This section (6 l/m) will provide a semi-rural aesthetic while also maintaining safe visibility between the access points and wider views along Mill Lane for highway safety.

Hardstanding will be formed with pavements and limited to parking, walkways and suitable rear patio areas.

The siting of the proposed dwelling has been considered in the context of the established trees to the north east – please refer to the supporting Treescene Tree survey report and Arboricultural Impact Assessment in accordance with BS 5837:2012.

The proposal, including landscaping and the proposed Green Infrastructure features aim to deliver a net benefit for biodiversity which in turn benefit the dwelling and the surrounding amenity space.

Access, parking, bicycles and refuse:

The proposed detached garage will provide sufficient storage for day to day living and maintenance of the relatively large amenity area. The garage will also provide storage of bicycles and refuse (to be collected via municipal collection). Whilst the levels from the proposed dwelling finished floor level to the junction with Mill Lane is approximately 1.2m, this is graded (similar to the dwellings along Mill Lane) to provide a level area immediately in front of the dwelling and garage for ease of access whilst also maintaining the desired aesthetic and scale along Mill Lane.

The garage coupled with the front hardstanding will provide sufficient vehicular parking within the site in addition to bicycle parking.

The proposed access utilises the location of the existing access to the driveway adjacent to The Gardens. This makes best use of the existing levels (both the site and Mill Lane). In addition, access at this location reduces the need to remove more than a modest amount of existing hedgerow – a sufficient amount to accommodate the access and pedestrian visibility splays only.

Drainage:

The drainage design has been developed with the assistance of the project drainage engineer. Through iterative design development, the proposed foul drainage is proposed to connect to the mains drainage within Mill Lane. The existing chamber connection point sits in close proximity to the proposed driveway and will minimise connection works. The surface water will be discharged to the water course to the rear of the site. All in accordance with the supporting drainage design information provided by Condon Drew Associated Limited.

8.0 Conclusion:

In summary, the proposed development on land adjacent to Mill House, in line with the relevant policy and guidance, will:

- Provide a sensitively designed detached dwelling, suitable for the context and density.
- Retain the green character of the area, with sensitive design, siting, scale and materiality.
- Provide safe and cohesive access to the proposed dwelling.
- Enhance the green infrastructure and net biodiversity.
- Provide suitable amenity whilst retaining amenity for the existing dwellings.