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Design and Access Statement

Proposal: Proposed siting of timber storage shed and raised timber deck

Address: Kingshill House, Stow Hill, Newport, NP20 4EA

1.0 Introduction

This Design & Access Statement has been prepared in support of an application for the installation of a raised timber deck and a small timber storage shed within the grounds of Kingshill House, a Grade II Listed Building currently in office use. The purpose of this DAS is to:

- Explain the design principles behind the proposals;
- Demonstrate compliance with national and local policy;
- Show that heritage significance has been preserved;
- Address access, movement, and functionality considerations.

This statement should be read in conjunction with the submitted Heritage Impact Statement and supporting plans.

2.0 Site and Context

2.1 The Site

Kingshill House is a prominent Grade II Listed Building located within an established commercial and residential area of Newport. The building sits within a landscaped curtilage consisting of trees, pathways, stoned car park area and boundary treatments.

The proposals are located within a secondary garden area to the side/rear of the building, away from principal elevations and public views. This part of the site is less sensitive in heritage terms and currently serves as incidental outdoor space associated with the office use.

2.2 Surrounding Context

The surrounding area comprises a mix of commercial office buildings, historic residential properties, and landscaped grounds. The proposals are small-scale, domestic in character and fully contained within the private grounds of Kingshill House. There is no impact on neighbouring amenity.

3.0 Design Principles

3.1 Overall Design Approach

The approach seeks to deliver functional improvements for the current office use while ensuring the listed building's character, setting and significance are fully preserved. Key principles include:

- Minimal intervention
- Reversibility
- Lightweight construction
- Low visual impact
- Material compatibility with garden setting

3.2 The Raised Timber Deck

- Constructed using treated timber in a natural finish.
- Modest in height and footprint to avoid overlooking or overshadowing.
- Freestanding construction to avoid any attachment to historic fabric.
- Provides an outdoor amenity space for office staff in line with modern workplace standards.

3.3 The Storage Shed

- Small, unobtrusive timber structure with either shallow-pitched flat roof.
- Positioned discreetly against existing boundary landscaping.
- Subordinate in form, colour and scale to the main listed building.
- Provides secure storage for maintenance and office-related outdoor equipment.

3.4 Appearance

Both structures adopt a subtle, recessive aesthetic, using natural timber tones to blend with the garden environment. The appearance is intentionally low-key to ensure no visual competition with the architectural quality of Kingshill House.

4.0 Heritage Considerations

Kingshill House is of recognised architectural and historical importance. The design has therefore been informed by:

- Avoiding any intervention into or attachment to the listed building.
- Locating structures within an area of lower heritage sensitivity.
- Ensuring all works are fully reversible.
- Using sympathetic materials consistent with a landscaped setting.
- Maintaining key sightlines and not altering the character of principal elevations.

The proposals preserve the special interest of the listed building and comply with:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- PPW Chapter 6
- TAN 24: The Historic Environment
- Cadw's HIA guidance
- NCC LDP heritage policies CE4, CE5

5.0 Access and Movement

5.1 Access to the Deck

- Level access is achieved from the existing garden area.

- Step-free transitions where possible to support inclusive design.
- The deck provides safe outdoor breakout space for staff.

5.2 Access to the Shed

- Positioned at a lower level accessed via steps
- Door width suitable for maintenance equipment.
- No impact on existing access routes or emergency egress.

5.3 Vehicle and Pedestrian Movement

- No changes to parking arrangements.
- No changes to site access or security arrangements.
- Proposals do not affect servicing or refuse collection.

6.0 Environmental and Landscape Considerations

- Existing landscaping will be retained to provide screening.
- Timber is proposed as a sustainable, low-embodied-carbon material.
- Limited ground disturbance reduces ecological impact.
- Structures sit comfortably within the existing site character.

7.0 Planning Policy Compliance

The proposals accord with:

National Policy

- Planning Policy Wales (Edition 12)
- TAN 24 – The Historic Environment
- TAN 12 – Design

Local Policy (Newport LDP)

- CE4 – Historic Environment
- CE5 – Locally Important Buildings and Structures
- GP2 – General Development Principles
- GP6 – Quality of Design

Compliance is achieved through sensitive, minimal, reversible and low-impact design that protects the significance of the listed building

8. Conclusion

The proposed raised timber deck and small storage shed represent modest, carefully considered additions that support the functional needs of Kingshill House as an office while safeguarding the architectural and historic significance of this Grade II Listed Building.

The design:

- Avoids harm to historic fabric.
- Is visually recessive and well-screened.
- Is fully reversible.
- Enhances the usability of the site for its office occupants.
- Complies with national and local heritage and design policies.

The proposals are therefore appropriate, sensitive and justified, and should be supported.