



The Sanctuary

Old Monmouth Road, Longhope, GL17 0NZ

STAGE 3 DESIGN AND ACCESS STATEMENT

SEPTEMBER 2023

INTRODUCTION

Purpose of the Report

CONTEXT

Locates the site and the immediate context
- highlighting opportunities and constraints
for the project.

OBSERVATIONS

These are our observations and analysis of
the site and thoughts on the project.

PROPOSALS

A description of the proposal on the site

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Introduction.

An accessible and cosy dwelling.

PURPOSE OF REPORT

The purpose of this report is for the submission of a full planning application. This document describes the design and background research that contributed to the creation of a new dwelling at Longhope, Forest of Dean. The report will describe the narrative of the site, the brief, and the evolving design process.

BRIEF

Our clients, Stephen and Jean Waters have lived in their current property, The Temple in Longhope for a number of years. They both love living in the village but Jean is reliant on a wheelchair for mobility and the existing house accommodates this poorly with many changes in level between the rooms.

Adjacent to the existing house is a small but separate walled garden which sits with beautiful views across the fields to the south and a boundary with the road to the north.

In order to allow them to continue to live in the village, Stephen and Jean would like to build a new, modest and fully accessible dwelling on this plot. This would be built as close to passivhaus standards as possible and would include lots of natural light and renewable energy generation.

CURRENT SITE CONDITIONS

- The site is within the Longhope Settlement Boundary and Conservation Area
- The Site is adjacent to land of Priority Habitat Inventory - Traditional Orchards (England)
- Immediately to the west of the site sit 3No. Grade 2 listed residential properties
- The site is in a very low flood risk and an area of relatively dark skies

Cambray House - M+HW



Dursley Treehouse - M+HW



VR - M+HW

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Context.



FIG 1. Context Aerial view



FIG 2. Site located within Longhope village

Context.

FLOOD RISK

The site has a very low flood risk (Surface Water and Rivers and Sea).
Very low risk means that this area has a chance of flooding of less than 0.1% each year.



FIG 3. Flood Risk

ECOLOGY

The site is adjacent to Land of Priority Habitat Inventory – Traditional Orchards (England)



FIG 4. Ecology

Context.

LISTED BUILDING

There are three grade II listed buildings next to the site.

1. Bank Cottage
2. The Old Forge
3. The Old Cottage



FIG 5. Listed Buildings

DARK SKIES

The site is located in an area of brighter skies 1-4 (please refer to the keys below) which means certain consideration will still be needed to mitigate light spill and brightness levels to be in line with regulations.

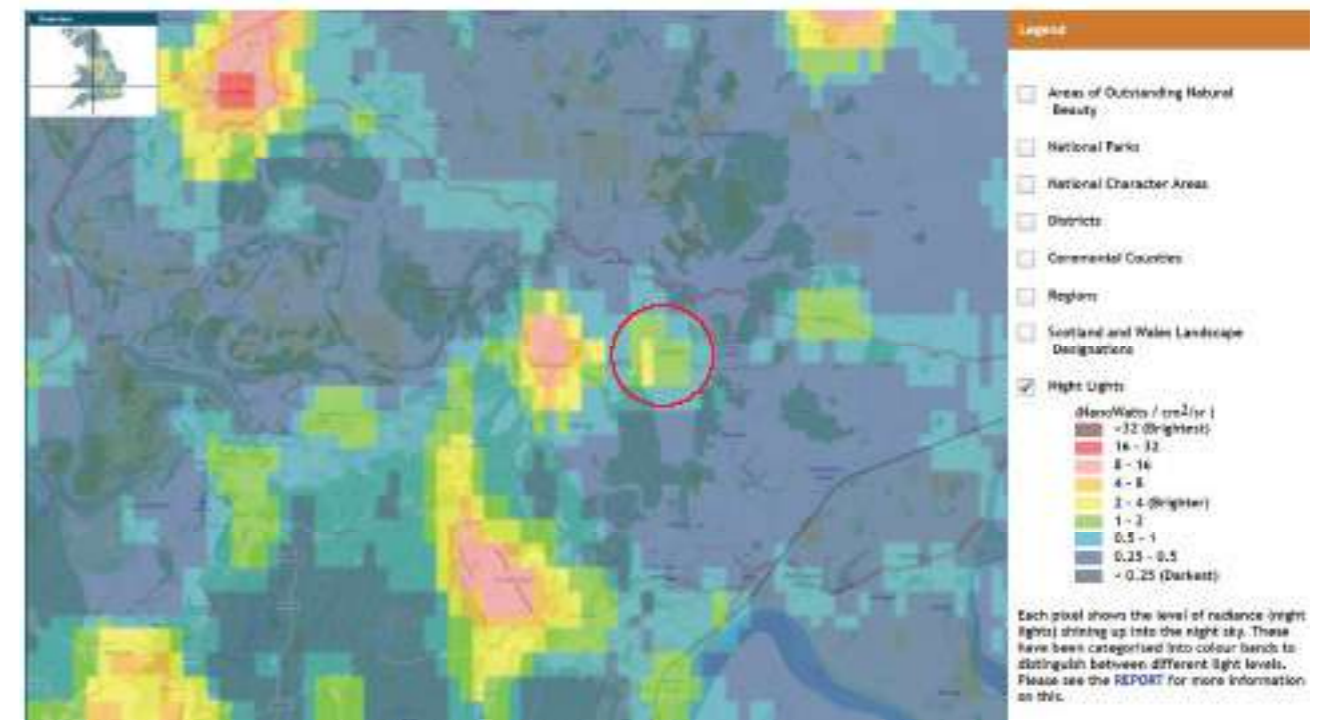


FIG 6. Dark Sky's

Context.

HISTORICAL MAPS

Since the mid 1800's the site has sat as an infill plot in the village. As develop has taken place running along either side of the Old Monmouth road this plot has remained untouched

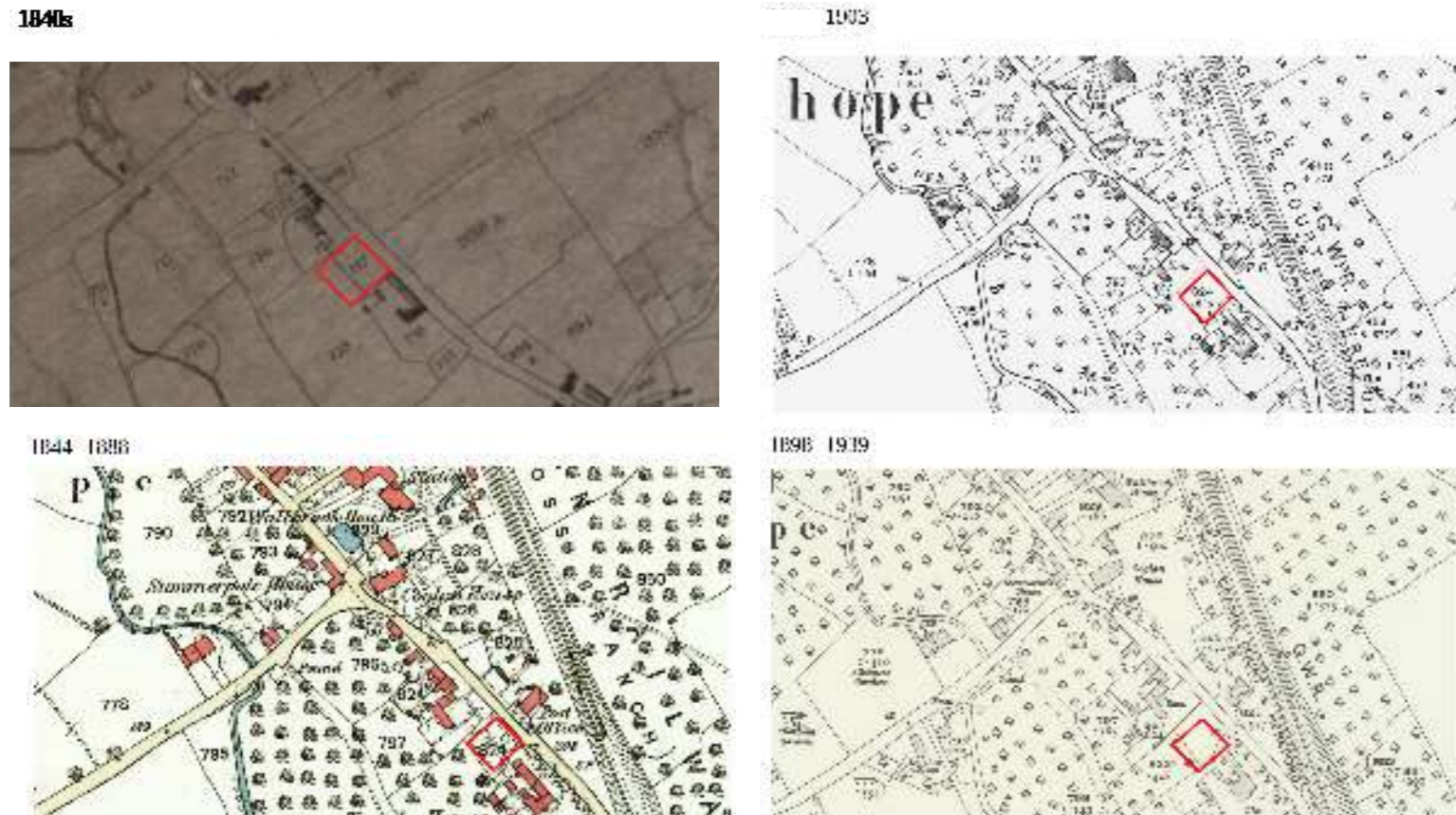


FIG 7. Historical Maps

SETTLEMENT BOUNDARY

The site is within the Settlement Boundary and Conservation area



FIG 8. Settlement Boundary

Context

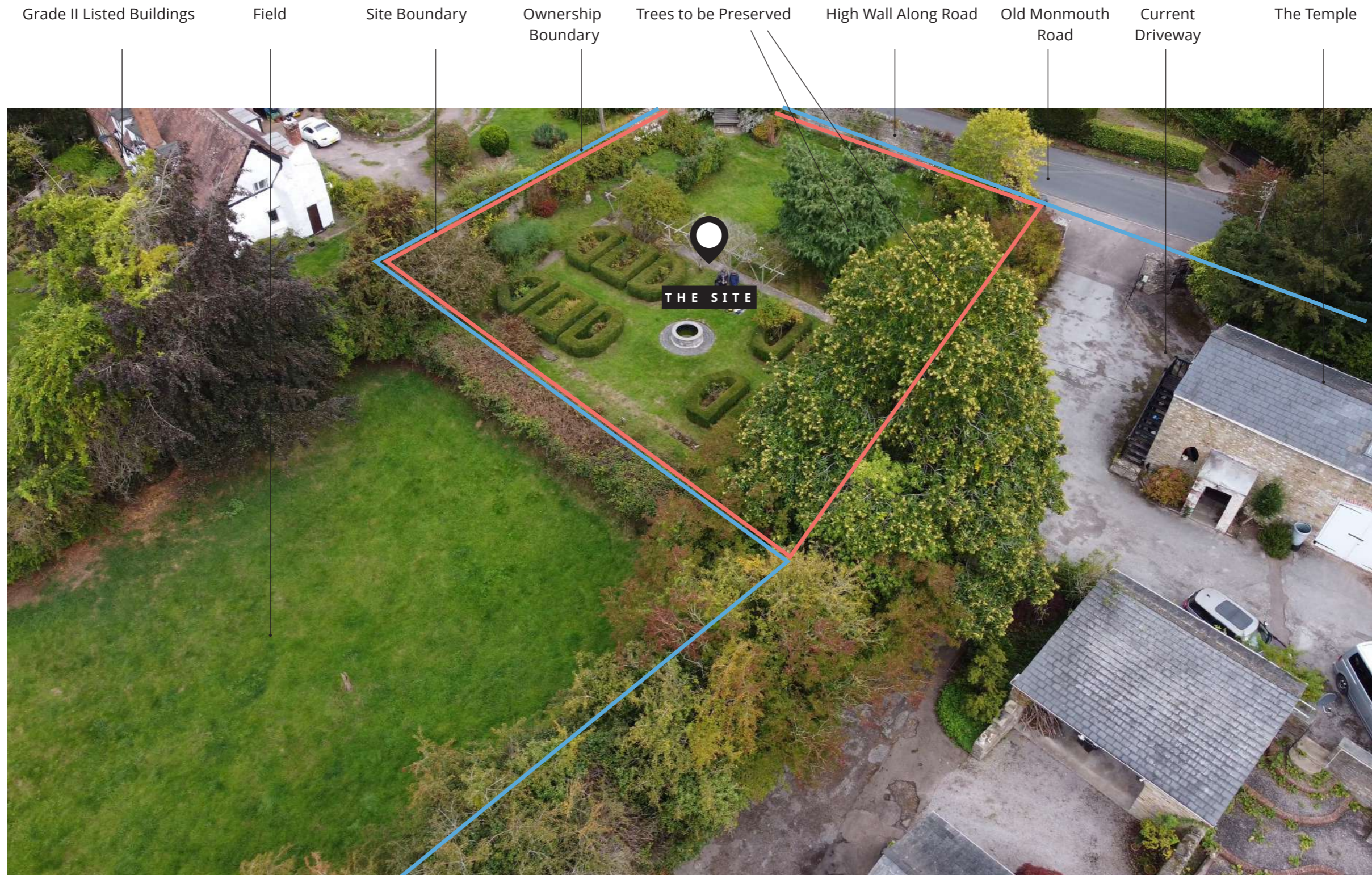


FIG 9. A view of the site in a bird's eye view

Context.

The site is contained to the south west side of Old Monmouth Road with a tall wall separating the site and the road.

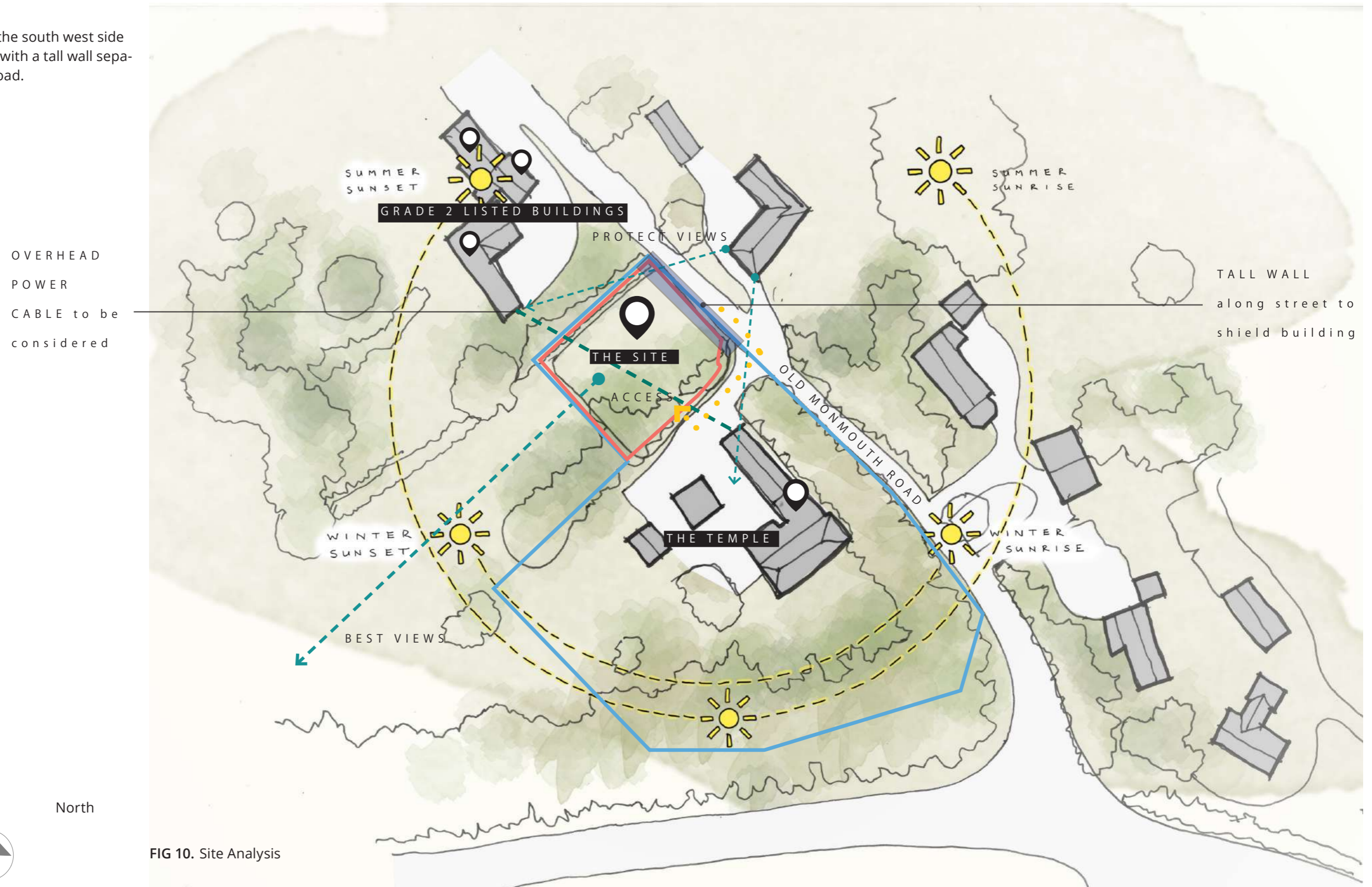


FIG 10. Site Analysis



FIG 11. View facing South towards fields from inside the site



FIG 12. View towards listed buildings to the west from inside the site



FIG 13. Entry of the site from the driveway



FIG 14. North view and high wall from inside the site



FIG 15. View looking south from inside the north



FIG 16. Driveway entrance from Old Monmouth road

EXISTING SITE PHOTOS

The site is predominately enclosed by trees to the East, a high wall to the North and large hedges along the field side boundary on the South.



FIG 17. Eastern view from road with site behind tall wall



FIG 18. Western view from road with site behind tall wall

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Observations.

Key Design Drivers on the Setting and Massing of the House



1. Heritage Building

Preserving the setting of the adjacent heritage dwellings



2. Southern View

Making the most of the view and sunlight from the South



3. Trees on Site

Maintaining the existing key trees on site where possible



4. Accessibility

Working with the existing levels while providing suitable access

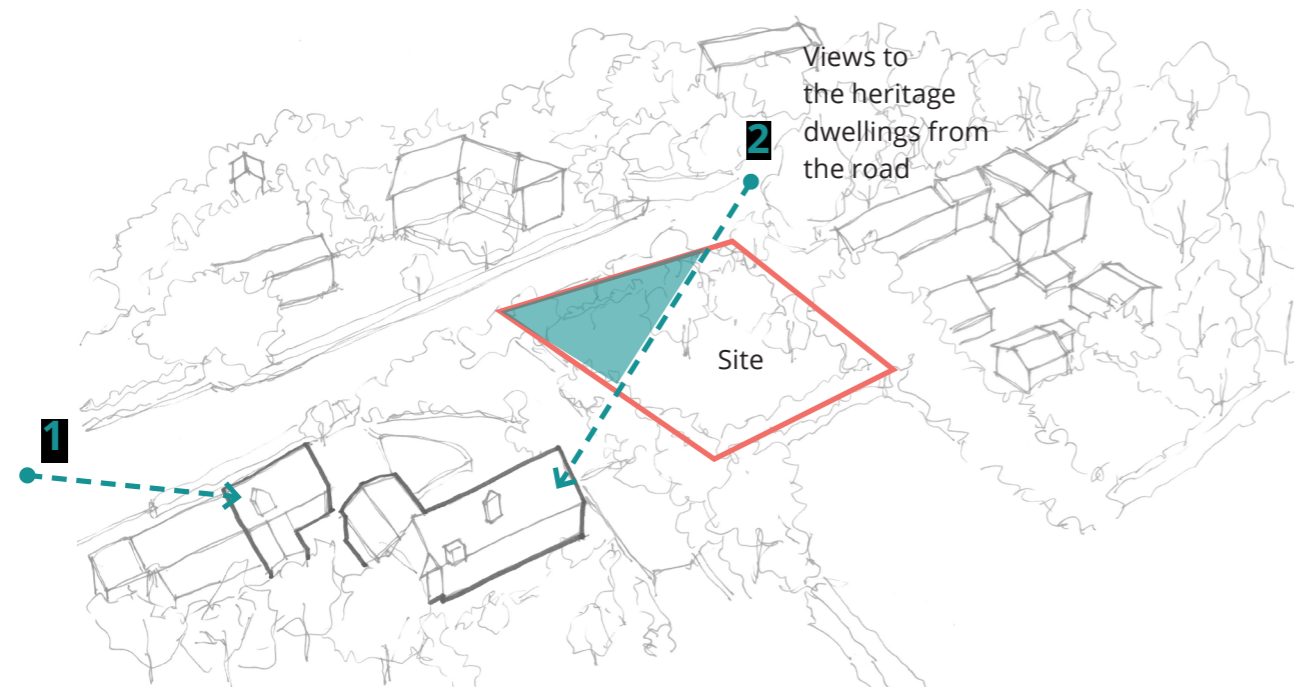


FIG 19. Heritage Buildings

In planning terms, preserving the setting of the Grade 2 listed dwellings to the west will be considered of utmost importance to the development of the site, views to these buildings will need to be maintained from the public highway.

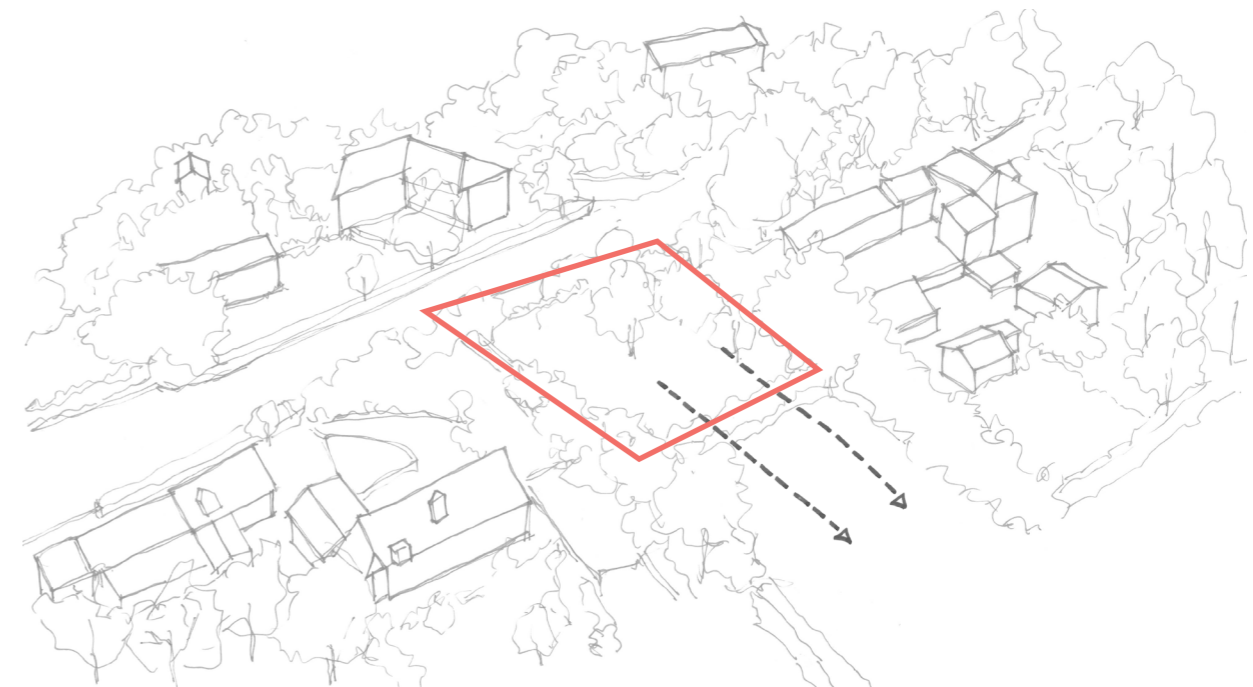


FIG 20. Southern Views between the trees

Southern views towards the field and abundance of sunlight is a highlight for this site which the new dwelling should exploit.

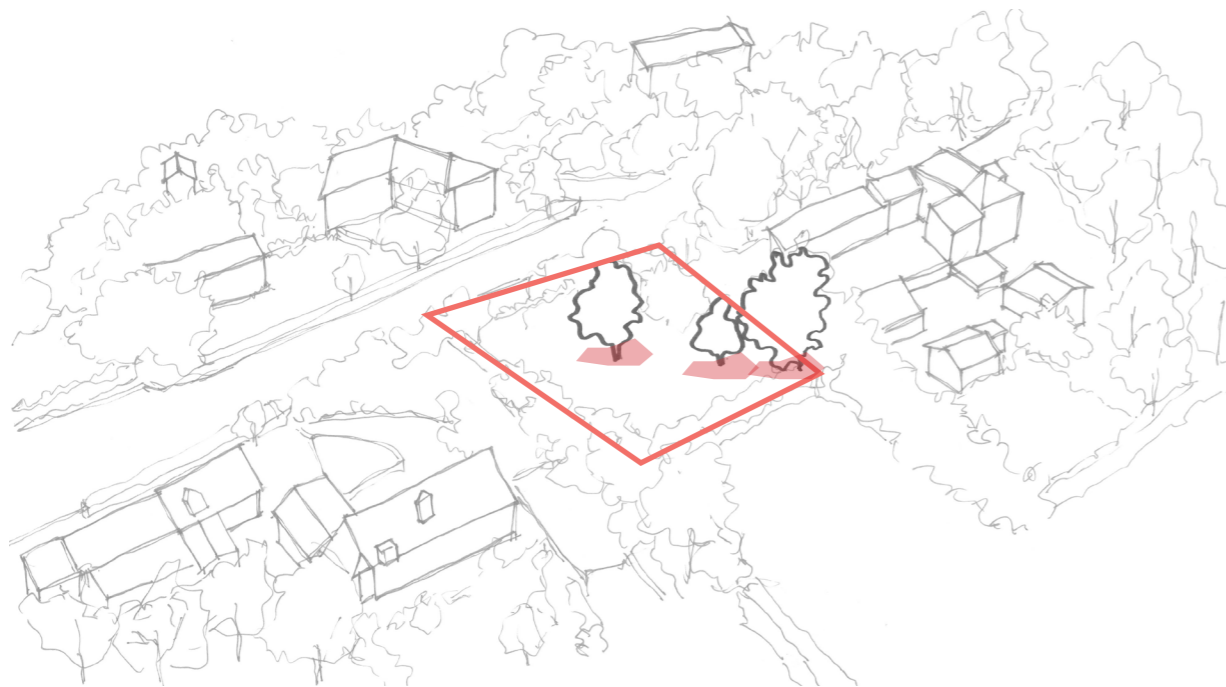


FIG 21. Trees on Site

If possible we would like to try and maintain as much of the key existing trees and planting as possible. There are a number of mature trees to the boundary as well as trees with sentimental value.

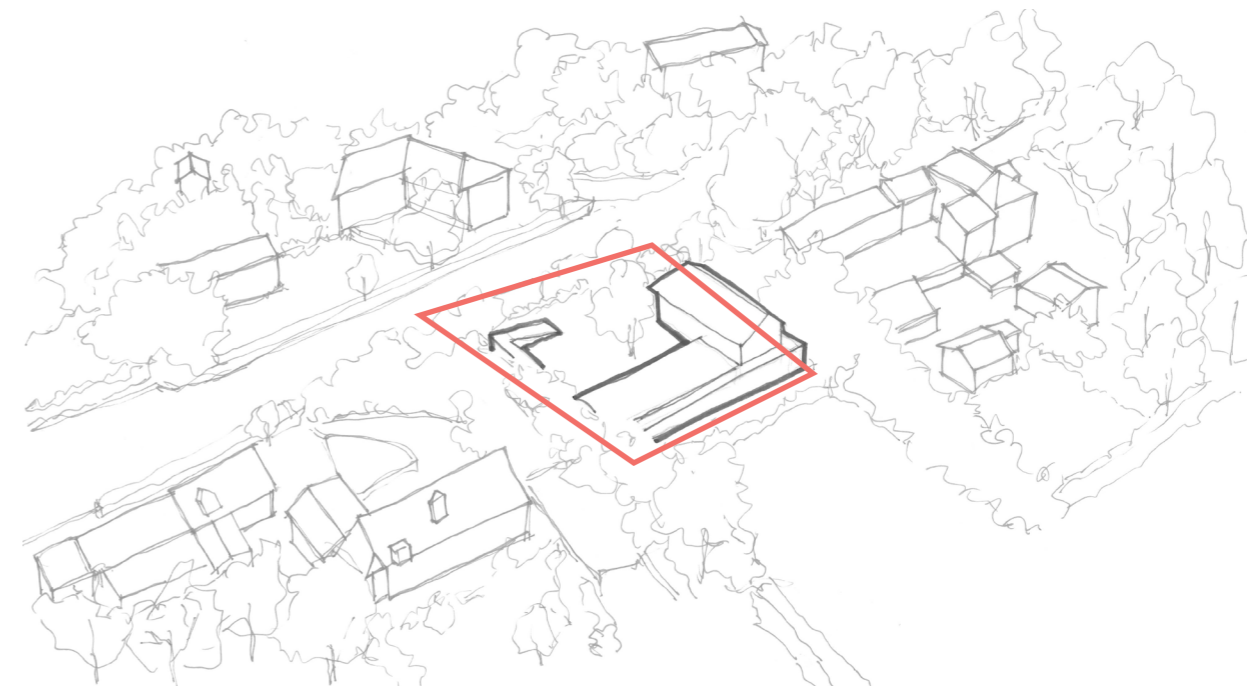


FIG 22. Accessibility

Creating a fully accessible dwelling and site will be a key consideration when putting together designs for the house

Observations.

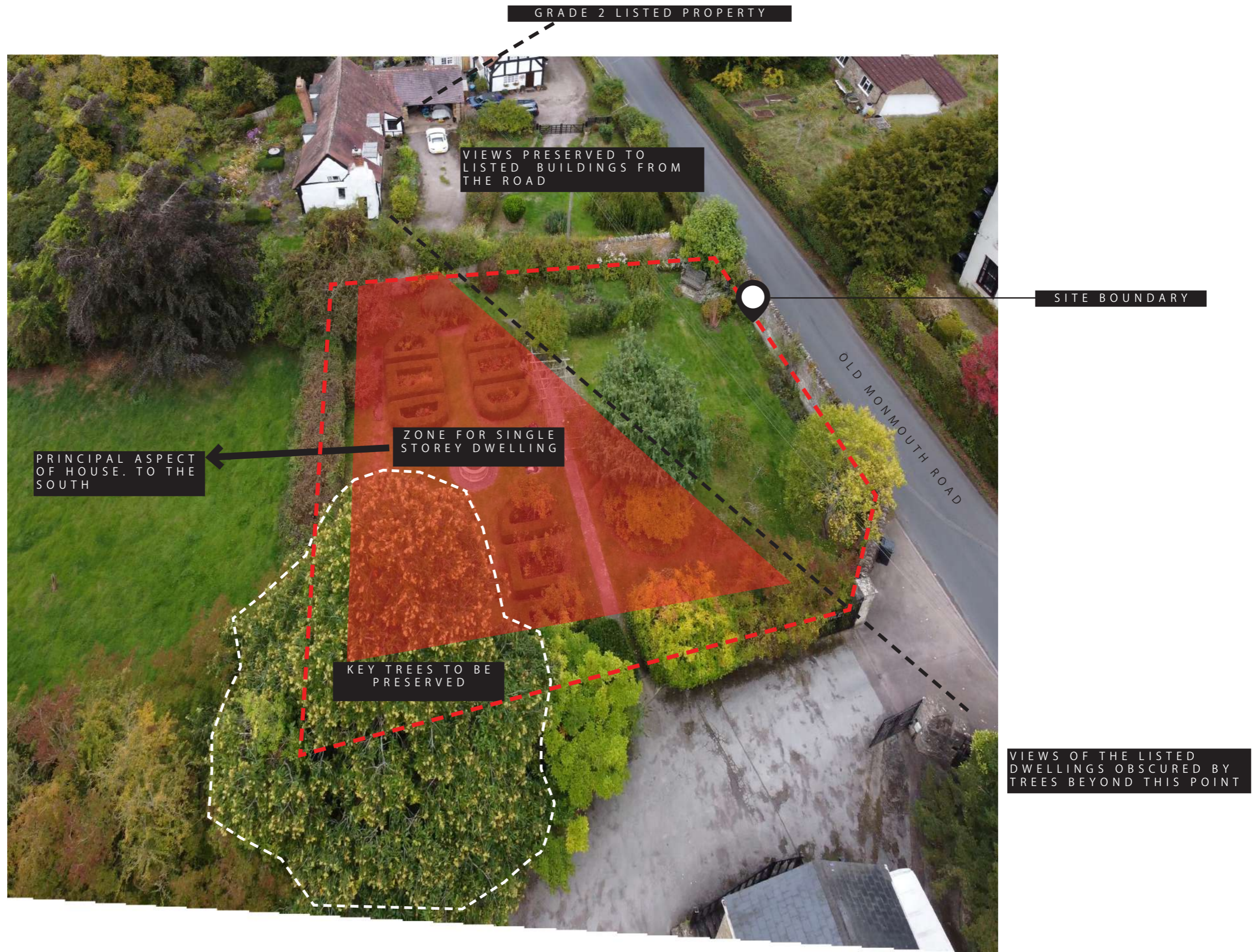


FIG 25. Conceptual Zoning

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Proposals and Precedents.

Proposals.

THE PROPOSAL

The proposal for a new dwelling at the Sanctuary is for a modest 2 bedroom dwelling on a single storey. The layout has been planned to be fully accessible. Key features of the dwelling are as follows

- Functional interior spaces
- 2 ensuite bedrooms
- Principal living spaces to face south over field with central courtyard and deck
- Rare tree is preserved
- Building set back from the road to minimise the impact on the adjacent listed dwellings
- Single storey construction helps to minimise impact on adjacent dwellings
- Existing garden preserved along street to the north
- Level Access
- Passivhaus Construction
- On Site Parking for 2 cars away from Principal View

Estimated Size of New Build:
Ground Floor Area= ~ 175 m²

THE EXTENDED LANDSCAPE

The access to the plot will be shared with the adjacent property (the temple) which is also currently in the ownership of the applicant. Beyond the red line boundary of the site the landscape of the adjacent buildings will remain largely unaltered with The Cottage and The Temple both retaining their own car parking spaces.

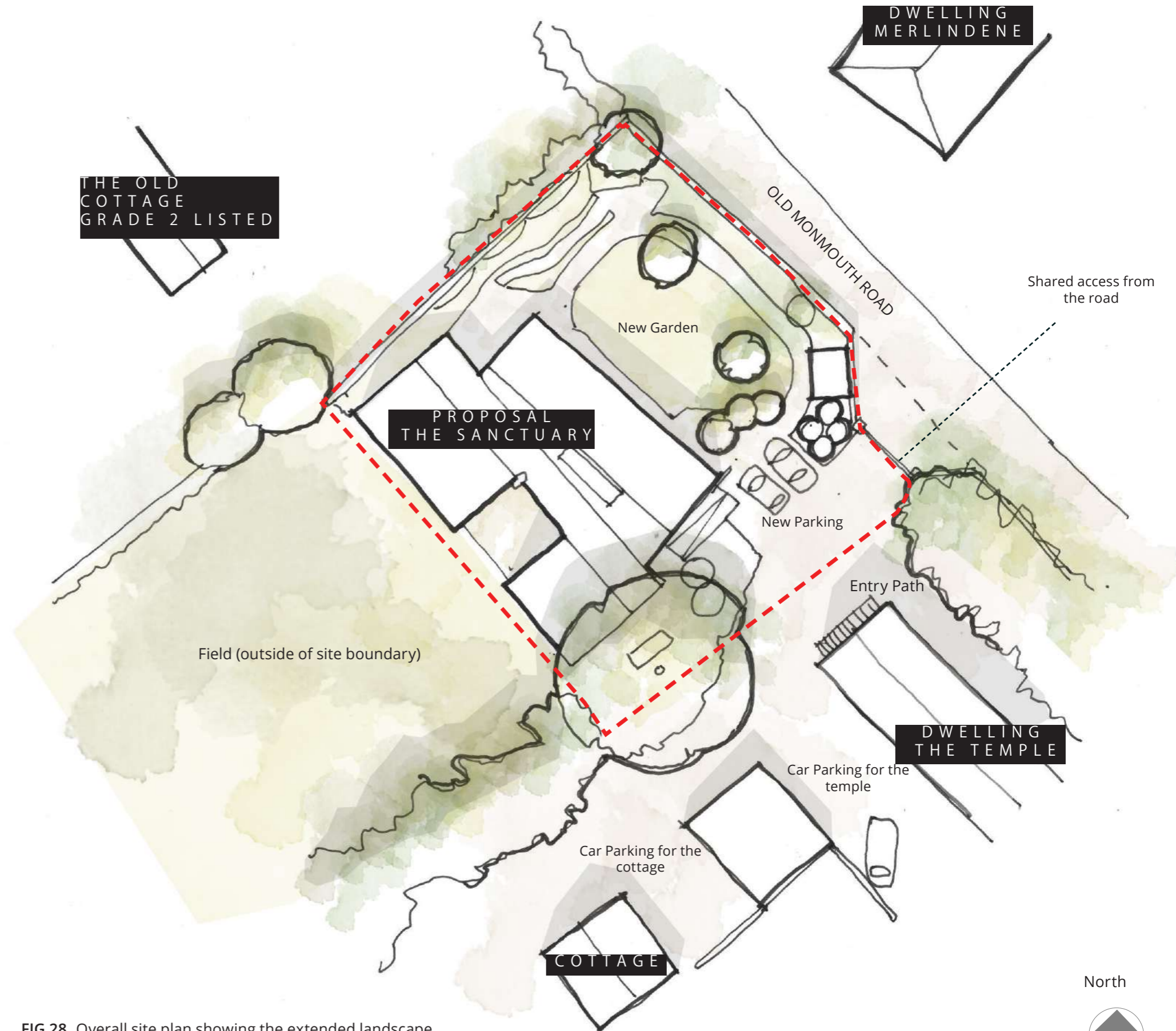


FIG 28. Overall site plan showing the extended landscape

Proposals.



FIG 29. View from the entrance drive - For Illustrative purposes only
(refer to drawings for detail)

Proposals.

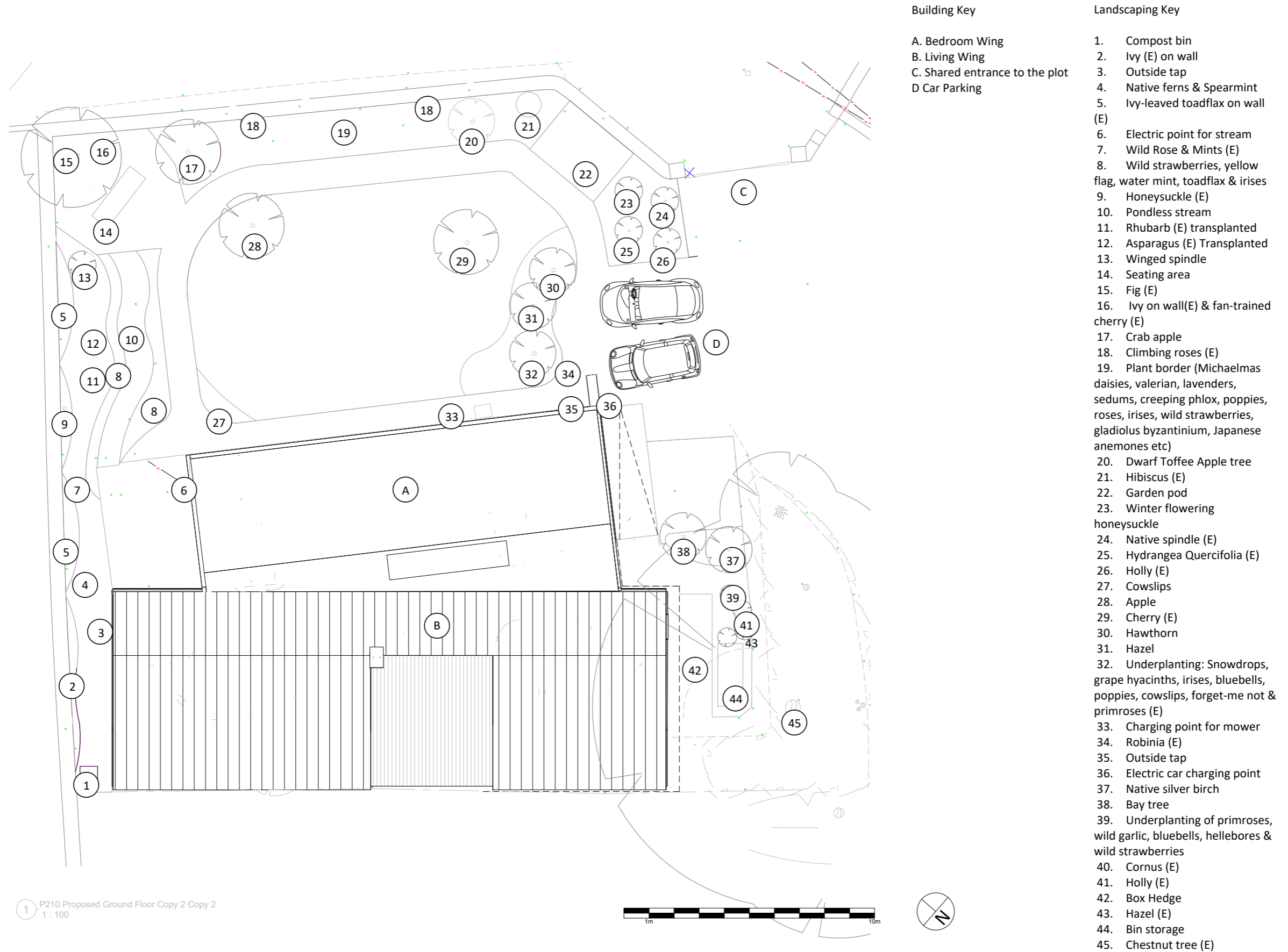


FIG 30. Landscape layout

Proposal

Visual Impact

RED DASHED LINE
SHOWS INDICATIVE
FORM FROM THIS
VIEW. LOWER
ROOF KEPT BELOW
GARDEN WALL LINE

WHITE BLOCK IS
GRADE 2 LISTED
BUILDINGS BEHIND
GARDEN WALL



FIG 31. View from Road towards Listed Build-

INDICATIVE FORM
FROM THIS VIEW.
NEW HOUSE HIDDEN
BEHIND TREE LINE

GRADE 2 LISTED
BUILDINGS



FIG 32. View from Road from Listed Buildings

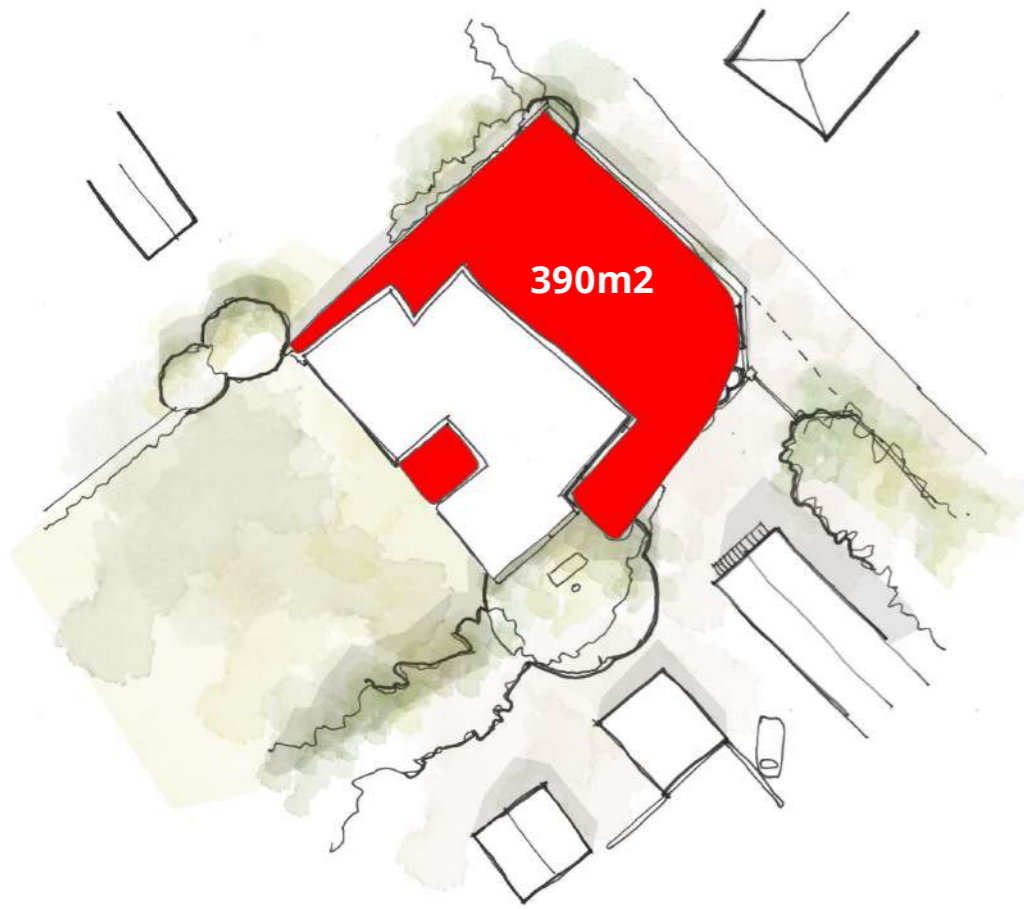
With a pitched roof along the southern boundaries of the site and a gentle sloping roof of one storey adjacent to this, the view towards the heritage buildings are prioritised and preserved from the street

Proposal

Overlooking, Amenity Space and Parking

Following a Pre Application meeting, the following points were queried and this page seeks to address how the proposal responds to the councils residential design guide

FIG 33. Amenity Space



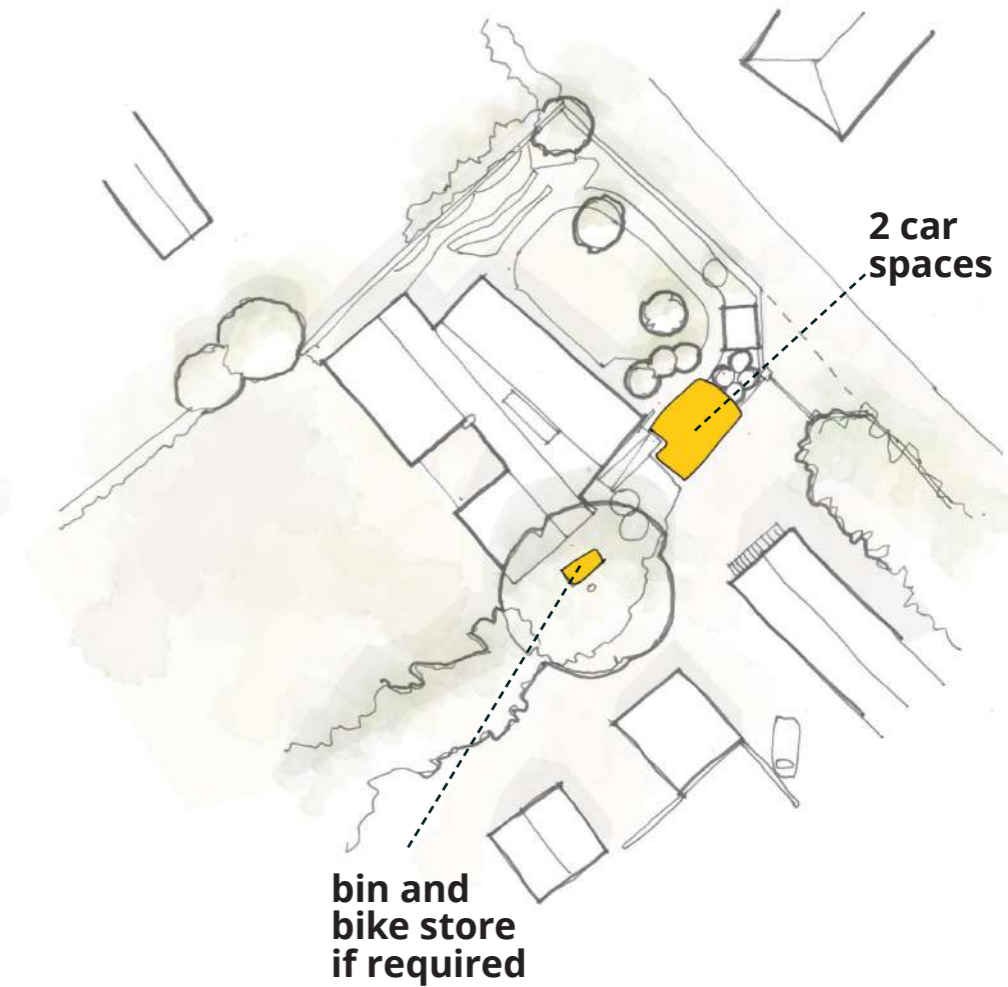
The Councils Residential design guide for a family sized dwelling requires 100m2 of amenity space. The proposals provide 390m2 of amenity space

FIG 34. Front to Front distance between properties



The Councils Residential design guide seeks for a minimum distance between properties to protect privacy of 14m when measured front to front. The proposal measures 26m from the front of the property to the opposite dwelling

FIG 35. Car Parking and bin store



The proposed dwelling contains 2 bedrooms and therefore two car parking spaces have been provided off the shared driveway. Bin storage and the potential for bike storage is also provided adjacent to the property.

End of Report

MILLAR+HOWARD
WORKSHOP