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1.0 Proposed Development

CONSTRUCTION OF REPLACEMENT HOUSE
Bramley, Catsash Lane, Langstone, Newport, South Wales

APPLICATION TYPE: Full Application

1.1 Site and Development

Location:

The development is located on the western side of Catsash Lane

Single dwelling. Replacement of a single dwelling with a single dwelling within the same curtilage.

The application site is located within the settlement boundary; therefore the principle of development is acceptable subject to other material planning considerations.

Dimensions: The building has a maximum footprint measuring metres 20 in width by 15 metres in depth with a height of 5.2 metres meters to ridge height.

Materials:

Primarily Stone, render

Flat Sedum Roof,

Aluminium or Upvc windows, doors, fascias and rainwater goods

2.0 Design

The site is within the urban boundary, and contained a dwelling known as 'Bramley' this property was infested with rodents and became derelict. As result and in the interests of public safety the dwelling was demolished. The rubble is still present at the site along with the floor slabs.

The owner wants an exclusive modern dwelling, and in this unique position feels that their vision can be realised. The house is therefore a large flat roofed dwelling with stone façade, leading onto expansive gardens of a private lane. It is unique and when finished offer a level of accommodation rarely available in Newport. The total area of internal floor space is 380sqm

The building is set with a surrounding garden and with existing mature hedges to most boundaries. The access from the private lane will be onto a large level drive, with a double garage and parking for 4 other cars. The drive will be gravel giving a free draining surface and a natural appearance, the walkway to the front entrance will be in square sandstone cobbles.

The lane serves as a rear access to the adjacent property but that dwelling has its main entrance off Silure Way, Meaning the private road will be the primary access to only one dwelling.

The proposed dwelling is set further into the site than the original house and uses the garage and west wing to provide privacy to the formal garden areas.

The natural materials and low roof line means the dwelling will sit comfortably within the site and be below the tree line of the existing hedges, this is to ensure that the property blends harmoniously into its surroundings.

The building design has been chosen to provide the low roof line with modernist appearance desired by the client; it means the dwelling is distinctive and reads as an individual high-class property not as part of an estate. This is one of the prerequisites of the client's brief.

Internally the living accommodation is open plan, very spacious and will have elevated ceilings to extenuate the feeling of space. The sleeping accommodation will be set on two levels to separate guest rooms from family rooms, again a specific requirement. All rooms except for guest accommodation open onto the amenity area.

The external finishes will be Limestone feature walls, formed in stone skin over a thermal cavity wall offering U values way above building regulations, some areas will be rendered to offer contrast and reflective values to maintain maximum light levels. This minimises the impact on the environment.

The upper roof will have a sedum covering to maximize the ecological gain and provide a slower water disposal rate. The lower roof will be primarily balconies with reconstituted pvc nonslip boards again contributing to the environment.

Heating will be provided via a water source heat pump and will be designed to extract heat from the pond. This system provides an efficient source of energy with minimal impact on the environment. The high thermal values and the use of a log burning stove together with the heat pump will mean a minimal reliance on fossil fuels.

The proposal is sited in the general locality of the former house and has no clear windows to the east and west side elevations, there is no window within 21m of any proposed window serving a habitable room.

The proposal to redevelop and existing residential site means, that most of the policy criteria are met by default, however the specifics of the development in meeting **GP6 General Development Principles – Quality of Design** are worth expanding

GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE, ATTRACTIVE AND CONVENIENT ENVIRONMENT. IN CONSIDERING DEVELOPMENT PROPOSALS THE FOLLOWING FUNDAMENTAL DESIGN PRINCIPLES SHOULD BE ADDRESSED:

- i) CONTEXT OF THE SITE: ALL DEVELOPMENT SHOULD BE SENSITIVE TO THE UNIQUE QUALITIES OF THE SITE AND RESPOND POSITIVELY TO THE CHARACTER OF THE AREA
- ii) ACCESS, PERMEABILITY AND LAYOUT: ALL DEVELOPMENT SHOULD MAINTAIN A HIGH LEVEL OF PEDESTRIAN ACCESS, CONNECTIVITY AND LAID OUT SO AS TO MINIMISE NOISE POLLUTION;
- iii) PRESERVATION AND ENHANCEMENT: WHERE POSSIBLE DEVELOPMENT SHOULD REFLECT THE CHARACTER OF THE LOCALITY BUT AVOID THE INAPPROPRIATE REPLICATION OF NEIGHBOURING ARCHITECTURAL STYLES. THE DESIGNER IS ENCOURAGED TO DISPLAY CREATIVITY AND INNOVATION IN DESIGN
- iv) SCALE AND FORM OF DEVELOPMENT: NEW DEVELOPMENT SHOULD APPROPRIATELY REFLECT THE SCALE OF ADJACENT TOWNSCAPE. CARE SHOULD BE TAKEN TO AVOID OVER-SCALED DEVELOPMENT;
- v) MATERIALS AND DETAILING: HIGH QUALITY, DURABLE AND PREFERABLY RENEWABLE MATERIALS SHOULD BE USED TO COMPLEMENT THE SITE CONTEXT. DETAILING SHOULD BE INCORPORATED AS AN INTEGRAL PART OF THE DESIGN AT AN EARLY STAGE.
- vi) SUSTAINABILITY: NEW DEVELOPMENT SHOULD BE INHERENTLY ROBUST, ENERGY AND WATER EFFICIENT, FLOOD RESILIENT AND ADAPTABLE, THEREBY FACILITATING THE FLEXIBLE REUSE OF THE BUILDING. WHERE EXISTING BUILDINGS ARE PRESENT, IMAGINATIVE AND SENSITIVE SOLUTIONS SHOULD BE SOUGHT TO ACHIEVE THE RE-USE OF THE BUILDINGS.

The proposal meets the principles expressed in 1 by showing a unique design for a unique plot and illustrating that an ecological and environmentally friendly design can relate positively to the character of the area and show that a design does not have to be contemporary, bland, or follow the house next door to meet the criteria of GP6. Access is excellent utilising a private lane. The design deliberately sets out not to avoid the inappropriate replication of neighbouring designs, whilst maintaining the character of the area. The scale of the proposed house reflects the former house, and it is also proportionate to the size of adjacent properties. The design, materials, and use of renewable energy sources all complement the requirements. The former building is demolished, and the reuse of materials as hardcore, the use of excavated materials as a bund as well as using the access lane and existing services all show as much sensitivity as possible to sustainability of the site.

3. Landscaping

3.1 Additional planting and ecological enhancement is proposed as part of the scheme, it should this is itemised in the landscape layout and the planting statement. It offers features far beyond those required by GIS or LDP

There will be a natural pond that receives the water from the roof and patio areas, and will be part of the SAB's/SUD's scheme, this will be planted with architectural plants and allowed to operate as a natural pond. The garden itself will have a meadow grass surround with planting features and a bund that will contain the excavated materials reducing the impact

of the tipping and transport on the environment. This will accord and exceed the requirements under the LDP. *Policy GP5: General Development Principle, Natural Environment, Criterion vii*):

[DEVELOPMENT WILL BE PERMITTED WHERE] THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOOLDAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.

3.2 Ecology

The Preliminary Ecological Appraisal establishes the ecological baseline for this area. This PEA document forms part of this application and is the basis for the ecological mitigation, compensation and enhancement measures provided.

This suggests improvement to the Natural environment as outlined in GP5.

A green infrastructure statement also forms part of this submission.

Bat and bird boxes will be provided to the various elevations.

The trees and hedges on the site will be retained and maintained and are an integral part of the design strategy for the site. This is all covered in greater detail in the planting statement, plan and green infrastructure statement

3.0 Highways

As previously discussed, the primary access is from a private lane owned by the applicant, that is an existing lane to the original 'Bramley' house and it also acts as an 'alternative' access to the adjacent property. This lane is existing and apart from being cleaned and resurfaced will remain as existing. Parking will be directly off the private lane and there will be no formal demarcation of the boundary as the applicants land extends beyond the lane and includes the land opposite. The ecological values of this will be enhanced and native species such as blue bells and daffodils will be included to offer a colourful feature as you approach the entrance. Parking is above the national requirements.

4.0 Drainage and Services

The site has a Welsh Water, a water service runs into the site and the site has a main sewer servicing the site. As this is a replacement property and no increase in capacity all connections can be remade.

It is noted that the surface water drainage, if the total area of new development is above 100 sq m, will need to gain SAB consent and this will be undertaken by our appointed engineers, in conjunction with the planning application. This work is underway. It should be noted the sedum roof, pond and soakaway all form part of this system and form integral parts of the scheme.

Electricity supplies and gas supplies are available.

5.0 Conclusion

This proposal is for a replacement house, within the urban boundary and does not significantly increase the area or volume of the original house, this statement recognises the criteria set out in GP4, this proposal reduces the impact on the environment of the former building or a standard building, it increases the amount of parking and increases the area of amenity used for ecology and landscaping, together with the confirmation that no existing trees are affected. This all makes a positive addition to the neighbourhood.

The LPA are invited to add conditions where they are thought appropriate.