

**THE VALE OF  
GLAMORGAN COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

**APPROVED**

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

APPLICATION SUBMITTED BY:

**Loyn & Co Architects  
21 Victoria Road,  
Penarth  
CF64 3EG**

APPLICATION SITE ADDRESS:

**Heathcliffe  
Clive Crescent  
Penarth  
CF64 1AT**

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**A PREFACE**

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## A PREFACE

This document contains the design and access statement to support the full planning application for a replacement dwelling at the property known as Heathcliffe, Penarth. It has been prepared in line with Vale of Glamorgan and the National Assembly for Wales' guidelines for Design and Access Statements, together with TAN12. This document should be read in conjunction with the supporting documentation and drawings.

The key aspects outlined in this document are as follows:

- Introduction
- Site analysis existing key site and context characteristics
- Context Analysis
- Policy Context
- Access / Inclusive Design
- Character of Proposed Design
- Community Safety

The proposals have been carefully considered, capturing the key aspects of the site and views. The different façades have been sensitively articulated to reflect the immediate context and orientation to the sun. The proposed scheme is smaller in both footprint and height than the previously approved application for the site (ref. 2010/00910/FUL)

### A.1 REFLECTING THE LOCAL CHARACTER

The design proposal utilises these key design aspects

- The proposal is for the demolition of the existing poor quality bungalow, to be replaced by a new 2 storey four bedroom house, constructed to the latest environmental standards, including passive design integration and potentially a future aspiration to incorporate renewables.
- All aspects of the design have been carefully considered from form, layout, massing, impact of the surroundings, construction sequence and materiality. They have been intrinsically linked together to provide a strong architectural concept and building solution.
- Consultation has been undertaken with the owners of the neighbouring property and the impact of the development has been carefully studied and assessed from their garden and surrounding land.
- The proposals sits neatly within the landscape and is subservient to the surrounding context and adjacent dwellings. It has no adverse impact on the immediate and distant views of the site.
- The beautiful south-eastern views from the site that capture the Bristol Channel and iconic pier of Penarth have been exploited in the proposed design.
- The proposed tectonic strategy utilises the post and beam language of the existing bungalow, whilst also moving the design into the 21st Century with a prefabricated timber panel first floor construction, providing an air-tight, high quality finish.
- The materials selected for the proposal are suitable for the site, whilst also being "soft" in their finished appearance. Rich textures of the surfaces add depth to the design and allow the building to sit quietly in its surroundings.



Figure 01 - Aerial image 01



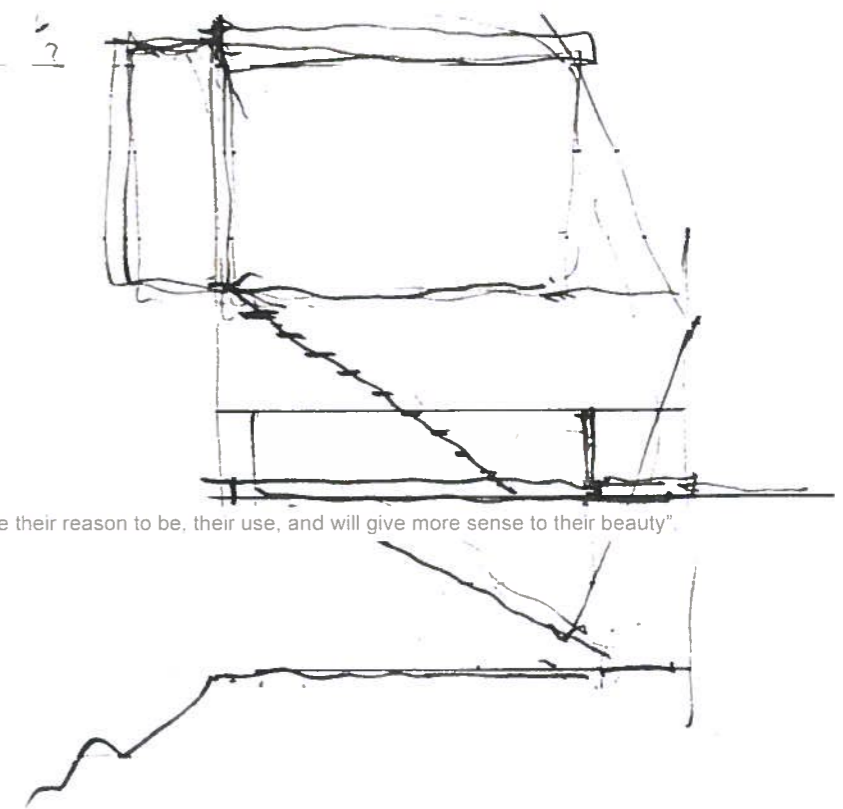
Figure 02 - View from the south-east corner of the site

## A.2 CONSULTANTS

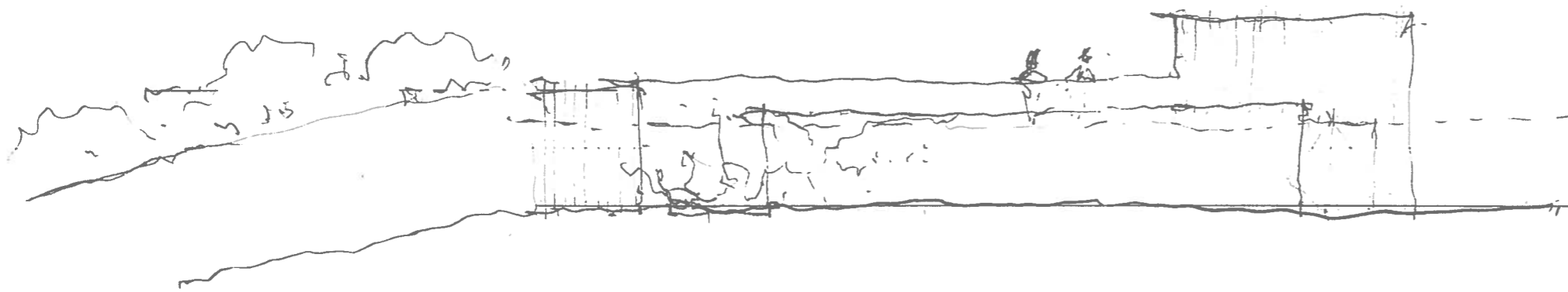
The design team comprises the following consultants

- LOYN & CO ARCHITECTS  
Architects
- MANN WILLIAMS  
Structural and Civil Engineers

LOYN & CO ARCHITECTS



Christian de Portzamparc - "We need to rediscover the essence of the meaning of 'the use.' Architecture is, above all, here for a better living. Every gesture, every shape must be justified by various reasons that would reinforce their reason to be, their use, and will give more sense to their beauty".



Frank Gehry - "Architecture should speak of its time and place, but yearn for timelessness."

## **B CONTENTS**

### **1.0 INTRODUCTION**

1.1 PRINCIPLES OF THE SCHEME

1.2 PLANNING APPRAISAL / POLICY CONTEXT

Planning Policy Wales

Vale of Glamorgan Unitary Development Plan

Vale of Glamorgan Unitary Development Plan: Haus 7

Supplementary Planning Guidance: Penarth Conservation Area

Technical Advice Notes

TAN12 [Design]

### **2.0 SITE ANALYSIS**

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2.1.2 Proposed access within the site

2.1.3 Site grid reference

2.1.4 Site boundaries

2.1.5 Site features, constraints and opportunities & topography

2.1.6 Dramatic views & other site characteristics

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2.2.2 Comparison to the approved scheme, ref no. 2010/00910/FUL

2.2.3 Social / physical / economic issues

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2.2.5 Site constraints and opportunities

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## **A PREFACE**

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### **3.0 DESIGN ANALYSIS**

3.1 THE PROPOSED DESIGN

3.2 ENERGY & ECOLOGY

3.2.1 Code for Sustainable Homes

3.2.2 Electrical installations

3.2.3 Mechanical installations

3.2.4 Structural strategy

3.2.5 Drainage strategy

### **4.0 DESIGN DRAWINGS**

4.1 AS EXISTING

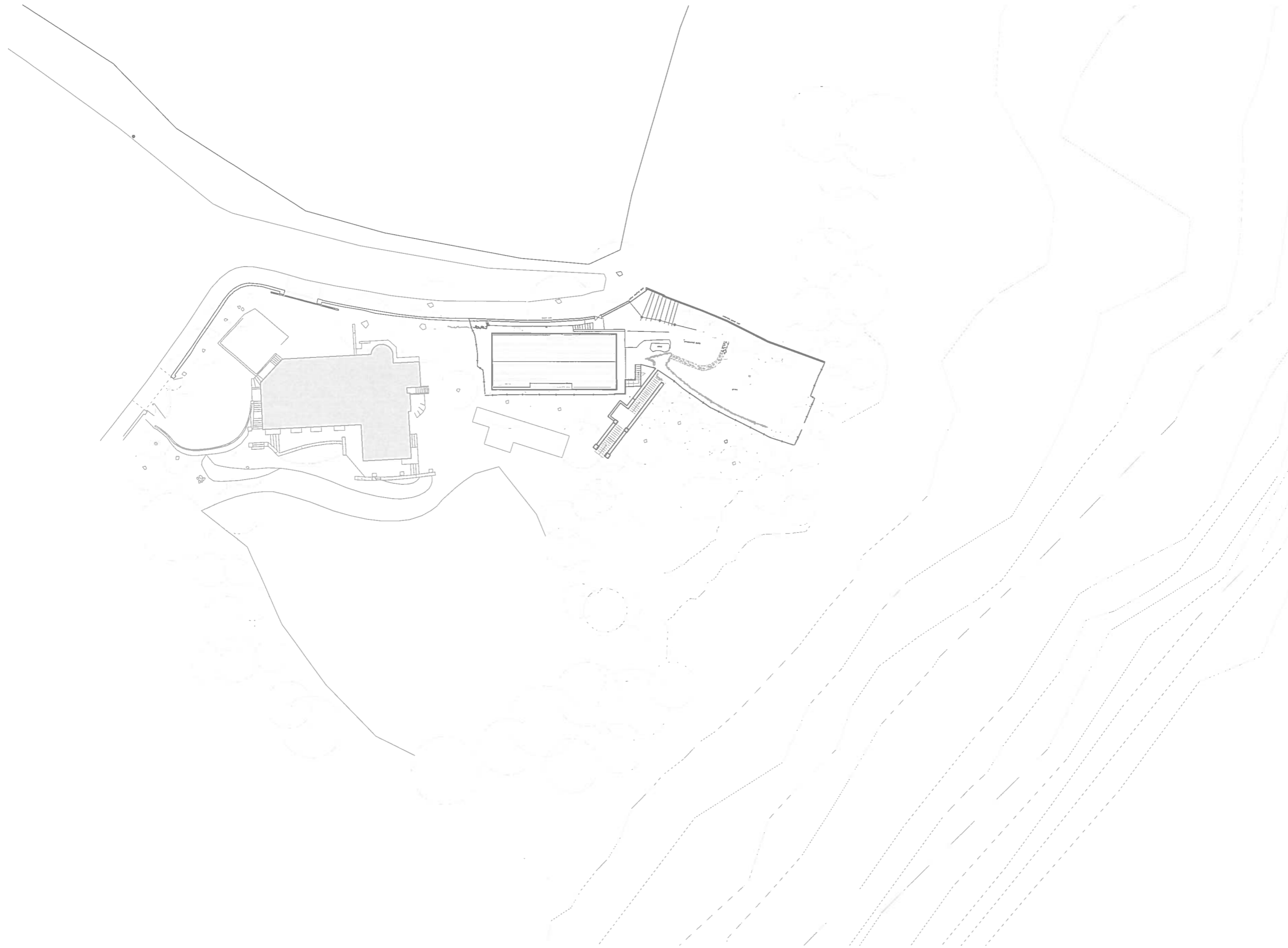
4.2 DEMOLITION

4.3 PROPOSED

**4.0 DESIGN DRAWINGS**

4.1 AS EXISTING

**4.0 DESIGN PROPOSALS**



PROJECT  
HEATHCLIFFE, PENARTH

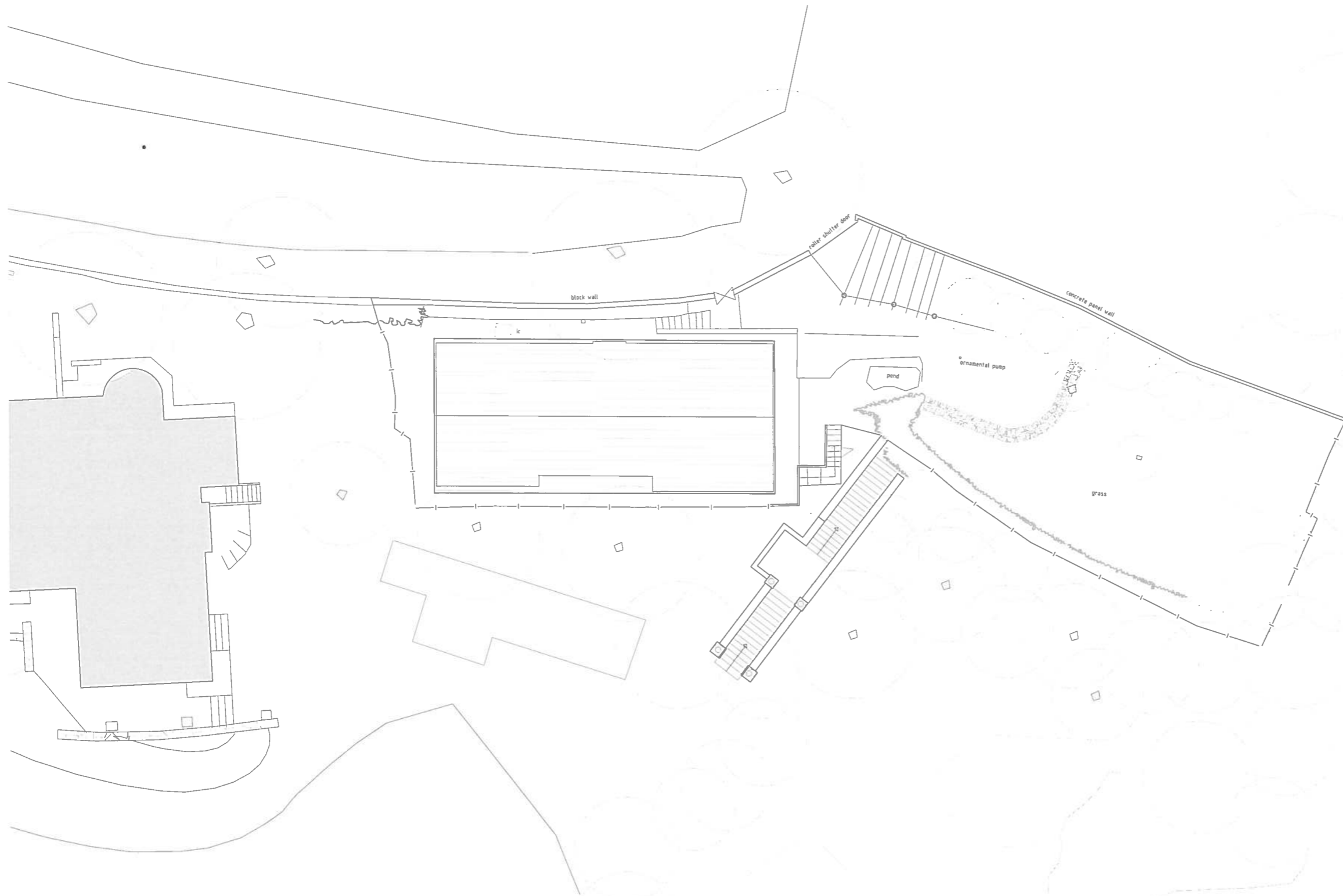
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PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

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HEATHCLIFFE, PENARTH

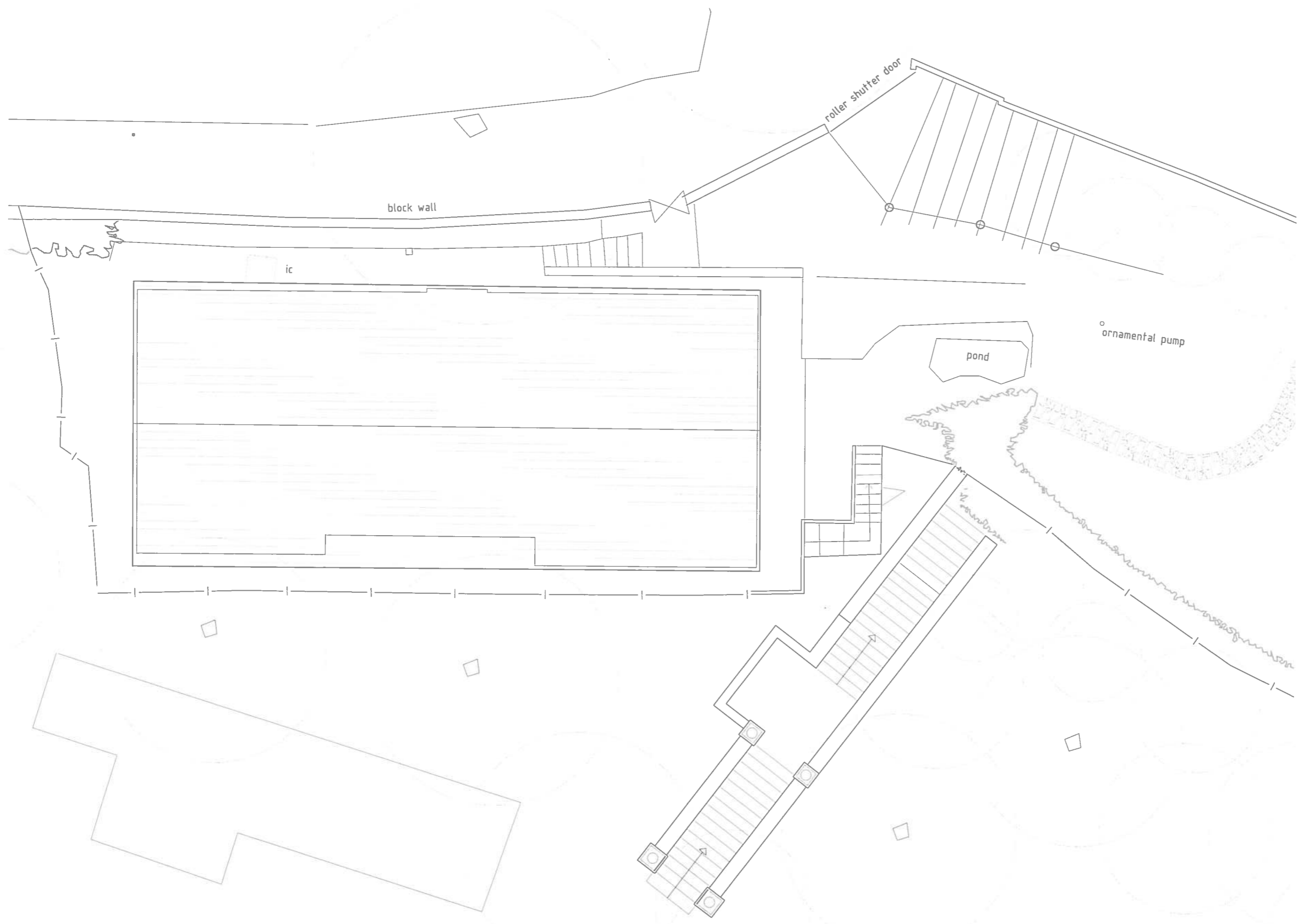
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PROJECT  
HEATHCLIFFE, PENARTH

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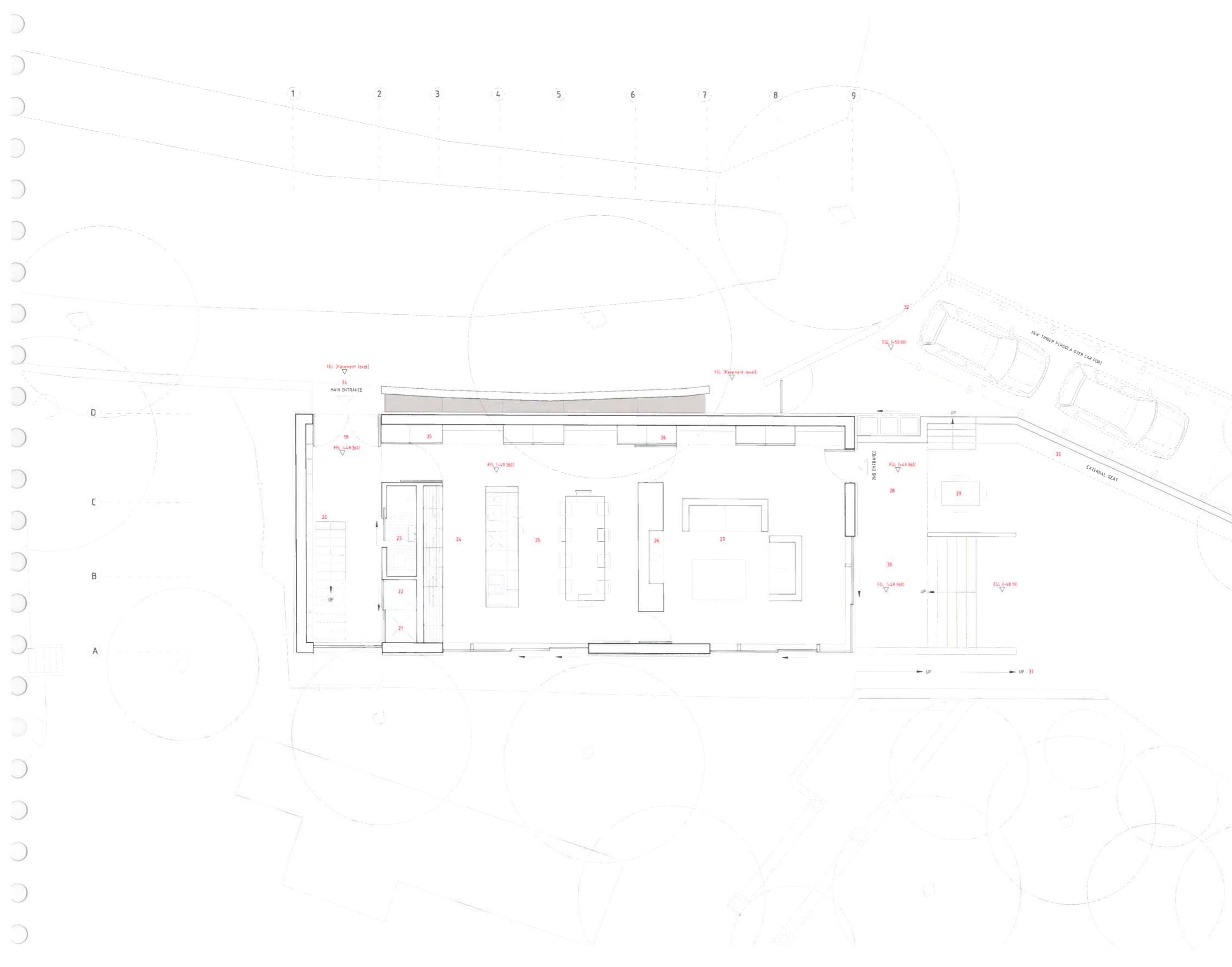
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- KEY**
- 19 Main entrance
  - 20 Access to masterbedroom
  - 21 Storage for mops/iron board, etc.
  - 22 Utility space
  - 23 Ground floor WC
  - 24 Kitchen
  - 25 Dining space
  - 26 Fireplace wall
  - 27 Living
  - 28 External terrace 01
  - 29 External terrace 02
  - 30 External terrace 0
  - 31 External access to basement level
  - 32 Vehicle access
  - 33 External seat
  - 34 New opening in boundary wall
  - 35 Full-height storage
  - 36 Full-height storage



PROJECT:  
HEATHCLIFFE

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PROPOSED:  
SCHEME : GROUND FLOOR PLAN

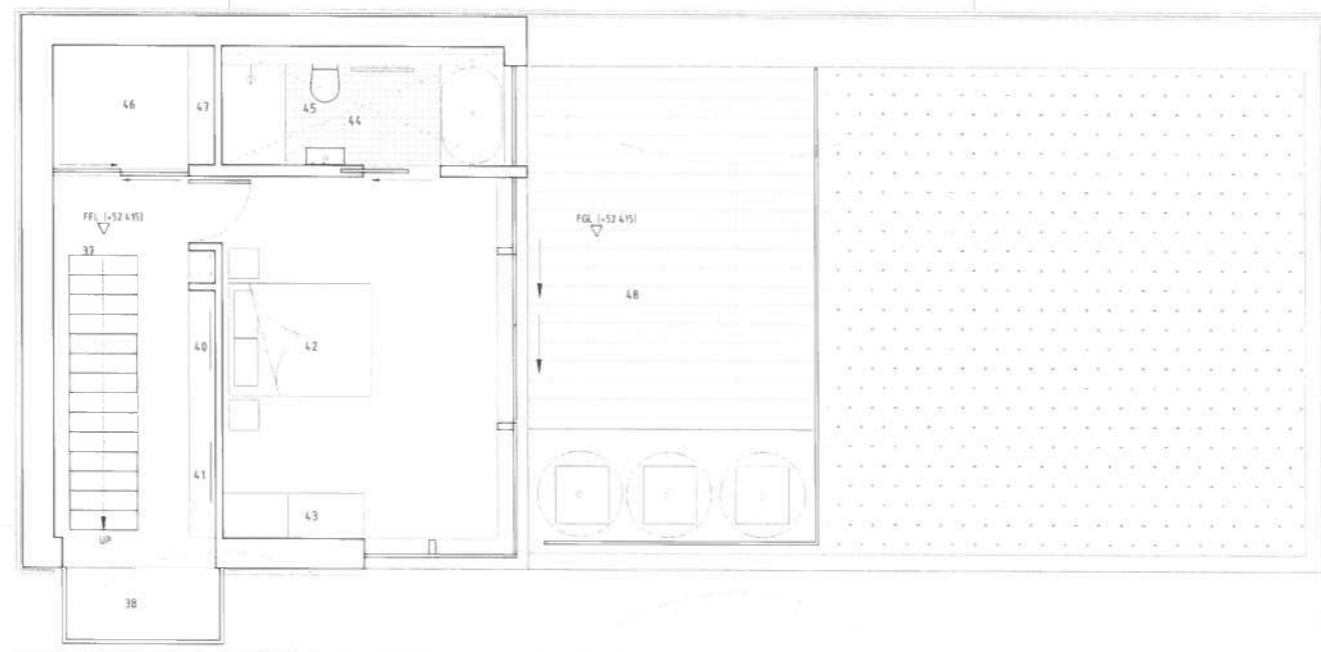
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1 2 3 4 5 6 7 8 9

D  
C  
B  
A



- KEY
- 37 Access from ground floor
  - 38 Glass pod viewing area
  - 39 Full height cupboard
  - 40 Dressing table
  - 41 Dressing table
  - 42 Masterbedroom
  - 43 Wardrobes
  - 44 Masterbedroom Ensuite
  - 45 Rainflight over
  - 46 Walk-in wardrobe
  - 47 Full-height storage
  - 48 Masterbedroom Terrace



HEATHCLIFFE

PROPOSED:  
SCHEME: FIRST FLOOR PLAN

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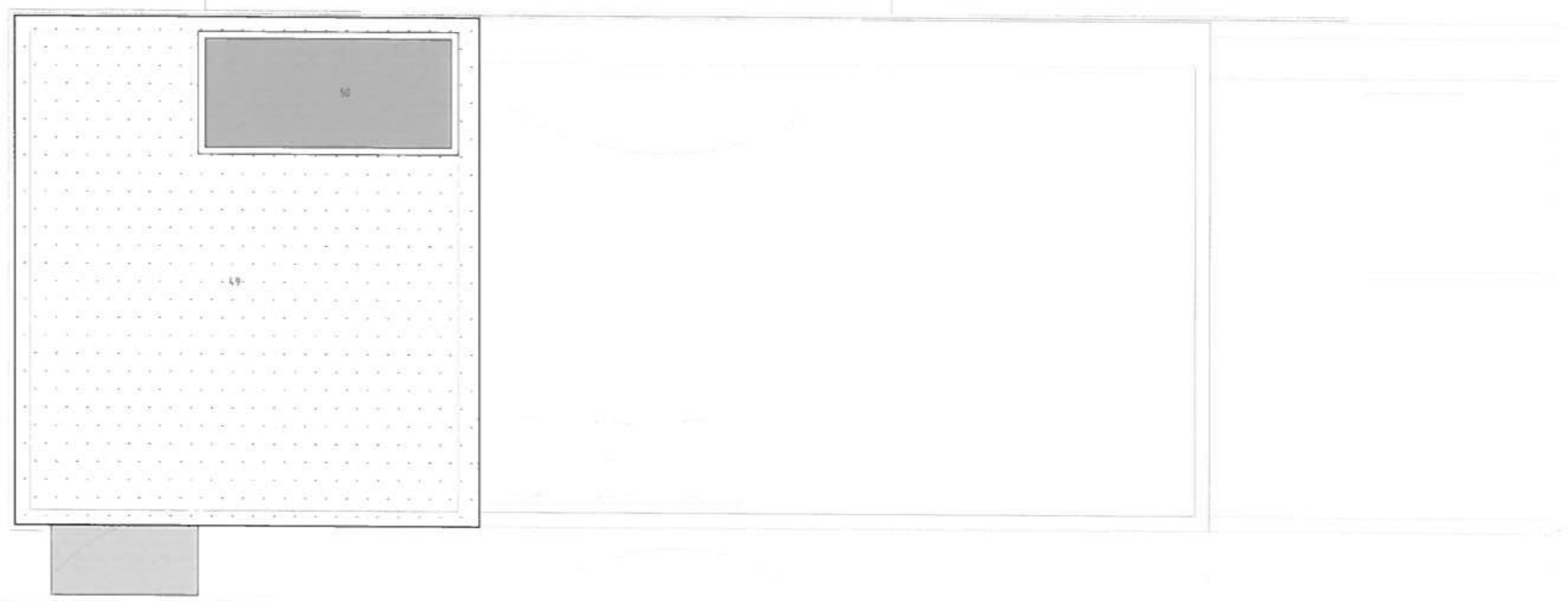
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KEY

49 Flat roof with pebble or sedum finish  
 50 Rooflight over Masterbedroom Ensuite



PROJECT  
HEATHCLIFFE

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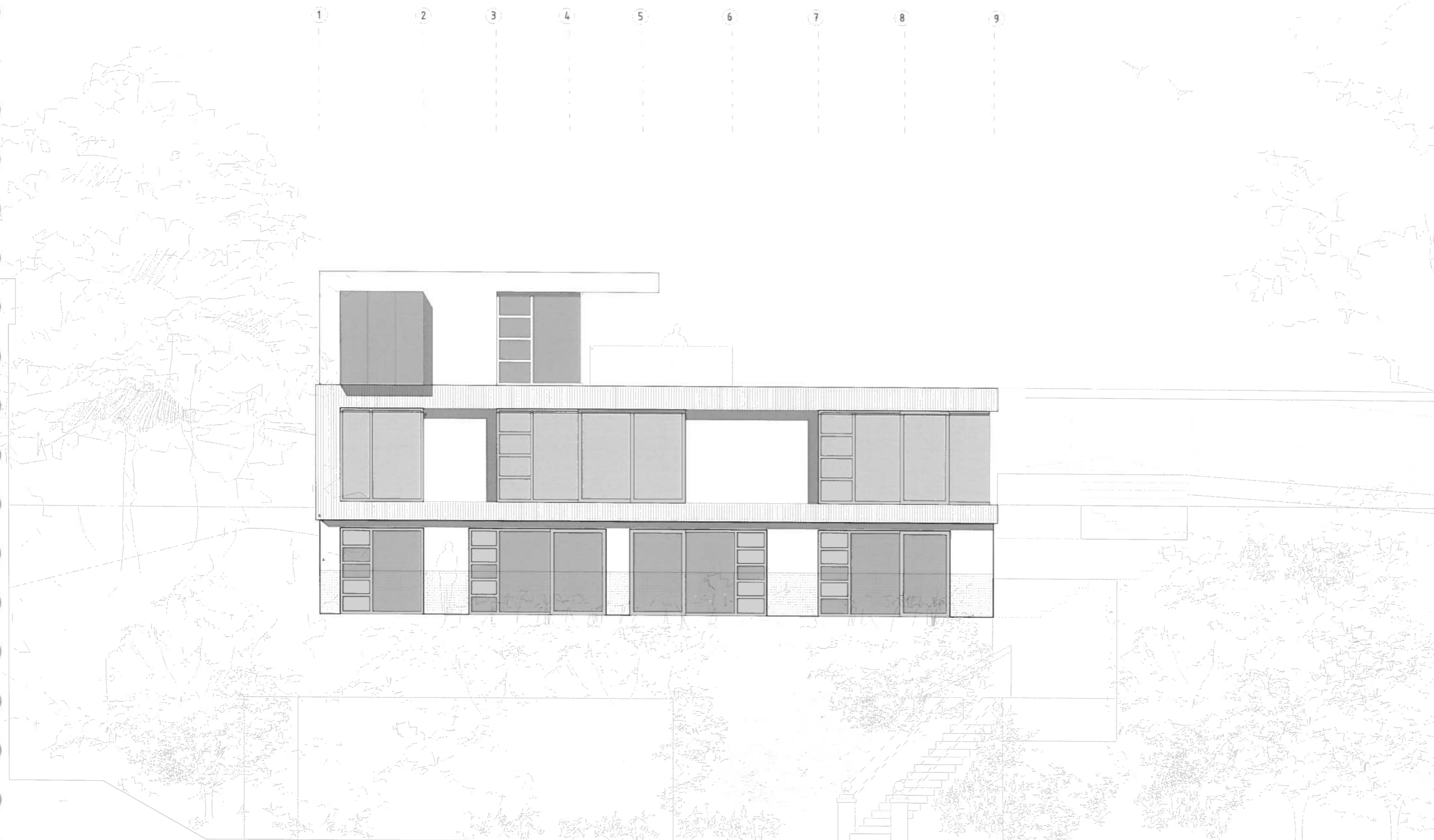
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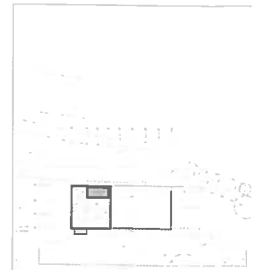
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- MATERIALS**
- A EXTERNAL WALLS  
Render finish, colour: tbc
  - B EXTERNAL WALLS  
Vertical timber cladding, colour of stain tbc
  - C ROOF  
Single-ply roof membrane with pebble finish
  - D EXTERNAL WINDOWS AND DOORS  
Aluminum frames, colour tbc
  - E LOWER LEVEL BALUSTRADE  
Galvanised metal mesh
  - F UPPER LEVEL BALUSTRADE  
Frameless glass



PROJECT: HEATHCLIFFE

DRAWING: PROPOSED: SCHEME SOUTH ELEVATION

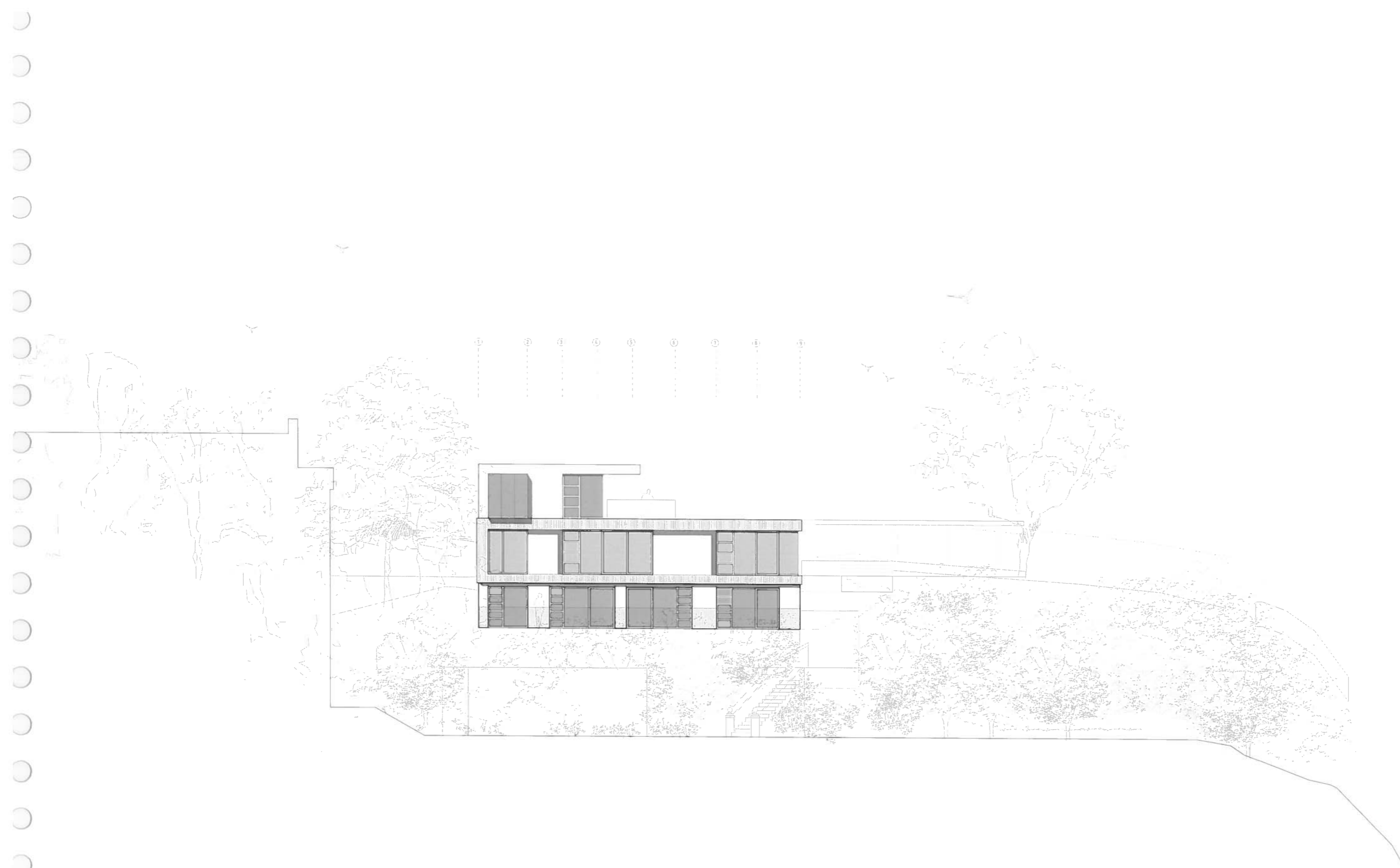
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**MATERIALS**

- A EXTERNAL WALLS  
Render finish, colour: tbc
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Vertical timber cladding, colour of stain tbc
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Single-ply roof membrane with pebble finish
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Galvanised metal mesh
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Frameless glass



PROJECT  
**HEATHCLIFFE**

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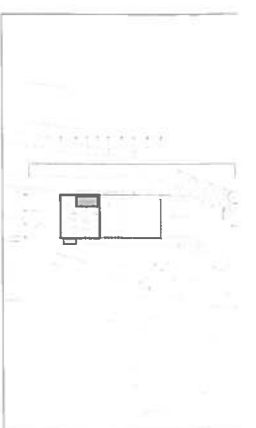
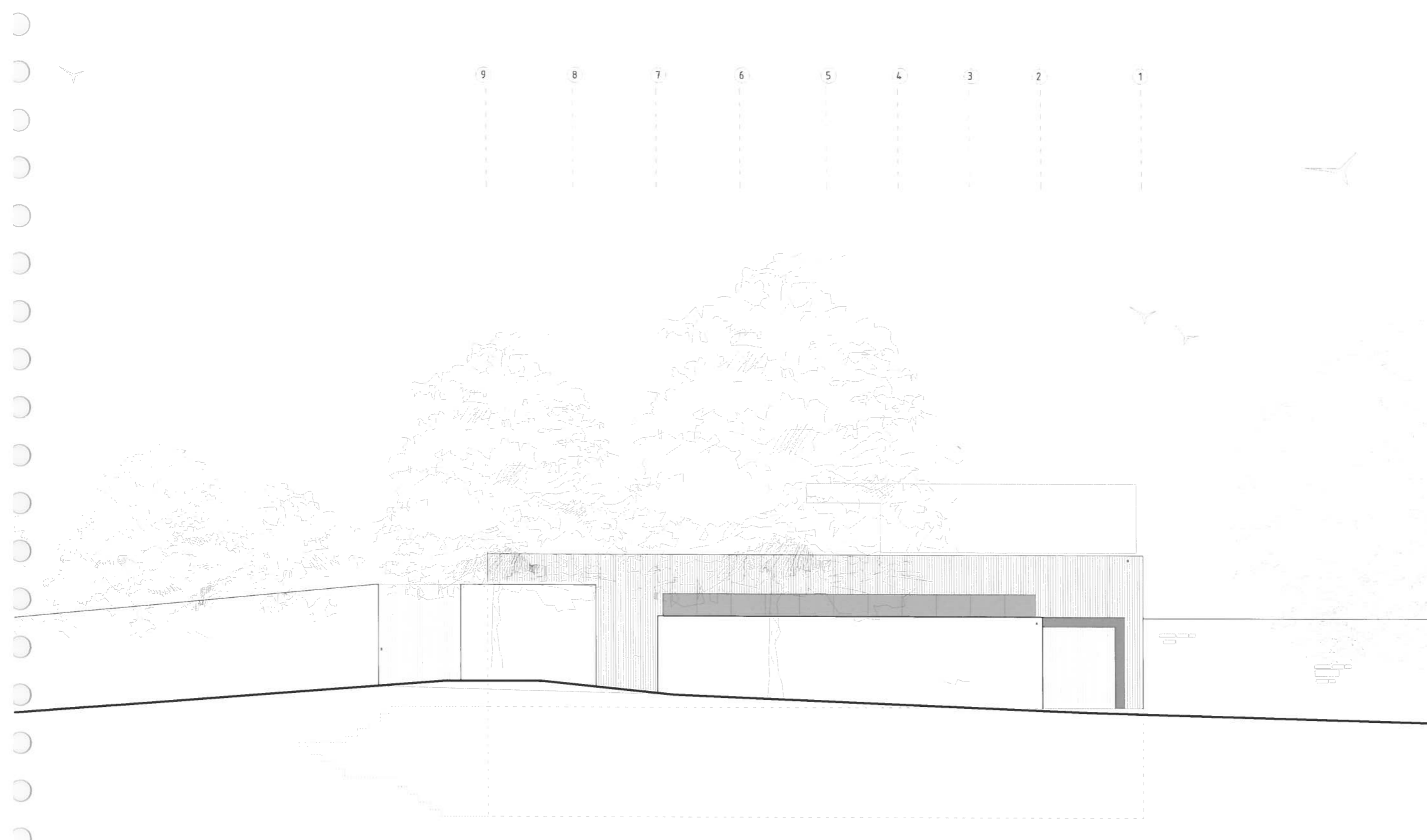
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PROJECT  
HEATHCLIFFE

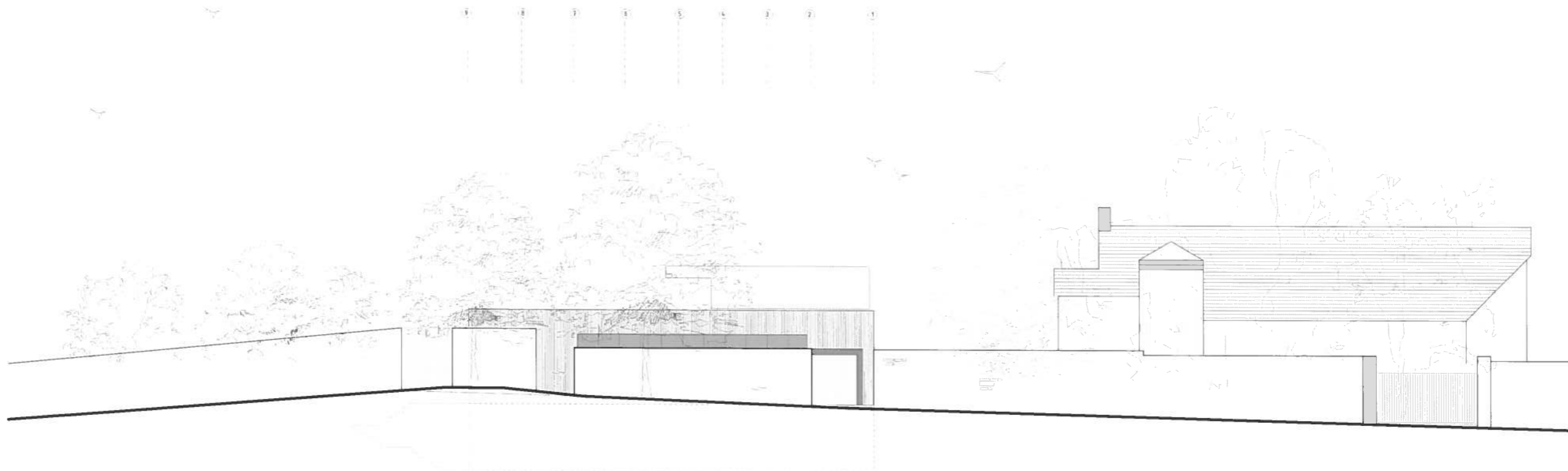
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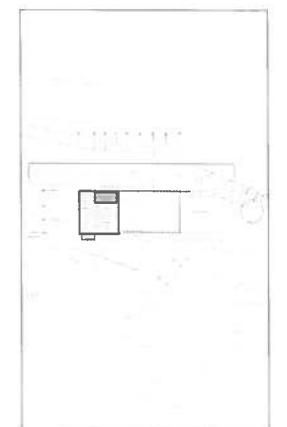
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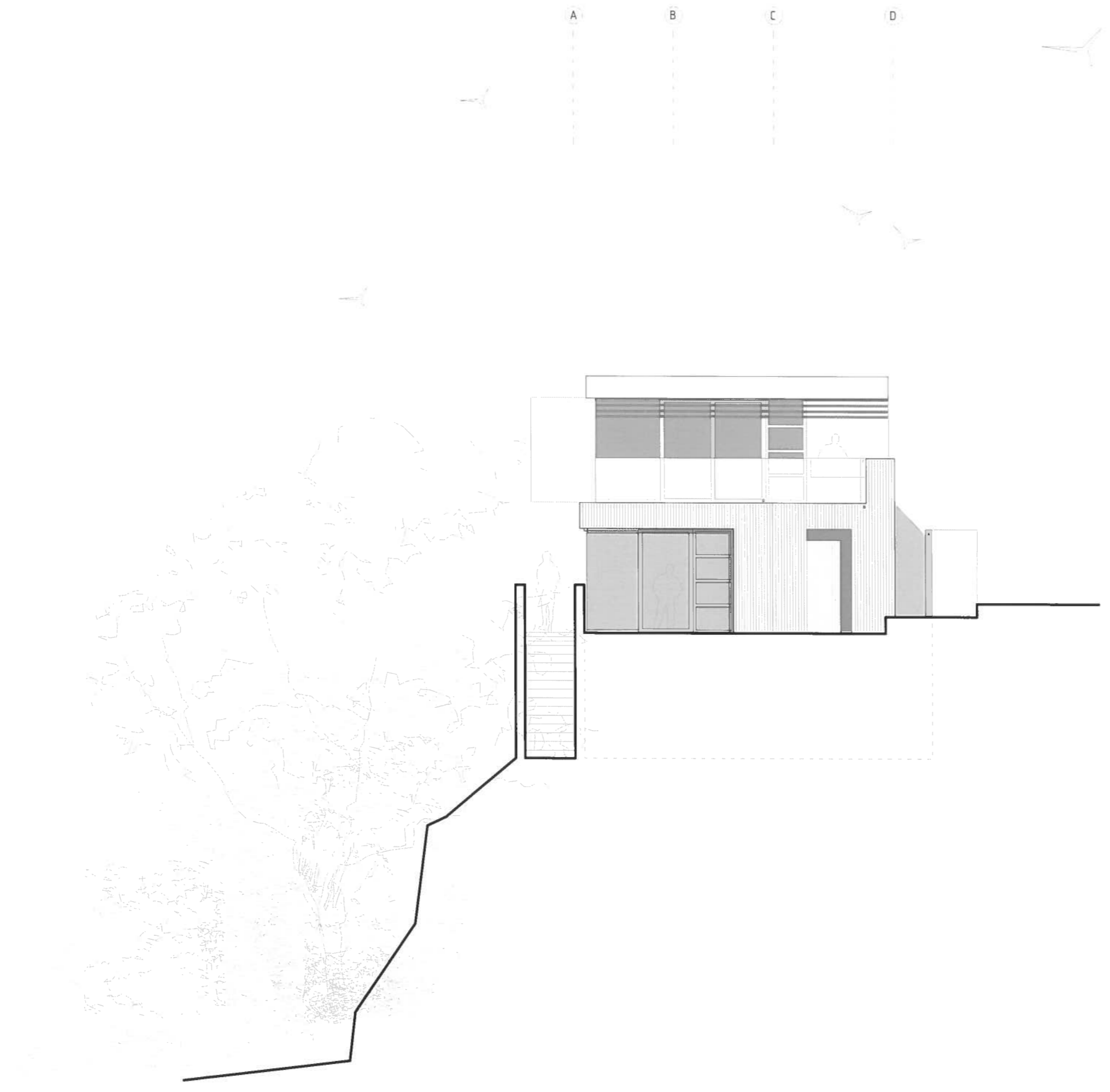
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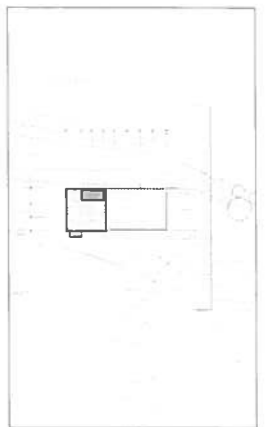
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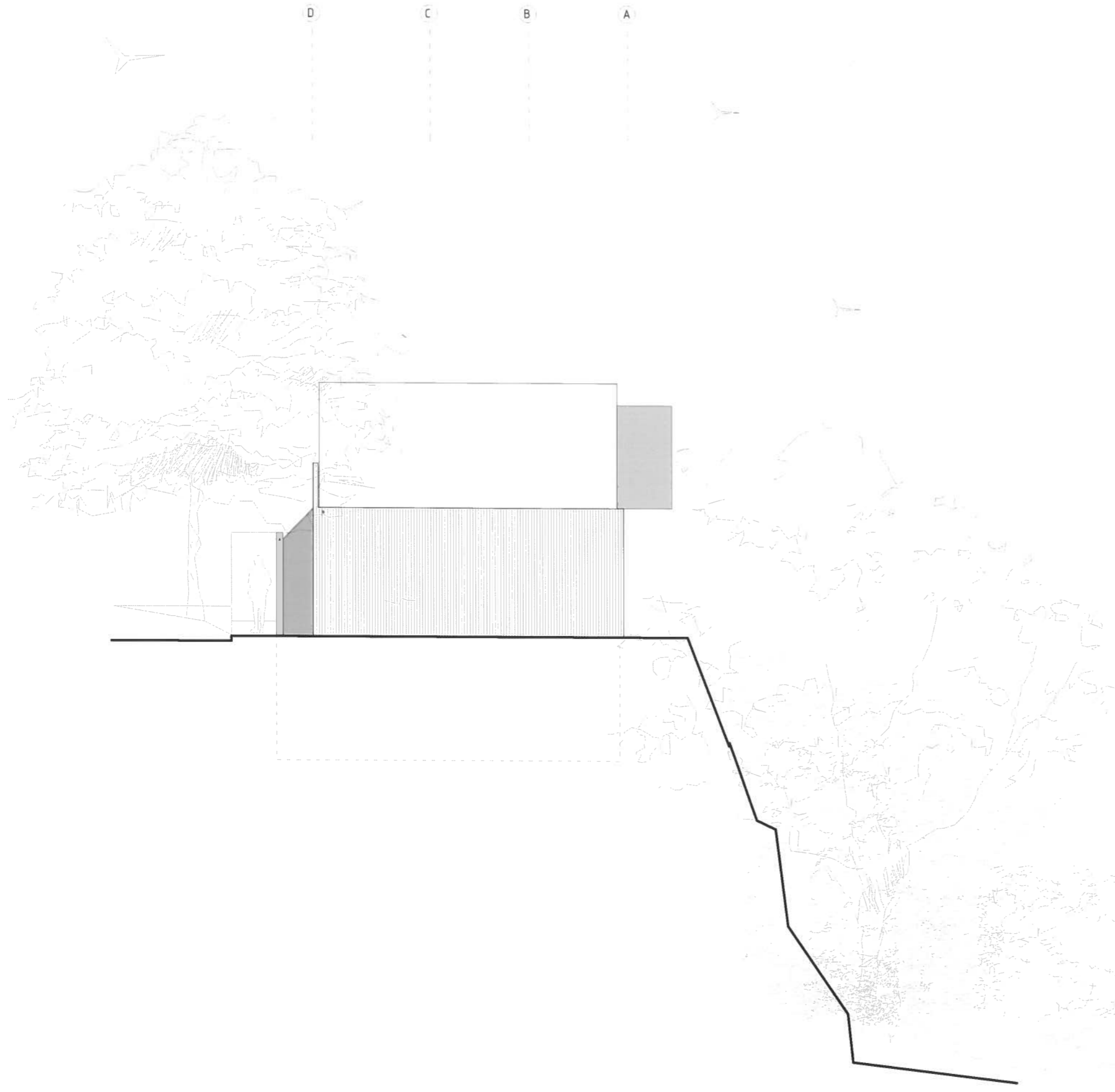
PROJECT  
HEATHCLIFFE

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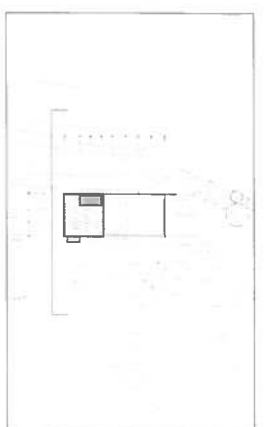
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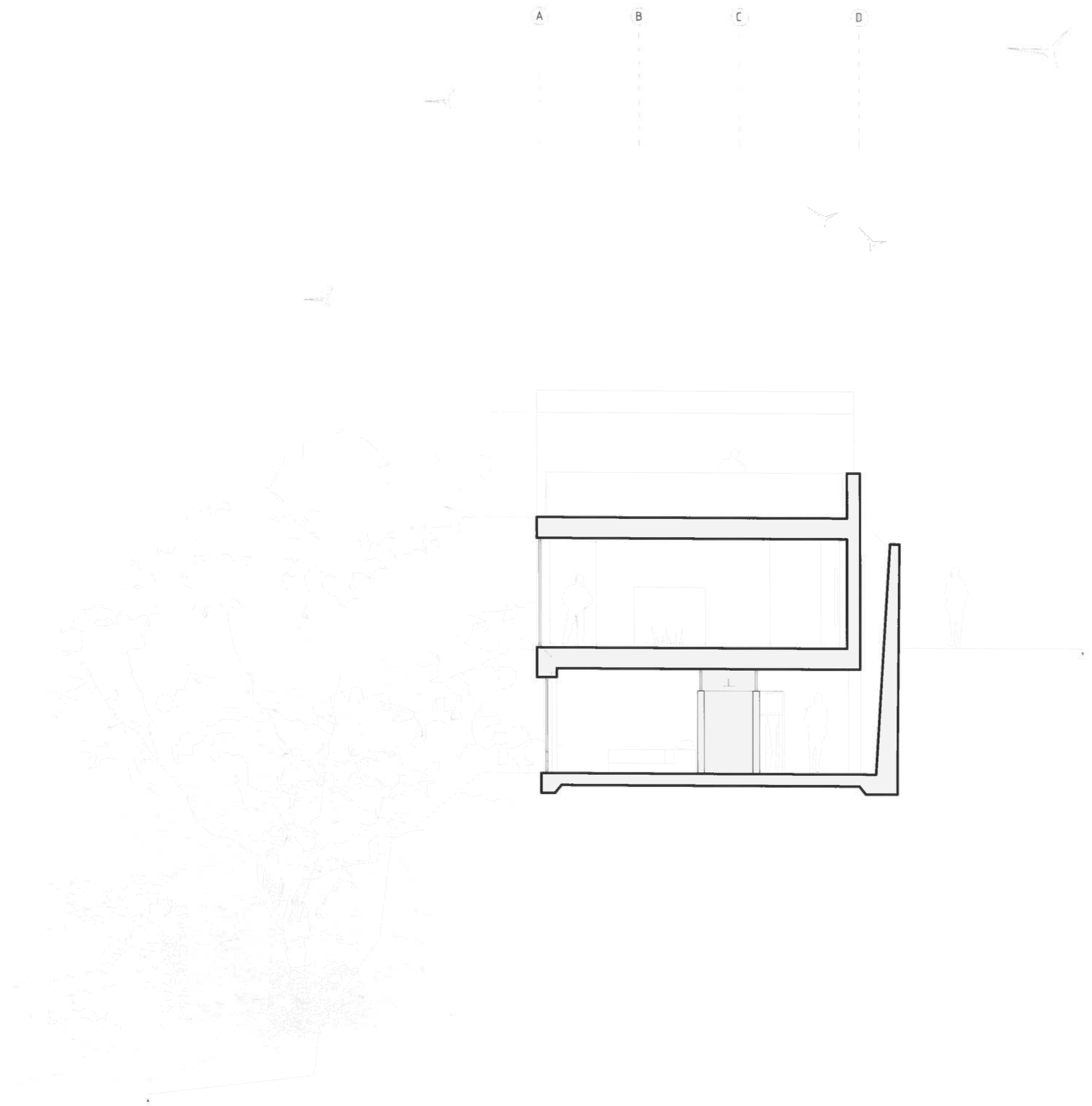
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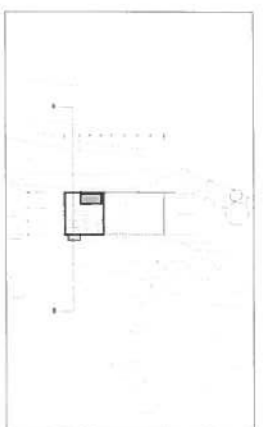
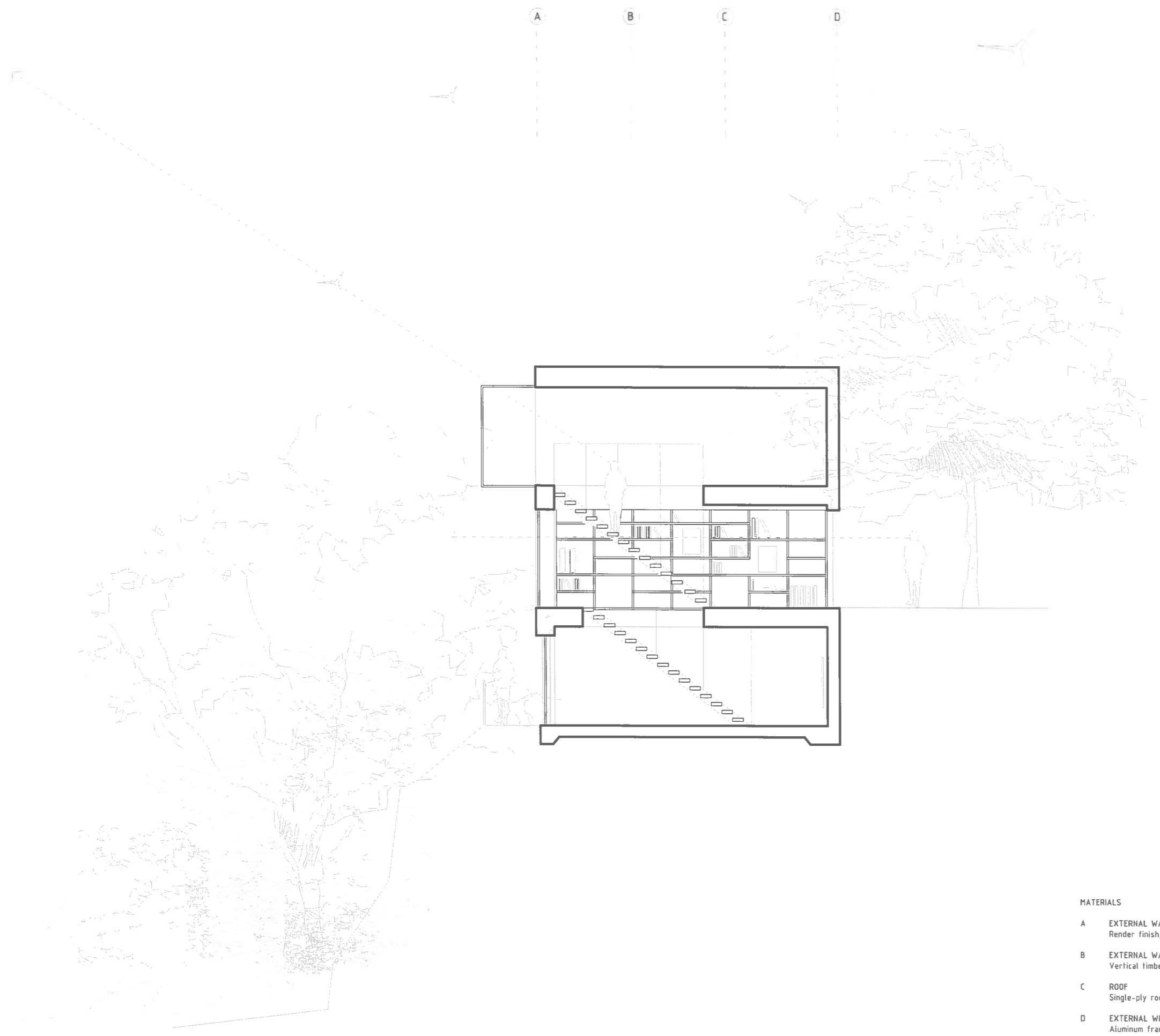
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HEATHCLIFFE

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 CONTRACT  
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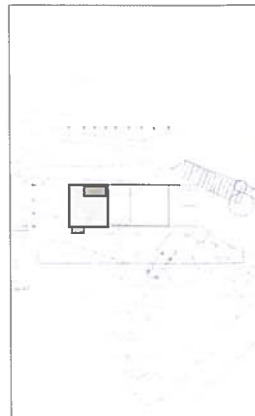
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HEATHCLIFFE

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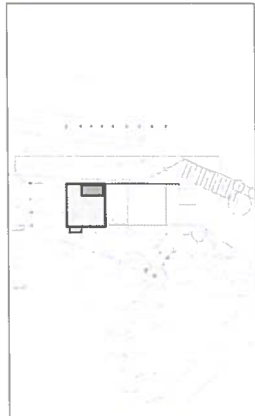
PROJECT  
**HEATHCLIFFE**

SCHEME  
**PROPOSED:  
SCHEME SOUTH ELEVATION (Elevat. study)**

SCALE  
**1:100 @ A3** DRAWING NO.  
DATE: **AUG 14** DRAWN: **DB** **0315/S3(14)**

DESIGN STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
 TENDER  B BIDD  CONTRACT  CONSTRUCTION

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**MATERIALS**

- A EXTERNAL WALLS  
Render finish, colour: tbc
- B EXTERNAL WALLS  
Vertical timber cladding, colour of stain tbc
- C ROOF  
Single-ply roof membrane with pebble finish
- D EXTERNAL WINDOWS AND DOORS  
Aluminum frames, colour tbc
- E LOWER LEVEL BALUSTRADE  
Galvanised metal mesh
- F UPPER LEVEL BALUSTRADE  
Frameless glass

PROJECT  
**HEATHCLIFFE**

DRAWING  
**PROPOSED**  
SCHEME: **NORTHELEVATION** (colour study)

SCALE  
**1:200 @ A3**  
DATE  
**JULY 14** DRAWN BY  
**DB 0315/S3(15)**

DRAWING STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
 TENDER  IN USE  CONTRACT  CONSTRUCTION

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