

4.0 DESIGN PROPOSALS

DESIGN CONCEPTS

Use

The proposed development of a single detached 6 bedroom dwelling with associated 3 car garage outbuilding, access track, and associated landscaping on land to the east of Pen-Rhiw Bengi Lane, Oakdale.

Amount

The site outlined in red encompasses an area of 7200 square metres with the footprint of the proposed dwelling and associated garage outbuilding making up a combined footprint area of 305 square metres.

All below areas are based on a Gross Internal Area.

Dwelling

| | |
|--------------|------------|
| Ground Floor | - 192 sq.m |
| First Floor | - 144 sq.m |
| Second Floor | - 56 sq.m |
| Total | - 392 sq.m |

Garage

| | |
|--------------|------------|
| Ground Floor | - 72 sq.m |
| First Floor | - 58 sq.m |
| Total | - 157 sq.m |

Scale

The proposed dwelling is made up of ground and first floors with the second floor set into the pitched roof with dormer windows. The garage is made up of the ground floor 3 car garage and store room within the pitched roof with dormer windows.

The existing housing estate to the north of the site includes 3 storey town houses and 2.5 storey houses using rooms within the pitched roof with dormer windows.

Layout

The new dwelling and garage outbuilding are located to the southwest corner of the site. This allows the proposals to be clearly associated with the nearby housing estates but also with the nearby house on Pen-Rhiw Bengi Lane. This location will set the new dwelling into the surrounding residential landscape that dominates the local area of the site. As well as providing snatched views of the house as you travel down Pen-Rhiw Bengi Lane integrating it into the local landscape.

This location allows for the proposed dwelling to make best use of the views from the site. To the northwest over the Islwyn High School towards the Sirhowy River Valley. The arrangement of the garage also provides visual shading from Plateau 1 Oakdale Business Park which although currently only partially developed if fully developed would be visible from the site.

The new driveway will access the site via an existing gated access to the site and run parallel to the bottom of the site following the natural contours then turn up to the house entering the courtyard between the house and the garage.

Access

Vehicle and pedestrian access onto the site will be via a proposed entrance at the north-east corner of the site which is currently the location of a gated access to the site. The viewing angle southwards up Pen-Rhiw Bengi Lane is compliant. This will be much improved by tidying some of the overgrowth of bushes on the boundary edge.

Vehicles approach the house along Pen-Rhiw Bengi Lane which forms the eastern boundary of the site. Then turn onto the site and approaching up the proposed drive towards the house.

Vehicles can approach the main door to the house and a generous turning square has been provided to allow direct access to the front door, garage and paths linking to the service entrance.

The main entrance to the house is via a centrally located front door on the east elevation, the service entrance is located to the south of the main entrance with access also available to the conservatory and to bay windows.

The main entrance and service entrance will be disabled accessible. Once within the dwelling the ground floor is fully accessible including the ground floor WC.

Landscape and Biodiversity

A detailed landscape plan accompanies this application. The basic approach is to keep the impact on the land to a minimum following the contours where possible.

Along the boundaries hedgerow will be planted with indigenous species and a wooded buff zone between the proposed site of the dwelling and the housing estate to the north. The area within the site will be planted with areas of meadow and trees to form a parkland around the house. An area of pond and dry reed is proposed to the northeast corner of the site to aid biodiversity and drainage.

The site is currently predominantly improved grass land used to graze horses. The proposed landscaped parkland will protect existing hedgerow and trees while increasing the biodiversity across the site.

Sustainability

The replacement dwelling will be built to be fully compliant with current building regulations and will benefit from high level of insulation and energy efficient design solutions. Sustainable energy sources are being reviewed. Due to the sensitivity of the landscape views, elements such as solar thermal and photovoltaic panels have been omitted from the scheme. Instead, efficient insulation and potential use of bio-fuel or geothermal energy sources are being considered.

Recycling and Waste

A dedicated waste and recycling store has been located at the entrance to the site to allow for secure storage and collection of waste and recycling from the site. Given the size of the garden garden maintenance and waste will be either handled within the site or by commercial contractors as part of the upkeep of the property.

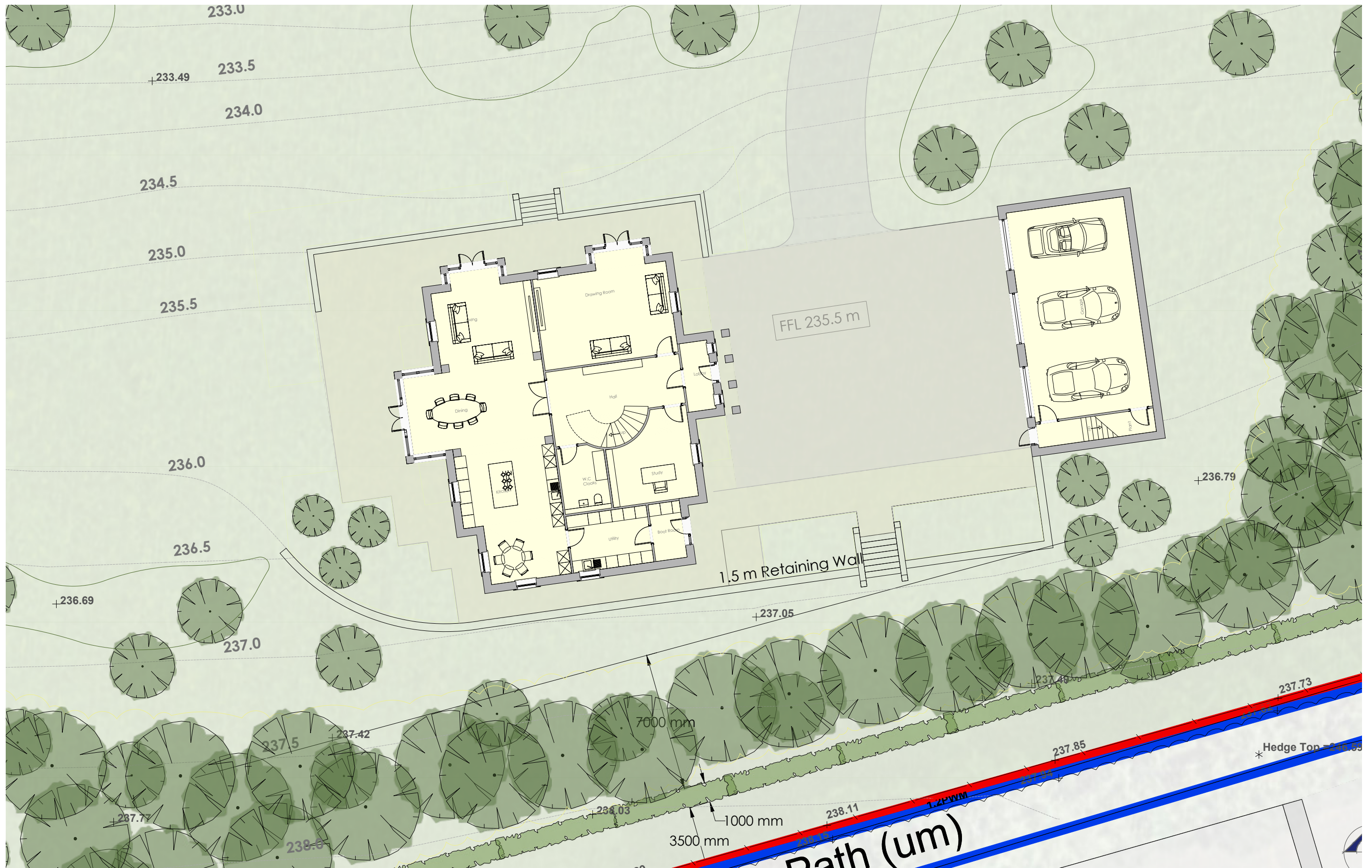
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PROPOSED SITE LAYOUT PLAN



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PROPOSED SITE PLAN



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PROPOSED FLOOR PLANS

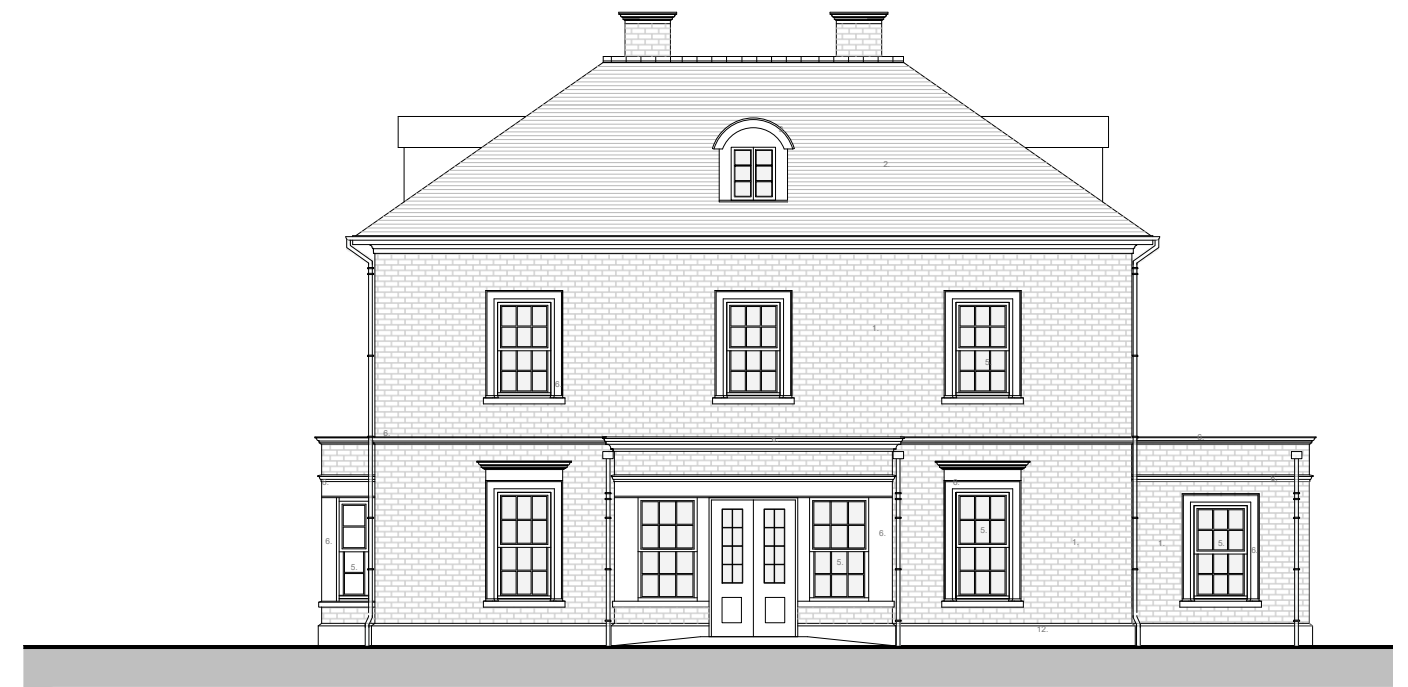


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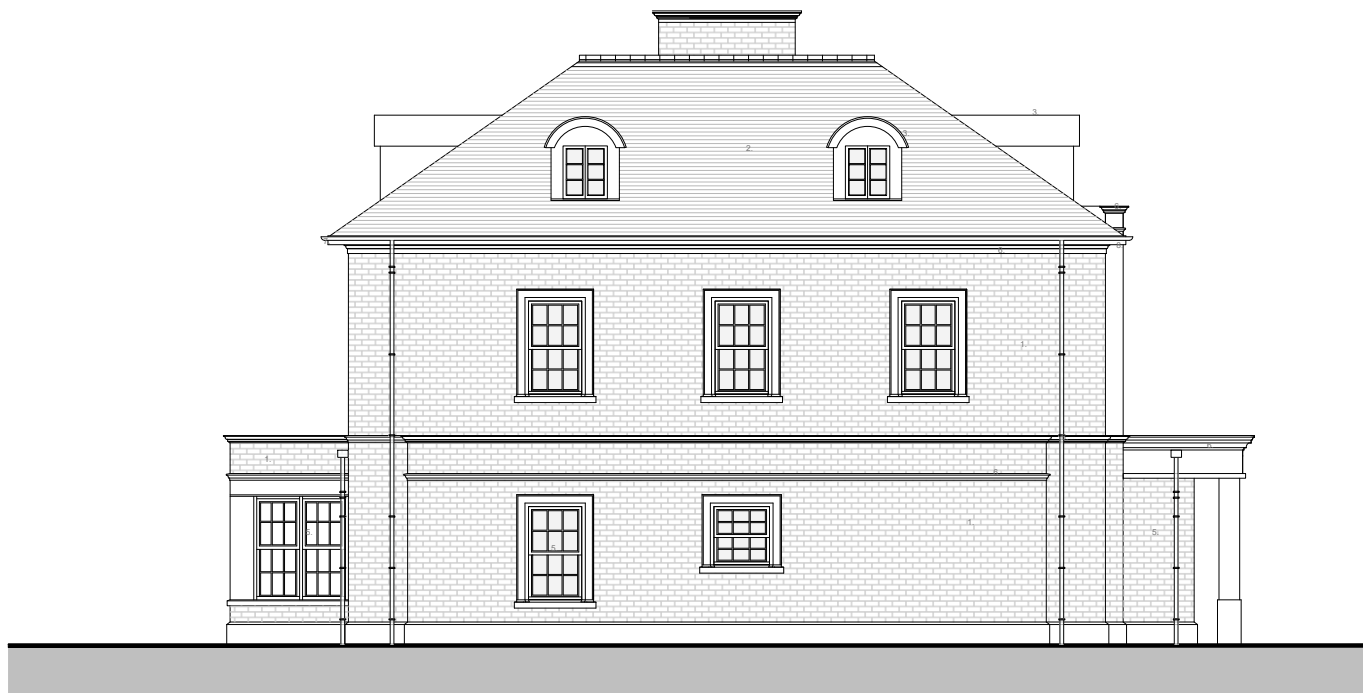
PROPOSED HOUSE ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

FINISHES/MATERIALS

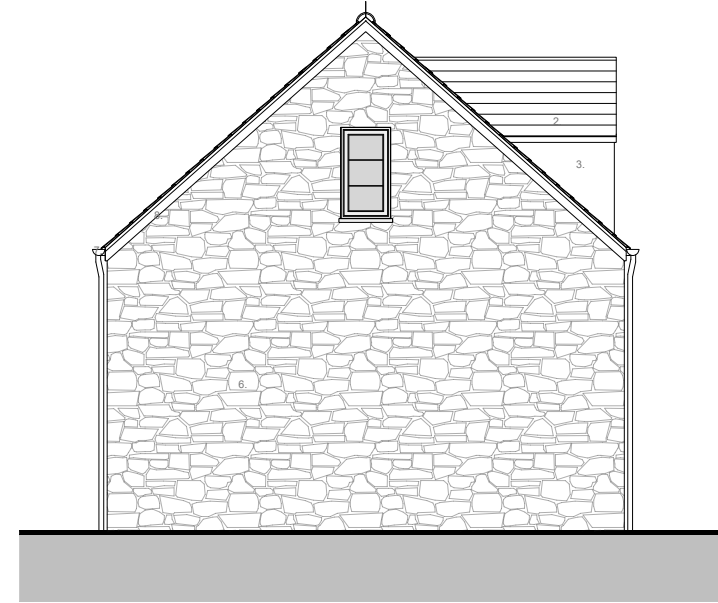
1. FACING BRICKWORK
2. ROOFING TILE - SLATE
3. LEAD OR SIMILAR TO BE AGREED - DARK GREY
4. DOOR PAINTED FINISH - BLACK
5. SASH WINDOWS - WHITE
6. RECONSTITUTED STONE DETAILS - PORTLAND STONE COLOUR
7. RAIN WATER GOODS - BLACK
8. FASCIA - WHITE
9. HAND RAIL - IRON BLACK
10. GLAZED DOOR - WHITE
11. RECONSTITUTED STONE SQUARE SECTION COLUMNS - PORTLAND STONE COLOUR
12. RECONSTITUTED STONE PLINTH BAND - PORTLAND STONE COLOUR

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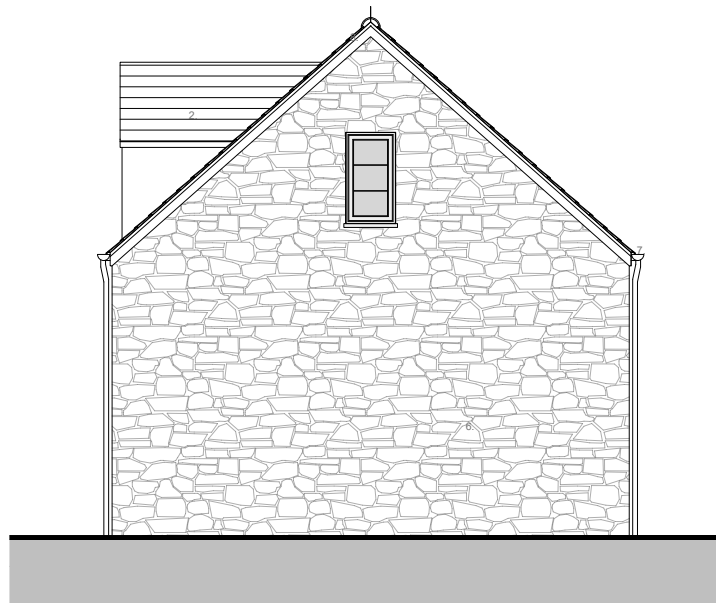
PROPOSED GARAGE ELEVATIONS



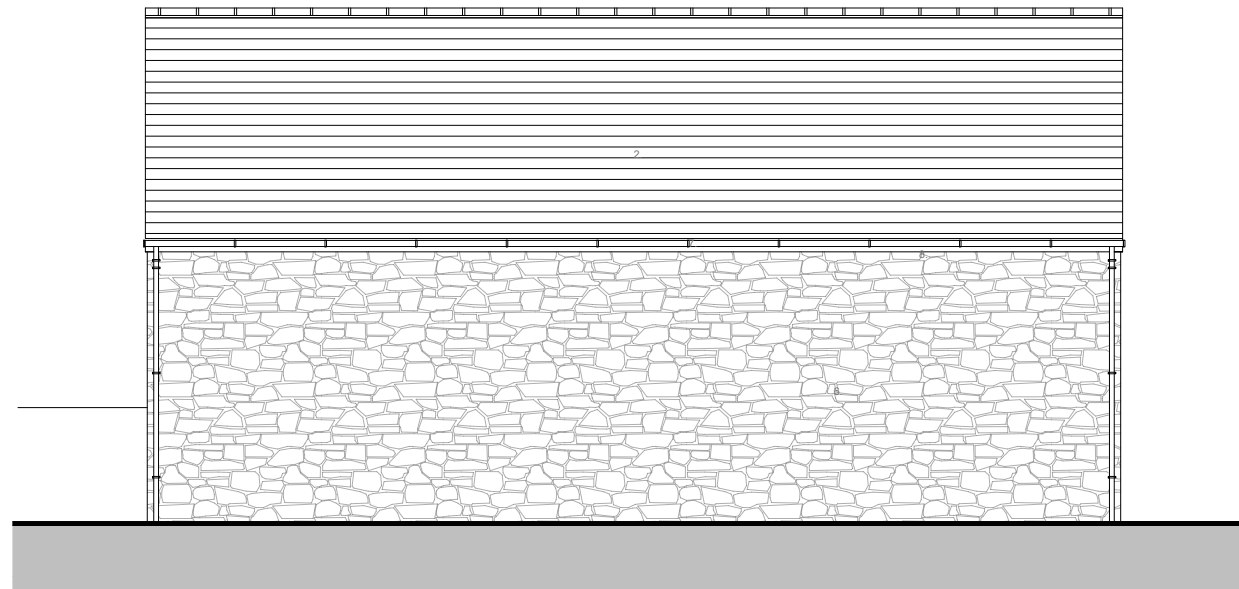
PROPOSED NORTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED NORTH ELEVATION



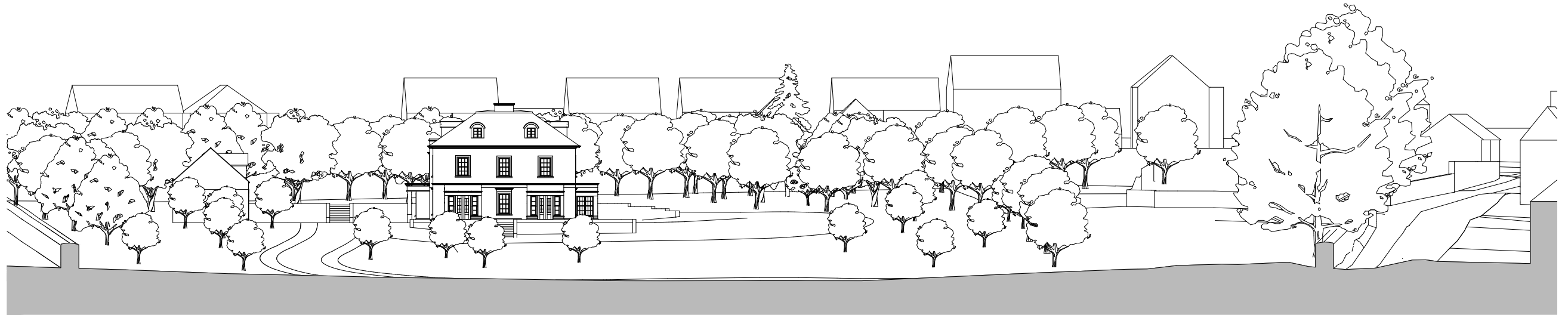
PROPOSED NORTH ELEVATION

- FINISHES/MATERIALS
1. BRICKWORK ARCH
 2. ROOFING TILE - SLATE
 3. LEAD OR SIMILAR TO BE AGREED - DARK GREY
 4. DOOR PAINTED FINISH - BLACK
 5. WINDOWS - WHITE
 6. ROUGH STONE WALL FACING
 7. RAIN WATER GOODS - BLACK
 8. FASCIA - BLACK
 9. GARAGE DOOR - BLACK



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PROPOSED IN CONTEXT ELEVATIONS



PROPOSED SOUTH ELEVATION



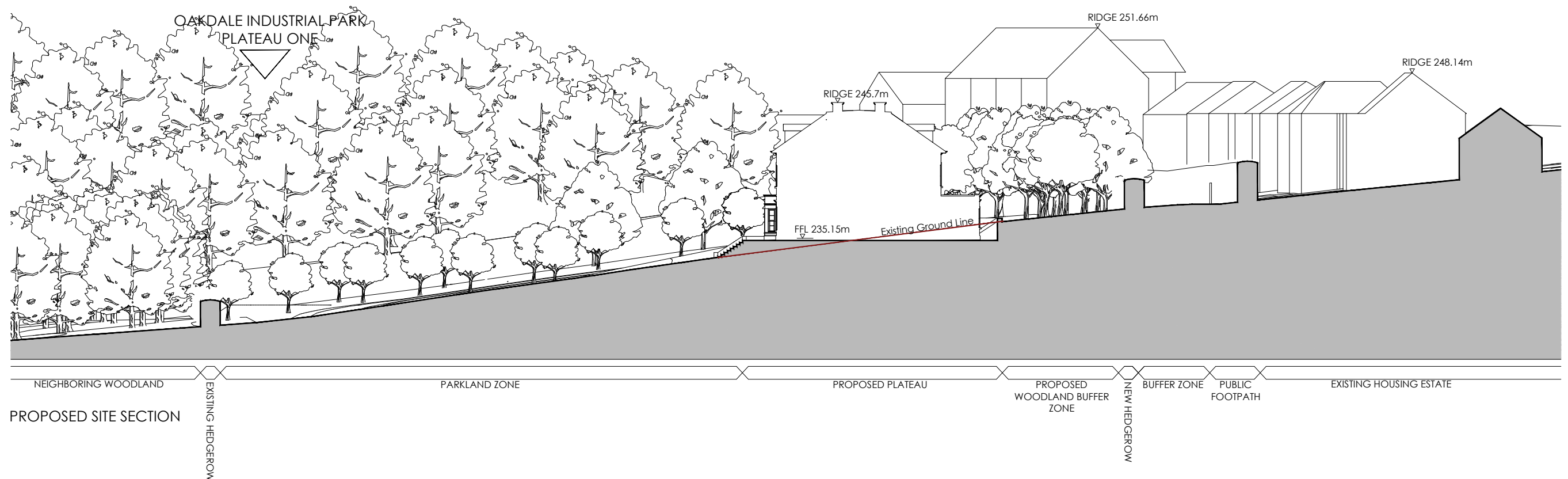
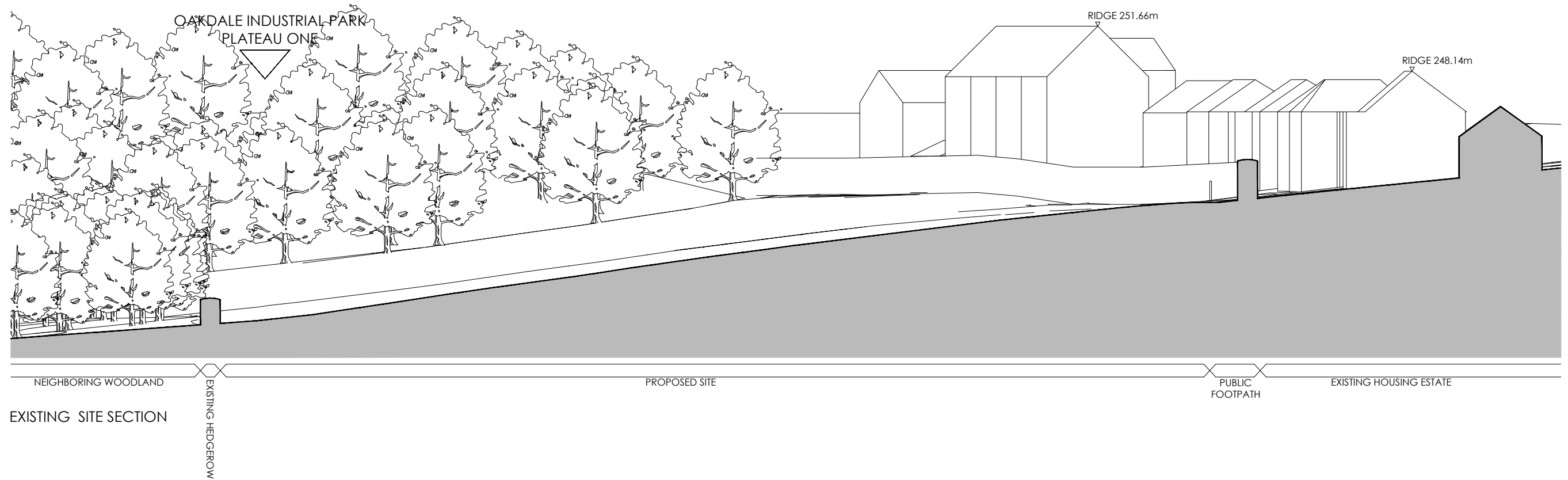
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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PROPOSED SITE SECTIONS



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SKETCH VIEW 01



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SKETCH VIEW 02



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SKETCH VIEW 03



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SKETCH VIEW 04



5.0 SUMMARY

We consider that the proposed dwelling and associated garage/outbuilding complies with relevant national, regional, and local planning policies and embraces quality design and placemaking.

The proposal will deliver a high quality design within a sustainable location, that we feel is appropriate to the setting of the site, with a sympathetic scale, form and massing with the use of appropriate locally relevant materials. Set within a landscaped garden designed to a high standard which will improve the biodiversity of the site.

On the basis of the information and analysis contained forming this document and the associated planning application submission it is respectfully requested that planning permission is granted for the proposed development.



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