

Design Statement

Extension and alterations to the
existing farmhouse at Mead Farm

Redwick

September 2026



Fig. 1 - Visualisation of proposed Mead Farm NW elevation

Introduction and Background

This design statement is submitted as a supporting document to a Householder planning application for a proposed remodelling and extension of Mead Farm, Redwick. Hall + Bednarczyk Architects have been appointed by the applicants, Mr and Mrs Hembrow, who wish to revive and enhance the existing farmhouse.

Planning permission currently exists for a significantly larger two-storey rear extension, granted in September 2024 (planning ref 23/0454). The new application seeks to make a number of key changes within a smaller scheme, by making greater use of the existing interior. As a consequence, the primary addition that is now proposed is a single-storey kitchen extension which addresses the garden. A number of more modest external changes are proposed, including the introduction of attic dormer windows, sky lights and a porch canopy.

The following pages describe the key considerations that have informed the development of the proposal while also offering, where appropriate, a commentary on the design's consideration of national and local planning policies, as defined by Welsh Government and Newport County Council's Local Plan and supplementary planning guidance.



Fig. 2 - OS maps showing Mead Farm in context

Site Character and Context

Mead Farm is located on the south-western fringe of the village of Redwick, on the Gwent levels. The house is accessed off Mead Lane, a narrow, low trafficked gravel road. Redwick is located 9 miles south-east of Newport and 6 miles south-west of Caldicot.

Mead Farm is a traditional double fronted, three-storey stone farmhouse. The existing 6 bedroom dwelling sits alongside a clustering of stone, brick & metal outbuildings and agricultural buildings that make up Mead Farm. The house is accessed via a central yard which forms the main arrival for both the house and farm. This busy space caters for the movements of householders, farm workers and vehicles. Occupants and guests arrive and enter the house on its south-west elevation, while agricultural activities dominate the remainder of the farmyard.

The dwelling is positioned to the north of the Cockenton reen which runs along the site boundary, adjacent to the lane. The site is within Flood Risk Area C1. Mead Farm is positioned outside of the Redwick Conservation Area and the nearest residential dwelling is over 300m away to the east.



Fig. 3 - Aerial photo of Mead Farm

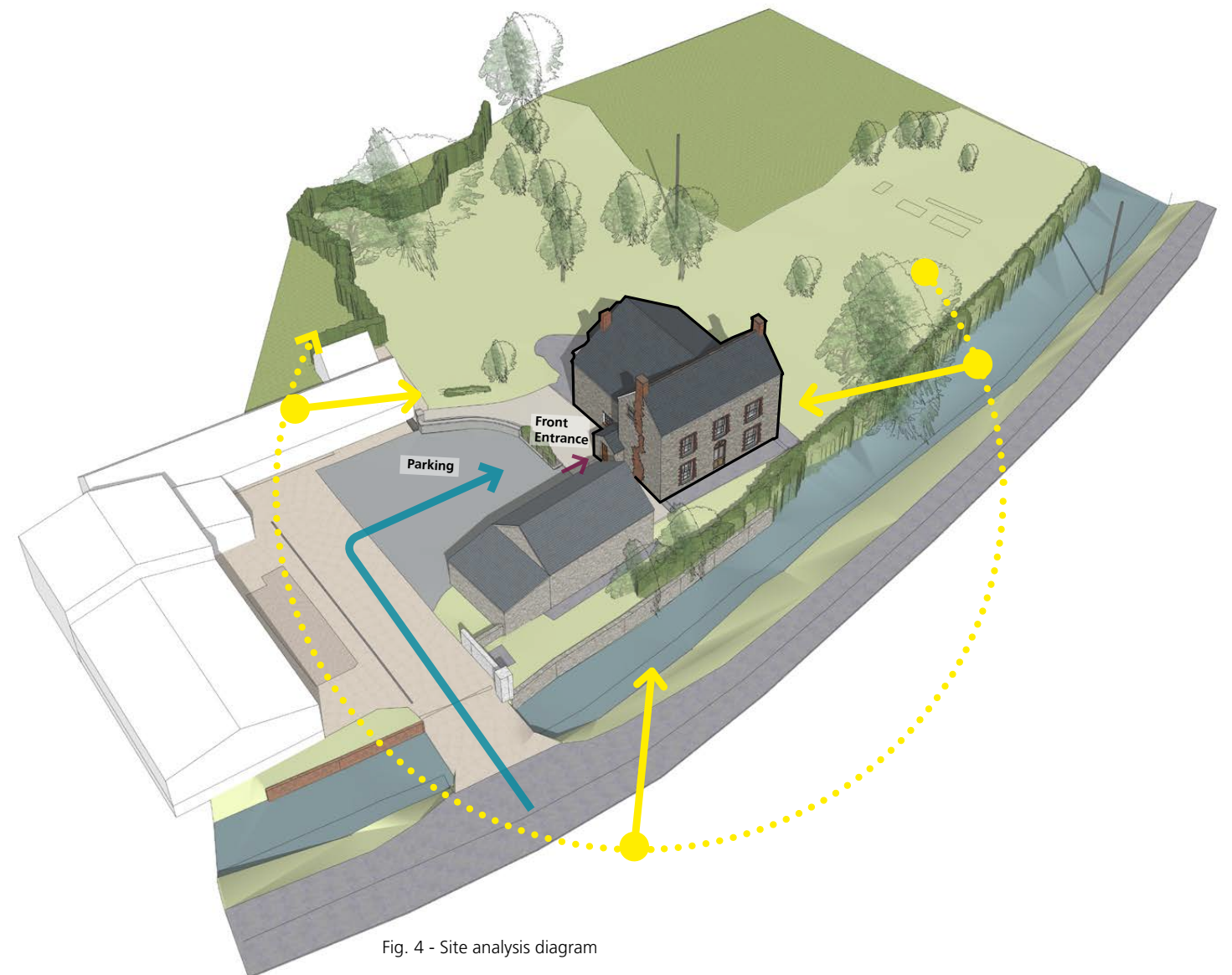


Fig. 4 - Site analysis diagram



Fig. 5 - View 1: SE Elevation taken from Mead Lane



Fig. 6 - View 3: Entrance drive into Mead Farm



Fig. 7 - View 2: SE Elevation taken from Mead Lane



Fig. 8 - View 1-3

Description of Existing Building

The detached farmhouse (outlined in bold in Fig 8) sits alongside a separate stone barn. The dwelling is made up of a double fronted, three-storey Georgian element facing the street, with a two-storey NW gable wing which addresses the farmyard and garden. A single storey addition (Fig 12) is positioned on the NW elevation with an attached UPVC style porch. This element accommodates back-of-house spaces, while being located in one of the prime positions for garden views and access. It has the effect of blocking direct views and access out to the garden from the kitchen and living rooms.

The dwelling is constructed from stone and features brick detailing in the form of arched brick window heads and quoins. The roof is finished in slate.

The SE facing front elevation of the farmhouse is set back from Mead Lane and is viewed through a layering of mature landscape features and outbuildings (Fig 5-7). The screening effect of these contextual elements result in the house having limited visibility from Mead Lane. The NE and NW elevations address the lawned garden and the SW elevation addresses the yard's arrival and parking area.



Fig. 9 - View 4: Arrival Elevation

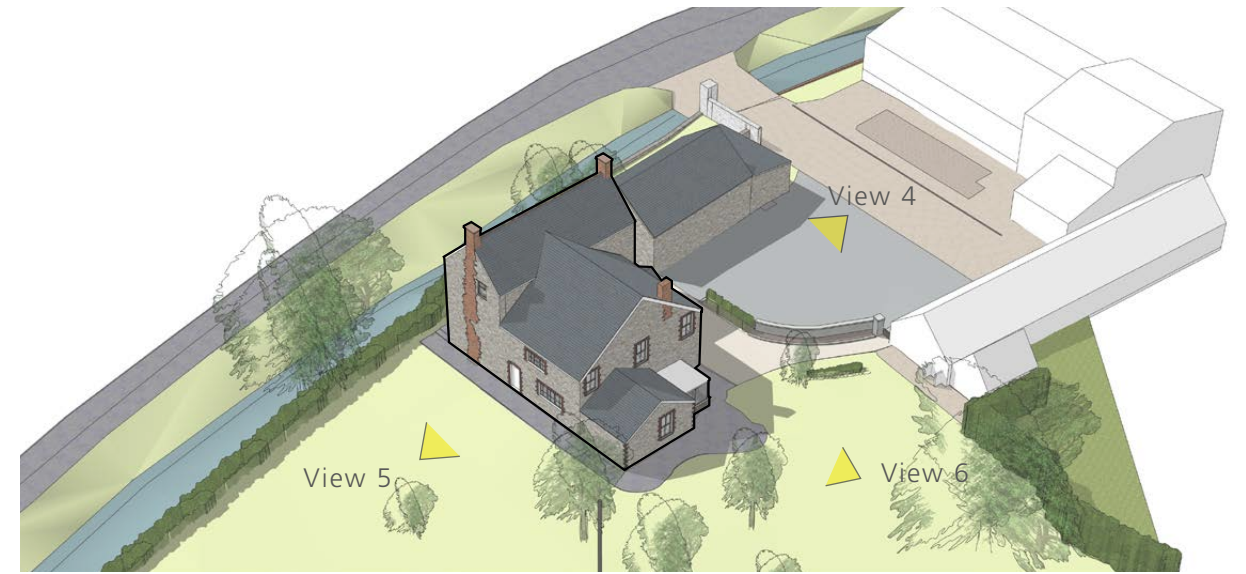


Fig. 11 - Views 4-6



Fig. 10 - View 5: North-Eastern Elevation



Fig. 12 - View 6: North-Western Elevation



Fig. 13 - Existing second floor bedroom 6



Fig. 14 - Existing second floor bedroom 5



Fig. 15 - Existing stairs to second floor



Fig. 16 - First Floor corridors



Fig. 17 - Bedroom 2



Fig. 18 - Bedroom 1



Fig. 19 - First floor landing

Analysis of Existing Building

Analysis of internal spaces:

Ground Floor

- At ground floor, the interconnecting rooms provide the circulation routes between spaces, resulting in key rooms being cut through with points of access as occupants move around the layout.
- There is currently no entrance hall with coats and boots, utility and WC provisions directly accessible. These supporting functions are accessed by householders passing through a labyrinth of rooms.
- A single story extension on the NW garden facing elevation houses these back-of-house functions, hampering direct views and access to the garden.
- The floorplan is disconnected from the garden and outdoor spaces.

First Floor

- In contrast to the ground floor, much of the first floor plan is devoted to circulation, where landings and corridors combine with level changes and steps between rooms. The disjointed layout is highly inefficient and yields several rooms with uncomfortable proportions (see fig 16-19).
- Despite being a relatively large farmhouse, there is only 1 bathroom serving all of the bedrooms.

Second Floor

- The primary staircase leads up to the occupied attic where two rooms provide somewhat compromised accommodation for the household. At present these spaces are used for storage, owing to their restricted headroom and low light levels from small, gable-end windows.
- The existing roof structure is in need of remedial works, with evidence of damp visible throughout.

Second floor rooms currently not used for active living accommodation due to poor head height, light levels and condition of rooms.

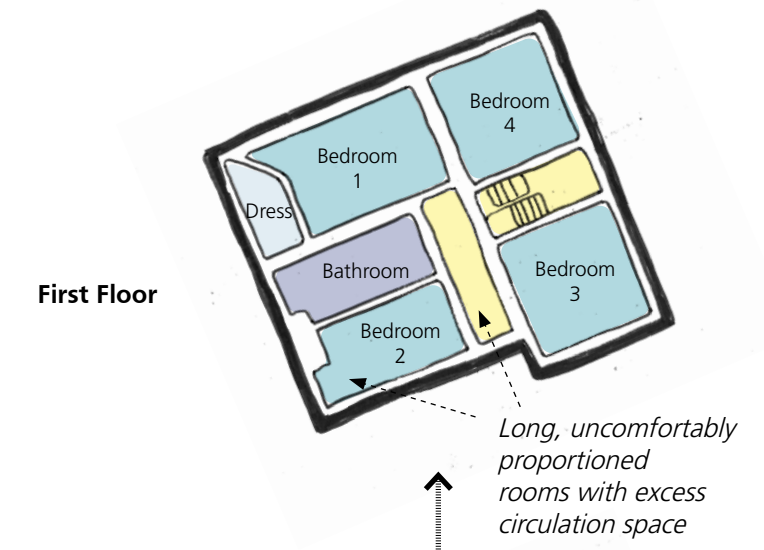
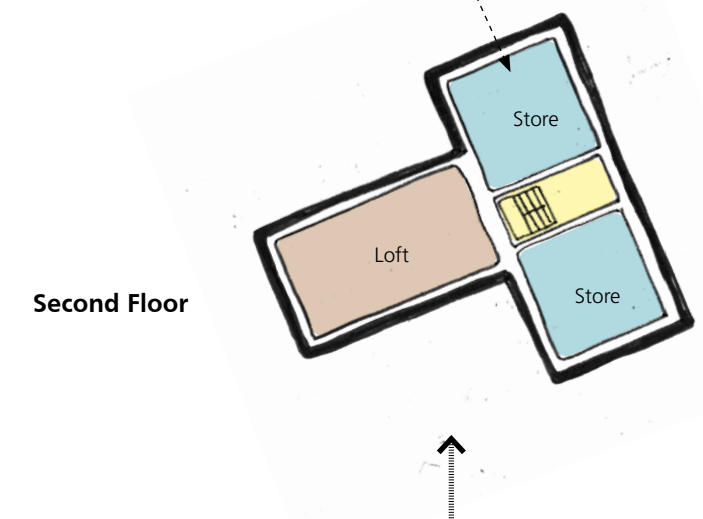


Fig. 20 - Kitchen

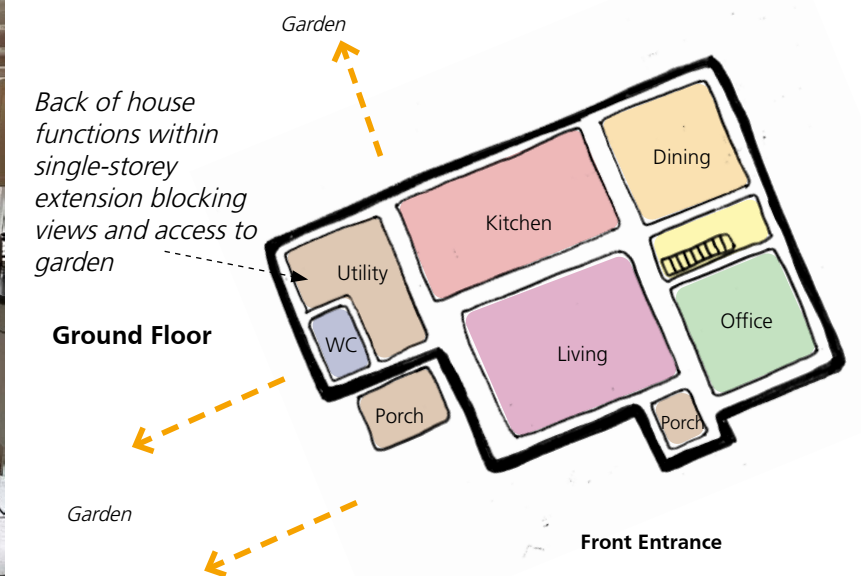


Fig. 21 - Floor plan adjacency diagram

None of the prime living spaces benefit from french doors opening onto the garden

Planning Policy

PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP3 - Flood Risk ensures development is directed away from flood risk areas.

Policy SP5 - Countryside limits development outside of the settlement boundary.

Policy SP8 - Special Landscape Area restricts development that may impact on the characteristics of the six designated Special Landscape Areas.

Policy GP2 - General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 - General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 - General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 - General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy H13 - Extensions to Dwellings in the Countryside sets out the criteria for extensions to dwellings in the countryside. The volume of the extension is not more than 30% of the original dwelling and the existing dwelling has a lawful residential use.



Fig. 22 - Proposed NW extension and canopy over back door.



Fig. 23 - Proposed SW arrival view

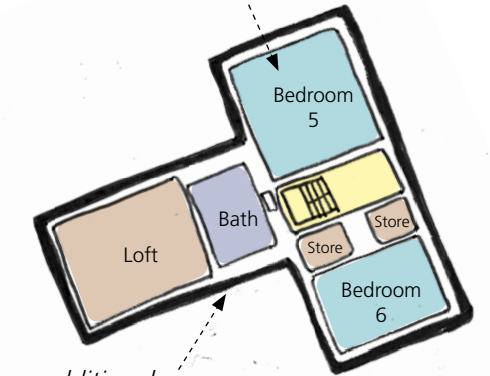
Design Explanation

The intentions of the design proposal are essentially two-fold: firstly, to improve the layout, usability and flow of the existing dwelling; and secondly, to provide the additional living accommodation required by the applicants.

Particular consideration has been given to the appropriate form and massing of the replacement extension. Previously, an approved planning scheme sought to introduce a ground and first floor extension which maintained and extruded the roof-line of the northern gable. When analysing the existing farmhouse it was identified that there were existing spaces that were under-utilised due to a number of compromising factors. The proposed scheme seeks to better use the existing floor area of the farmhouse, unlocking and enhancing these compromised spaces to provide the additional bedroom accommodation required without the need to build new. This has the effect of reducing the scale of additional space required, limiting the proposal to a single-storey extension, resulting in a much smaller extension than was previously approved (planning ref 23/0454).

The new extension forms part of an overall scheme that introduces a number of targeted internal and external interventions to upgrade the existing three storey house so that it functions more effectively as a whole and meets the requirements of the occupants and their family.

Introduction of dormer windows to second floor bedrooms and landing. Raising of ceiling within these spaces to provide increased usability.

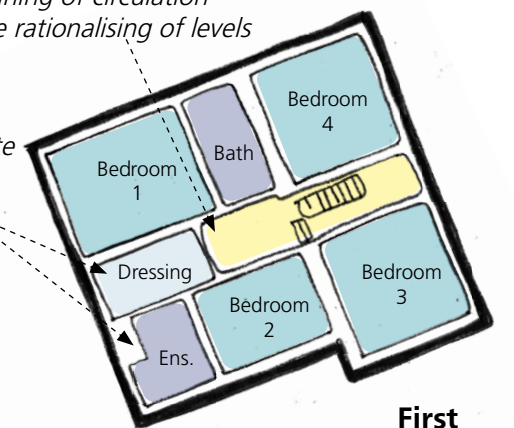


Second Floor

Introduce an additional bathroom that serves the second floor bedrooms

Streamlining of circulation with the rationalising of levels

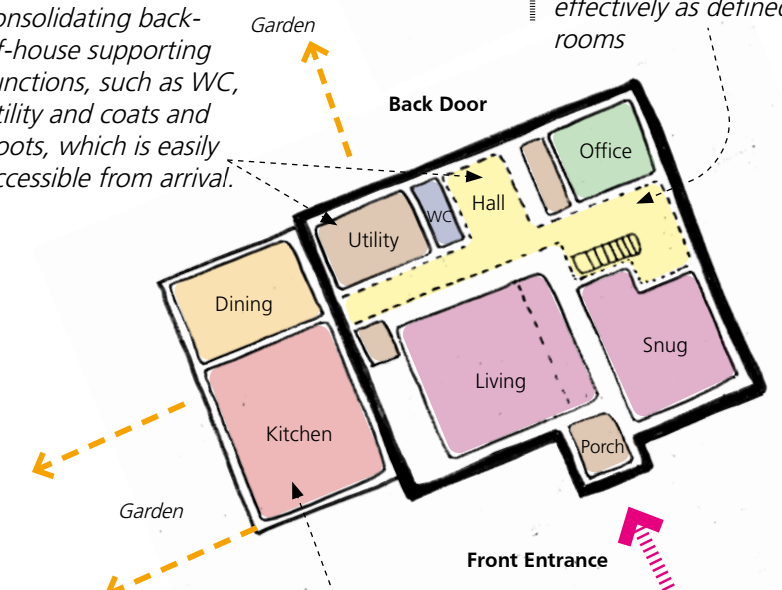
Reconfiguration of the rooms within the NW wing to provide an ensuite and dressing room to the primary bedroom.



First Floor

Introduce circulation to allow spaces to function more effectively as defined rooms

Provide a central hall consolidating back-of-house supporting functions, such as WC, utility and coats and boots, which is easily accessible from arrival.



Ground Floor

Create an open-plan, family kitchen and dining room that better appreciates the countryside setting

Fig. 24 - Proposed floor plan adjacency diagram



Fig. 25 - Visualisation of proposed SE elevation

It is proposed to introduce 3 comfortably scaled dormer windows on the lane-facing SE elevation. The dormers have been carefully positioned and designed to respond to the architectural character, proportions and materiality of the existing Georgian farmhouse, whilst providing a meaningful improvement to the quality and usability of the associated accommodation on the second floor. The introduction of the dormer windows and raising of the ceiling height will enable the (currently under-utilised) top floor to function more effectively as bedrooms by providing the necessary headroom, additional natural light and an improved outlook.

The proposed dormers align with the fenestration below, and are intended to ensure a comfortable overall composition, which respects the symmetrical window rhythm. The addition of the dormers seeks to enhance the overall balance of the elevation. As can be seen in figs 28-29, dormers are often incorporated discreetly within the roofscape of traditional Georgian buildings to serve the upper floor.

On the North-East elevation it is proposed to raise the window head of the main bedroom to improve natural light and outlook. This modest change introduces a low dormer addition into the roofline.

Particular consideration has been given to the scale, proportions and slender construction detailing of the proposed dormers. Their slim execution and modest scale are considered important to ensuring that the additions remain visually subservient to the principal form of the farmhouse. The dormers have been designed to reference the traditional architectural language of the existing Georgian building, incorporating shallow curves to shed water from the dormer roofs, sash-style windows, and the use of appropriate traditional materials. The roof detailing will remain deliberately restrained, with a slender verge and the avoidance of heavy barge-boards, fascia boards and oversized rainwater goods. These details are intended to avoid unnecessary visual weight at the roof edges.

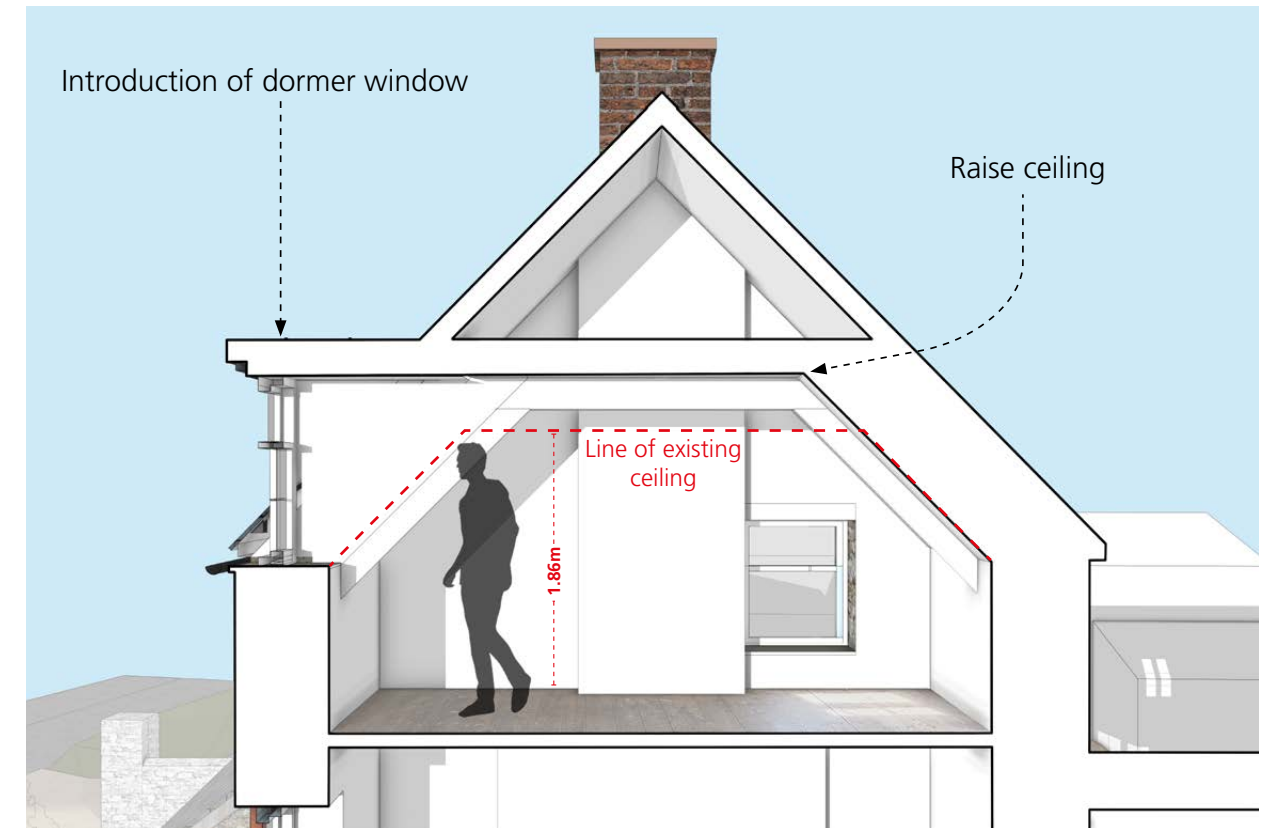


Fig. 26 - Section through second floor bedroom 5 with introduction of dormer window and raised ceiling



Fig. 27 - Proposed dormer windows



Fig. 28 - Precedence Georgian dormers



Fig. 29 - Precedence Georgian farmhouse



Fig. 30 - Proposed visualisation of extension from the NW

Design Language, Materials and Precedents

The proposal introduces a simple, mono-pitched rear extension, with elevations that are composed to reinforce the architectural language of traditional farms. Stone 'book-ends' provide a sense of mass and enclosure, which is then contrasted with the openness introduced by the generous glazing on the private, garden-facing elevations. The elevation treatment has been carefully considered to be fairly low-key on the SW, approach view, maintaining a level of privacy on arrival, whilst optimising the views and light to the key internal spaces on the more private elevations.

The building uses natural materials in a contemporary manner, seeking to bring together a durable combination of sandstone, glass, zinc and weathering cedar boarding. The stone proposed for use in the building's construction will be the sandstone characteristic of the area and used in the construction of the existing farmhouse and outbuildings. The stone elevations will gain visual enrichment through its precise interactions with the glazing and timber cladding.

The fenestration will be powder-coated aluminium framed timber composite windows recessed back from the outer face of the elevations to limit opportunities for dazzle and glare.

The mono-pitched roof is to be covered in a hand finished standing seam zinc roof, pre-weathered to a dull grey lustre. This will be paired with aluminium guttering with a raked front edge that provides a sharp-edged definition to the eaves and verges of the roofs.



Fig. 31 - Example of contemporary addition to traditional farmhouse



Fig. 32 - Example of junction between crisp glazed elevation and a stone farmhouse



Fig. 33 - Example of timber cladding over glazing to provide screening



Fig. 34 - Example of timber cladding, large glazed sliding doors and a metal roof



Fig. 35 - Example of expressed timber sprockets



Fig. 36 - Example of glazed elevation framing the views

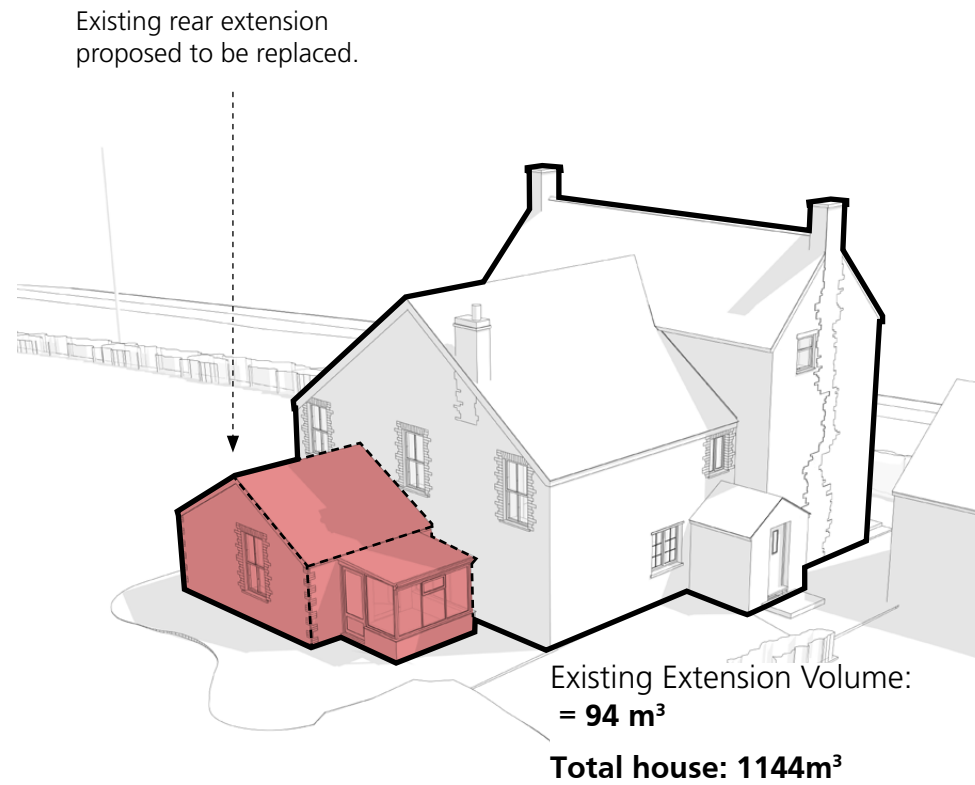


Fig. 37 - Existing volume, with extension proposed to be replaced highlighted in red

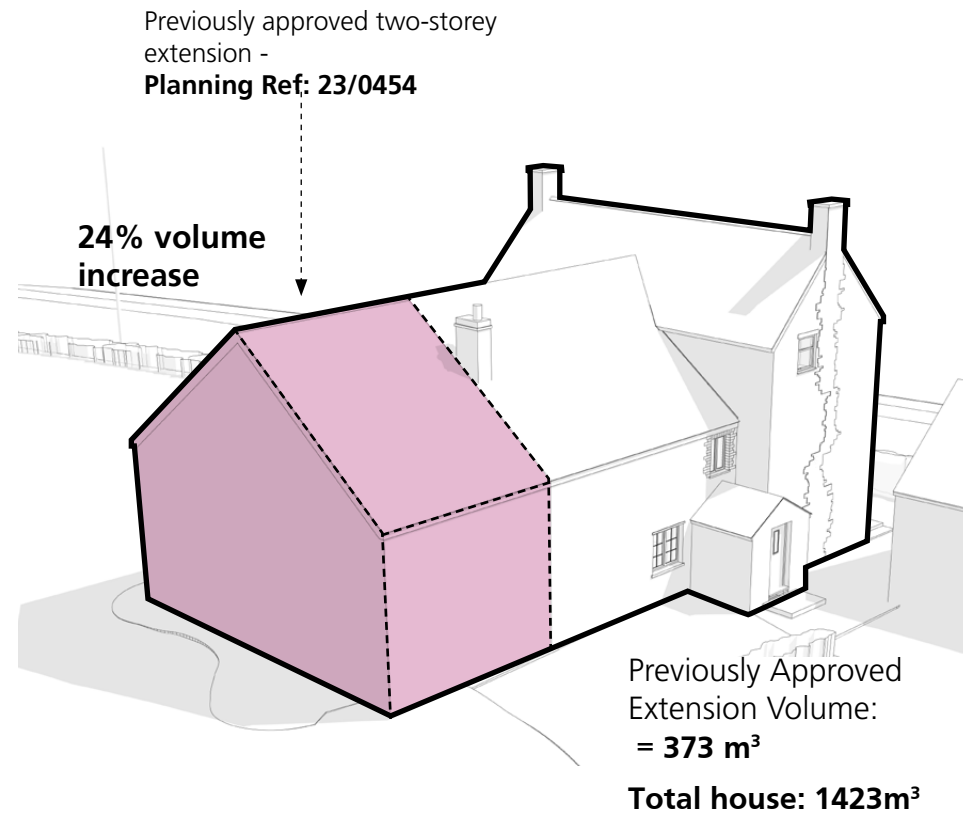


Fig. 38 - Previously approved planning application volume, extension highlighted in pink

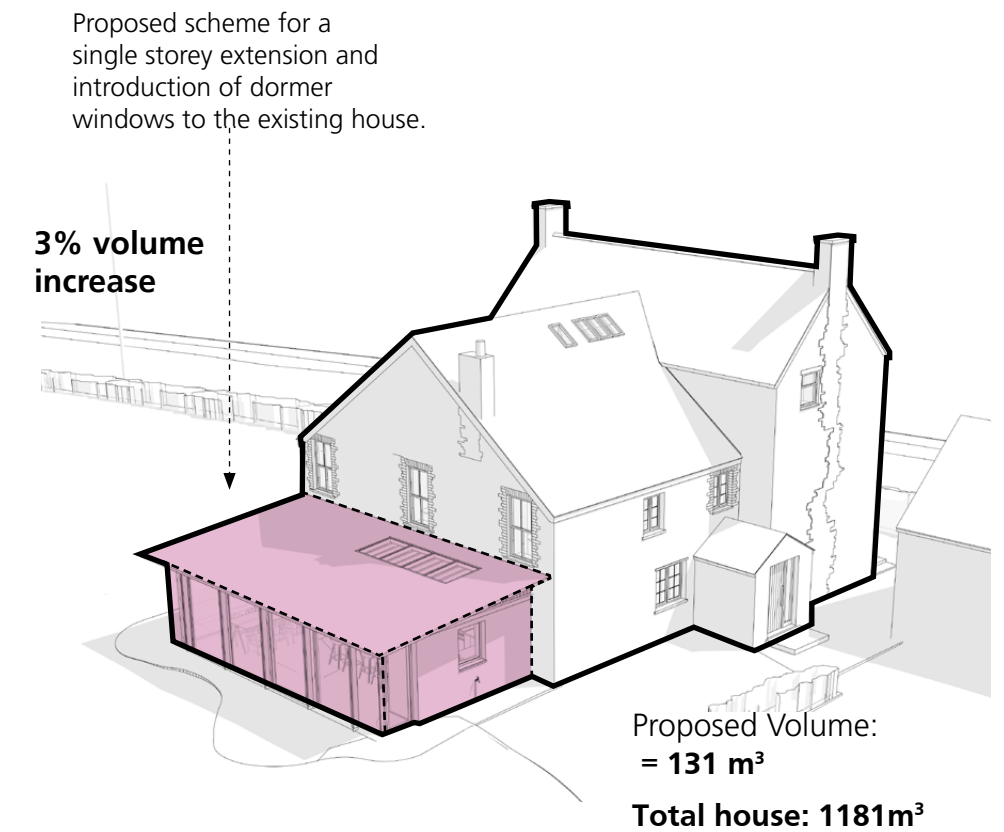


Fig. 39 - Proposed scheme volume, extension highlighted in pink



Fig. 40 - Proposed scheme from the NW

Design Response - Scale and Massing

Particular consideration has been given to the form and massing of the proposed extension, which replaces the previously approved scheme. By reconfiguring the existing farmhouse and making more efficient use of the existing floor area, the required bedrooms can be accommodated within the existing building. This removes the need for additional first-floor accommodation and allows the extension to be limited to a modest single-storey addition.

As illustrated in Figure 39, the proposed extension represents a significant reduction in scale compared with the previously approved scheme (Planning Ref. 23/0454) Fig 38. The proposal would result in a 14sqm increase in footprint and only a 3% increase in the volume of the existing dwelling, well below the 30% increase typically permitted under Policy H13 and its associated Supplementary Planning Guidance.

The single-storey north-west extension has been carefully designed in response to the existing first-floor fenestration. Its mono-pitched roof sits below the existing window cills and slopes down towards the glazed garden-facing elevation. The SW elevation steps back from the arrival elevation of the farmhouse providing a covered external area.

Environmental Sustainability

The modern construction methods used for the extension will represent a significant step change in the thermal efficiency of the dwelling at Mead Farm. The use of carefully selected and durable materials will create an envelope that has low embodied CO₂ in its composition.

Targeted Approach

The design will incorporate a series of measures:

- Reduced Energy and CO₂ emissions such as high performance insulation combined with a high degree of airtightness being integrated into the proposed extension design and construction.
- The use of renewable and FSC traceable materials within the construction.
- A-rated efficiency windows offering optimal levels of ventilation and natural daylight within the extension.
- Ground source heat loops provide existing heating and hot water to the property.
- The incorporation of underfloor heating for optimal efficiency of heating the building.
- Low energy internal lighting.
- A waste management methodology includes design strategies that provide on-site waste separation enabling recycling and storage for scheduled collection. Dedicated bin stores located in the utility room will facilitate this.
- The site is not considered to be at risk of flooding from rivers or sea.
- Additional drainage will be implemented to mitigate potential flood risk from surface water.

Site Services

The site has established utility supplies for electricity, water, sewerage and surface water disposal.

Arboriculture and Ecology

Trees and Hedgerows

The scheme ensures that the site's ecological value is maintained and strategies adopted which protect habitats. Existing trees and hedgerows will be maintained.

Ecology

An updated bat survey and report have been undertaken by BE Ecological Ltd. in July 2026, (this was a re-inspection update of Issue 1, April 2024) The building has been identified as a maternity roost for common pipistrelle bats, supporting approximately ten bats. This is consistent with the findings of the previous survey undertaken in 2024, which identified the building as a maternity roost for common pipistrelle bats.

A number of ecological enhancements and mitigation have been proposed. Please refer to the full report which accompanies this application.

Movement, Access & Amenity

Movement - Vehicular Access, Parking and Travel

Vehicular and pedestrian access to the site already exists across the reën from the SE boundary of the site. There is no change proposed to the existing access. The existing driveway is not proposed to be altered as part of the works.

Access – Main entrance approach to the development

The principal entrance is located on the SW elevation. The design incorporates level thresholds within the proposed extension from the house to the external amenity space.



Fig. 41 - Proposed Site Plan

Access – Internal circulation within the development

The existing entrance leads through the living room, to the central entrance hall which connects the back-of house functions, such as the WC and utility room, to the primary living spaces. The entrance hall also connects to the stairs, which lead to the first and second floors. The existing back door, which benefits from a new canopy, provides access directly to the entrance hall, a route used day-to-day by the occupants when entering from the farm and garden. The stairs lead to the bedrooms and bathrooms. The stair design conforms to Part K of the Building Regulations.

Amenity Lighting

In order to avoid external glare or light pollution, external lighting will be limited to under-soffit downlighters and low level wall lights to provide safe but unobtrusive wayfinding, ensuring pools of light are focussed at strategic locations on the ground.