



APEX
ARCHITECTURE

**DESIGN and ACCESS STATEMENT &
LANDSCAPING ASSESSMENT**

FOR

Replacement dwelling, and detached garage with associated works at
Tintern View
HoneyWell Lane
Brockweir
Gloucestershire
NP16 7PJ



FRONT ELEVATION SOUTH EAST

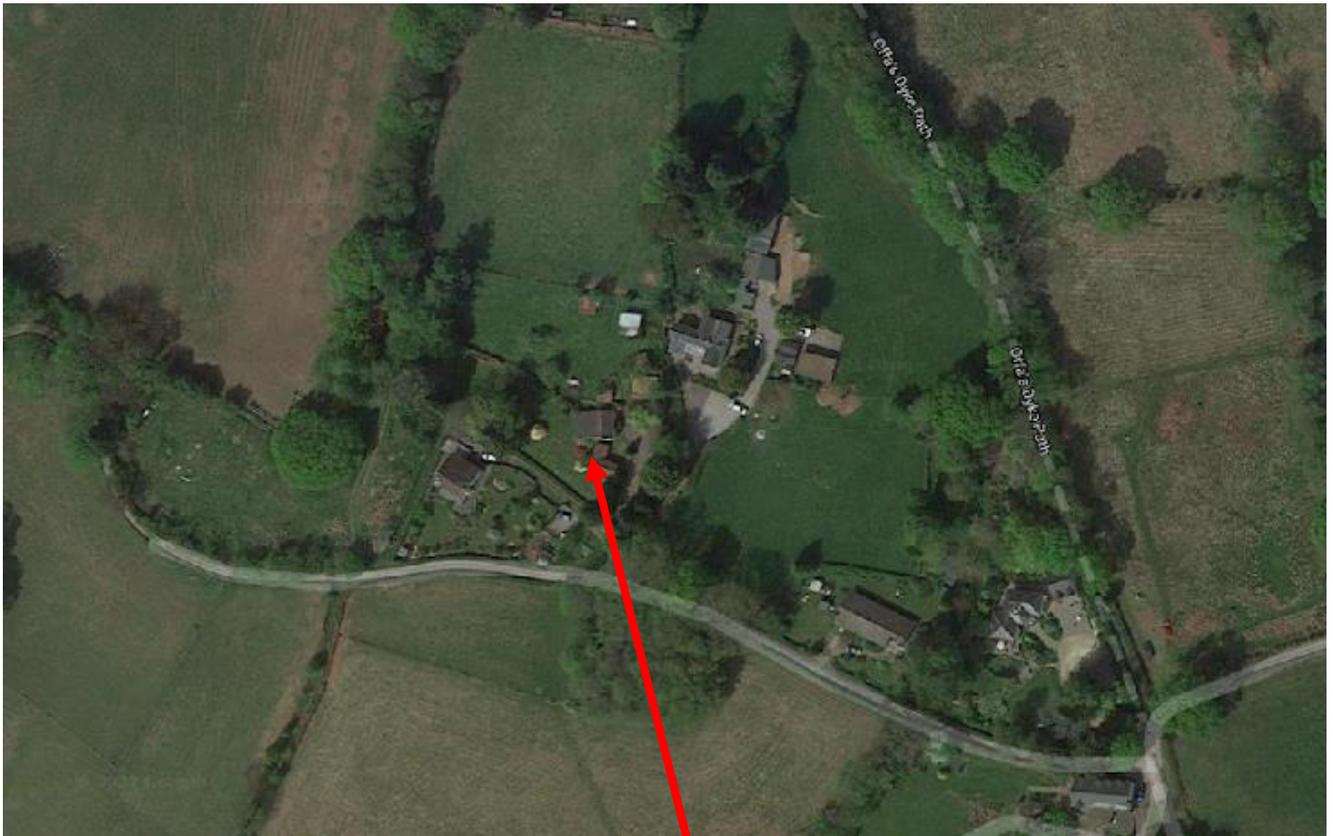
Design and Access Statement:

Proposed replacement dwelling at Tintern View, Brockweir

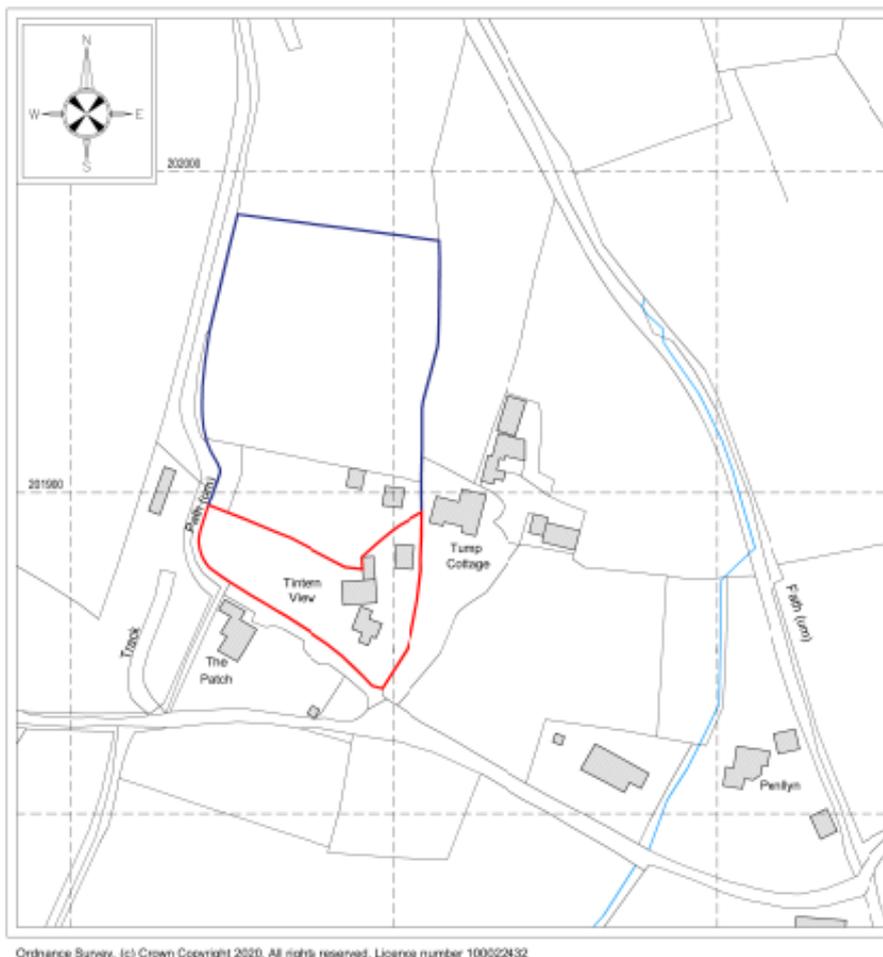
1. Introduction

1.1 This Design and Access Statement has been prepared by Apex Architecture Limited and is intended to support the current Planning Application for a replacement dwelling and detached garage with associated works at the property known as Tintern View in Brockweir.

The existing site is shown below:



Google extract: Tintern View



The Location Pan

Existing Site Plan

1.2 The Design Statement has been prepared in line with the Forest of Dean District Council's guidance document for the production of Design & Access Statements, which advises that such statements be submitted with this type of Planning Application and states that proposed developments should be considered in relation to the wider context, and not just the development site and its immediately adjacent buildings and the perceived impact of the scheme upon the AONB.

The report should be read in conjunction with other material submitted:-

- The planning application forms submitted via the Planning Portal
- The planning application drawings M066/100A, 101, 200A, 201A, 202 & 203
- New Ways Ecology - Preliminary Ecological Appraisal report dated 15 March 2021 and subsequent Bat survey report report dated 14th July 2021
- FODDC Biodiversity checklist



2. Objectives

2.1 Background

Our Clients have experienced the poor construction, damp issues and high heating bills associated with this period of the property and the ongoing maintenance costs. The existing property, Tintern View, is a very small cottage, a typical 2 up- 2 down configuration, which over the last 50-60 years has had a series of rear extensions forming a catslide roof and lean-too roof arrangement. The two bedrooms at first floor level share a single staircase which arrives in one of the bedrooms, meaning access to the second bedroom is only possible via the first bedroom. The floor to ceiling heights on the ground floor are very restrictive due to the nature of the old cottage and therefore restricts improved extensions.

The property requires a significant amount of work to bring up to modern standards having had essentially no investment or upgrade for several decades. The property is no longer fit for modern living requirements or standards.

After careful consideration and evaluation of the available options, our clients concluded that it was not viable, both spatially or financially to resolve these issues by further alteration of the existing property. Accordingly, the design of a replacement dwelling has been commissioned with the joint aims of being ecologically friendly, more sustainable and meeting our client's needs.

Proposed replacement dwelling at Tintern View, Brockweir

Apex Architecture Limited were appointed in December 2021 to prepare documents for a Full Planning application on the site. This follows a pre-application that had been made by ourselves in September 2020. The pre-application was made under ref No. P1452/20/PREAPP with Ms Chloe Johnson – FODDC Planning Officer. A response was given on Friday 2nd October with a summary of the response detailed below.

The pre application was open to the concept of a replacement dwelling and identified that the current Core Strategy, does not have any policies relating to replacement dwellings (the H15 policy in the previous Local Plan was not replaced in the current CS). The pre app also highlighted the elevated position of the existing property in relation to the adjacent dwelling known as “The Patch” and its relationship to the AONB. Various options were presented within the pre-app and it was considered, based on the various constraints, the only option which could potentially be supported is a replacement dwelling to the west of the existing cottage. The planning officer recommended that any subsequent application was accompanied by an Ecological survey, landscape assessment and an assessment of the building to demonstrate that any new dwelling is more sustainable than the existing dwelling. The pre app also pointed out that stone boundary walls are an important feature of the area, and they would expect to see these features retained in any development.

Following the pre-application, in February 2021 Apex Architecture began the design for a replacement dwelling to take into account the pre application feedback.

2.2 Site Location & Description:

The site is located within Brockweir Common, The surrounding area is rural, with a mixture of residential properties and holiday accommodation within proximity. Sited to the Eastern boundary is the residential dwelling of Tump Cottage and to the Southern boundary The Patch. To the North is an old Orchard and farm land. The existing residential dwelling, has a well maintained and mature garden sited mainly to the West and South providing private amenity space. The dwelling also benefits from an existing metal clad garage and tarmac access driveway.

The topography of the site falls from the North to the South.

The village of Brockweir is South of the site.

The ‘Offas Dyke’ footpath runs approximately 100m to the East of the site. The site is also located within the Wye Valley Area of Outstanding Natural Beauty.

Vehicular and pedestrian access to the site is via a double metal gate in the South Eastern corner which is connected to the adjoining minor B road Highway. This leads to Mill Hill via a connection of ‘B’ roads, which connects to the A466 to the South. The A466 leads to the town of Chepstow (South) and Monmouth (North).

Two stone barn outbuildings are located immediately adjacent to the south of the cottage which will be retained as part of the development as part of the bat mitigation strategy and also for additional garden storage / garden room uses. The stone garden walls at the entrance of the driveway are also proposed to be retained as part of the proposals.

Design and Access Statement:

Proposed replacement dwelling at Tintern View, Brockweir



Image 001: Front East view of Tintern View



Image 002: Rear West View of Tintern View

2.3 Relevant policy:

As identified in the initial pre-application, there is no Local Policy for replacement dwellings. The previous policy (H15) for replacement dwellings under the 2005 Local Plan was not carried forward into the current Core Strategy.

Proposed replacement dwelling at Tintern View, Brockweir

Under the pre-application, the guidance for replacement dwellings is based on the new dwelling being more sustainable than the existing dwelling.

The replacement dwelling will incorporate the following features with regards to demonstrating that it will be comfortably more sustainable than the existing property:

- The existing property is draughty and the replacement dwelling will be more airtight, and this will be controlled as part of the technical design process to ensure that the air exchanges are well managed and that there is no unnecessary loss of energy through poor ventilation or air leakage of the property.
- The existing doors and windows require upgrading.
- Thermally, the new property will be significantly better than the existing which has no insulation in the floor and the walls, and a relatively small amount of loft wool insulation in the roof.
- The existing property's domestic hot water and heating is provided via an oil fired boiler which is very inefficient.
- The clients have a strong desire to run the new property utilising the latest renewable energy technologies and this is most likely to be in the form of an Air Source Heat Pump (ASHP) or Ground Source Heat Pump (GSHP).
- Provide sustainable drainage systems for surface water including rain water butts.

2.4 Principal Design Objectives

- To gain full planning consent for a replacement dwelling and new double garage.
- To provide a design that meets the needs of our clients.
- Designed to fit with the topography of the site.
- Use materials appropriate to the domestic form of the building within this rural setting.
- To not dominate the site and harmonise with the AONB
- Utilise the existing vehicular access and driveway off the highway.
- Provide sustainable drainage solutions to ensure no adverse impact in the local area.

3. Use

The site will remain as a private domestic residential property.

4. Amount of Development

The existing Site has an area of 0.1928 Hectares.

The replacement dwelling is of a five-bedroom design, with a gross internal area of 250m² over two floors. This replaces the existing property which had a Gross Internal floor area of 100m² over two floors. The development also consists of a new garage providing an additional 85 m² floor area which includes the first floor store room which replaces an existing garage of 44 m². In total this gives an increased floor area of approximately 232%.

Design and Access Statement:



Proposed replacement dwelling at Tintern View, Brockweir

The replacement dwelling is larger than the existing cottage and is largely sited towards the West of the existing on a different footprint. The detached garage will provide parking for two vehicles and store space above. The materials match that of the house.

The Forest of Dean District council recently approved a replacement dwelling under reference P2003/17/FUL for the 'erection of a replacement dwelling with adjoining annexe accommodation and detached garage with associated works. Demolition of existing dwelling and garage' at Prince Hill Sandy Lane Hewelsfield Lydney.

Whilst each application is determined on its own merits, this replacement dwelling scheme is larger than that of the original single storey bungalow. This project gave consent for approximately 333 m² increase in floor area from the original size. This site also lies within the Wye Valley AONB.

Another similar replacement dwelling and garage scheme with similar scales of development to our proposal which gained consent recently with FODDC is P0587/18/FUL at The Orchards, Brains Green Blakeney – Erection of a replacement dwelling and two storey double garage with associated works, demolition of existing dwelling and garage. This project gave consent for an additional increase in floor area of 235%.

Principle – The core strategy and allocations plan do not include any specific policies on replacement dwellings. Policy CSP. 4 requires new residential development to be delivered within the defined development boundaries, however a replacement dwelling does not create a net gain of a residential unit in the open countryside.

The application site is adjoined by two main properties. Therefore, the key material considerations for this type of development are with regards to design, impact upon the character and appearance of the area, residential amenity, biodiversity and climate change/energy efficiency.

Subject to the scheme according with other specific development management policies, the proposal is considered acceptable in principle.

Design and impact upon the character and appearance of the surrounding area:

Whilst the site is in the open countryside, the existing residential cottage means that the site can be considered previously developed land.

The existing cottage lies within a very substantial domestic curtilage. Therefore, a larger replacement dwelling can be easily accommodated within the site without the dwelling being considered cramped or the site over developed.

The surrounding context of the site is also made up of a mixture of large detached properties of varying styles, size and scale within sizeable plots. A number of the surrounding properties in the locality have benefitted from large extensions to detached dwellings. This helps ensure that the proposed replacement dwelling, whilst larger than the existing cottage would not be out of character with the surrounding built form. In fact, the existing cottage is one of the smallest properties in the immediate area.

There is no policy requirement in the core strategy or allocations plan, which requires replacement dwellings to be of a similar size and scale to that of the original property. The policy test is whether the proposed

Proposed replacement dwelling at Tintern View, Brockweir

design of the dwelling represents high quality design and successfully integrates with the surrounding environment.

The application site is marginally elevated from the highway and adjacent The Patch. Therefore it is accepted that the dwelling would be visible from nearby views. However, the plot in which the current cottage sits is very large and lends itself easily to accommodate a substantially sized dwelling without being considered cramped or over developed.

The replacement dwelling has been designed commensurate with the existing plot size and would not be inappropriate within the prevailing character and appearance of the surrounding area.

5. Layout

The layout of the scheme is the result of addressing the above site constraints, design objectives and meeting the Clients' brief. The layout addresses the following key design considerations:

- Provide a traditional family house layout with garden room to enjoy the surrounding views.
- Utility room integrated into the property for a practical series of spaces suited to our client's lifestyle and link with the adjacent orchard and fields.
- Open plan kitchen, dining / living room, with the living room defined within the projection at the rear of the property.
- Glazing at ground floor level to maximise views over the village and surrounding countryside.
- At first floor level, provide 5 bedrooms, a master with ensuite and dressing space, a second ensuite room and three furthermore modest rooms.
- A family bathroom

6. Scale, Massing & Finishes

The replacement dwelling utilises traditional design features of nearby properties with strong gable features on the front and rear elevations with its primary gabled roof form and gable dormer windows. A materials palette consisting of slate, render and vertical timber cladding boards would also be characteristic of a number of nearby properties, and to a certain degree are a reflection of the existing materials found on site or would have been traditionally used. The vertical timber cladding boards proposed further aids with the softening of the property into the landscape when viewed across the surrounding open countryside towards the site in this rural setting.

The application site is adjoined by two residential properties known as The Patch to the South and Trump Cottage to the North East. It is considered that the positioning of the proposed replacement dwelling arguably has a more positive impact on Trump cottage as the Easterly windows facing in the direction of their garden are moved further away from the boundary in excess of 20m, albeit a similar relationship already exists with the existing cottage in terms of the first floor bedroom windows facing directly eastwards. Trump Cottage is also further elevated compared to our proposed dwelling. Therefore, there will be less impact in terms of overlooking than the current conditions.

In relation to The Patch this property is on lower ground and is boarded by an existing mature hedge line.

Design and Access Statement:



Proposed replacement dwelling at Tintern View, Brockweir

The dwelling has been designed so that the first floor windows do not directly look across the private amenity space of The Patch. The only exception to this is the master bedroom window on the South elevation, which has been deliberately designed and positioned the furthest away from the boundary at 14m.

The replacement dwelling's finished ground floor level has been set at 49.00 in comparison to the internal floor level of 49.400 to the existing cottage. The dwelling's ridge height has been kept to a minimum by introducing dormer windows and partial sloping ceilings at first floor level which in turn has meant the fascia line of the proposed is much lower than that of the existing cottage on the front elevation too kept the scale and massing down to a minimum. The site is on an elevated position above the village with far-reaching views. The replacement dwelling of a modern traditional two-storey design will of course be taller than that of the existing cottage but has been designed to be modest in its height. This due care and attention is to ensure it is not dominating and reduce the impact on the adjacent property known as The Patch, the grounds or the wider landscape in this part of the village and the AONB. We trust you will find the relationship acceptable.

The garden room with Southern gable glazing has been further reduced in height by setting the finished floor level at 48.60 to align with the topography of the site and also mitigate against any potential overlooking issues with The Patch and ensure that there will be no significant impact with regards to loss of privacy. That is to say, there will be steps down into the garden room, from the living room to mitigate against overlooking concerns and to reduce the mass of the dwelling as it transcends the topography of the site from north to south.

The design has been influenced by consideration of the AONB. With the design being of traditional form, reflecting modern housing needs and expectations, whilst also being designed to enjoy the views offered in and around the village from this site and lowered into the landscape by means of the finished floor level and roof design.

Design and Access Statement:

Proposed replacement dwelling at Tintern View, Brockweir



Proposed site plan:

7. Landscape Assessment

The Wye Valley AONB management plan notes that conservation and enhancement of the character and quality of the landscape lie at the heart of fulfilling the Plan and it identifies four landscape management strategies, conserve, enhance, restore and create.

The potential impacts of a replacement dwelling should be tested against the factors that make the landscape character and quality of the Wye Valley special and seen in the context of the aims of the AONB management plan.

The existing site has some strong and distinctive landscape features, such as the hedgerow to the Southern boundary which is species rich but a mixture of native and non-native plants. There are 6 semi mature trees also located along the Southern boundary which will be conserved, an important aspect of the pocketed woodland in the area, as well as providing a resource for local wildlife. These trees include Red Cedar, American Oak, Copper Beach and Silver Fir. The stone boundary wall immediately at the entrance to the site and running north wards towards the stone outbuildings are both important features of the area and across the landscape which are to be conserved.

The new dwelling uses materials that are in keeping with the local vernacular and more sympathetic to the local area. The use of timber cladding and hardwood windows and doors especially, once fully weathered will blend in with the rural landscape and pockets of woodland which is synonymous with the area.

The majority of the existing gardens are proposed to be retained with minimal change caused by the adjustment in both the footprint and siting of the replacement dwelling proposed. The replacement dwelling is largely to be sited on well-maintained grass of which the site benefits from large expanses, and therefore the loss is deemed proportionate in relation to the grass areas which will still be retained on site. The replacement dwelling does however provide the opportunity to create some UK native rich wildflower areas to restore biodiversity and improve habitat.

One area of existing planting adjacent to the North boundary and a small pocket of planting between tree no.s 5 & 6 are to be removed. A further raised border is to be removed in conjunction with the replacement garage to provide motor vehicle access in the vicinity of Tree no. 1. These are currently laid with native and non-native shrubs. No non-native invasive species have been identified as far as we are aware in these areas. Protected plant species identified on site and listed in Appendix I of the preliminary ecological appraisal can be carefully transposed to other areas of the garden.

There is ample space within the garden for replacement planting lost as a result of this development which can restore the domestic aspects of the garden.

There are three small juvenile trees which will need to be removed as a result of this application as highlighted on the proposed site plan. Tree no. 1 to provide access into the garage, Tree no. 2 a fir tree planted within the driveway and a small ornamental Tree no. 5 within the rear garden. As highlighted in the preliminary ecological appraisal report, there are no over mature or veteran trees on site. Most of the trees within the garden are introduced or are of ornamental species such as Leylandii and London Plane. Tree root protection zones have been indicated to trees close to the area of development. Patio areas do fall slightly within the zone of the tree root protection to trees 6 (Red Cedar) & 7 (American Oak), but no deep excavations will be proposed in these areas.

Proposed replacement dwelling at Tintern View, Brockweir

The development provides the opportunity to enhance the adjacent orchard which currently only benefits from only two apple trees of note, by reintroducing additional fruit trees such as pear, plums and cherries to counter the loss of the three ornamental trees and bring the orchard back into positive management. Any removal of trees should be carried out between September and the end of February so as to limit impacts on nesting birds.

All existing hedgerows will be retained. The dividing hedgerow within the garden is predominantly Leylandii. The hedgerow to the southern boundary is species rich, but is a mixture of native and non-native plants including Yew and Holly along with Leylandii and Laurel. This hedge will need to be protected during the course of the works with a construction exclusion zone put in place, which can be conditioned as part of any possible approval. There is an opportunity on the western boundary which is currently sparse hedgerow along with a sheep net fence to restore and enhance this with additional planting. Proposed Native Species - Rich Hedgerow to consist of a mixture of the following species to provide a good balance between cover and food for wildlife: 70% Hawthorn and Blackthorn; and 30% of the following species: Hazel; Dogwood; Spindle; Holly; Juniper; Guelder Rose; Wild Cherry; Bird Cherry; Crab Apple; Field maple; and Wild Rose. Please see proposed site plan for area identified.

Hardstanding is to be introduced fully around the dwelling in the form of permeable slabs to create paths and patio areas. A new masonry retaining wall will be introduced adjacent to the North boundary of the site and partially wrapping around both the front and rear elevations to account for the level differences on site. Boundary treatments are to be retained. A small section of additional 1.2m high post, rail and wire fence will be extended on the northern boundary where a small section of existing low level stone garden retaining wall is to be removed.

8. Appearance and Design

As noted within the Scale, Massing and Finishes section, the use of a well-considered materials palette has produced a modern, yet traditional form scheme for the village.

The proposed materials are:

Walls: Render and vertical timber cladding boards with facing brickwork below DPC

Roof: Slate

Rainwater goods: Galvanised steel

Canopy: Timber with natural slate over

Windows / doors: Hardwood Timber

Design and Access Statement:

Proposed replacement dwelling at Tintern View, Brockweir



FRONT ELEVATION SOUTH EAST



SIDE ELEVATION SOUTH WEST



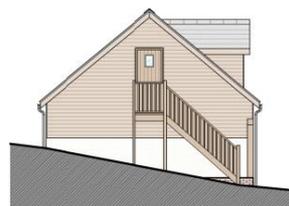
REAR ELEVATION NORTH WEST



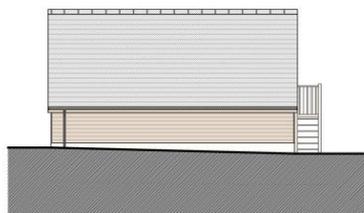
SIDE ELEVATION NORTH EAST



FRONT ELEVATION SOUTH



SIDE ELEVATION WEST



REAR ELEVATION NORTH



SIDE ELEVATION EAST

9. Energy Efficiency

The replacement dwelling will be significantly more energy-efficient than the existing property, which on average for the last 10 years has cost approx. £1000/ year to run on oil. The use of either ASHP or GSHP technology and the removal of fossil fuel usage is a significant improvement. Furthermore, the proposed dwelling will utilise low energy fittings throughout. The thermal envelope can accommodate and exceed the requirements of Part L of the Building Regulations. The proposals also include for the use of more sustainable technologies such as (provision of) future Electric Vehicle charging points.

10. Highways Impact

The replacement dwelling does not create any additional traffic load onto the lanes/Mill Hill or back to the main A466 as such no additional highways assessments are required as part of the submission.

It is considered due to the amount of parking provision within the site, no additional or improvements are required for the replacement dwelling or for the existing access onto the lane.

11. Surface Water management

The proposal will retain the existing tarmac driveway surfaces with a small additional area proposed immediately in front of the new garage location where a small area of planting is to be removed. Permeable paving and block paving are proposed for the access paths/patios and small additional car parking location around the building. Surface water from the roof is proposed to be dealt with via the use of new soakaways proposed to drain to ground together with water butts. Local knowledge indicates the ground is capable and suitable for soakaways and in the field immediately to the North (see approval ref: P0689/19/FUL) for the agricultural unit , surface water draining to ground was demonstrated as being feasible. Whilst we have not submitted full drainage details at this time, we are happy for a surface water condition to be applied to any approval. At a later time, full percolation tests and appropriate soakaway design to BRE Digest 365 standards can be designed and presented prior to commencement of works.

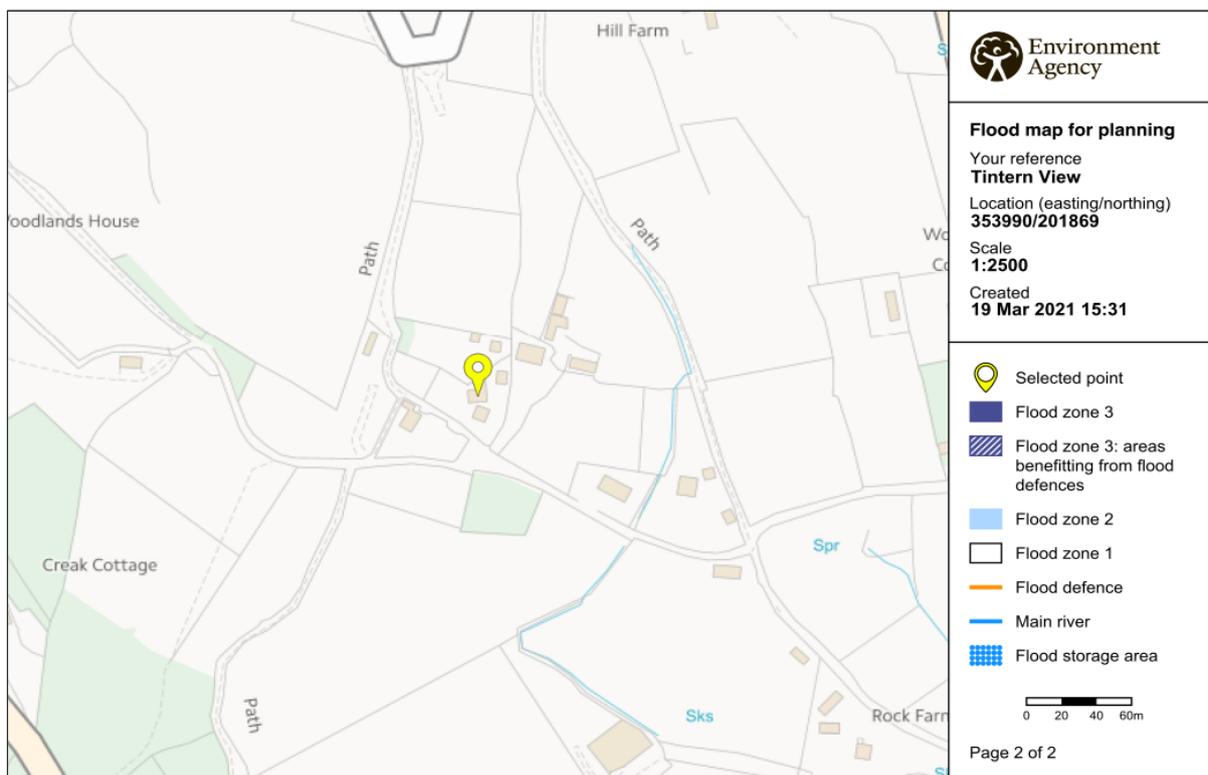
With regards to foul drainage, the existing cottage is on a septic tank with soakaways thereafter. It is considered that a private package treatment unit can easily be accommodated within the site and given the porosity of the field to the south as identified within the P0689/19/FUL approval, it is considered that a drainage field from the treatment unit will easily be accommodated within a parcel of garden/amenity of this size.

The proposed access will be of free draining material and will not pose a surface water run off risk.

Regrettably, there is no option to connect to existing foul mains from the site

12. Flood Risk Assessment

The site is within Flood Risk Zone 1: Low probability of flooding and as such no further flood risk assessment (FRA) work is required.



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Extract from the Environment Agency Flood Risk Map indicating flood zone 1

13. Ecology and Biodiversity

The scheme has been informed by New Ways Ecology from the outset to ensure the scheme could reflect the needs of the site. A number of mitigation and enhancement measures are included within the report and these have also been referenced throughout the drawing package.

In summary, these include:

- The survey has identified the presence of bats in the existing property
- Biodiversity loss is negligible and enhancements are proposed.
- Key timing requirements for the demolition to avoid the March to August bird nesting season
- A Bat Derogation Licence is required
- Compensation measures include provisions of bat boxes on the replacement dwelling
- Enhancement measures include additional apple trees being planted, hedgehog nest box to the southern boundary, a sparrow terrace nest box incorporated into the new dwelling in the north wall

Please refer to New Ways Ecology report for clarification on the findings and recommendations

14. Access Statement

The scheme proposes car parking for the proposed replacement dwelling in a slightly different place to the existing, albeit both the existing and proposed benefit from ample parking on site. There is also sufficient space within the site for turning.

The access off the highway and driveway has been retained as per the existing arrangements and no further enhancements are considered necessary due to this functioning well for our clients.

15. Conclusion

A well-considered scheme which has been developed following the pre application works undertaken, into a fantastic rural scheme, meeting both the requirements of our clients, whilst showcasing how a modern design approach in the countryside can deliver an interesting and well-designed property, whilst respecting its surroundings including the AONB status. The materials chosen will help suppress its prominence within the existing countryside, along with conserving and retaining the shielding of the existing natural vegetation, trees and hedgerows that surround the proposed site.