

Chepstow Road, Raglan

Design and Access Statement

March 2018



Keep
Architecture


monmouthshire

Foreword

This Design and Access Statement accompanies the planning application for the Monmouthshire Council land control parcels as part of the proposed development in Raglan.

The document provides guidance about how the scheme should be designed and developed. It is informed by survey work and site analysis that has been undertaken.

The design information in this document is illustrative and indicates how the site could be developed.



Contents

1.1	Introduction	4
1.2	The Process and Planning Policy Context	6
2.1	The Site and its Location	8
2.2	Site Photographs and Visual Sensitivity	10
2.3	Surrounding Character Analysis	12
2.4	Landscape Context, Ecology and Topography	14
2.5	Hydrology	15
2.6	Utilities	16
2.7	Access	17
3.1	Design Strategy and Vision	18
3.2.1	Parameters - Masterplan	19
3.2.2	Parameters - Land Use	20
3.2.3	Parameters - Densities and Building Heights	21
3.3	Green Infrastructure	22
3.4	Drainage	23
3.5	Transport - Access Strategy	24
3.6	Frontages and Nodes	25
3.7	Energy and Sustainability	26
3.8	Security	27

1.1 Introduction

The application site sits to the south of Raglan, off Chepstow Road, and has been identified as a suitable location for residential development by the local authority. The site is currently comprised of fields and hedgerows which lie on the edge of the village.

Raglan is a village in Monmouthshire, in south-east Wales, located off the A40, approximately 9 miles south-west of Monmouth.



The population of Raglan is approximately 1930. The historic village high street is vibrant with local shops, food places and services and has a distinctive urban character. Raglan is home to Raglan Castle, north of the A40, and St Cadoc's Church, which is located on the junction of the High Street and Chepstow Road.



Location of Raglan in relation to surrounding settlements





- Key
- ① Raglan development boundary
 - ② Raglan Conservation Area
 - ③ Site boundary
 - ④ Raglan Castle
 - ⑤ St Cadoc's Church
 - A roads
 - Secondary roads
 - Minor roads
 - Watercourse
 -  Listed buildings*
 -  Buildings making a particular or special positive contribution*

**As illustrated in the 'Raglan Conservation Area Appraisal & Management Proposals' by Monmouthshire County Council, March 2016*

The Proposal

Site Boundary: the Monmouthshire County Council Local Development Plan allocation for a rural secondary settlement site SAH10(iii) sets the site boundary. This boundary is referred to as the “site allocation boundary” in this document and is shown on page 7 (SAH10).

Development Amount: the site is allocated for 45 houses.

Raglan and the site



1.2 The Process and Planning Policy Context

This Design and Access Statement has been prepared to accompany an outline planning application for up to 45 dwellings in Raglan, off Chepstow Road. The purpose of this document is to describe the key design principles and evolving design process that have emerged from an analysis base. This has led to a considered and appropriate proposal for the application site, designed with respect for the local context.

This applications follows the adoption of the 'Monmouthshire County Council Adopted Local Development Plan 2011-2021'.

This report will show how the development framework plan provides an appropriate response to the local context and site constraints. It should be noted that this report does not provide a fully developed architectural design for the site, but is intended to support an outline application, and should therefore be read in conjunction with all the other application documentation. A more detailed design will be developed at reserved matters stage, in keeping with the principles outlined in this document.

The structure of this document is outlined below.

1.0 Introduction

This document will begin by introducing the development site, planning context and proposal for the site.

2.0 Site Assessment

A site analysis for the site has been carried out, taking into consideration the physical, visual and technical constraints present.

3.0 Design Proposal

This section presents the vision and design strategy, as well as the proposal in the form of the illustrative masterplan and parameter plans. This section also explains how the proposal relates to future detailed reserved matters applications.

The 'Monmouthshire County Council Adopted Local Development Plan 2011-2021' was adopted on the 27th February, 2014. The land at Chepstow Road was allocated for housing in the Local Plan:

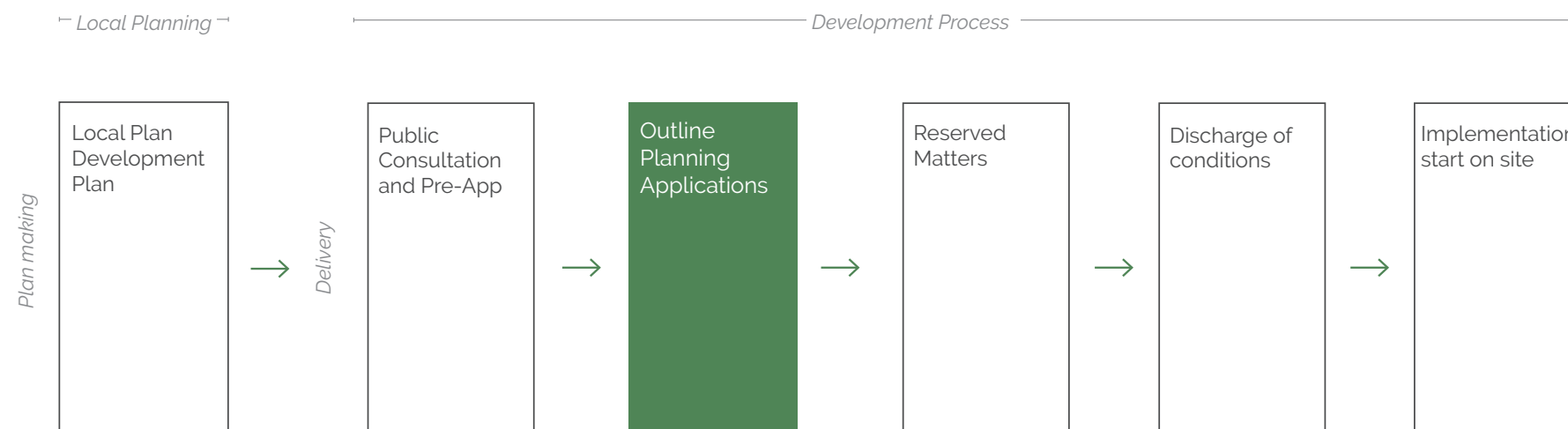
Rural Secondary Settlements

7.11 The rural settlements of Usk, Penperlleni and Raglan are relatively sustainable in that they have a reasonably wide range of community facilities and, therefore, are considered suitable for some small scale residential developments. These are allocated under Policy SAH10 below:

Policy SAH10 – Rural Secondary Settlements

The following housing allocations are made in the rural secondary settlements of Usk, Penperlleni and Raglan. Planning permission will be granted for the residential development subject to detailed planning considerations:

SAH10(iii) Land at Chepstow Road, Raglan, 2.18 hectares 45 dwellings, subject to no highly vulnerable development taking place in those parts of the site that are within the designated C2 flood zone, and no other development taking place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates that the consequences of flooding in these areas are acceptable.



Plan Making and Development Process



- Key
- Areas of amenity importance
 - Central shopping area
 - Conservation Area
 - Development boundary
 - Protected employment site
 - Rural secondary settlement site - Site SAH10(iii)
 - Development and flood risk zone C2
 - Development and flood risk zone B

Monmouthshire County Council Local Development Plan - Raglan



2.1 The Site and its Location

Location of the Site

The location of the site to the south of Raglan to the west of Chepstow Road. The northern boundary of the site is formed by some mature trees and a wooden fence and Fayre Oaks, the southern by the Nant y Wilcae, the western by back gardens of the adjoining properties along Fayre Oaks and The Willows, and the eastern by hedges, Brooklands Lodge and Chepstow Road.

The site is well situated within Raglan to be connected to the rest of the village. It sits just off Chepstow Road which connects to the High Street.

The High Street in Raglan is within easy walking distance from the site. Existing public footpaths connect the site to its surrounding.

Access

Proposals should seek to provide easy access to facilities, amenities and employment areas by all modes of transport with a particular emphasis on more sustainable options including footpaths and cycle ways.

Existing footpaths around the site should be incorporated into the site wide pedestrian and cycle network strategy.

Facilities and Amenities

The site sits in very close proximity to Raglan Surgery, which is located on the opposite side of Chepstow Road, the Raglan VC Primary School located on Chepstow Road, St Cadoc's Church located on the junction of Chepstow Road and the High Street, and local shops, food places and other services along the High Street.



St Cadoc's Church



Raglan Castle



- Key
- Site boundary
 - Raglan Conservation Area
 - 1 Raglan VC Primary School
 - 2 St Cadoc's Church
 - 3 Post office
 - 4 Raglan surgery
 - ★ Grade II* listed building
 - ★ Grade II listed building

Site location plan within Raglan



2.2 Site Photographs and Visual Sensitivity

Consideration must be given to the visual impact of the development proposals. The Richards Partnership have prepared an LVIA that should be read in conjunction with this document. The photos shown on this and the next page have been provided by The Richards Partnership and illustrate the setting of the site.



1 View looking south across the site towards the Nant y Wilcae from the existing access



2 View looking south along Chepstow Road approximately 50m from the site



3 View looking north along Chepstow Road approximately 25m from the site.



4 View looking south along Chepstow Road approximately 20m from the site.



5 View looking east within the site adjacent to the back gardens of properties on Fayre Oaks.

2.3 Surrounding Character Analysis

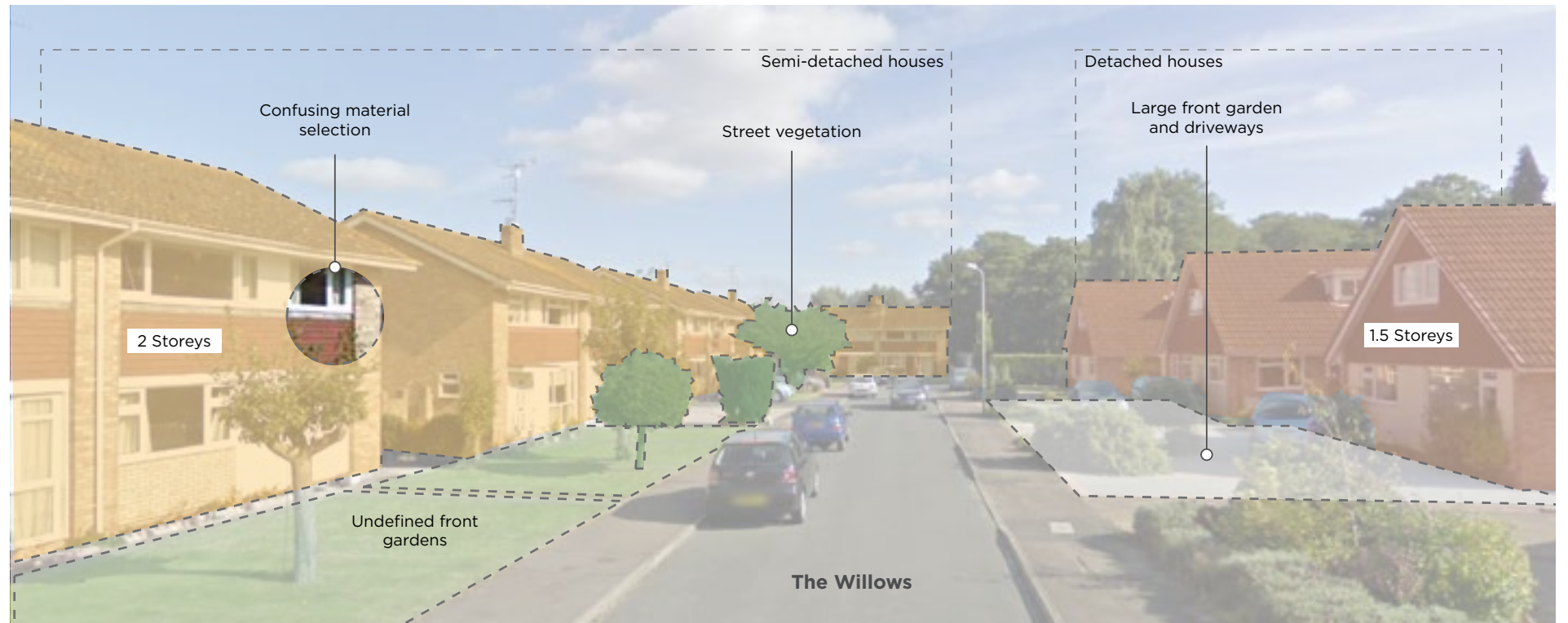
The characteristic of the area surrounding the site is typically residential to the north and west.

This chapter assesses the residential development immediately to the north and west of the site. Residential accommodation is typically 1.5 and two storeys, with some good frontages. Car parking is mostly provided 'on-plot', with some stand alone garages.

A range of building materials are used including render, brick, vertical panelling, timber boarding, and some stone on the older buildings within Raglan. Roofs are typically clay or concrete tiles.

Some dwellings utilise a range of different materials on one facade, this provides with a confused elevation, and this should be discouraged within the proposed scheme.

Front boundaries are typically planted.



Front driveways and gardens dominate the street scene, as well as varying building heights and materials



Varying building heights and landscape treatment along Fayre Oaks



Consistency in building form, heights and material helps to create a more unified street scene along Ethley Drive

2.4 Landscape Context, Ecology and Topography

The analysis that has so far been undertaken has identified some key constraints and opportunities. These have informed the location and arrangement of the development opportunities.

Landscape Features

Existing landscape features within the site include the Nant y Wilcae and its corridor to the south of the site, existing mature hedgerows around the edge of the site, some existing trees to the north and south of the site.

Ecology

The wildlife along the Nant y Wilcae corridor requires a 5m buffer zone from the proposed development. This buffer is located within the flood zone C2; therefore, no development would take place here. A dark corridor is also required, with minimal lighting onto the Nant y Wilcae. No roads or main frontages are proposed looking onto the green corridor, instead there are side elevations that can provide some natural surveillance to this green area, while keeping light spill to a minimum. The hedges are mature and intact and provide foraging and commuting corridors for a number of species, including bats. All hedgerows and trees within the site will be retained.



Landscape context, ecology and topography constraints plan



2.5 Hydrology

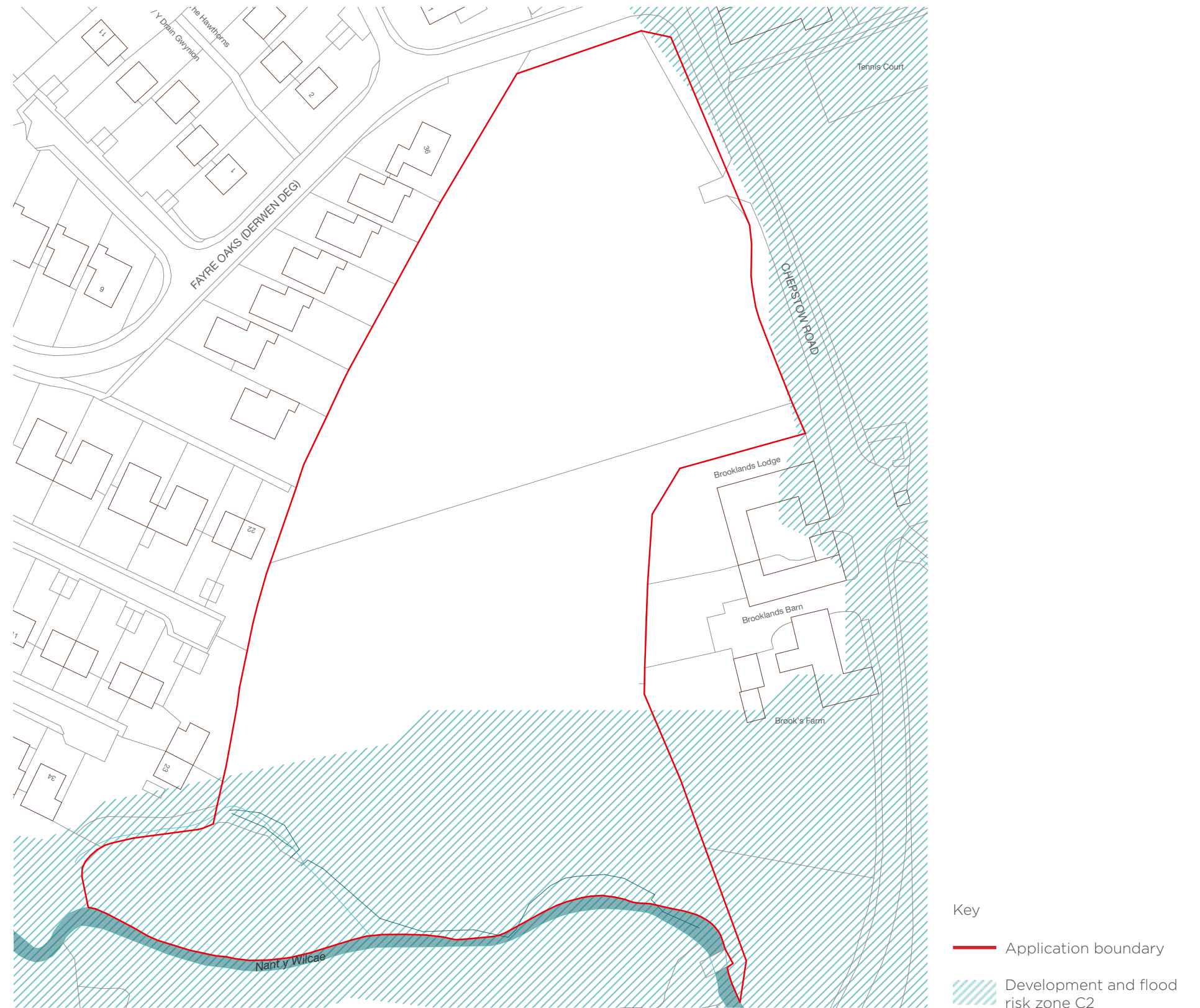
Flooding

A Flood Consequences Assessment (FCA) has been prepared by Vectos on behalf of Monmouthshire County Council (MCC) in accordance with the guidelines set out in Technical Advice Note 15 (TAN15) on Development and Flood Risk and with the relevant local planning policy from MCC on flood risk and surface water drainage.

The site is partially located in DAM Zone C2, with this indicating an area where there is a flood risk from a fluvial source. The remainder of the site is located in DAM Zones B and A. All built development will be steered into Zone A and Zone B, which as a result will ensure it is safe from the risk from this fluvial flood source.

Surface Water Flooding

Surface water flooding results from the overland conveyance and ponding from extreme rain events. This was identified on site, but impacts the same location as fluvial flooding and does not introduce any further development constraints. There are no other sources of flooding that are considered to represent a constraint.



Flooding constraints plan

2.6 Utilities

Utilities

Existing utilities that cross the site include two public sewers and overhead power cables. These are all shown on the diagram opposite with the relevant easements.

Houses cannot be built within the easements of the two sewers, but this space can be used for roads and parking.



2.7 Access

Vehicular Access

The proposed vehicular access into the site would be located in close proximity to the existing access.

Pedestrian Access

A suitable pedestrian access from the development northwards to the Fayre Oaks / Derwin Deg junction will be provided as part of the development, linking into the existing footway provision.

A further pedestrian access from the site to Fayre Oaks can be provided to the west of the site.



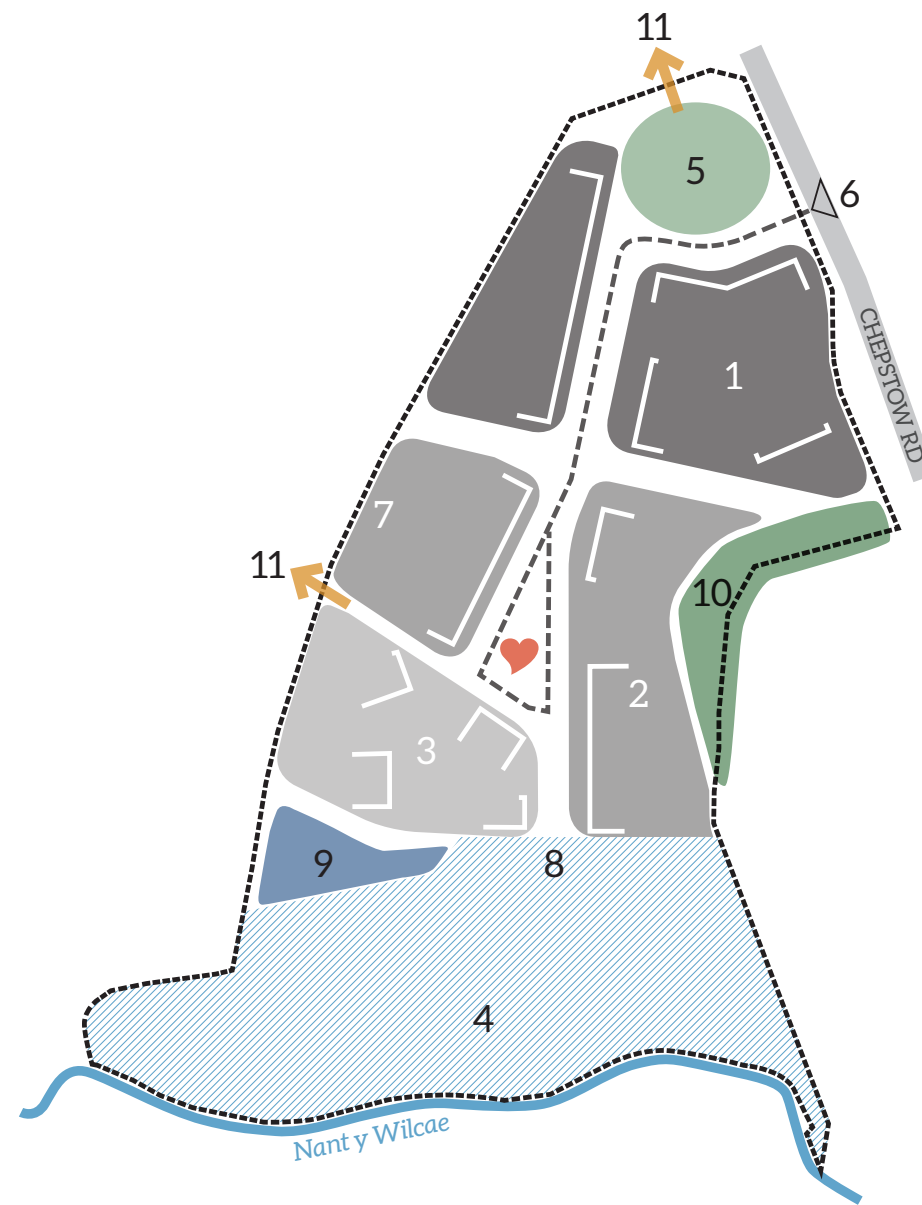
Access constraints plan



3.1 Design Strategy and Vision

A strategy of good urban design principles appropriate to the site has been adopted:

- All vehicular access is provided from Chepstow Road.
- There is potential to provide all houses with private, rear gardens and the necessary level of parking as required by the local authority. On plot car parking to the front and sides of properties could be provided. Some on-street parking can be provided on the site.
- The new private gardens have indicatively been typically shown to back on to the boundary (along the gardens of the houses on Derwen Deg). On the site, back to back gardens are typically provided.
- A range of house types and materials would be possible at the site and both open market and affordable housing will be provided.
- Houses could front on to the new public space to the north of the site to ensure that the development has a controlled and attractive frontage to the village.
- Within the site, properties could front each other. A defined central space within the heart of the site would provide a central focus to the development.
- The new houses that adjoin the existing green corridor of Nant y Wilcae can be arranged to 'side' the landscape with minimal openings and light spill. This strategy would reduce ecological impact and improve natural surveillance.



1. Higher density housing with frontages facing proposed roads.
2. Medium density housing with frontages facing proposed roads.
3. Lower density housing with frontages away from Nant y Wilcae corridor.
4. Development and flood risk zone C2, provides green corridor to Nant y Wilcae.
5. POS to north of the site.
6. Main site access.
7. Back to back gardens.
8. No roads or main frontages along Nant y Wilcae corridor. Side elevations proposed for natural surveillance along green corridor.
9. Attenuation pond located within green corridor but outside flood zone.
10. Planting reinforces boundary between site and Brooklands Lodge.
11. Pedestrian connections to surrounding.

Strategy diagram

3.2.1 Parameters - Masterplan

The masterplan defines a new development that will establish a well-balanced community that is positively integrated with the existing village.

Residential

A mix of housing types and tenures including affordable housing at a variety of densities.

An appropriate proportion of affordable housing is to be agreed with the Local Planning Authority.

Green infrastructure

A public open space is proposed to the north of the site which should be fronted by housing to provide active surveillance.

A green corridor to the Nant y Wilcae is also proposed to the south of the site which needs to be treated carefully with minimal light spill, but should have some frontage for natural surveillance.



Illustrative masterplan



3.2.2 Parameters - Land Use

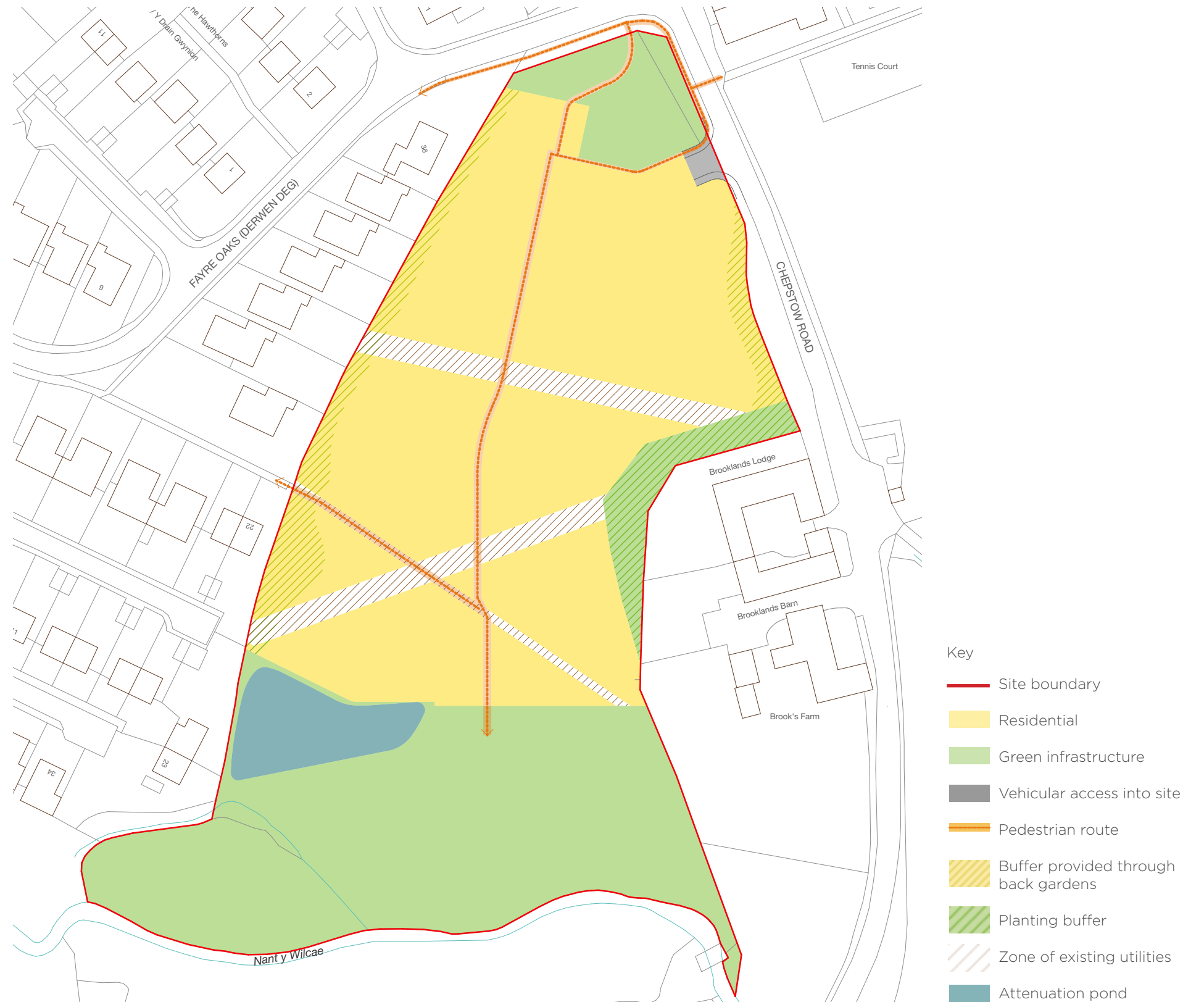
This planning application is for up to 45 new dwellings and a vehicular access into the site.

Potential areas of green infrastructure are also shown indicatively on the plan.

The land use is appropriate and in line with the allocation. The densities, building heights and other parameters are shown on the next few pages.

	Quantity
Gross Area (hectares)	2.26
Residential (net developable area in hectares including existing utility zones)	1.3
Total houses circa @35dph	45
Total Developable Net Area (hectares)	1.3
Potential areas of green infrastructure (hectares):	0.95
Access (hectares)	0.008
Total Non Developable Area (hectares)	0.96

Land budget table



Land use plan

3.2.3 Parameters - Densities and Building Heights

Density

In order to create different character areas within the site, a range of densities are proposed. The proposed average density across the overall masterplan is proposed as 35 dwellings per hectare.

Different characters will be achieved from these different densities and specific site circumstances, e.g. edge of site will have a different density to the entrance into the site, the existing topography, minimising visual impact, etc.

Higher density housing along the entrance and to the north of the site could be provided, medium density in the centre of the site and at the very north alongside the mature trees in the north, and lowest density to the south of the site overlooking the green area and the Nant y Wilcae corridor.

Houses should be arranged to be in the form of terrace, semi-detached and detached. This arrangement will ensure an appropriate residential language.

Generally all houses should be arranged to avoid rear gardens backing on to public open space. Natural surveillance should be provided by houses fronting on to open spaces and roads. Some shared areas of car parking can be provided as well as 'on-plot' or close to the fronts of houses. Some private garages could be provided.

Building Height

Typically all of the housing within this application will be two storey. To add variety and interest there may be some single storey bungalows and feature 2.5 storey homes.

The language and residential appearance will be similar to the surrounding buildings and appropriate to the setting.

This strategy will also ensure appropriate densities are achieved.



Density plan



3.3 Green Infrastructure

The protection of Green Infrastructure (GI) assets and their incorporation into the proposed scheme has been considered from the outset. This has included the following:

- Development would be pulled back from the Nant y Wilcae, with all the vegetation in this zone retained as part of the open space associated with the scheme.
- The open spaces within the site have been designed to be linked by paths within the green corridors and/or vegetation.
- Existing hedgerows and trees would be retained.
- Pedestrian links would be provided linking proposed development with the footpath network in the wider landscape to the east and to the village to the north.
- New native planting would be incorporated into the POS at the south of the site.
- Street tree planting would be incorporated throughout the proposed development.
- The plant species selected would be predominantly native to help assimilate the scheme into its wider surroundings and enhance its character and ecological value.



Green infrastructure plan

3.4 Drainage

It is recommended that Finished Floor Levels (FFL) of new residential dwellings adjacent to the floodplain are set at least 300 mm above the peak flood level with FFL across the remainder of the development set 150mm above ground levels.

The main access and egress point to the site is towards the edge of Zone C2, and there is the potential for flooding, although this would only be in the most extreme events and levels are anticipated to be shallow. There is a dry pedestrian access and egress point leading to an area outside of the floodplain available.

There are sewers that cross the site in an easterly direction, a foul sewer in the northern part of the site and a foul rising main in the southern part of the site. The sewers that cross the site represent a development constraint, and consideration has therefore been given to the route and easements of these with the layout.

Soil infiltration testing was completed across the site, which determined the limited potential for infiltration for the management of surface water runoff. A surface water drainage strategy that attenuates the surface water runoff and conveys it at a regulated rate to an appropriate discharge receptor would therefore be used

A surface water drainage strategy has been developed which will retain the existing connectivity of surface water runoff from the site into a watercourse that is adjacent the southern boundary. In order to meet with the requirements of TAN15, surface water discharged off site would be restricted to greenfield runoff rates.

An attenuation pond will be located towards the south-east corner of the site. Surface water would be conveyed from this at a regulated rate to the watercourse, which is a sustainable discharge receptor. The attenuation basin has been sized to accommodate the runoff from the design rainfall event including climate change.



Drainage strategy plan

3.5 Transport - Access Strategy

Vehicular Access

Access will be provided from Chepstow Road in close proximity to the existing access point.

Chepstow Road is relatively straight and level and appropriate visibility standards are achievable. There are no capacity problems at adjacent junctions. The development will generate low traffic volumes that will have insignificant impact at the access or junctions in Raglan.

A main loop road can be provided within the site, as well as secondary streets that could be shared surface streets.

Pedestrian Access

A suitable pedestrian access from the development northwards to the Fayre Oaks/Derwin Deg junction can be provided, linking into the existing footway provision. A footpath network within the site can also be provided linking from the north to the southern green corridor. A link can also be provided from the site westward to Fayre Oaks Road.

There are existing footways in the vicinity of the site, providing access to the village and facilities and bus stops within comfortable walking distance of the site.

Parking

Monmouthshire Council sets out guidelines for parking numbers in the 'Monmouthshire CC Supplementary Planning Guidance - Parking Standards 2013'. The parking standards can be summarised as:

- 1 car parking space per bedroom (with a maximum of 3 spaces).
- 1 visitor space per 5 dwellings.
- Car park spaces should be 4.8m x 2.6m.

It should be ensured that these requirements are met at detailed design stage.



Access strategy illustrative plan

3.6 Frontages and Nodes

Active Frontages

Good urban design principles have been adopted for the application. Good frontage of properties is proposed along the main loop road.

Some parking will be provided adjacent to or to the rear of properties in this location to ensure the road is not dominated by individual driveways. This strategy will ensure a more attractive character is achieved. This strategy will also improve pedestrian safety and accessibility.

Nodes

Houses that have prominence will be designed to enhance the overall character of the area and provide the necessary visual interest.

A variety of materials and forms will be adopted that compliment the surrounding architectural character and appropriately reflect the topography of the site.

Buildings that form the completion of the vistas will be given special prominence.

The design strategy is indicated on the diagram to the right.



Frontages and nodes



3.7 Energy and Sustainability

Sustainable Development

The following is a list of guidelines for the proposed development. Details portraying how the scheme minimises energy use and deals with sustainability matters will be dealt with in the Reserved Matters Applications. The proposed development will aim to be sustainable in the following ways:

Economy: Local jobs will be created by fuelling the local economy through its construction.

Transport: Sustainable transport modes such as cycling and walking are to be promoted through the provision of dedicated pathways connecting to established routes into and around Raglan.

Environment: Public open space and green spaces will be provided and these will integrate with the existing wildlife habitats found on the site. Trees and hedgerows will be retained as illustrated in the landscape strategy with appropriate buffer zones, maximising the sustainable use of existing resources. Planting schemes should be in preference for native and/or wildlife attracting species.

Community: Open green areas, play spaces, and shared surface spaces will help to encourage social interaction across the development.

Energy Production and Conservation

All residential dwellings will benefit from energy efficient techniques such as reduced U-values via an enhanced fabric specification, efficient gas boilers, enhanced heating controls and an air tight build. The focus on enhanced fabric energy efficiency is an economically prudent strategy that maintains the maximum carbon dioxide savings over the lifetime of the development.

Selection of Materials

The selection of construction materials for all of the new buildings will favour those with the lowest environmental impact over their life-cycle. Efforts should be made to source locally available building materials wherever possible.

Solar Access and Daylighting

Wherever practicable, windows will be sized to take maximum advantage of natural daylight. This will reduce the heating demand but will also limit the energy demand for electric lighting.

Water Conservation

Water consumption within all residential dwellings should be minimised by installing water efficient sanitary devices. This will potentially include dual flush WCs, spray/aerated taps, and reduced flow showers. Water meters will be installed in all homes/buildings to encourage future occupants to make maximum water savings.

Domestic Recycling

Residents of homes will be provided with bin stores, which should include sufficient space to accommodate the local authority refuse and recyclable waste collection service.



3.8 Security

The design proposals for Raglan are based upon an understanding of best practice guidance and reference has been made to the relevant documents including “Secured by Design”, “Safer Places” and “Manual for Streets”.

Many of these requirements will be reviewed during the early design stages of the layout. The resultant layout provides natural security and safety.

The National Planning Policy Framework states that “Planning policies and decisions should aim to ensure that developments create:

“safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” (para.58)

“safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas” (para.69)

When designing new developments, these factors should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.

The planning, design and management of public open space is essential in creating an environment that creates a sense of place and community safety. Well designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

Natural surveillance in the form of doors and windows overlooking streets and parking areas, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

The following key points have informed the design, and should be used as guidance for future reserved matters applications:

Roads

- The street network has been designed to provide required loop roads, as well as secondary streets that serve smaller groups of dwellings.
- A clear street hierarchy has been proposed with different street characters that identify main roads as well as semi-private environments through the use of narrower streets and shared surface materials.
- Roads are designed to be direct and overlooked by the surrounding built form.

Parking

- Natural surveillance of parking areas is promoted wherever possible.
- Where the use of parking courts or private drives have been utilised, these areas serve only a few dwellings and are well overlooked by the surrounding built form.
- Where semi-private parking courtyards are proposed, they should be limited to a smaller number of dwellings, well overlooked, and designed so as to produce a sense of ownership with the residents.

Layout and Orientation of Dwellings

- Buildings should generally be orientated to overlook streets and public spaces.
- A block of houses should be designed as back to back to ensure rear gardens are not exposed.
- A neighbourhood should consist of a mix of dwellings to enable greater opportunity for homes to be occupied during different times of the day allowing for community interaction and natural surveillance.

Boundaries

- Boundaries between public and private space needs to be clearly identified.
- Front boundaries should be kept relatively low (1m in height) in order to allow for natural surveillance from the property. Railings or other permeable fencing should be used if a higher boundary is required.

- Generally all properties should have some defensible space in front of the dwelling. If this is not possible the security of front doors and windows needs to be upgraded.
- If gates to back gardens are provided, these should be robust, lockable, and at the same height as the fence.
- Where a planted boundary is proposed, plant species need to be carefully considered so as to not overgrow and impede the natural surveillance.
- Side boundaries should have a minimum heights of 1.8m.

Public Open Space and Communal Areas

- All public open space, play areas and communal areas have been carefully designed and located to provide a positive contribution to the scheme.
- Public open spaces, and in particular children’s play areas should be well overlooked by the surrounding built form.
- Public spaces and play areas need to have safe routes to and from them.
- The ownerships and responsibilities for external spaces should be clearly identified and the proposals should facilitate easy maintenance and management.
- Play areas should not be located immediately next to dwellings, and need to allow a suitable buffer to minimise any noise disruption.

Footpaths

- A cycle and pedestrian network has been designed which allows movement through the site.
- Public footpaths are design to be overlooked, and not allow access to backs of properties.

Lighting

- A suitable lighting design will be provided for all areas. All streets will be lit.
- Where footpaths pass through ecologically sensitive areas, lighting will be minimised.

© **Keep Architecture Ltd.**

2.6 Temple Studios, Bristol. BS1 6QA

t. 0117 325 0359

w. www.keeparchitecture.co.uk

Keep
Architecture

