

**THE VALE OF
GLAMORGAN COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSED

**Design and Access Statement for the
Extension to Second Floor to
Form Additional One Bedroom Flat
at
88, Salop Street, Penarth.**



VALE OF GLAMORGAN COUNCIL
(PLANNING DIVISION)

28 OCT 2014

RECEIVED

DATE OF REGISTRATION

28 OCT 2014

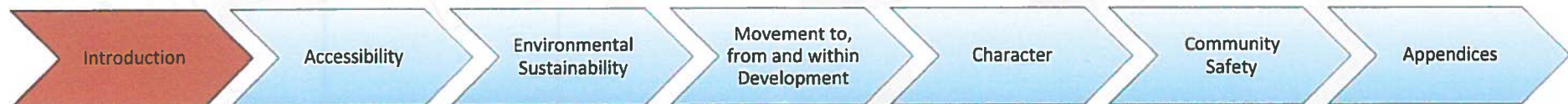
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

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Design and Access Statement for 88, Salop Street, Penarth

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Introduction

- The Design and Access statement has been prepared to support the planning application submitted by Paul Ringer to extend an existing apartment block .
- The property currently consists of seven one bedroom flats located on three floors
- The extension is to be sensitively designed to respond to the existing architecture, respecting existing front elevations and materials.
- The property will be constructed to 2014 Building Regulations providing enhanced performance
- Particular considerations are to be given to constructing the extension such that is sustainable with high thermal values and low energy usage
- The development has been assessed in accordance with Policy AW5 and AW6 of the adopted LDP the following assessment confirms compliance



Ariel view of site



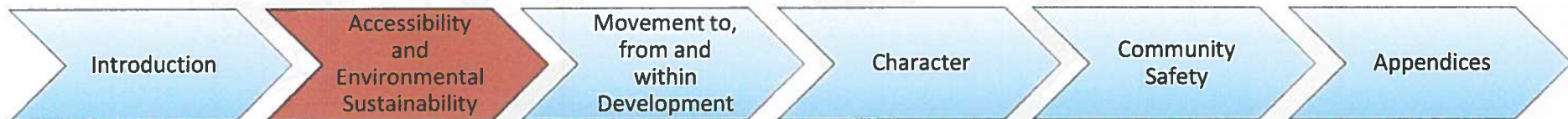
Accessibility

- The property accesses directly onto Salop Street which is an adopted highway .
- Internal access to the flat will be from a communal stairway which serves flats located on the first and second floor.



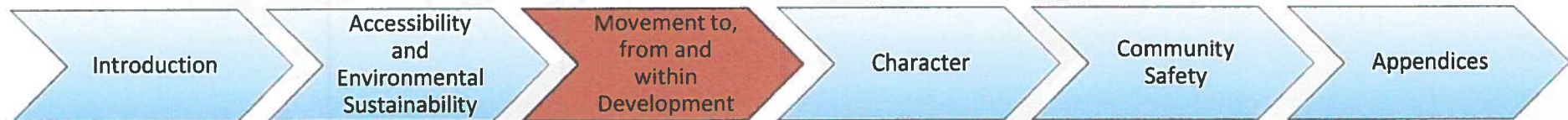
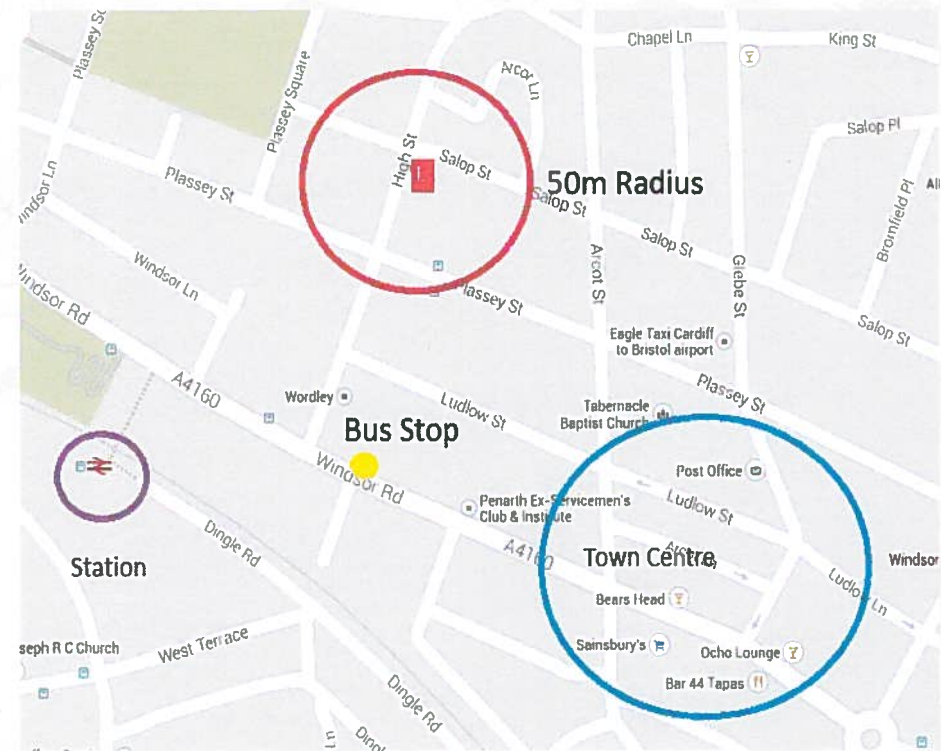
Environmental and Sustainability

- The client is driven by a strong desire to create an extension that is environmentally responsible.
- The overall form and layout is derived in accordance with best practice to give the most efficient use of this site both in terms of environmental , social sustainability and paying regards to it`s impact on the neighbouring properties
- Energy conservation and Air tightness, the extension is to have a extremely efficient and air tight thermal envelope. Similar principals will apply to other elements of the construction such as the floor, walls and the windows. All works will undertaken to comply current 2014 Building Regulations



Movement to, from and within the Development

- The proposed development is considered to be sustainably located in close proximity to a range of services
- The property is located within 50m of a range of services located in Plassey Street, access to the town centre is 190m which offers convenience store, restaurant, bank ,coffee houses and pub etc.
- The property is located close to the A4160, Windsor Road from which access can be gained to the M4, Cardiff, etc.
- Within 175m of the property there are two bus stops
- There is a train station located 850m south close to Penarth town centre
- The proposed property abuts an adopted highway, Salop Street



Character

- The massing of the extension seeks to reinforce the existing building .
- The local built environment contains a palette of materials ranging from rendered terrace properties, brick built four storey apartments to more contemporary designs overlooking Cardiff Bay.
- Materials used on the proposed extension be rendered walls, slate roof.



- Window proportions and fenestration are detailed to reflect the existing property Upvc with a brown foil finish.
- The level of the wall plate to the main part of the building will be extended along the side elevation to provide the necessary headroom to the extension
- The proposed works will utilise flat top dormer windows of similar design to those found on the front elevation.



Community Safety

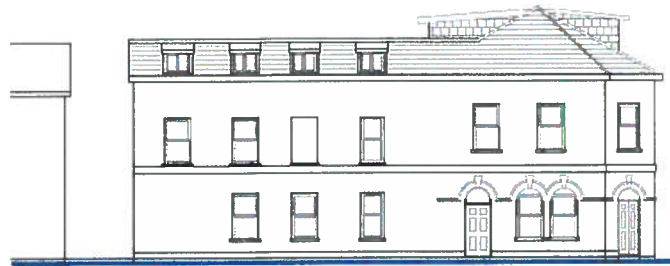
- The aspects of physical protection, security, surveillance and ownership have been enhanced as part of the design proposals. The existing community safety will be maintained and enhanced by the provision of habitable rooms overlooking the street.
- The extension will act to reinforce the build form of the existing apartment block.
- The proposed flat will be secure to modern insurance standards and a home intruder.



Rear Elevation



Side Elevation



Front Elevation



View's of 88 Salop Street.



Introduction

Accessibility and Environmental Sustainability

Movement to, from and within Development

Character

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Appendices