

Proposed Redevelopment of The Long House Site, Blacksmiths Way, Coedkernew



JT2002. November 2020



The Long House, Blacksmiths Way, Coedkernew, Newport, NP10 8TR for Mr N. J. Atherton
 Architect: Jeffrey Tucker B SC(Hons), B Arch(Dist)

Existing Site Plan: Scale 1:500 @A3
 Drawing No. JT2001.01



Street Frontage



Existing drive, rear elevation and rear garden



Street Frontage



Existing drive, rear elevation and rear garden



Street Frontage



Rear garden



Existing Site Services

The Long House, Blacksmiths Way, Coedkernew, Newport, NP10 8TR for Mr N. J. Atherton

Architect: Jeffrey Tucker B SC(Hons), B Arch(Dist)

Scale 1:500 @A3
Drawing No. JT2001.06



Sketch Site Proposals Option 1
 The Long House, Blacksmiths Way, Coedkernew, Newport, NP10 8TR for Mr N. J. Atherton







Option 1: Existing house retained



Option 2: Existing house retained



Option 3: Existing house demolished and redeveloped

Site Development Option Studies

The Long House, Blacksmiths Way, Coedkernew, Newport, NP10 8TR for Mr N. J. Atherton

Option Studies

A number of layout options have been undertaken before deciding on the preferred option. Options 1 and 2 look at the advantages of retaining the existing house, but in order to provide appropriate access to the rear garden, part of the existing house would need to be demolished. Option 3 assumes that the existing house is demolished and the site re-developed to provide two semi-detached houses. One of the houses is accessed off the new access road/drive, (which re-uses the existing driveway access point off Blacksmiths Way)). The second new house assumes that the existing driveway to the adjacent house (no 2 Blacksmiths Way) can be enlarged to provide access as shown.

Preferred Option

Further to the report issued by Newport Planning in response to a Pre-App submission (ref. PRELET/PS/20/0189), Option 2 has been developed as a preferred option. Given that the Outline Approval Application has shown all matters reserved apart from access, this sketch site plan proposal is only included as a preferred option to assist in assessing the viability of developing this land in accordance with current Planning guidance and regulations. The proposal has been developed with reference to the Newport City Council SPG's "New Dwellings August 2015" and "Waste, Storage and Collection" January 2020. It is assumed that this proposed development falls under the category of "backland development" as detailed in the above SPG.

The following page shows the Option 2 sketch layout developed in accordance with the comments in response to the Pre-App submission and in response to the specialist consultant reports attached, as follows:

- 1 Each dwelling now has 3no. parking spaces as recommended.
- 2 A shared refuse compound has been shown to serve the two new proposed dwellings, situated within 30m of Blacksmiths Way, to allow collection from the road in accordance with guidance.
- 3 The layout shows compliance with the required 2.4m x 43m visibility splay at the access point.
- 4 A new hedgerow is proposed between the two new properties to provide additional biodiversity on the site, as well as a number of new trees proposed for the site.