DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: The Woodlands, Upper Redbrook, Monmouth NP25 4LU

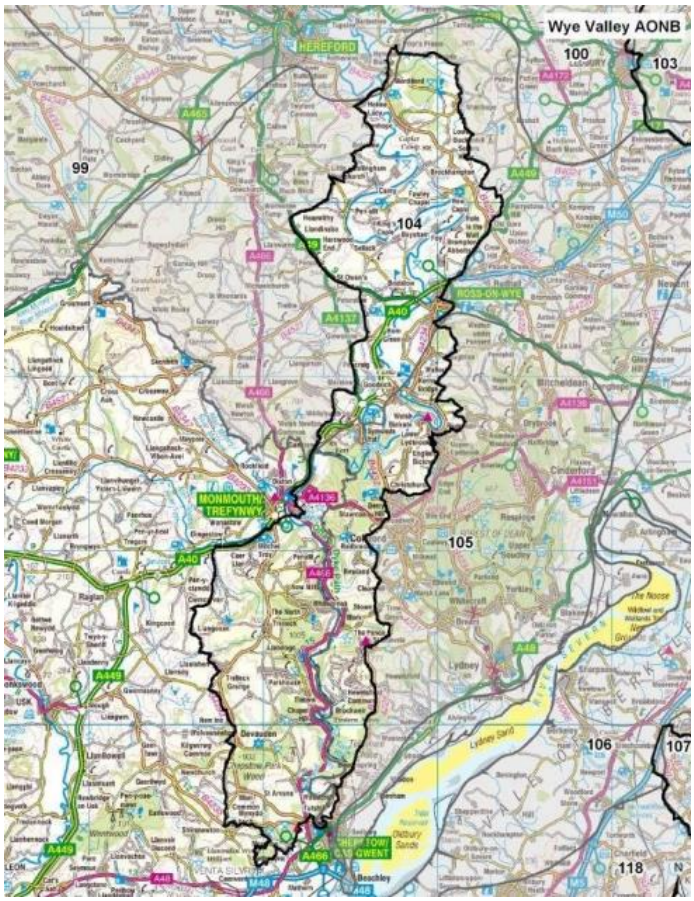
Proposal: Erection of a detached timber outbuilding

Introduction: The applicant seeks to erect a timber garden building in their garden which will be used as leisure space; the use of which will be incidental to enjoyment of the main dwelling house.

Introduction:

In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is the Wye Valley Area of Outstanding Natural Beauty.



The Wye Valley AONB

Designation Summary:

The Village of Redbrook is located in the picturesque Wye Valley.

Wye Valley is a stunning area of natural beauty located on the border between England and Wales. It is renowned for its picturesque landscapes, dramatic limestone cliffs, dense woodlands, and the meandering River Wye, which runs through the heart of the valley.

The area is a haven for outdoor enthusiasts, offering a wealth of activities such as hiking, canoeing, and fishing. Additionally, the Wye Valley is rich in history, with ancient ruins, charming villages, and historic castles that provide a glimpse into the area's past.

This postcode NP25 4LU in Upper Redbrook is in Wales. However, the national boundary runs through this property meaning that the house is in England and a large proportion of the garden is in Wales. The postcode is within the Wyesham ward/electoral division, and the Parliamentary Constituency is the Forest of Dean.

NP25 4LU is a primarily residential and agricultural postcode in Redbrook, Monmouthshire. Residential buildings are primarily detached. Domestic properties are primarily houses.

Residential buildings were typically constructed before 1900.

Aerial view of site, detailing the boundaries of the property (in red), the England/Wales border line (white dotted line) and the proposed site of garden room (in blue):

Effect of the proposal on the character & appearance of the area:

The proposed garden building will be located in the front garden and will be visible from one aspect of the road.

The proposed garden building will not block any light, it will not impact any rights of way or access to this or any other properties.

Street views – from both ways of the main road

Front elevation of main property

Proposed build site.

Computer generated image of proposed garden room (not to scale)

Design of the building – Scale, Bulk, Design Approach:

Designed and manufactured in Suffolk, the building has a traditional design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: Suffolk Barn 6.4m x 3.7m

Internal measurements: 6401mm x 3704mm (23.7sq metres)
Ceiling height of 2804mm at the highest point

External measurements 6671mm x 3974mm
Roof height of 3137mm

Access to the building is via a simple set of glazed double doors.

Walls:	Elevated and insulated floor on 150mm joists with T&G flooring over. External walls are clad in external grade OSB overlaid with weatherboarding and all timbers are stained and fully treated with long-life (Flood) wall coating. 15mm MDF substrate internal walls and ceiling with white silk finish. 40mm - 45mm foil faced ecotherm insulation is used throughout all walls, ceiling & floor. EXTERIOR COLOUR = Mallard (green)
Windows:	Black UPVC exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.
Doors:	Double doors. Black UPVC exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.
Roof:	High Line traditional dual pitched roof with exposed rafters and a glazed gable end on the front elevation. Black bitumen shingles with black fascia – Ridgeline running front to back. Guttering fixed with downpipes positioned to ground.

Computer generated image (to specification but not to scale):

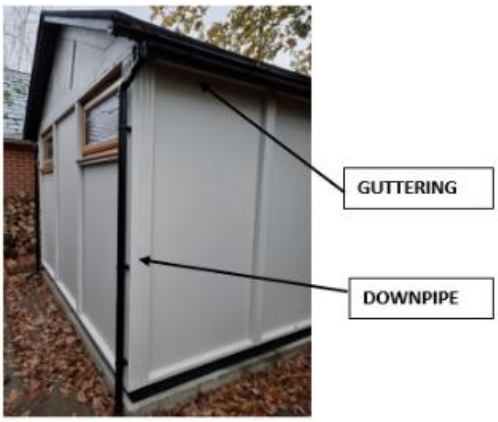
Previously installed example *for reference only and does not reflect the size of building in this application:*

All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation

The proposed garden building will be installed with guttering to the lower edges of the pitched roof (both sides) with a downpipe to the ground, as indicated in the image below.



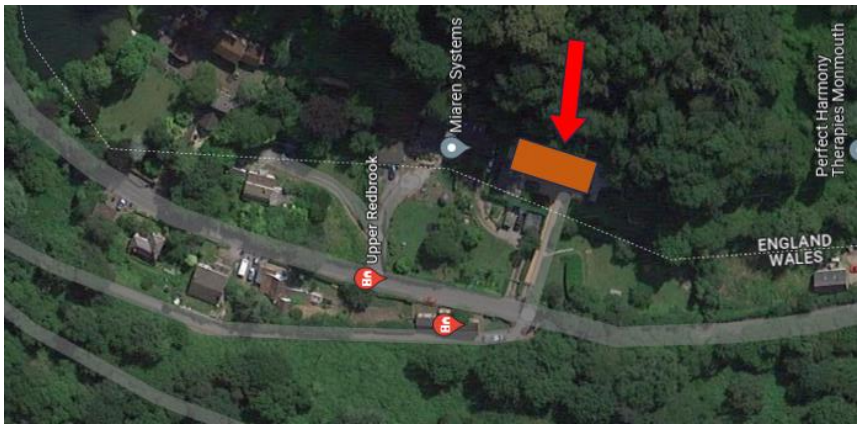
If it is the council's preference, the customer can run the downpipe into a water butt or can install a soakaway under the ground post installation.

Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

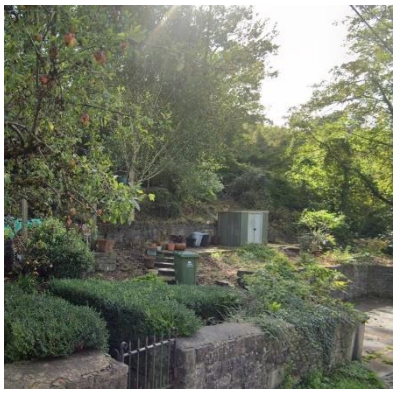
Amenity of neighbouring occupiers:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The front garden area is well bordered by mature hedging to the public road on all sides, where the established trees and substantial shrubbery shield the site from most views. The only side it would be in view is from the applicant's driveway.



Most of the neighbouring properties have installed outbuildings in their front gardens, of different sizes, heights and designs – see examples below:



The property is on a very quiet country road with very few properties around it.

The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure will have no impact on trees of amenity value as there are no large trees, or any protected trees in the vicinity of this proposed garden building.

It would therefore not unacceptably affect the landscape or biodiversity value of the property's garden.

Sustainable Design and Construction Statement

Statement Overview

This statement is created to address the requirements of the Wye Valley AONB, specifically to address the relevant sustainable design standards, construction and operation of the development in line with the energy hierarchy.

We think it is important to re-iterate that the development in question is a small timber garden room, that is not a permanent structure, and has a footprint of less than 25sqm.

It will be used incidentally to the main property as a craft studio.

It therefore cannot be considered a major development, a minor new build development or even a larger minor extension.

Design

Designed and manufactured in Suffolk, the proposed timber garden room has an elevated & insulated floor on 150mm joists with T&G flooring over.

40mm of Ecotherm insulation is used throughout (walls, floor and ceiling) to ensure optimal temperature control and energy saving.

All external walls are clad in exterior grade OSB which is overlaid with feather boarding to provide a natural, and wholly traditional looking building.

Timber is naturally renewable and has the lowest embodied carbon (the carbon created in construction) of any building material. It's visually appealing, readily available from sustainable and ethical sources and is structurally robust.

All doors and windows used are double glazed UPVC. UPVC has greater insulating properties than wood and timber, making them environmentally friendlier.

UPVC windows are specifically designed to reduce heat loss and prevent drafts, with the air trapped between the two glass panels in UPVC double-glazed windows crucial for adding an extra layer of insulation.

Being engineered in plastic makes recycling straightforward. UPVC's high strength-to-weight ratio is made possible using a lightweight thermoplastic polymer structure, which can be melted down, reformed, and reused up to 10 times before it needs to be thrown out for good.

We therefore feel that our design and the materials we use make the best use of the sustainable materials available. All of our garden rooms are not required to meet Building Regulations so do not need to meet those addition standards.

Construction

This small timber garden room will be installed on a concrete pad.

The footing for the base is hand dug to a depth of 150mm and our recommendation is that the pad should be created from C30/C40 concrete. We also recommend that the concrete has sufficient reinforcement by inserting reinforcement mesh into the concrete.

If significant roots are encountered (over 25mm) the root network will be effectively bridged so there will be no impact to the root structure. Any smaller roots will be severed by a hand tool.

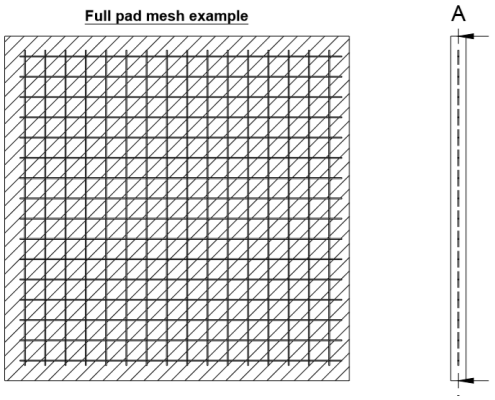
No major works to any trees or bushes is required to make way for the proposed garden room and It should be noted that there are no protected trees anywhere near the chosen site of this timber garden room.

A base is usually installed within 1 -2 days.

A-A (1:30)

Mesh spec to be
A393 - 10mm Dia, 200mm spacing

Concrete pad cross section and plan:



The base will therefore have no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

All SMART Garden Rooms are modular, which means that 90% of the construction work has already taken place in our own factory before it even arrives on site.

All of the components are taken to site by truck (usually a sprinter type van) and then all the components are manually unloaded ready to build the garden room.

The lightweight building is constructed panel by panel, component by component, meaning that the installation can usually be completed within a matter of days rather than weeks, and there will be no continued impact to the groundwork, root structure and surrounding area.

Due to our unique TuSC construction system, only basic hand tools are required to complete the build and no large machinery or diggers will be used in the construction of the timber garden room.

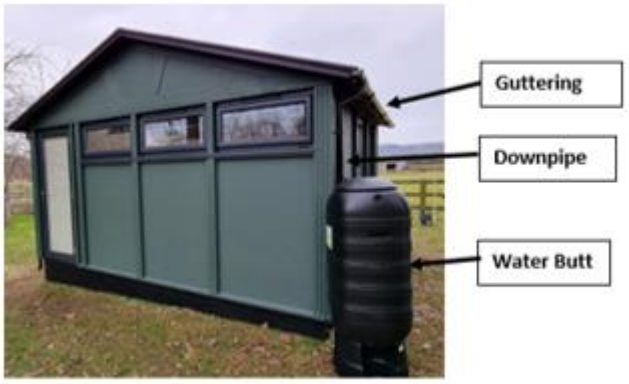
TuSC™ stands for Torsional Socketed Chassis and was developed in-house at SMART®, so is unique to (and protected) by us. Fundamental to the design of all SMART® buildings, TuSC™ allows us to manufacture all components here in our own factory and then simply assemble them on site, all within a matter of days.

Rainwater Mitigation

This property is not located within a flood risk zone and is not located within close proximity of a watercourse (i.e. river, stream or beck).

The garden building will be installed with guttering to the lower edges of the pitched roof (both sides) with a downpipe to the ground.

PLEASE NOTE: If it is the council's preference, the building could be supplied with a water butt fitted to the downpipe or with a soakaway – please see images below:



NB: All images for example only.

Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

Air Quality

Air pollution is generally caused on sites by the use of plant and vehicles.

Construction sites can generate high levels of dust (typically from concrete, cement, wood, stone, silica) and this can carry for large distances over a long period of time.

Machinery can also generate noise and gases such as NOx or CO.

SMART timber garden rooms are modular, meaning that 90% of the construction work has already taken place in our own factory.

All of the components are taken to site by one of our fleet of trucks and then all the components are manually unloaded ready to build the garden room.

Due to our unique TuSC construction system, only basic hand tools are required to complete the build and no heavy plant or machinery is required.

TuSC™ stands for Torsional Socketed Chassis and was developed in-house at SMART®, so is unique to (and protected) by us. Fundamental to the design of all SMART® buildings, TuSC™ allows us to manufacture all components here in our own factory and then simply assemble them on site, all within a matter of days.

We do not consider that our installation method should cause any concerns regarding air quality.

Responsible Company

As a manufacturer of timber garden rooms, we understand the importance of replenishing what we use and as such we have pledged to help combat climate change.

Our mission to help prevent climate change:
As a supplier of timber garden rooms, we pledge to replace the wood that we use in our buildings by planting 6 new trees every time we sell a building.

Working with tree-nation, we have set up our very own forest and for every order we process, we pledge to offset each customer's carbon footprint for the year.

Conclusion

As a responsible manufacturer, we believe that our design, product and installation methods meet required sustainability standards.

As this is a small, moveable, timber garden room made of sustainable materials, constructed in a sustainable way, that this should not cause any concerns in regard to the Wye Valley AONB guidelines.

The proposed garden room will provide an impressive leisure space in the garden of the property providing additional useable space, independently to the main house.

The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the Wye Valley ANOB guidelines, which will be preserved.