2014/01355/FUL

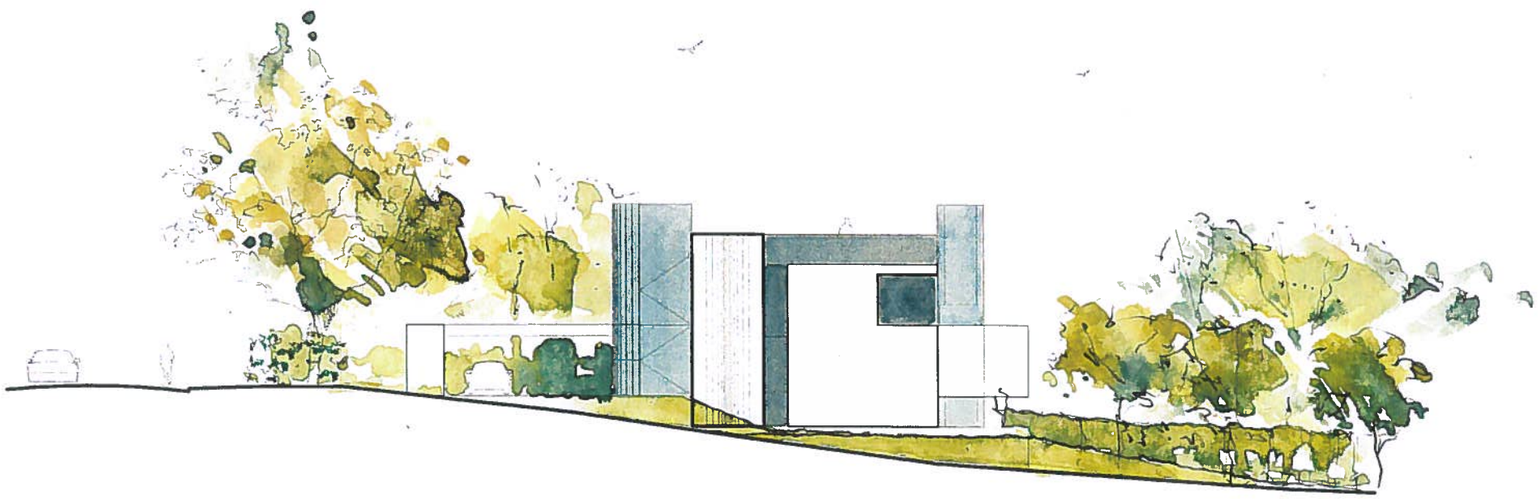


Figure 01 - Early elevational sketches

A PREFACE

This document contains the design and access statement to support the full planning application for the replacement dwelling at 12 Park Road, Penarth, Vale of Glamorgan. It has been prepared in line with 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
- Design development
- Proposal / Sustainable Design / Passive Principles
- Access / Movement / Inclusive Design
- Vegetation
- Materiality

The retention of the existing house was considered but due to its poor condition on a number of aspects and its lack of response to the site context, it was considered most appropriate to the site and the client's needs that a replacement dwelling of better energy performance and long term environmental impact is proposed for the site. There is a previous approved application for 2No. Dwellings on the site (reference number: 2013/01099/FUL). The proposed design is more sympathetic and will have will have less impact on the site than the previously approved application.

A.1 ESTABLISHING THE VISION

The architectural proposal utilises these key design aspects:

- Respects and works with the existing levels, whilst also maintaining DDA accessibility
- Sunlight, shading and passive design
- Views from the public highway
- Tectonic materials that respect the context and surroundings
- Improves relationships to the surrounding buildings / dwellings and context
- Celebrates 'the journey' through the building
- Maximises keys views from the site towards the seafront
- Improves the existing site drainage
- Promotes good design
- Improving site boundary conditions
- Increasing the number of trees within the site
- Promotes principles of the Vale of Glamorgan's Conservation Area

A CONTENTS

A CONTENTS

1.0 INTRODUCTION

The existing property, 12 Park Road is of insufficient size to accommodate the family's present and future needs. The existing layout has a poor configuration. The client's needs, requires all levels to be accessible via a personal luggie scooter, which the current dwelling or garden does not faciliate. The current dwelling 'sits' on the site rather than work with the existing levels. The existing house also has a number of negatives, due to its age and condition. It can not be easily modified to remedy the shortcomings described above. Accordingly, it has been proposed that the existing property be demolished, with a new purpose designed home built to current standards and to allow the client to freely access all parts of the dwelling, whilst still working withing the site levels.

It must be recognised that the design illustrated represents a development of the scheme, based on site analysis, site orientation, passive design and review of the previously approved application [reference number: 2013/01099/FUL] exists for 2No. Detached dwellings. The current design for the site suits our client's specific needs and is not only smaller than the approved scheme, but also addresses the levels, site and issues of sustainability in a more appropriate manner.

The proposals are very sensitive to the context and aim to utilise passive design principles required of homes of the 21st Century and encouraged by Welsh Government planning legislation (Technical Advice Note 12), in order to provide a sustainable home that utilises the environment around us.

"The only way to enjoy architecture is not just to look at it but to move around it and through it."

Kenneth Bayes

Figure 02- 3D Aerial image of the site from the east

Figure 03 – Location of site within the United Kingdom

Figure 04 – Aerial image of South Wales

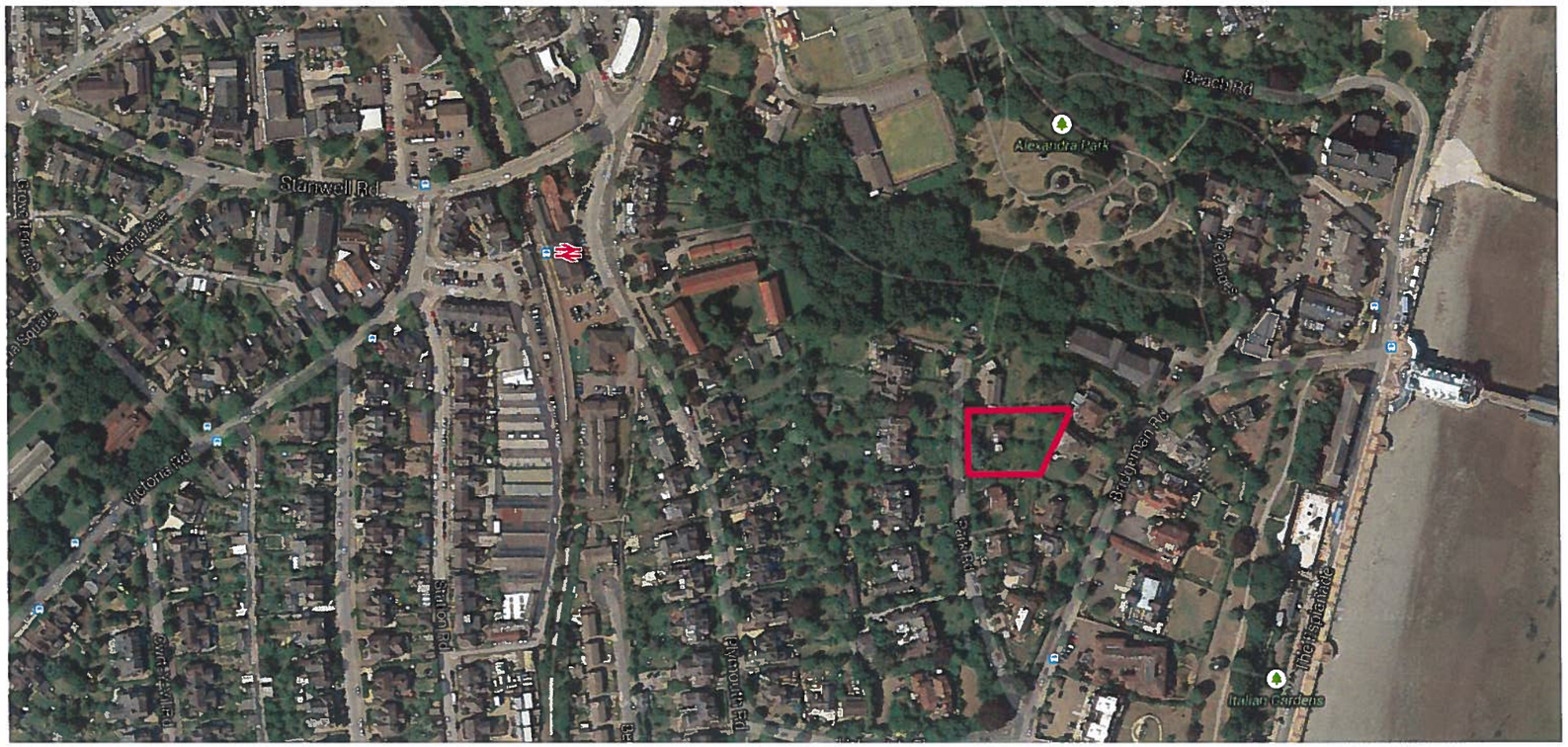


Figure 05 – Aerial image of the site

N

2.0 SITE ANALYSIS

2.1 SITE ANALYSIS

2.1.1 Site Context and Location

The site is located on OS Gridline 51.434915, -3.170801 within Penarth, in the County region of the Vale of Glamorgan. The site lies within a Conversation Area of Penarth. Located towards the east of the town, the site benefits from fantastic panoramic views towards the coastline. The site entrance is very accessible and can be approached from many directions via motor vehicle onto an adopted highway. There are also various bus routes in very close proximity and it is a relatively short distance walk from Penarth train station.

There are no access restrictions to the site and the site varies from approximately +100m to +95m above sea level and is well knitted into the pattern of the area. The site is located in a predominantly suburban area, with individual or semi-detached houses situated on large plots, accessed from the highway. The character of the highway adjacent to the site is one of a silhouette of trees and boundaries defined by strong lines of vegetation.

Penarth Conservation Area is the largest and most varied within the Vale of Glamorgan. It includes part of the town centre; Victorian villas and terraced housing; formal parks and important urban spaces; the seafront promenade and pier. Together with the topography of the town, the scale and variety within the Conservation Area lends itself to a six part subdivision of the Conservation Area. "The Penarth Appraisal" presents a detailed analysis of the key characteristics of these areas, and concludes with a set of recommendations to guide policy, development control and management within the Conservation Area.

Design Principles – *The following should be taken into account in respect of new development proposals:*

Context of the Site: take account of the wider setting of the site.

Recycling Old Buildings: when considering a site, the sensitive internal conversion of existing traditional buildings to accommodate modern uses must be a priority.

Relevance of Locality: reflect the spirit and character of the area – "sense of place".

Preservation and Enhancement: reflect the character of the surrounding buildings and open spaces, but avoid mimicking architectural styles and creating fake buildings that devalue the real historic buildings.

Creativity and Innovation: conservation is often mistaken as meaning fossilisation. Aim for creative conservation that ensures continuity but without imposing a straight jacket on innovative and creative contemporary development.

Materials and Details: use high quality, durable materials. These must complement the surroundings and treat detailing as an integral part of the design rather than as an afterthought resulting in superficial motifs or "stick-on details".

Sustainability: create robust buildings and open spaces that are adaptable, thereby minimising the need for large scale change.

Scale and Rate of Development: new development should always reflect the human scale of the surrounding townscape.

Access and Permeability: maintain the high level of pedestrian access and permeability through the traditional fine grain of the townscape.

Vale of Glamorgan Supplementary Design Guide: Penarth Conservation area

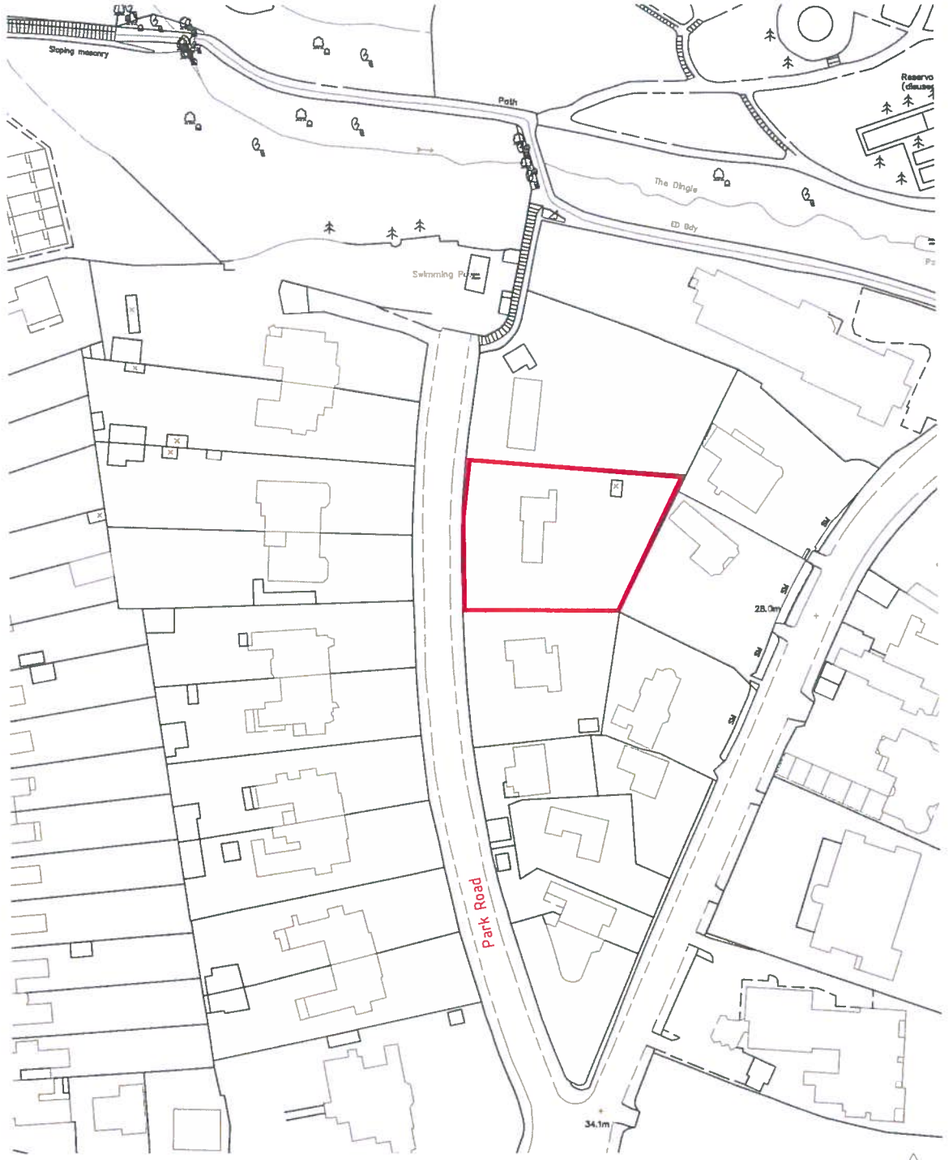


Figure 06 - Site plan

2.2 SITE DESCRIPTION

2.2.1 SITE AREA

The site sits within a plot of 0.184Ha (1,840m2).

2.2.2 BUILT FEATURES

At the time of purchase there are some buildings currently on the site:

1 Existing dwelling

2 Shed 01

3 Shed 02

4 Greenhouse

As part of the design proposals, these small outbuildings will be removed. They are of no architectural merit and this is in-line with the previously approved outline application.

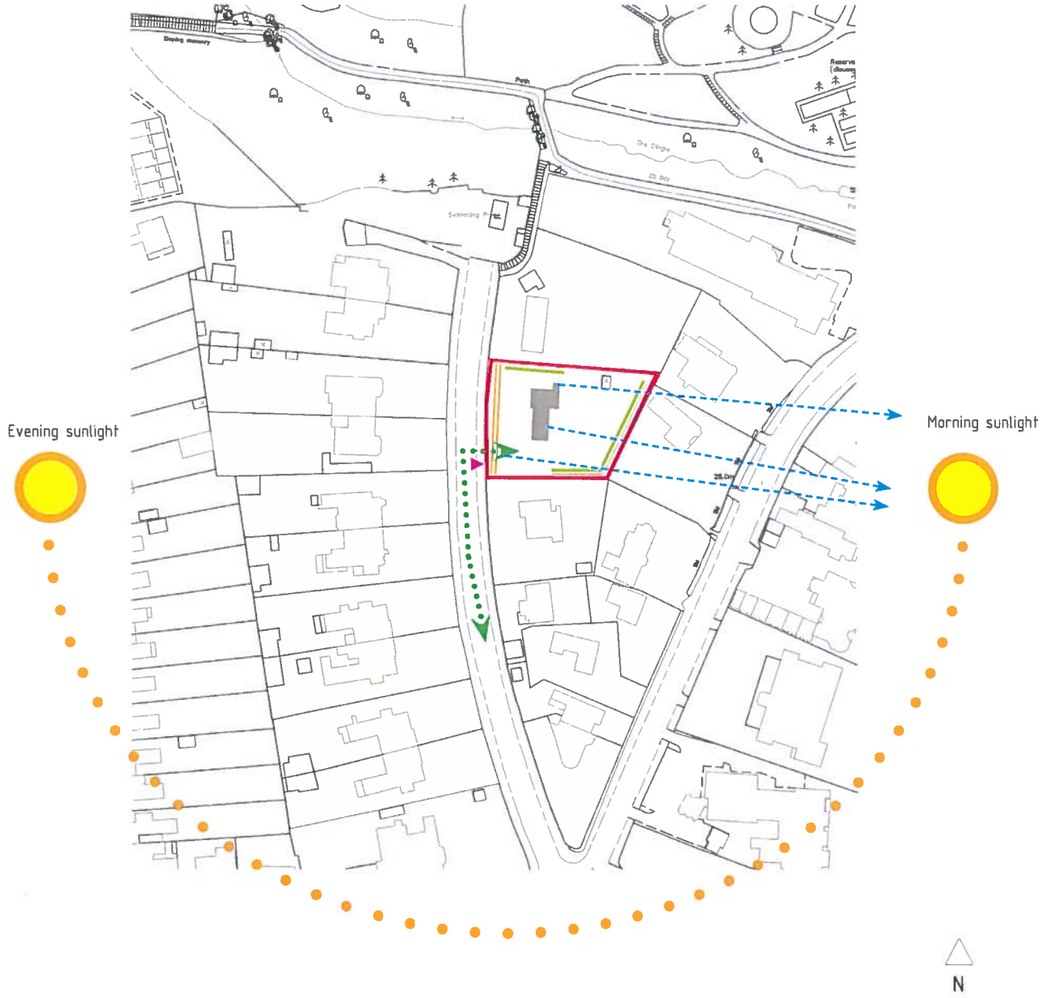
The siting and scale of the proposed dwelling and location of windows has taken into account the surrouding dwellings, which the previously approved application did not appreciate. The overall height of the proposal takes into account the surrounding dwellings and follows the stepped pattern of the street.

2.2.3 BUILDING LINE

The character of Park Road is dominated by grand detached and semi-detached dwellings with different degrees of boundary walls or vegetation that act as screening from the carriageway. The proposed design follows this street pattern, providing a simple elevation from the highway with improved screening on all boundaries. The dwellng is propsoed to be in approximately the same position as the existing dwelling, but lower in overall height. This is illustrated on the architectural drawings attached.

Figures 07-09 - Images of the existing house

Figures 10-11 - Images showing the adjacent dwellings



KEY

Main entrance

Main vehicular access from public carriageway

Vegetation buffer to 'front' of the plot

Existing house on site

Tree and vegetation boundary around site

Glimpse views currently between dwellings.
The higher you travel vertically on the site the greater the panoramic view

Figure 12 - Site plan with key site features

Figures 13-16 - Site images

2.3 KEY SITE FEATURES

2.3.1 TREES

The site is bounded by a number of trees that provide screening in a number of locations. A formal tree survey, prepared by others, will need to be included as part of the planning application submission. This will review the condition of the existing trees, providing recommendations as necessary. In addition, it will review all the trees on site in light of the proposals. As part of the design solutions suggested for the site, additional trees will be planted to strengthen boundary screening. The client has already felled a number of trees as part of necessary site maintenance procedures. Some of the trees will need to be trimmed as part of the proposals, to enable site vehicles to enter the site. This will need to be carried out in accordance with any Tree Protection Orders on the site and the conclusions and findings of the tree report that has been undertaken on the site.

2.3.2 SITE LEVELS

It is a sloping site starting at +100m above sea level at the site entrance falling to +95m at the lowest corner of the plot. This represents a differential of around 5m from top to bottom. To provide economical value the solutions proposed should work with existing levels, using them to best advantage to create different volumes and potentially assist in defining the functions of the dwelling at different levels. This creates an architecture that is more expressive of its place, although a cost balance has been established between raising levels up or tanking walls to enable the dwelling to be built around the site contours.

2.3.3 VIEWS

The proposal maximises the views towards the coastline, which are more prominant the higher you stand above the site, as you are able to see over the rooftops and chimneys of the surrounding dwellings to the east.

2.3.4 ACCESS

Vehicle and pedestrian access is via Park Road and this will be maintained and enhanced as part of the proposal. This will be discussed in more detail in later sections of this document.

2.3.5 ORIENTATION

The site sits on an approximate North-south axis. As per the existing the dwelling will be orienated east-west (rear-front), utilising passive design principles, not maximised by the current dwelling or the approved application scheme for 2No. Dwellings.

2.3.6 GARDENS

The dwellings currently on the site have extensive gardens. The proposal maintains this characteristic and allows the client to access to all parts of the external elements.

Figure 17 - Site plan showing northern boundary

Figures 18-19 - Images of north boundary

Figure 20 - Site plan showing eastern boundary

Figures 21-22 - Images of east boundary

2.4 SITE BOUNDARIES

2.4.1 NORTHERN BOUNDARY

This boundary is adjacent to the neighbouring dwelling and is currently partially screened with vegetation and a concrete post and mesh fence towards the lower part of the site. A denser tree / vegetation arrangement is located to the north-western corner of the site (adjacent to the highway). This boundary will need to be strengthened as part of the proposals, with additional vegetation and new fencing, towards the lower north-east corner of the site.

2.4.2 EASTERN BOUNDARY

The eastern boundary is currently very mature, served by fence and strong hedge, trees and other vegetation boundary. This boundary borders onto the rooftops of the adjacent properties. There will be a steep drop at the edge of the boundary into the neighbouring plots. An existing greenhouse is located towards the north-east corner of the site. This is not to be retained as part of the proposal.

Figure 23 - Site plan showing southern boundary

Figures 24-25 - Images of south boundary

Figure 26 - Site plan showing western boundary

Figures 27-28 - Images of west boundary

2.4 SITE BOUNDARIES

2.4.3 SOUTHERN BOUNDARY

This southern boundary is currently served by a concrete post and mesh fence with a block plinth. There is limited vegetation and trees. For security this boundary will be strengthened with additional vegetation and tree screening to neighbouring buildings.

2.4.4 WESTERN BOUNDARY

The western boundary faces the public highway and is very well screened by vegetation and mature trees. There is currently a vehicle access point in the south-west corner of the site. The current framed, ledged and braced gate is damaged and will need to be replaced with a new design, as part of the proposals. An in-out access is proposed for the site, subject to meeting the requirements of the Council's Highway's department. This principle is established in the previously approved application.

2.5 AMENITIES

2.5.1 TRANSPORT

Access to the M4 corridor is approximately 14 miles away (about 28 minutes driving time). The nearest train station is approximately 1/2 a mile away from the site and can be easily reached by foot. The local bus network has the following bus routes:

92 Penarth to Cardiff City Centre
93 Barry to Cardiff City Centre
94 Cardiff City Centre to Barry (via eastbrook)
95 Barry to Heath Hospital
95A Cardiff City Centre to Penarth (via Llandough)

Figure 29 - Penarth train station

Figure 30 - Penarth Pier

Figure 31 - All Saints church, Victoria Square

Figure 32 - Alexandra Park, adjacent to the site, accessed at the end of park Road

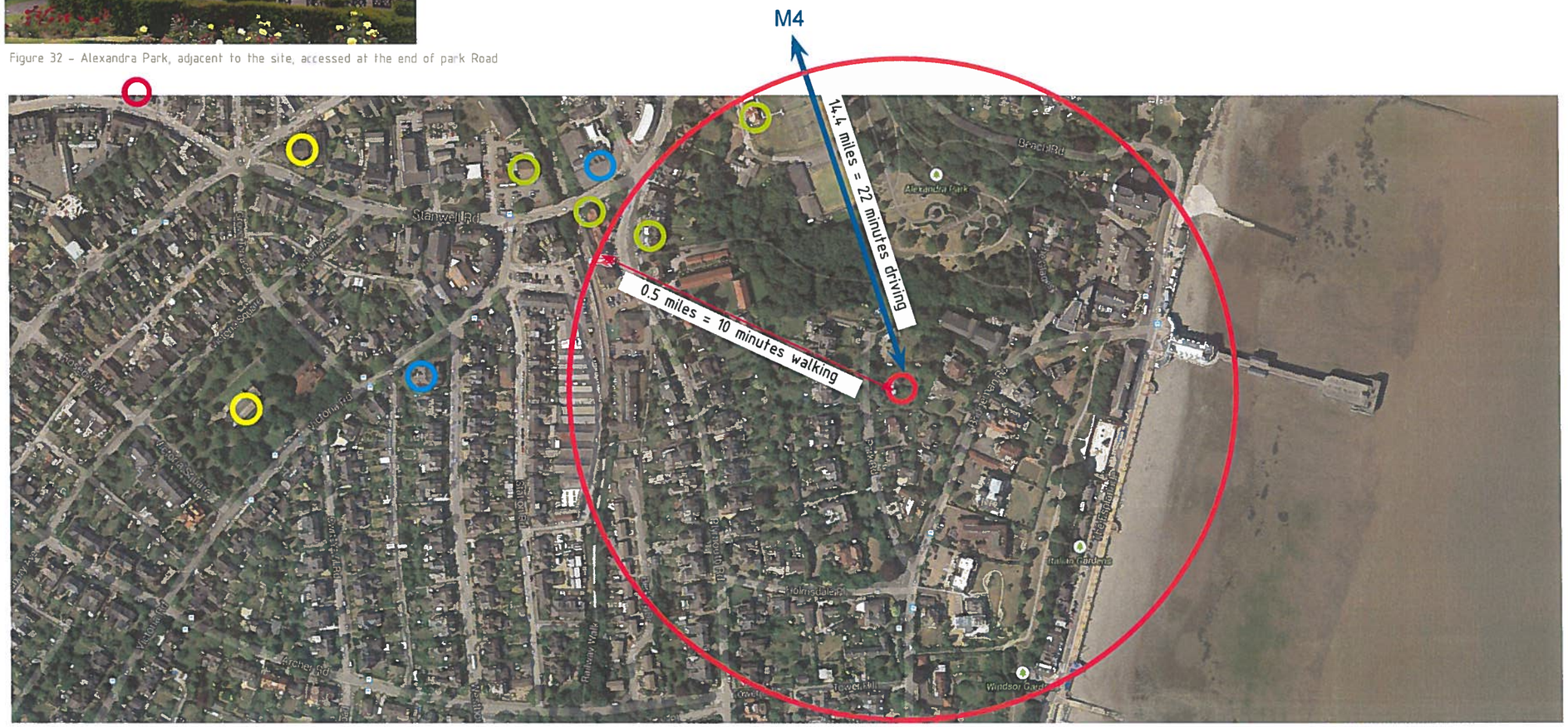


Figure 33 - Local transport links

Figures 34 - 37

2.5 AMENITIES

2.5.2 LOCAL DENSITY AND BUILT FORM

As previously discussed and clearly illustrated in the images, the density/grain and scale of the local area is predominately single detached or semi-detached buildings with surrounding green areas / gardens including vegetation. Stone walls, trees and shrubs are the most common architectural elements used for the boundary dividing elements. These characteristics are part of the proposed design and not integral to the previously approved application, which diluted this aspect of Park Road and the Conservation Area. The scale of the proposed dwellings in the previously approved application did not suit the grain of Park Road, whereas the new scheme, as part of this submission, readdresses this shortcoming.

2.5.3 HISTORICAL MAPS

Figure 38 - 1879

Figure 39 - 1920

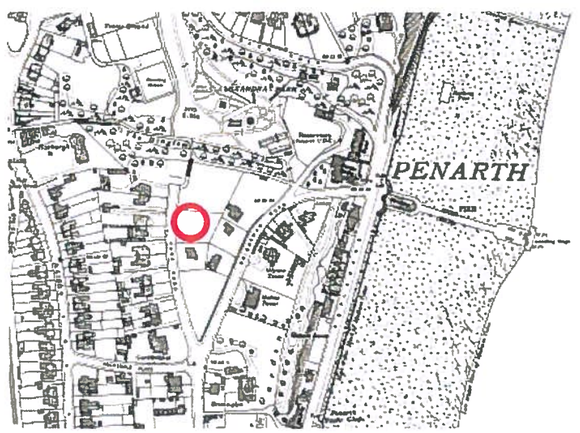


Figure 40 - 1940

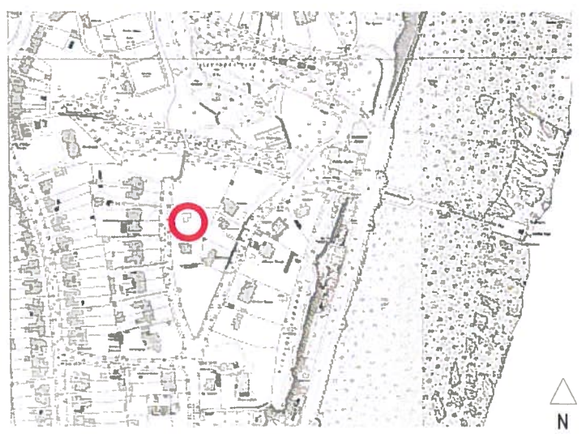


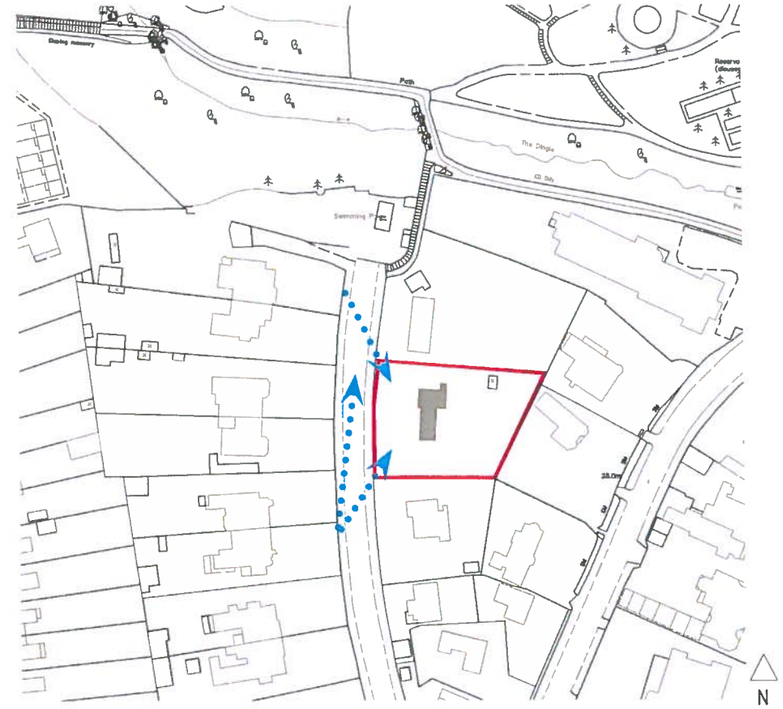
Figure 41 - 1955

2.6 DISTANCE VIEWS

2.6.1 TOWARDS THE SITE

- Well screened boundary, with tall trees, glimpse views of existing dwelling between the vegetation. Roof ridge and chimney above boundary screening. This will be enhanced as part of the proposed design, with the overall height of the building below the existing ridge line.

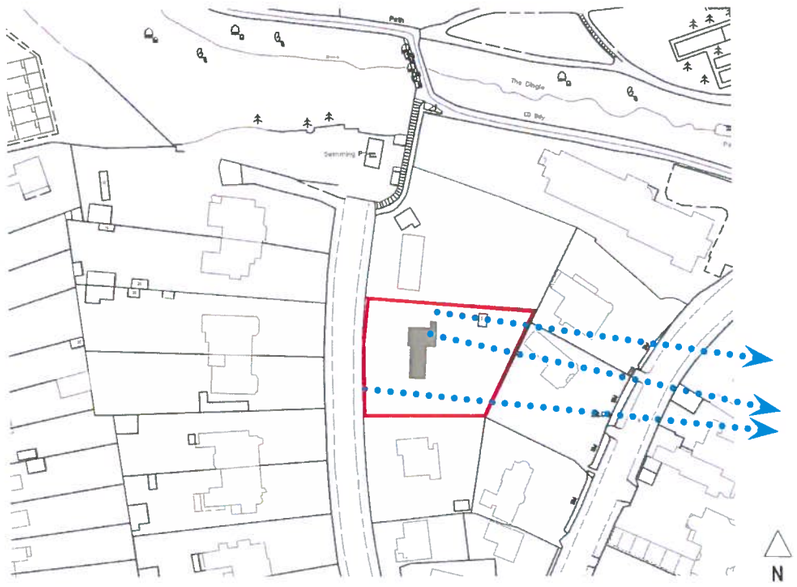
Figures 42-44 - Views towards the site



2.6.2 FROM THE SITE

- Views of the Penarth coastline and beyond, over the rooftops of the adjacent dwellings to the east.

Figures 45-47 - Views from the site



2.7 WATER MAPS

2.7.1 FOUL SEWAGE MAP

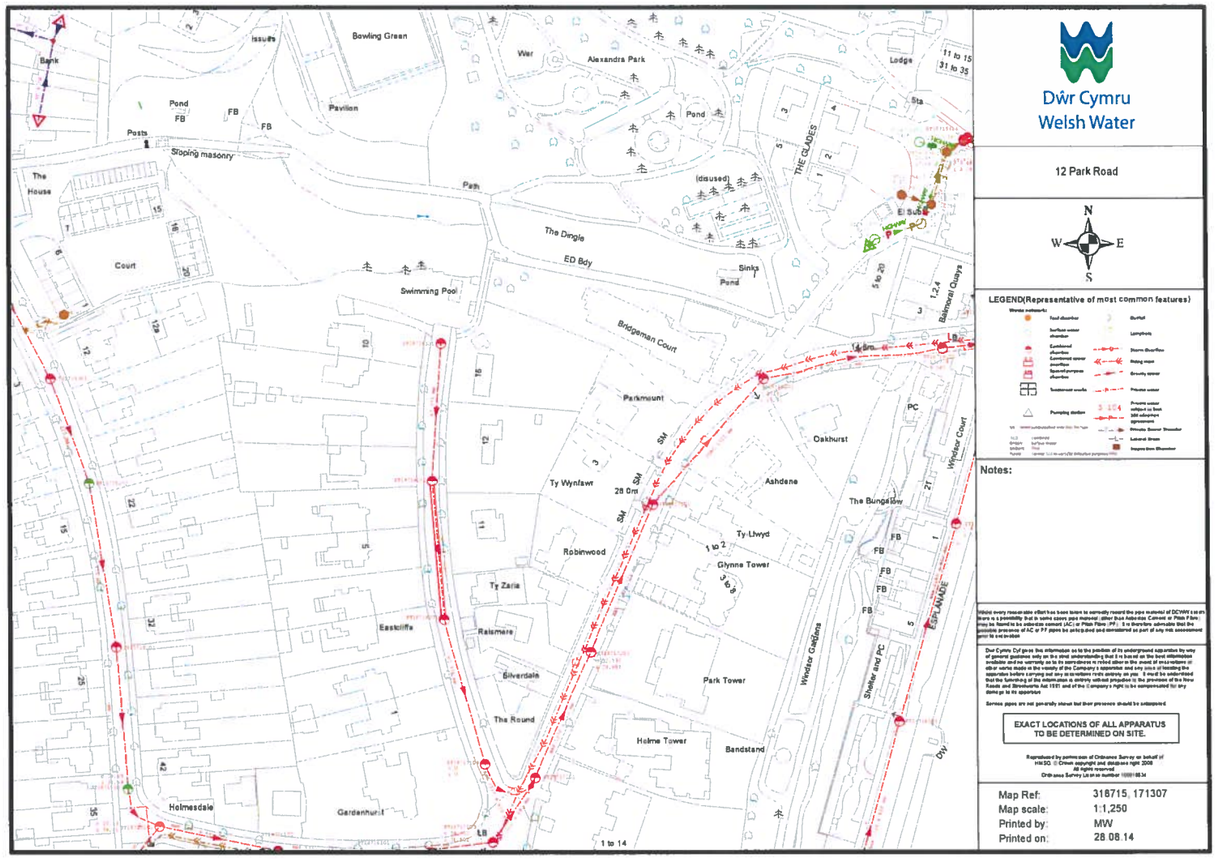


Figure 48 - Foul sewage map obtained from Welsh Water

2.7.2 MAINS WATER SUPPLY

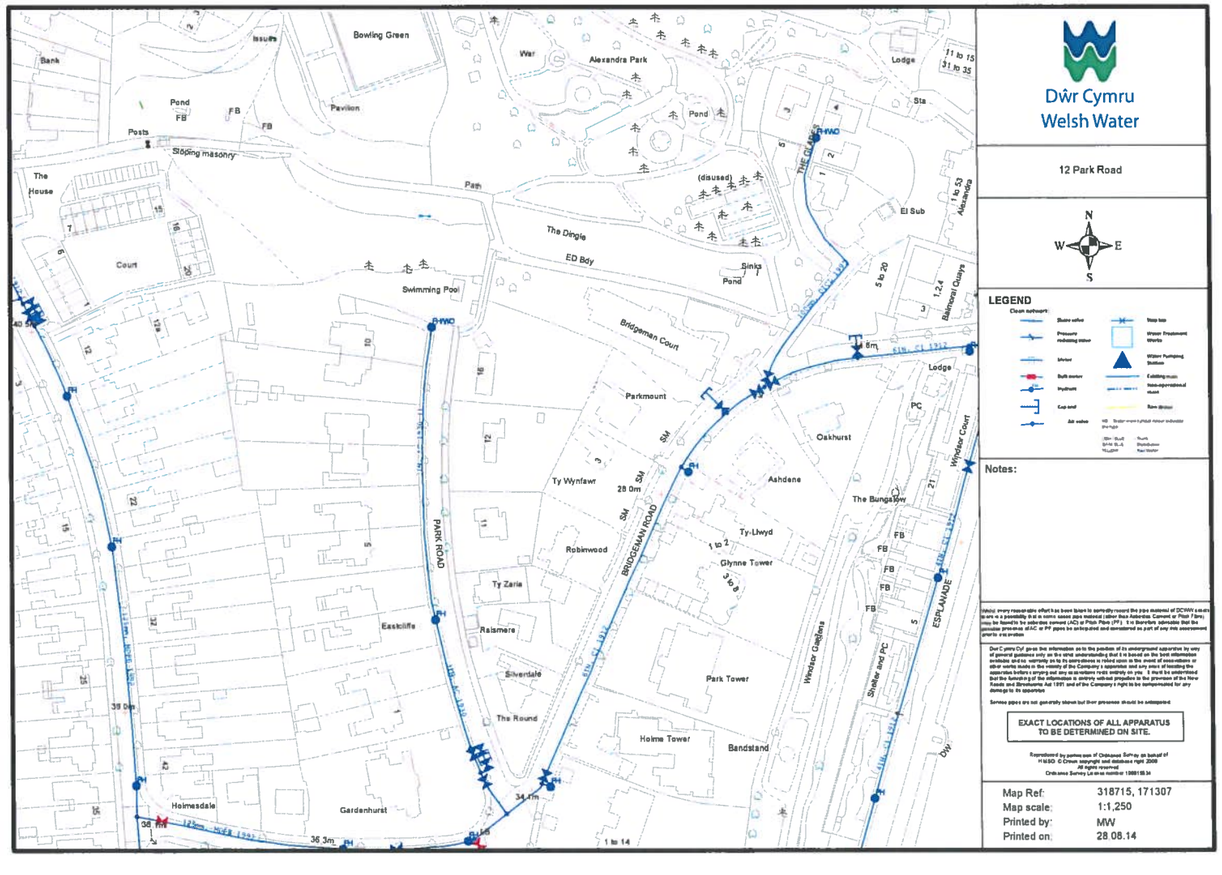


Figure 49 - Mains water map obtained from Welsh Water

3.0 PLANNING CONTEXT

3.1 PLANNING HISTORY

3.1.1 An outline planning application for a detached dwelling was submitted to, and determined by, the Council in 2008 (2008/0560). The Council refused this application on the grounds that it was considered to constitute an unjustified dwelling in the countryside.

3.1.2 The applicant appealed this decision (ref: APP/B6855/A/08/2087049). The main issue for the Inspector to consider was the effect of the proposal on the character and appearance of the surrounding area, having particular regard to its relationship with the existing settlement pattern and the countryside. The Inspector concluded that, on the basis that the dwelling would be clearly contained and the trees form a distinct barrier between the development and the common land, the application should be approved.

3.1.3 Subsequently, a Reserved Matters application was submitted (2009/1842) for "Detached dwelling house with detached garage (details of the sighting, design, external appearance and landscaping pursuant to condition 1 of outline planning permission 2008/0560 granted on appeal on 27th January 2009)" . This application was approved 7 May 2010 and was accompanied by a Design and Access Statement.

3.1.4 An application to extend the expiry date of the approved outline application was made in December 2013.

3.2 PLANNING CONTEXT

3.2.1 This section of the statement highlights the relevant planning policy framework for the site, having regard to the nature of the development proposed and any changes in policy context since the original outline permission was approved.

3.3 TECHNICAL ADVICE NOTES

3.3.1 TANs providing supplement policy principles and interpretation of PPW by adding more detailed (technical) content. The most pertinent TANs for consideration during this application are set out and summarised below.

3.4 TAN 12: Design (June 2014)

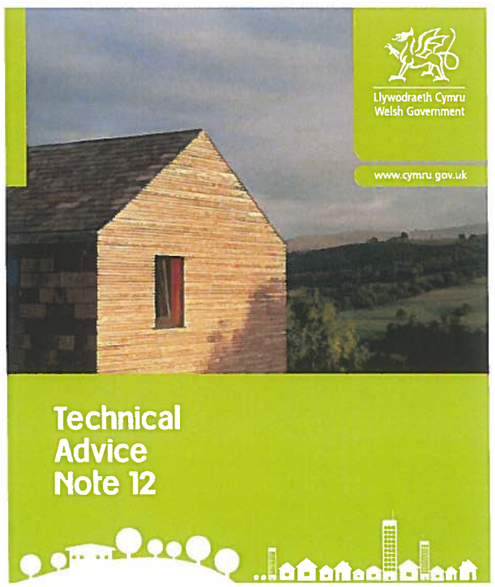
3.4.1 TAN 12 seeks to encourage high quality design, built environments and public realm from all new development. The document contains guidance on important built environment issues such as access, character, delivering community safety, environmental sustainability and movement.

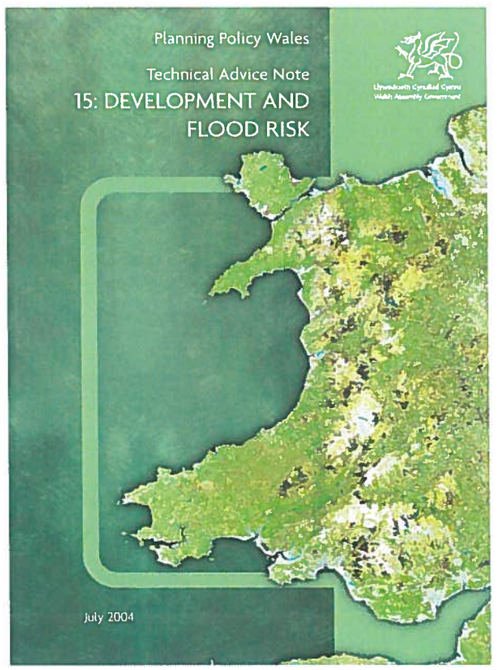
3.5 TAN 15: Development and Flood Risk (July 2004)

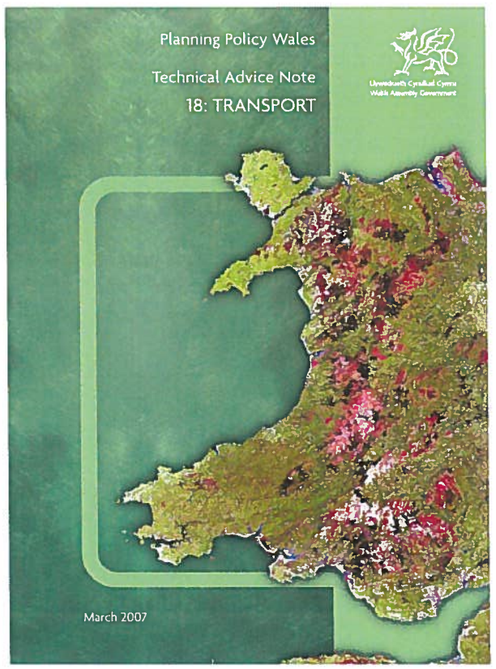
3.5.1 TAN 15 provides important guidance and preference on development within areas of flood risk. The TAN 15 Development Advice Maps show that the site is not considered to be at flood risk.

3.6 TAN 18: Transport (March 2007)

3.6.1 This document seeks to promote an efficient, sustainable and accessible transport system across Wales. Amongst its objectives is a requirement to promote travel efficient settlement patterns, ensure new development is located where it would be accessible by public transport, provide an appropriate level of parking provision, promote cycling and walking and creating a safe public realm.







Welsh Government - Technical Advice Notes

3.0 PLANNING CONTEXT

3.7 PLANNING POLICY WALES [PPW] 7TH EDITION 2014

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Guidance, together with the Development Plan. National planning policy is contained within Planning Policy Wales [PPW], first published by the Welsh Government in March 2002.

PPW is supported by 23 topic-based Technical Advice Notes [TAN's] which are also relevant. Planning Policy Wales is the Welsh Government's principal planning policy document and it sets out the context for sustainable land use planning policy, within which Local Planning Authorities' statutory Development Plans are prepared and development control decisions on individual applications and appeals are taken.

PPW is the principal document of the Welsh Government which sets out the land-use policy context for the consideration and evaluation of all types of development. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development to meet the needs of society in a way that is consistent with overall sustainability principles.

Planning Policy Wales [Edition 7] advises, in terms of the key policy objectives for promoting sustainable development in Paragraph 4.4.3, states that:-

"Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites and locate developments so as to minimise the demand for travel, especially by private car."

In relation to the site, paragraph 4.7.8 states:-

"...All new development should respect the character of the surrounding area and should be of appropriate scale and design..."

Paragraph 4.11.1 states the design should be more than just building it is about connection with all elements, which this proposal aims to do:-
"Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings".

Paragraph 4.11.4 of PPW also emphasises that:-

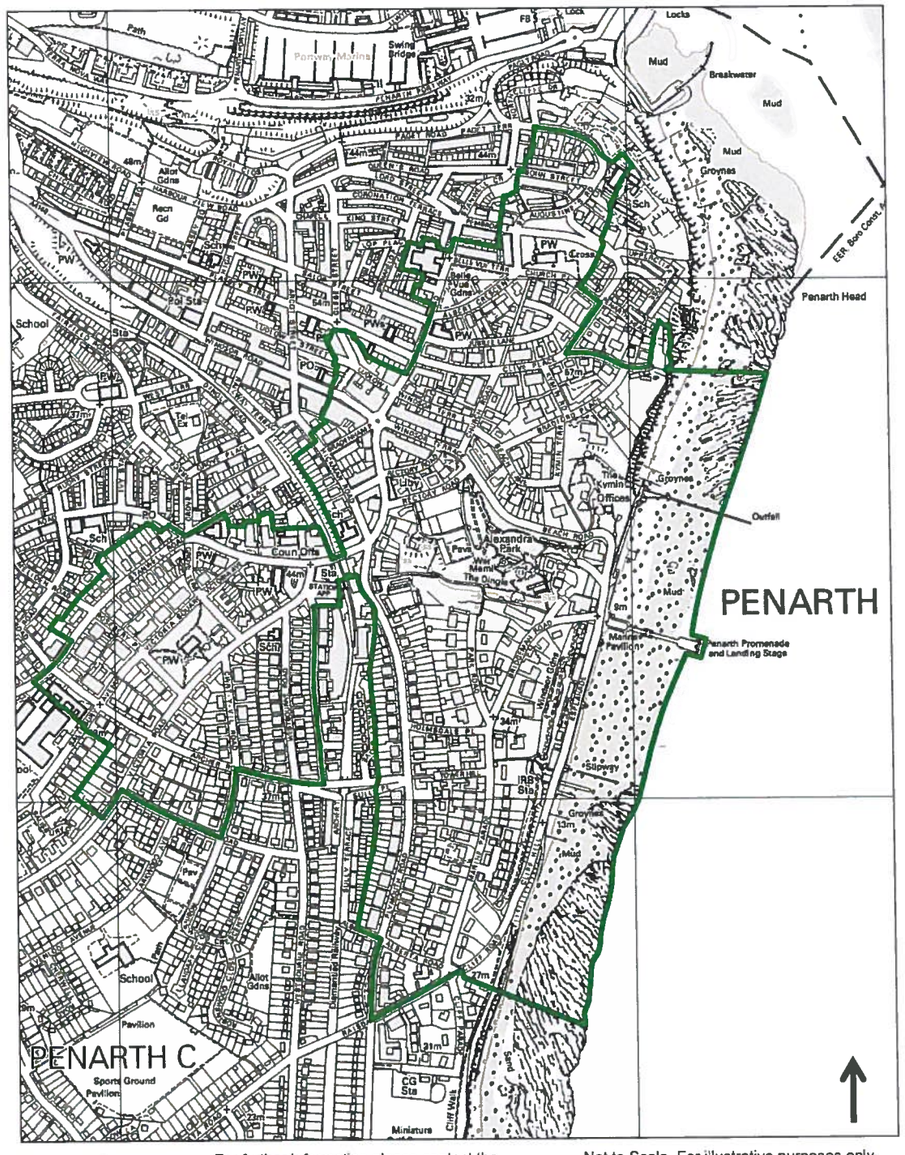
"Good inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone".

Paragraph 4.11.9 states that the design process should promote the efficient use of resources, including land. Paragraph 4.10.9 states that:-

"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations.
Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

Technical Advice Note 12 | Examples of contemporary design including Loyn & Co's work

Penarth
Conservation Area



VALE of GLAMORGAN
BRO MORGANNWG

For further information please contact the Conservation & Design Team:
(01446) 704626 / 8
www.valeofglamorgan.gov.uk

Vale of Glamorgan Council
Dock Office
Barry Docks
Barry CF63 4RT

Not to Scale. For illustrative purposes only.

Vale of Glamorgan Council - Extract from Penarth Conservation area Guidelines (Map)

3.0 PLANNING CONTEXT

3.8 VALE OF GLAMORGAN UNITARY DEVELOPMENT PLAN

Under the currently Adopted Plan, the dwelling is located within the Conservation Area of Penarth.

3.9 VALE OF GLAMORGAN UNITARY DEVELOPMENT PLAN : HAUS 7

Paragraph 4.9 states:

"Opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design."

3.10 SUPPLEMENTARY PLANNING GUIDANCE : PENARTH CONSERVATION AREA

Paragraph 3.1.3 states:

"Development proposals should achieve a high standard of design and detail within the architectural context of the area within which the proposal is located."

Section 4.0 states:

"Creativity and Innovation: conservation is often mistaken as meaning fossilisation. Aim for creative conservation that ensures continuity but without imposing a straight jacket on innovative and creative contemporary development."

4.0 COMPARISON WITH APPROVED SCHEME

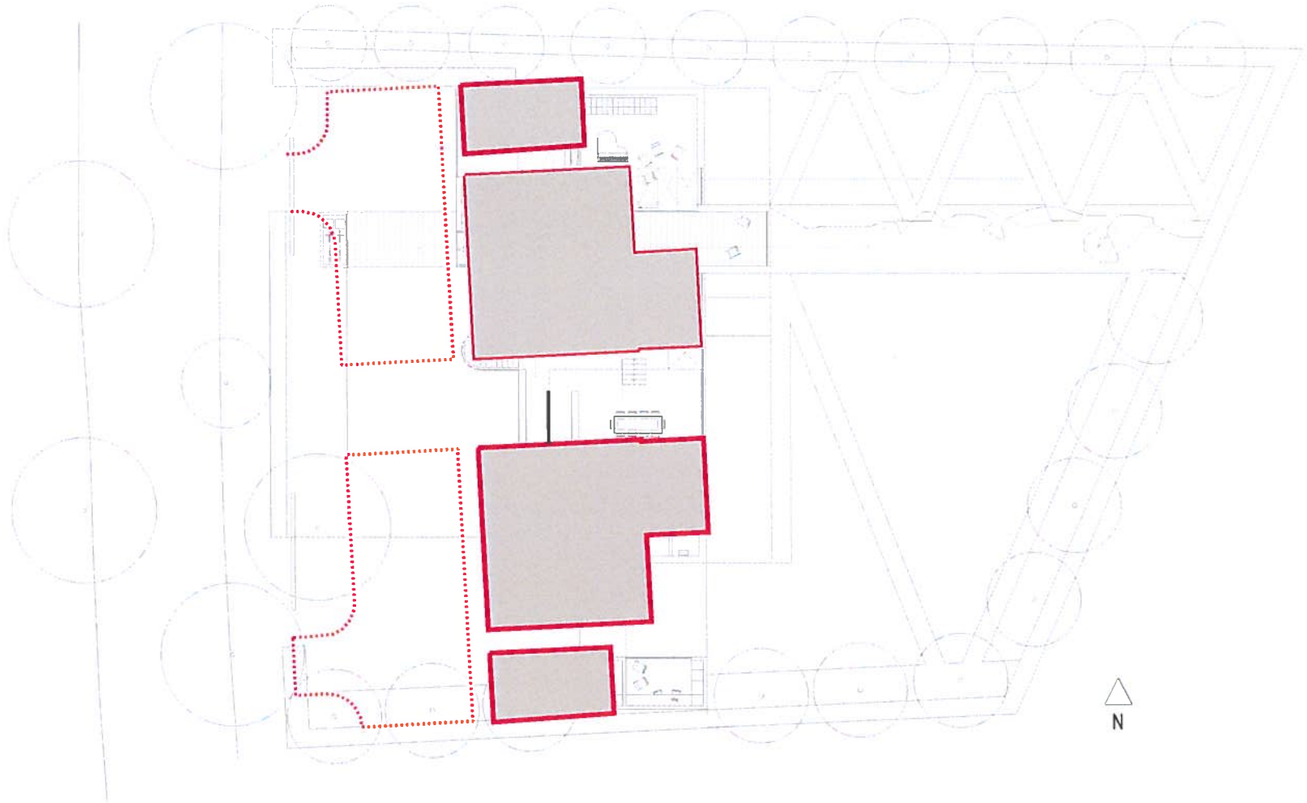


Figure 50 - Approved scheme site plan over the proposed ground floor level

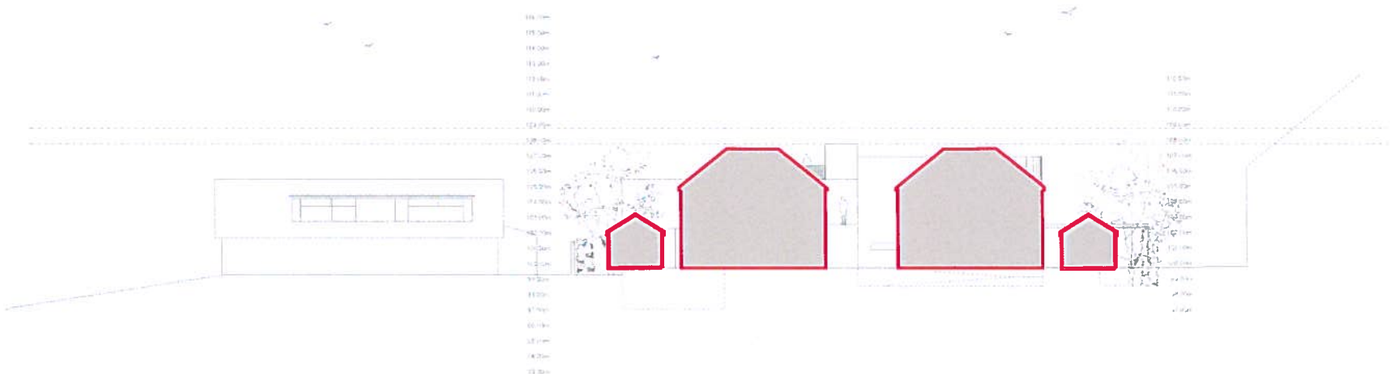


Figure 51 - Approved scheme (outline of elevation) over the prposed west elevation

4.1 FOOTPRINT COMPARISON

4.1.1 The previously approved scheme (reference number: 2013/01099/FUL) has an approximate footprint shown in red below with the dotted line area showing the amount of car parking area per dwelling. The diagram illustrates that the current proposal is a m ore sympathetic design for the site and the main east facade is akin to the building facade edge of the approved application.

4.2 OVERALL HEIGHT COMPARISON

4.2.1 The diagram illustrates the previously approved scheme for 2No. Dwellings over the proposed west elevation.

4.2.2 The majority of the proposed scheme is almost 2m below the ridge line of the approved application.

4.3 DRAWINGS OVERLAID

4.3.1 The sketches to the left show the previously approved application overlaid over the current proposed scheme. Not only is the application now for only one home, these drawings show that the proposals put forward, as part of this application, are much more sympathetic to the plot of land and surrounding context.

5.0 DESIGN DEVELOPMENT

5.1 SCALE / CHARACTER / APPEARANCE

5.1.1 Working with the needs of the client, it was important to develop a design that reflected the scale of the site, whilst also integrating itself into the levels, working with them as best possible. It was key that the building would be simple in form.

5.1.2 All parts of the building can be accessed by the client in his luggie vehuicle.

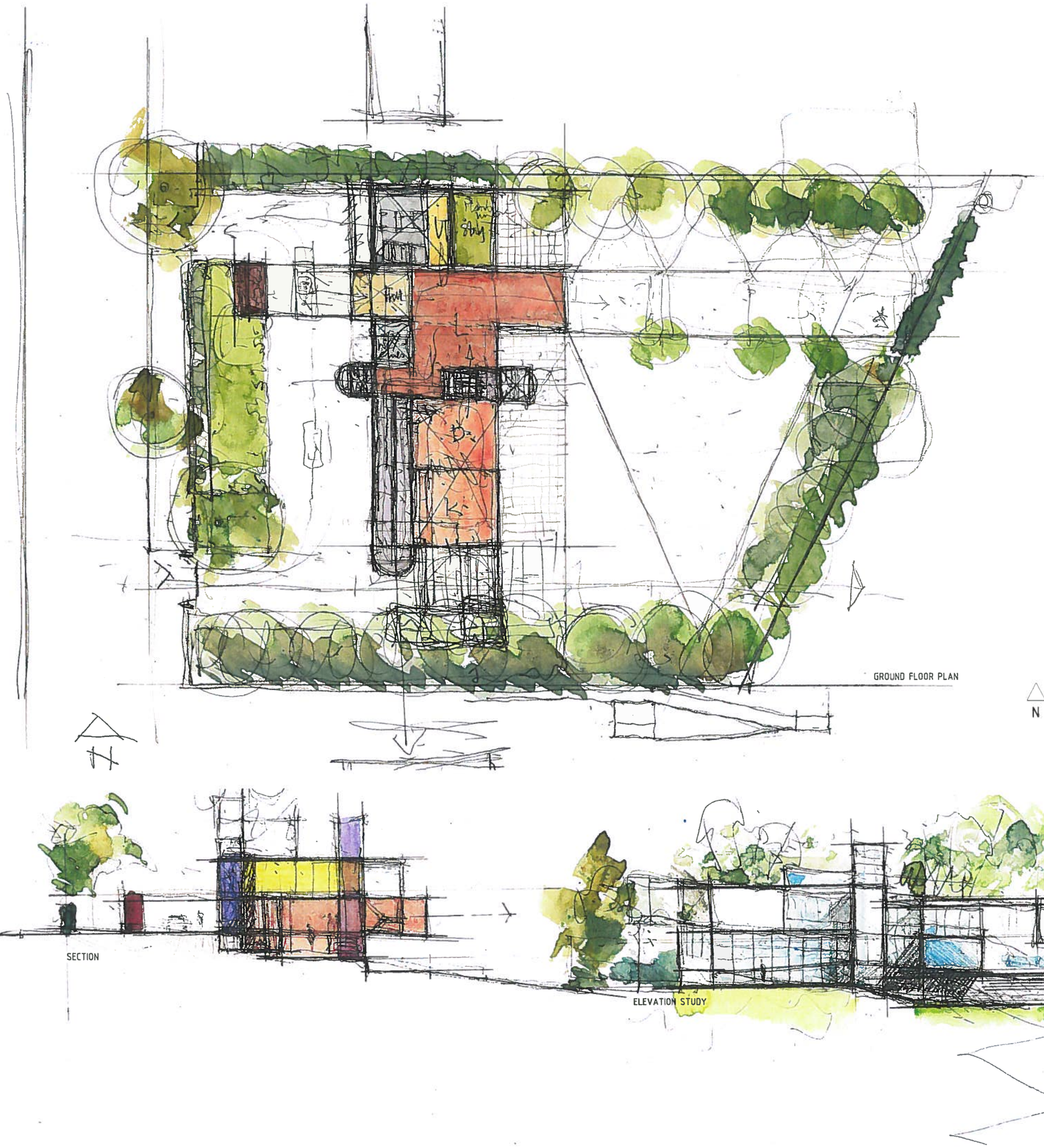
5.1.3 Circulation cores (lift and stairs) are central in the building footprint.

5.1.4 The proposed dwelling is lower in overall height than the existing dwelling and respects the scale of the ridge line of the adjacent bungalow.

5.1.5 Clean architectural elements.

5.1.6 Strong passive design principles, refer to later sections of this document.

5.1.7 Strong elemental walls of render, reflecting the character of the adjacent dwelling



Figures 52-54 - Extracts of previous iterations of the proposed concepts explored for the site

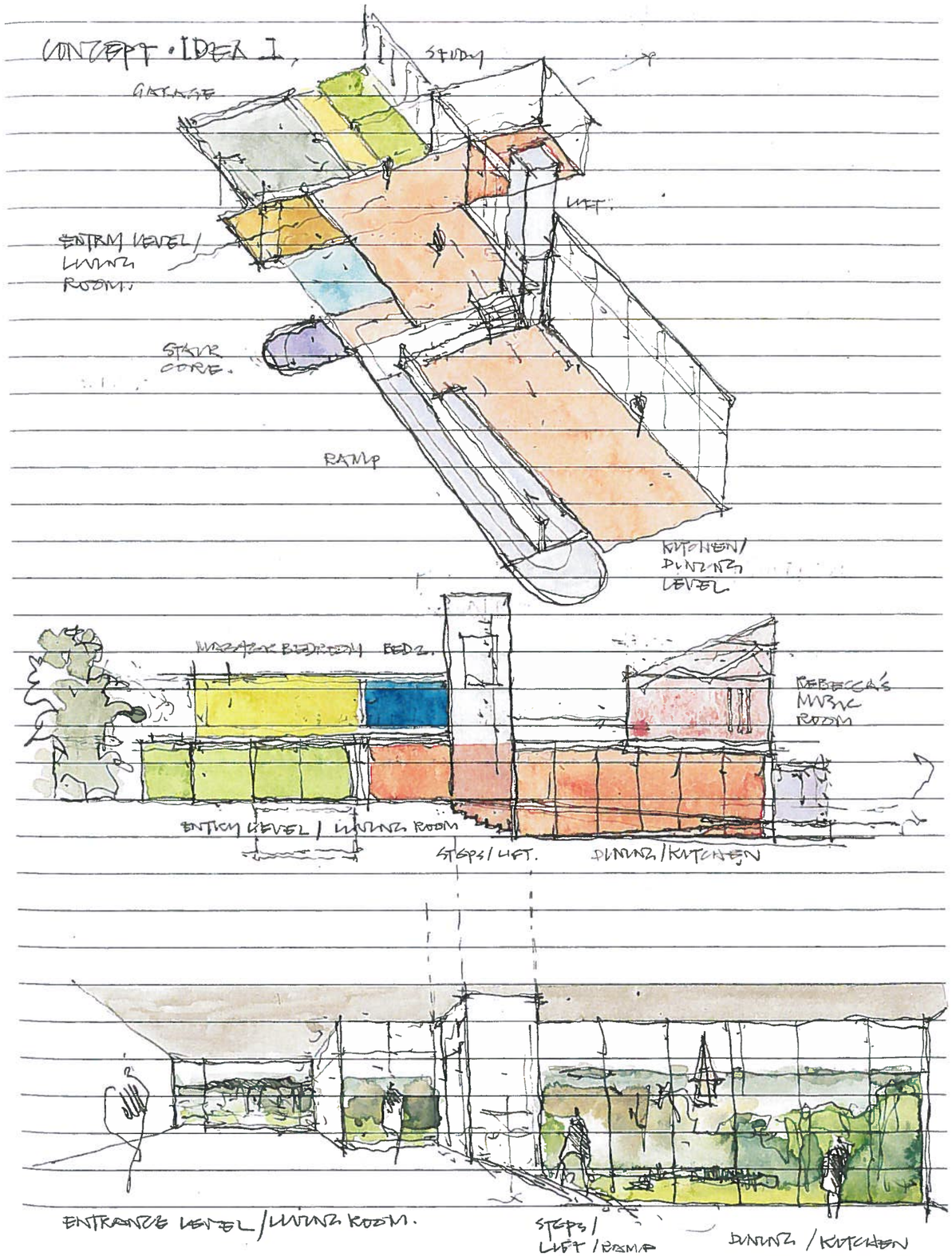


Figure 55 - Concept studies / development extracts

Figures 56-62 - Precedent studies : Le Corbusier / Mies Van de Rohe / Loyn & Co Architects

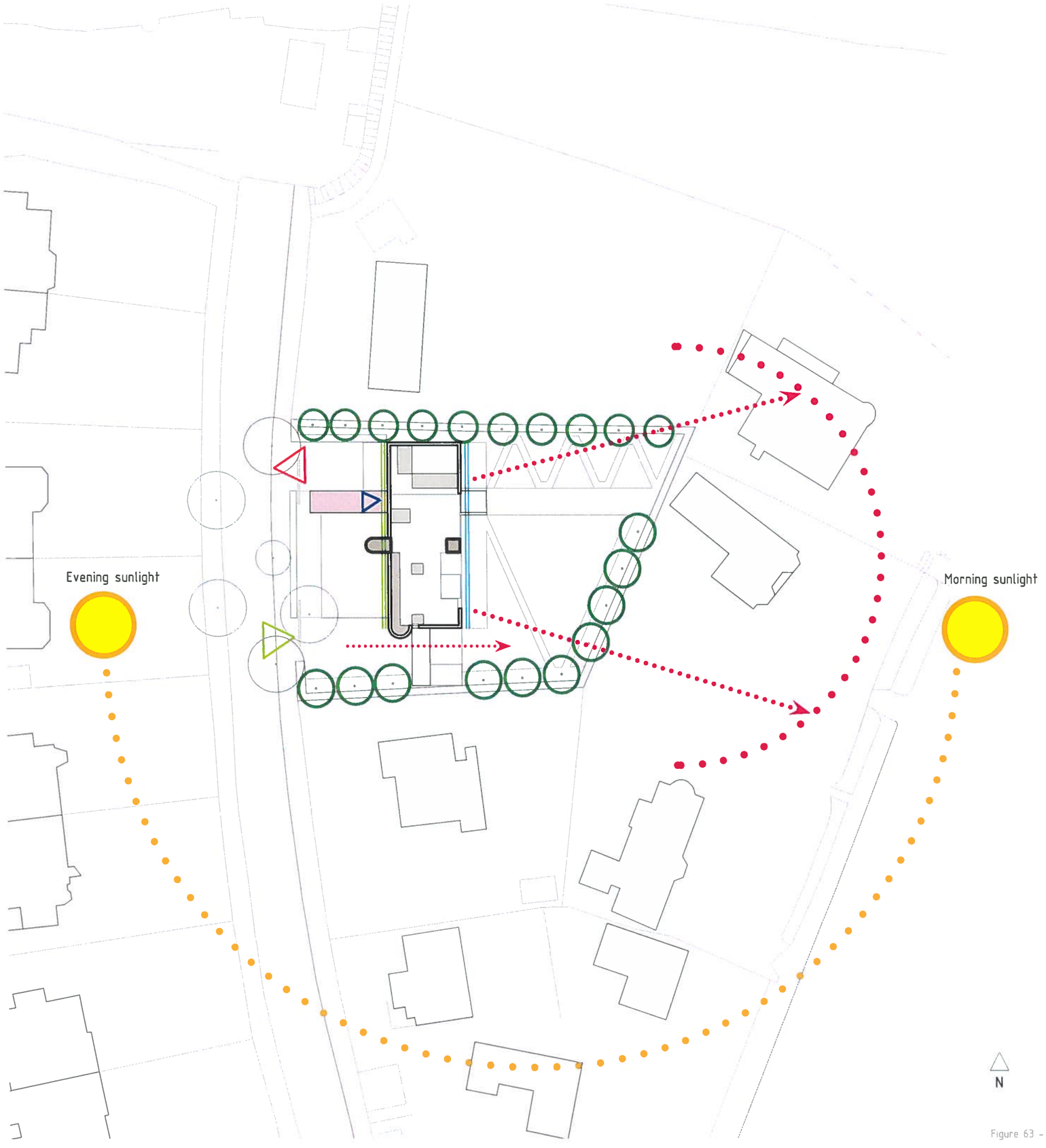


Figure 63 - Design principles plan, showing the site massing, location and key attributes

6.0 DESIGN PRINCIPLES

6.1 SITE LOCATION AND MASSING PRINCIPLES

KEY

Sunlight path

Building orientated to capture best views

'Solid' west facade to provide securirty and sound and buffer to the front of the house

Glazing to the east to maximise views towards the coastline

Entrance gate

Exit gate

Dwelling entrance

Covered area to provide protected access to the house by the client

Additional tree planting

6.2 CONTEXT AND CHARACTER

The design proposal has taken into account local characteristics (including natural features on the site including topography).

The new dwelling provides a legible design, that promotes quality and innovation, whilst also creating a successful relationship between the public and private space, between inside and outside.

The layout of the dwelling creates a simple form, which addresses the key views from the site, whilst also harnessing passive design principles. In addition, it provides degrees of security to the dwelling. The garden spaces are predominantly accessed from the lower level exit points.

6.3 PASSIVE DESIGN

Environmental sustainability has been a key aspect of the design proposals:

- Code 3 level equivalent to be achieved
- Key passive design elements integral to the design
- Drainage attenuation from flat roofs
- Passive cross or stack ventilation
- Potential zones for future renewable technologies
- Re-use of demolition materials where possible
- Passive solar gain from the east
- 'Solid' west facade to reduce heat loss
- Coatings on the glazing to prevent solar over heating in the summer months

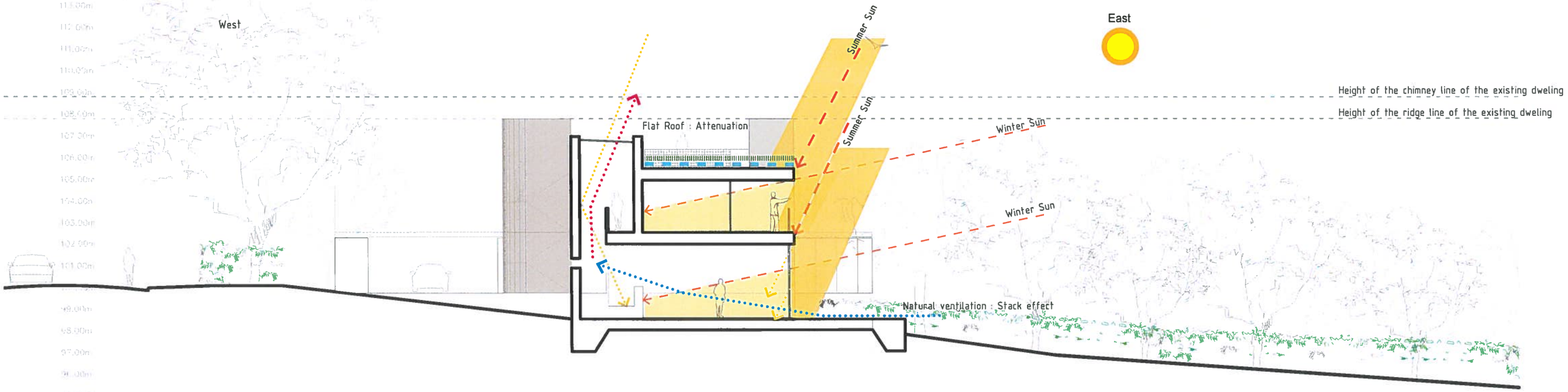


Figure 64 - Passive design principles

Figure 65 - Anticipatd tree works

KEY

T00 Existing Tree - No action required at this time

T00 Existing Tree - Monitor for stability

T00 Existing Tree - To be removed

The trees to be removed as part of the design proposal are:

- Existing trees are designated by the tree report to be removed
- Existing trees designated by the tree report currently monitored for stability but also in fair to poor condition
- Protective fencing will be provided as part of the works in accordance with BS 5837:2005

6.0 DESIGN PRINCIPLES

6.4 ACCESS & MOVEMENT

6.4.1 INCLUSIVE DESIGN HAS BEEN A KEY CONSIDERATION:

- Access and movement is a fundamental concept of the design.
- The front door threshold to the dwelling is to be flush, with a double wide opening, in accordance with current requirements.
- All external doors leading to the lower courtyard / garden are also to have flush thresholds, providing complete access to the open plan entrance level of the dwelling and associated external spaces.
- In accordance with DQR requirements we have provided a WC at the entrance level that is wheelchair accessible, with a clear opening of 1010mm.
- We have minimized the number of internal doors on the entrance level, to ensure complete freedom across the open plan space. All internal doors to be 900mm wide.
- Ramped access is integrated into all areas of the ground floor.
- Lift access to all floors. including roof terrace.
- Ramped access is integrated into all areas of the external areas.

6.4.2 SITE ACCESS:

- In and out sliding gates from the highway, to enable ease of access to suit the client's specific needs. The principle of having two access points has been established in the previously approved application.
- Car parking area has been provided as required, with garage.
- Safe ingress and egress of vehicles.
- The proposal is safely and conveniently accessed.
- Cycle and waste and recycling storage zone has been provided.

6.5 COMMUNITY SAFETY

- The existing community safety has been maintained and enhanced with the proposed dwelling. The extent of glazing to the entrance is minimal and a masonry facade is provided. The front access door to the dwelling will be lockable.
- In relation to the previously approved scheme for 2No. Dwellings, the aspects of 'physical protection', 'security' 'surveillance' and 'ownership' have been enhanced as part of the current design proposals.

6.6 TREES

- Refer to Appendix 1 for the full Tree Survey and Surveyor's Report. The tree survey has been prepared by Julian Wilkes of Treescene Arboricultural Consultants and Contractors. Each tree has been numbered and the relevant action is outlined in the report. The adjacent plan serves to highlight the trees to be removed due to poor health and those which require monitoring / removal in case of future problems

6.0 DESIGN PRINCIPLES

6.7 MATERIALITY

- EXTERNAL WALLS Render (Colour to be confirmed)
- OUTBUILDINGS : Anodised aluminum panel cladding
- CANOPIES : Anodised aluminum panel cladding
- GARAGE AND FRONT DOOR : Anodised aluminum panel cladding
- PROJECTING SITTING ROOM : Anodised aluminum panel cladding
- FLAT ROOF : Sedum finish / roof terrace / planting
- EXTERNAL WINDOWS AND DOORS: PPC aluminium
- BALUSTRADING: Frameless glass and mesh panels (varies on location)
- DOORS TO PLANT ROOM: Mesh panels (varies on location)
- STAIRCORE: Glazing, specification by specialist
- LIFT SHAFT: Glazing, specification by specialist





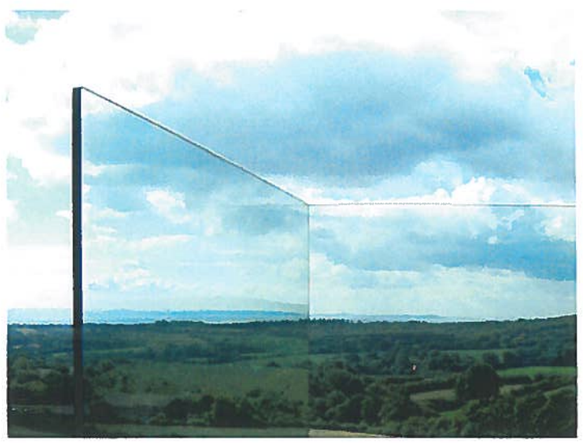



Figure 66 - Design principle precedent images. Projects all by Loyn & Co Architects

7.0 EXISTING DRAWINGS

7.0 EXISTING DRAWINGS

THE VALE OF GLAMORGAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

7.1 EXISTING SITE PLAN (Prepared by others)

SURVEY STATIONS			
Name	Easting	Northing	Height
1	1000.000	1000.000	100.000
2	1022.551	1000.000	99.336
3	1029.463	1021.852	98.918
4	1049.262	1016.023	97.005

Survey by
Hywel John Surveys
39 St Cadoc Road, Heath
Cardiff CF14 4ND
Tel: 02920 613495 Mob: 07738679348
email: hywel@hyweljohnsurveys.co.uk
www.hyweljohnsurveys.co.uk

Mark	Revision	Date	Drawn	Checked

ABBREVIATIONS

MHS: Manhole	IC: Inspection Cover	BT: British Telecom
GY: Road Gulley	ST: Stop Tap	WM: Water Meter
FH: Fire Hydrant	TP:Telephone Pole	EP: Electricity Pole
LP: Lamp Post	SV: Stop Valve	GV: Gas Valve
RW: Retaining Wall	PW: Post & Wire Fence	PR: Post & Rail Fence
CB; Close Board Fence	IR: Iron Railings	BD: Bollard

TOPOGRAPHICAL SURVEY

Levels related to Station 1 (100.00m)

DRAWING TITLE: 14 Park Road, Penarth		DWG NO: 62/12
DRAWN HJ	DATE 24/05/12	REV/DATE
SCALE: 1 : 200		

Client
ASBRI PLANNING

Oak Tree Court Mulberry Drive Cardiff CF23 8RS

7.0 EXISTING DRAWINGS

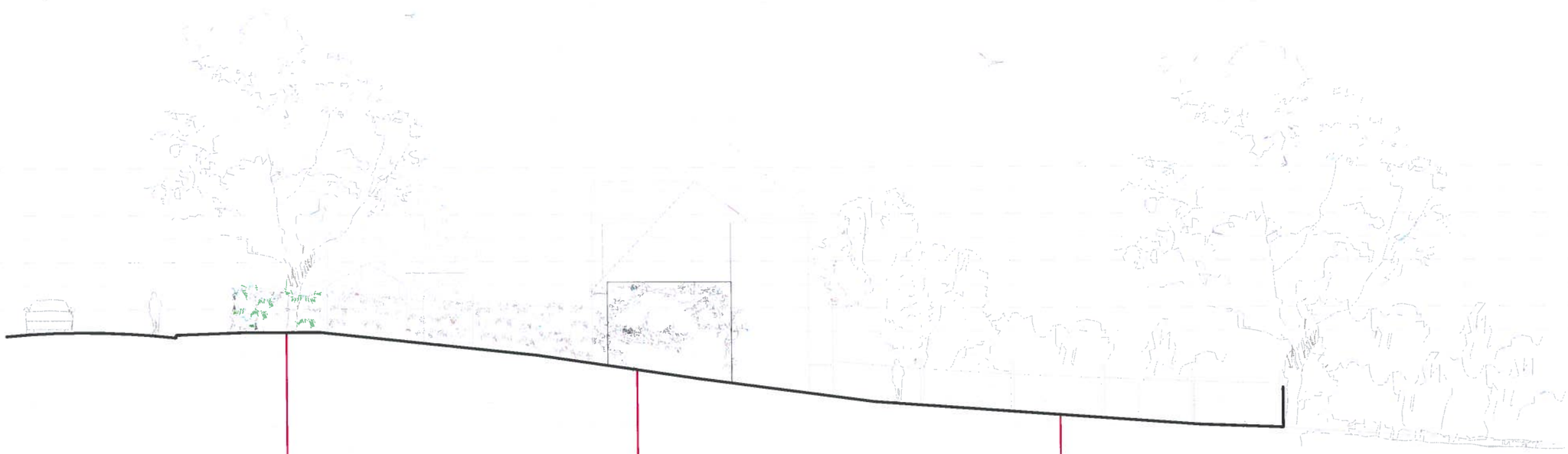
7.2 EXISTING SITE SECTION Aa

THE VALE OF GLAMORGAN COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

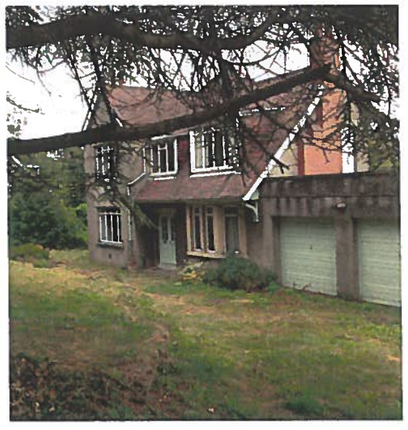
APPROVED

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)



Section Aa - scale 1:200 @ A3

WEST BOUNDARY - Vegetation and trees dividing site from the highway



WESTERN FACADE OF EXISTING HOUSE - The dwelling currently acts a boundary to the dramatic views

SLOPING SITE - The site slopes down from the highway to the rear garden boundary

THE VALE OF
GLAMORGAN COUNCIL

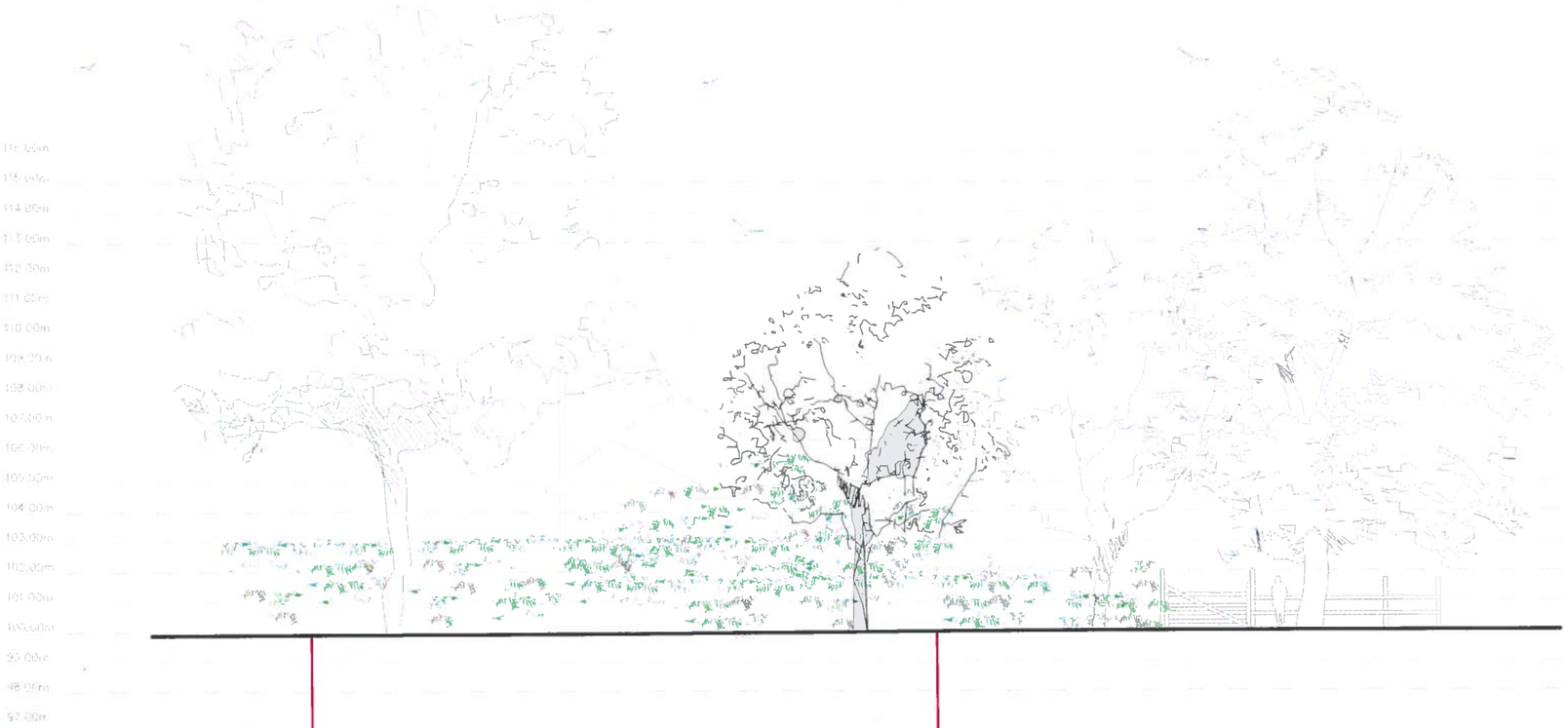
TOWN AND COUNTRY PLANNING ACT 1990

APPROVED

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

7.0 EXISTING DRAWINGS

7.3 EXISTING SITE SECTION Bb



Section Bb - scale 1200 @ A3

WEST BOUNDARY- Vegetation and trees dividing site from the highway

WEST BOUNDARY- Existing house well screened from the road

THE VALE OF
GLAMORGAN COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVED

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

7.0 EXISTING DRAWINGS

7.4 EXISTING SITE SECTION Cc

EAST BOUNDARY- Vegetation boundary to lower end of the garden

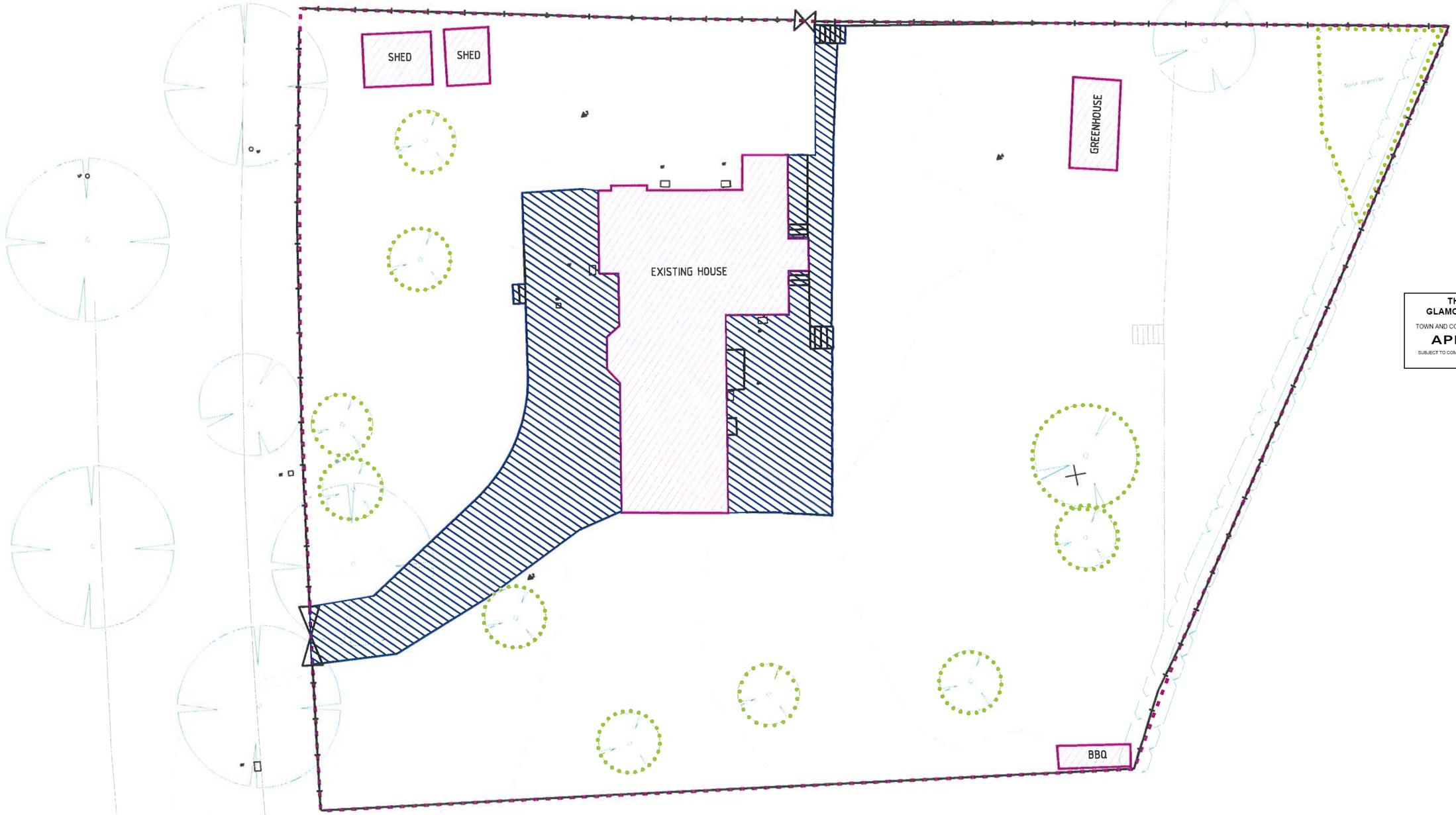
EXISTING FACADE - Strong dominant facade to the neighbouring dwelling, with tree buffer

Section Cc - scale 1:200 @ A3

8.0 DEMOLITION DRAWINGS

8.0 DEMOLITION DRAWINGS

8.1 SITE PLAN



THE VALE OF GLAMORGAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

BUILDINGS / STRUCTURES TO BE DEMOLISHED, ALL FOUNDATIONS AND SERVICES TRENCHES TO BE BROKEN UP AND ALTERED TO SUIT PROPOSED DESIGN

EXTERNAL GARDEN FEATURES TO BE DEMOLISHED ALL SUBSTRUCTURES TO BE BROKEN UP AND ALTERED TO SUIT PROPOSED DESIGN

PLOT TO BE ALTERED AS NECESSARY TO SUIT PROPOSED DESIGN

TREE OR VEGETATION TO BE REMOVED (REFER TO RELEVANT SECTION IN DOCUMENT)

0 2.5 5.0 7.5 10.0

PROJECT
NEW DWELLING AT 12 PARK ROAD

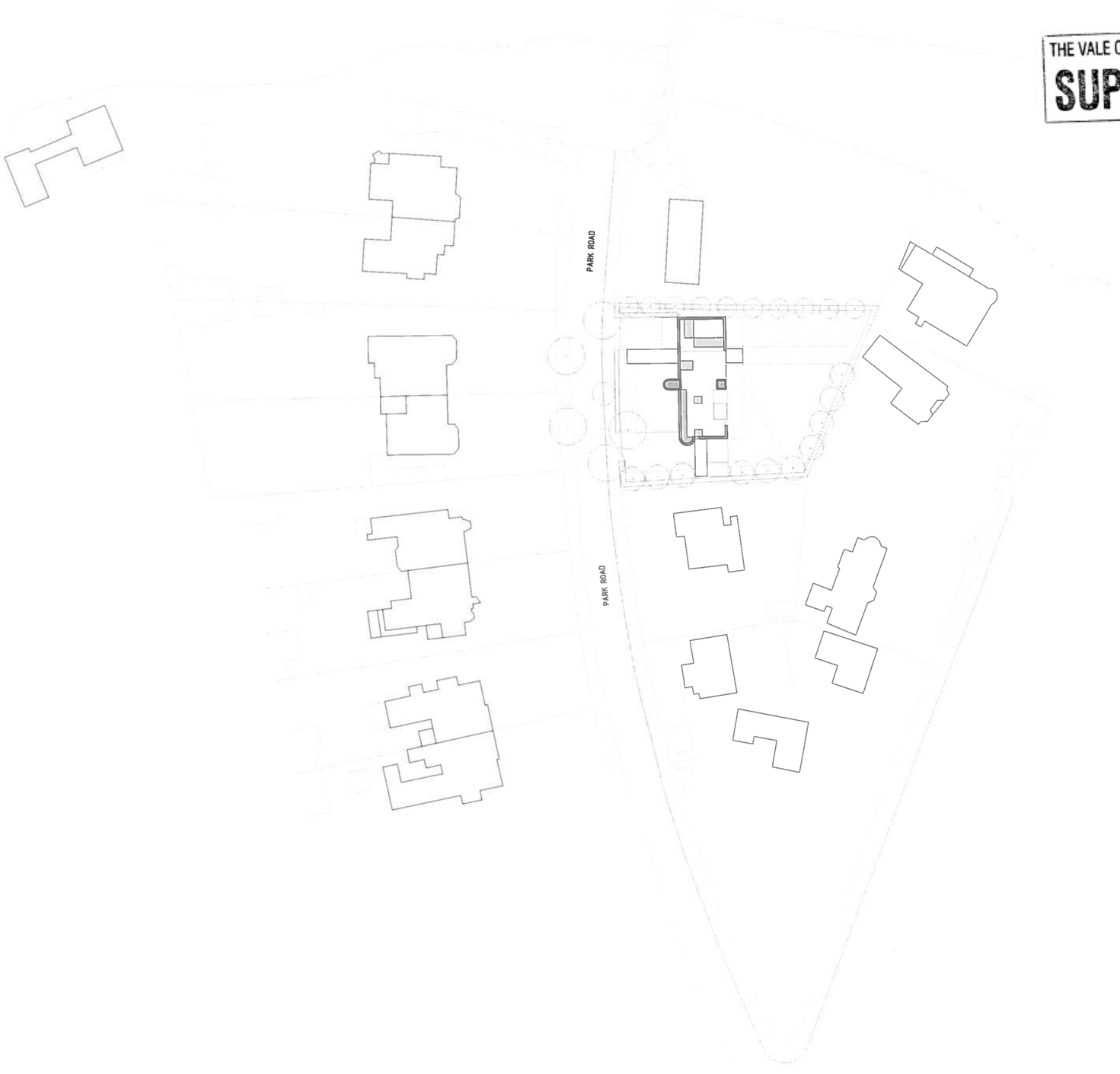
DRAWING
DEMOLITIONS:
SITE PLAN

SCALE
1:200 @ A3
DATE
NOV 14
DRAWN
DB
DRAWING NO.
1421/D01

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ B RIBA ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 1EE
T: +44 (0)29 2070 9132 F: +44 (0)29 2064 0794 E: architecture@loyn.co.uk

9.0 PROPOSED DRAWINGS



0 20 40 60 80

PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
LOCATION PLAN

SCALE
1:1000 @ A3

DRAWING NO.

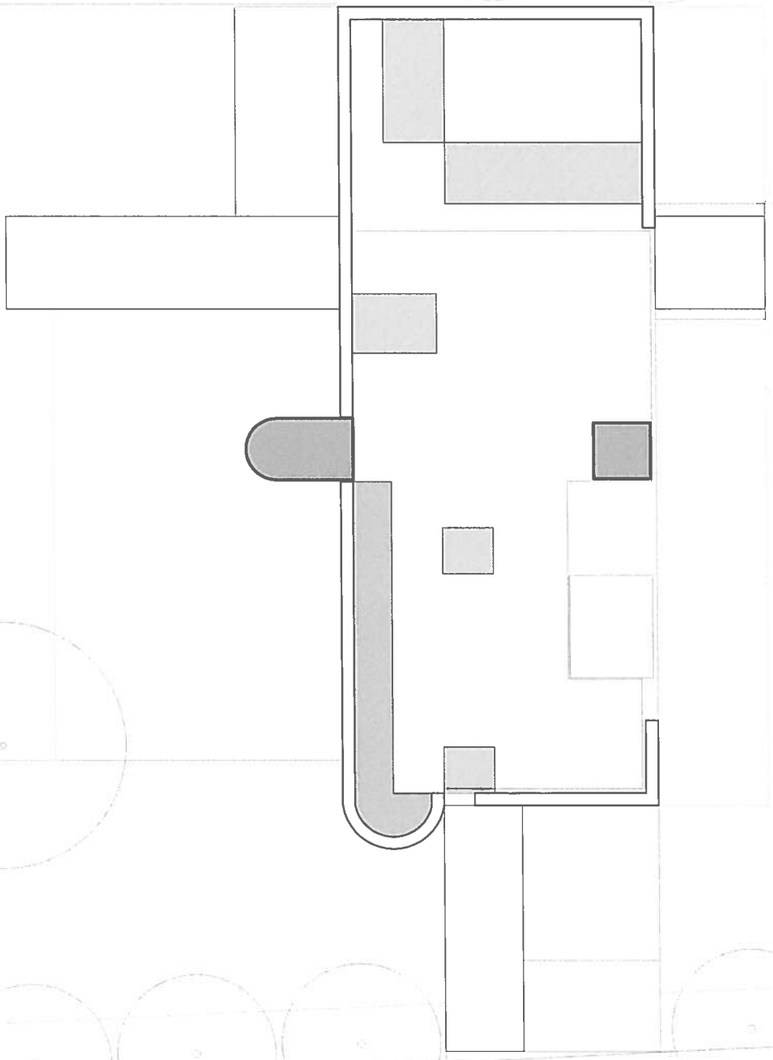
DATE
NOV 14

DRAWN
DB

1421/S01

DRAWING STATUS
PRELIMINARY [ ] APPROVAL [ ] PLANNING [X]
TENDER [ ] AS BUILT [ ] CONTRACT [ ] CONSTRUCTION [ ]

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 1EE
T: +44 (0)29 20704122 F: +44 (0)29 20402704 E: architecture@loynco.co.uk



0 2.5 5.0 7.5 10.0

PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
LOCATION PLAN

SCALE
1:200 @ A3

DRAWING NO.

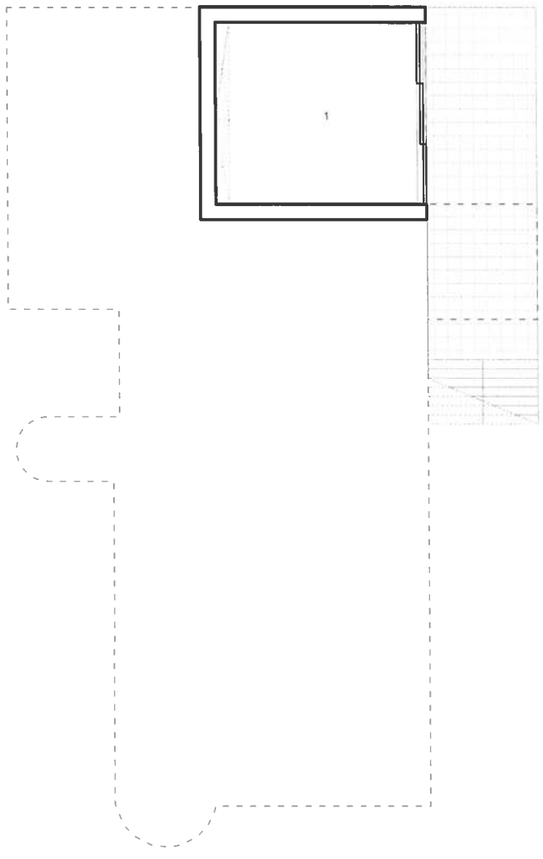
DATE
NOV 14

DRAWN
DB

1421/S02

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ & BUILD ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 1EE
T: +44 (0)29 20711431 F: +44 (0)29 20402784 E: architecture@loyn.co.uk



KEY

1 Plant room and external storage

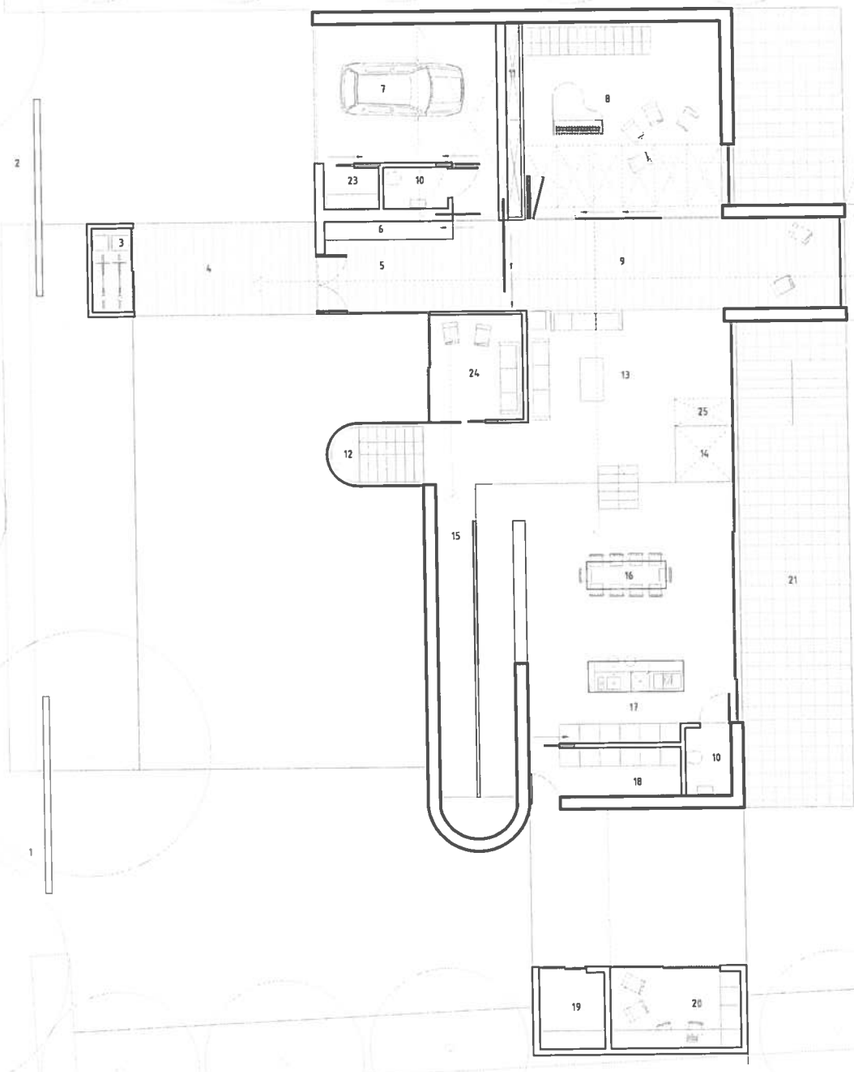
PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
LOWER LEVEL PLAN

SCALE
1:200 @ A3
DATE
NOV 14
DRAWN
DB
DRAWING NO.
1421/S03

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ S 8278 ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 1EL
T. +44 (0)29 2070 6130 F. +44 (0)29 2040 7614 E. architecture@loynandco.com



KEY

1 Dwelling entrance
2 Dwelling exit
3 Bin and bicycle storage
4 Undercroft
5 Glazed entrance hall
6 Entrance storage cupboard
7 Garage
8 Music room
9 Entrance gallery
10 WC
11 Service riser
12 Glazed stairway
13 Living room
14 Glazed lift
15 Ramp
16 Dining room
17 Kitchen
18 Utility room
19 Outdoor room for pets
20 External storage
21 External terrace
22 Garden pathways
23 Media storage
24 Snug
25 Void

0 2.5 5.0 7.5 10.0

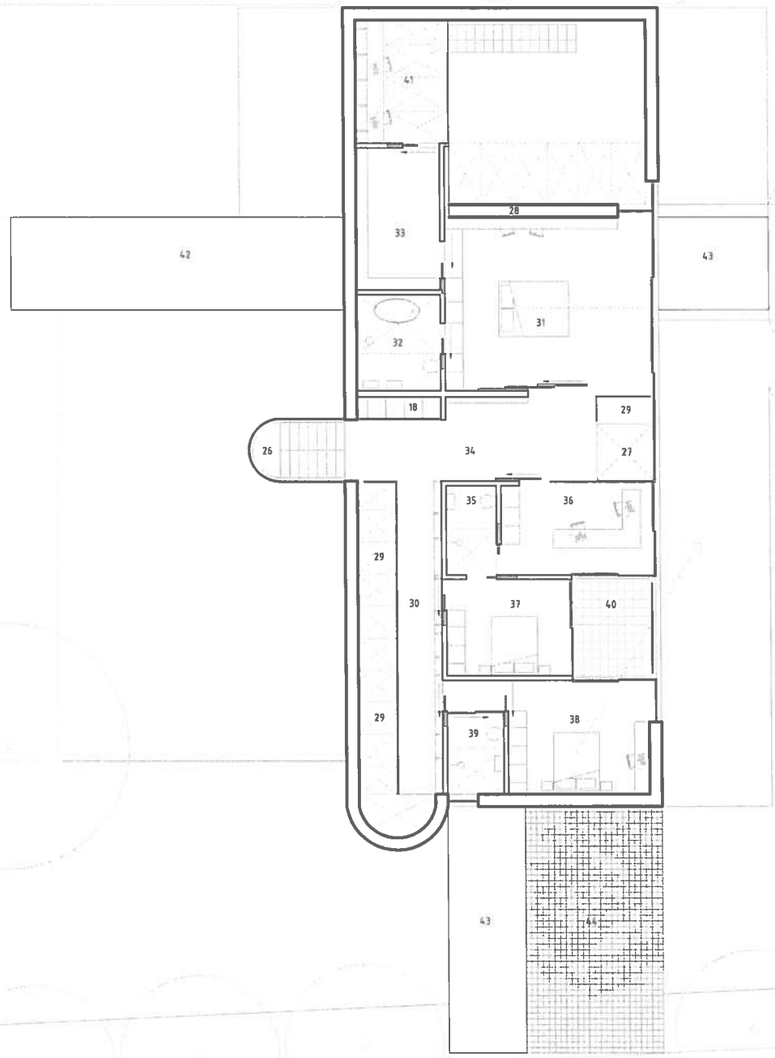
PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
GROUND FLOOR PLAN

SCALE 1:200 @ A3
DATE NOV 14
DRAWN DB
DRAWING NO. 1421/S04

DRAWING STATUS
PRELIMINARY ☐ APPROVAL TAKEN ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ D. RIBA ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EE
T: +44 0029 20709420 F: +44 0029 20402706 E: architecture@loyn.co.uk



KEY

26 Glazed stairway
27 Glazed lift
28 Service riser
29 Void to floor below
30 1st Floor gallery walkway
31 Masterbedroom
32 Masterbedroom ensuite
33 Walk-in wardrobe
34 1st floor library
35 Bathroom
36 Study
37 Bedroom 02
38 Bedroom 03
39 Bedroom 03 ensuite
40 External terrace
41 1st Gallery for the music room
42 Anodised aluminum over the entrance
43 Anodised aluminum canopy
44 Perforated anodised aluminum canopy

PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
FIRST FLOOR PLAN

SCALE
1:200 @ A3

DRAWING NO.
1421/S05

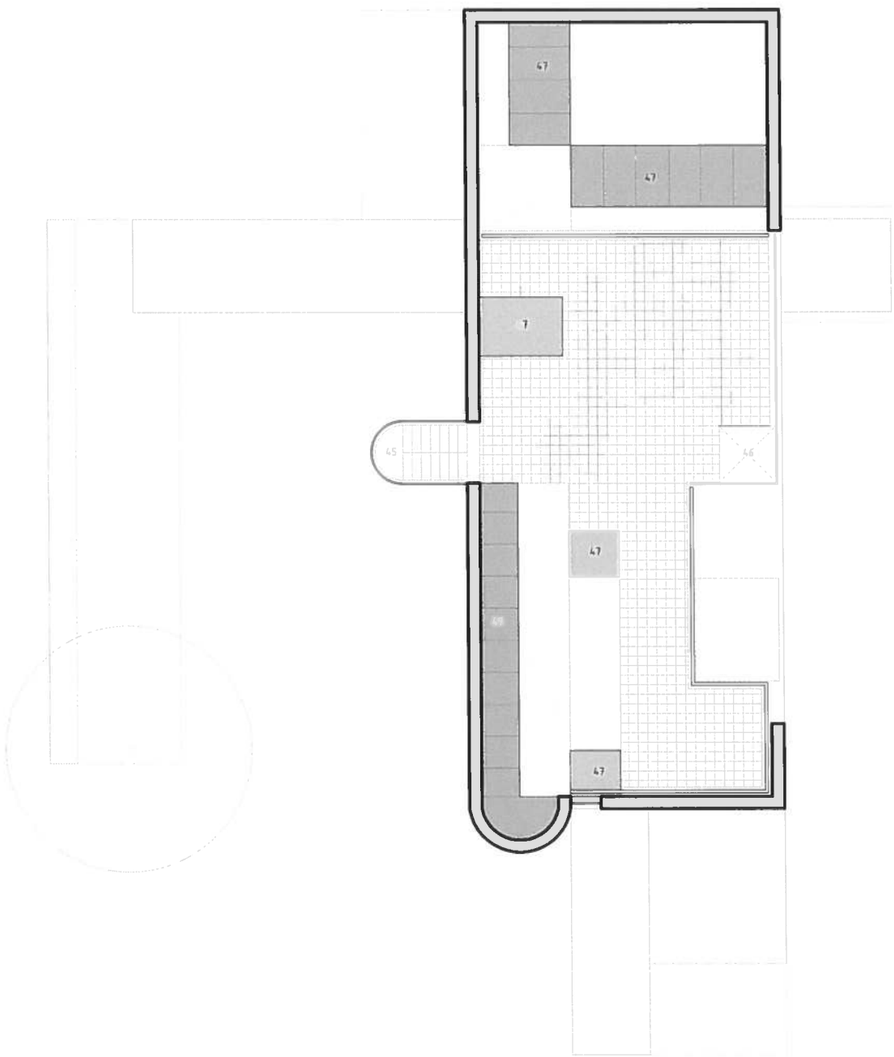
DATE
NOV 14

DRAWN
DB

DRAWING STATUS
PRELIMINARY ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ D BUILD ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EE
T. +44 (0)29 2070 6128 F. +44 (0)29 2040 7966 E. architecture@loyn.co.uk

0 2.5 5.0 7.5 10.0



KEY

45 Glazed stairway
46 Glazed lift
47 Rooflights

0 2.5 5.0 7.5 10.0

PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
ROOF PLAN

SCALE
1:200 @ A3

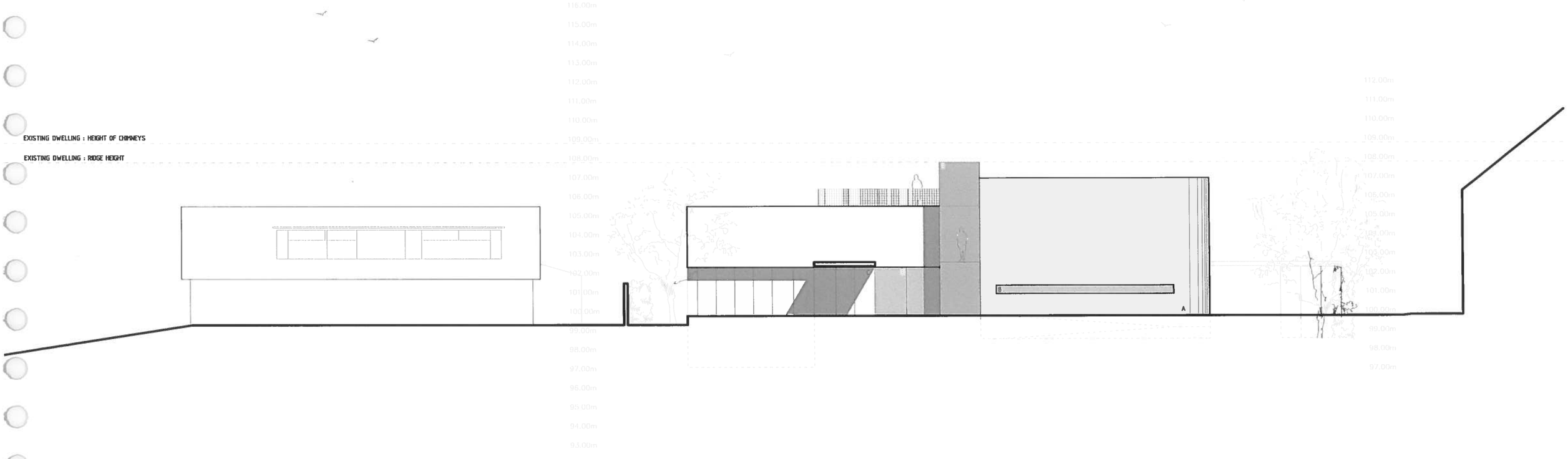
DATE
NOV 14

DRAWN
OB

DRAWING NO.
1421/S06

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ AS BUILT ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 1DS
T: +44 (0)29 20711622 F: +44 (0)29 20640704 E: enquiries@loynco.co.uk



MATERIALS

A.	EXTERNAL WALLS:	Through colour render
B.	WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C.	EXTERNAL DOORS:	Anodised aluminum panels
D.	BALUSTRADING:	Metal mesh / Frameless glass balustrade
E.	LIFT SHAFT / STAIRCORE:	Glazing

0 2.5 5.0 7.5 10.0

PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
WEST ELEVATION WITHIN SITE BOUNDARY

SCALE
1:200 @ A3
DATE
NOV 14
DRAWN
DB
DRAWING NO.
1421/S10

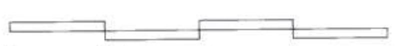
DRAWING STATUS
PRELIMINARY ☐ INTERNAL USE ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ AS BUILT ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3SL
T: +44 (0)29 20709422 F: +44 (0)29 20402704 E: enquiries@loyn.co.uk

THE VALE OF GLAMORGAN COUNCIL
SUPERSEDED

MATERIALS

A.	EXTERNAL WALLS:	Through colour render
B.	WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C.	EXTERNAL DOORS:	Anodised aluminum panels
D.	BALUSTRADING:	Metal mesh / Frameless glass balustrade
E.	LIFT SHAFT / STAIRCORE:	Glazing

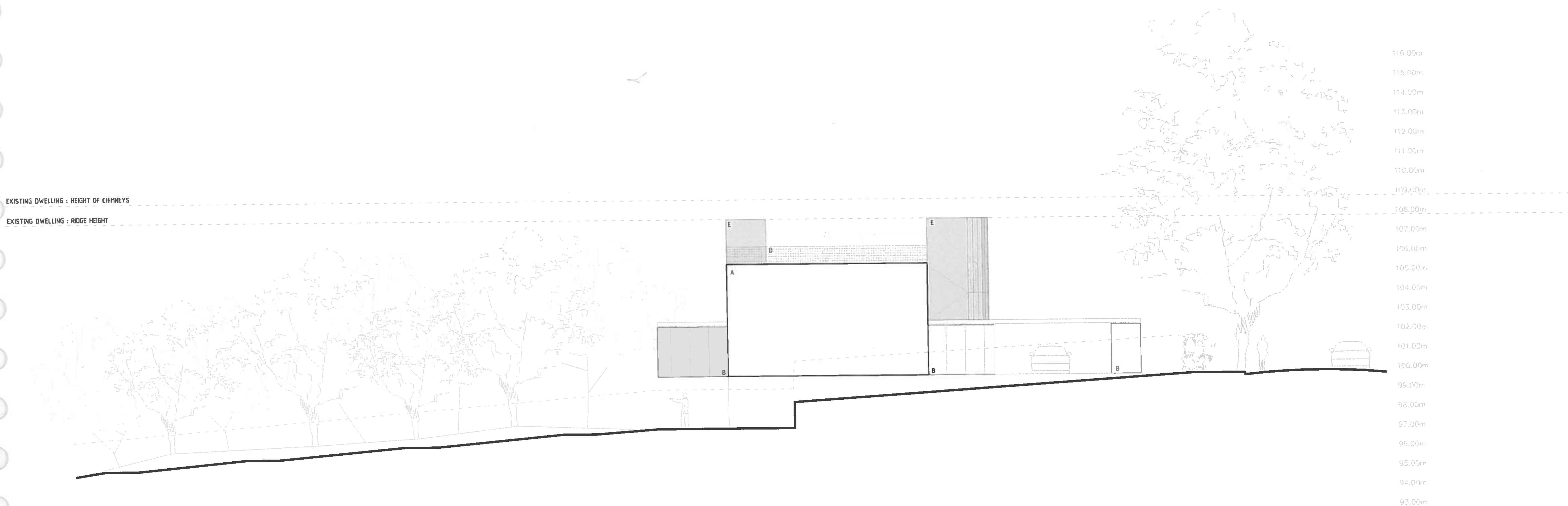


NEW DWELLING AT 12 PARK ROAD

SCHEME:
WEST ELEVATION IN CONTEXT

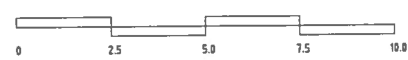
1:200 @ A3
NOV 14 DB 1421/S11

LOYN & CO ARCHITECTS



MATERIALS

A.	EXTERNAL WALLS:	Through colour render
B.	WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C.	EXTERNAL DOORS:	Anodised aluminum panels
D.	BALUSTRADING:	Metal mesh / Frameless glass balustrade
E.	LIFT SHAFT / STAIRCORE:	Glazing



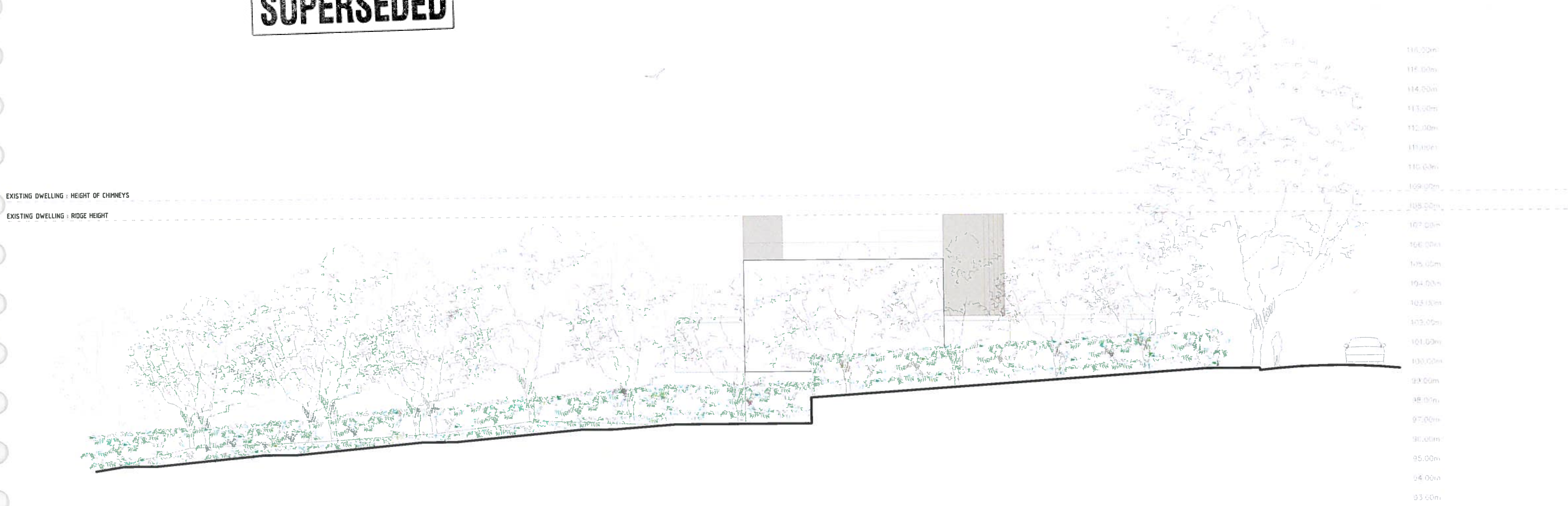
PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
NORTH ELEVATION WITHIN SITE BOUNDARY

SCALE 1:200 @ A3
DATE NOV 14
DRAWN DB
DRAWING NO. 1421/S12

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ B REGS ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS



MATERIALS

A. EXTERNAL WALLS: Through colour render

B. WINDOWS & DOORS: Polyester powder coated aluminum frames (colour: to be confirmed)

C. EXTERNAL DOORS: Anodised aluminum panels

D. BALUSTRADING: Metal mesh / Frameless glass balustrade

E. LIFT SHAFT / STAIRCORE: Glazing

0 2.5 5.0 7.5 10.0

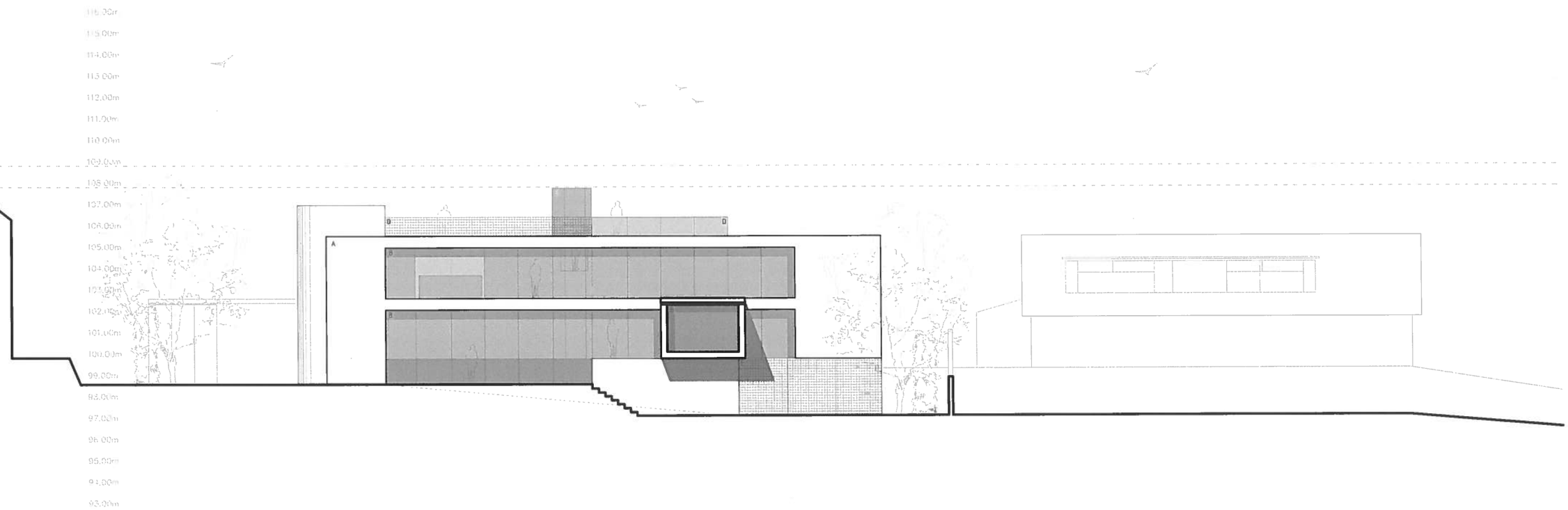
PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
NORTH ELEVATION IN CONTEXT

SCALE 1:200 @ A3
DATE NOV 14
DRAWN DB
DRAWING NO. 1421/S13

DRAWING STATUS: PLANNING ☒

LOYN & CO ARCHITECTS



MATERIALS

A.	EXTERNAL WALLS:	Through colour render
B.	WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C.	EXTERNAL DOORS:	Anodised aluminum panels
D.	BALUSTRADING:	Metal mesh / Frameless glass balustrade
E.	LIFT SHAFT / STAIRCORE:	Glazing
F.	PLANT ROOM DOORS	Metal mesh

0 2.5 5.0 7.5 10.0

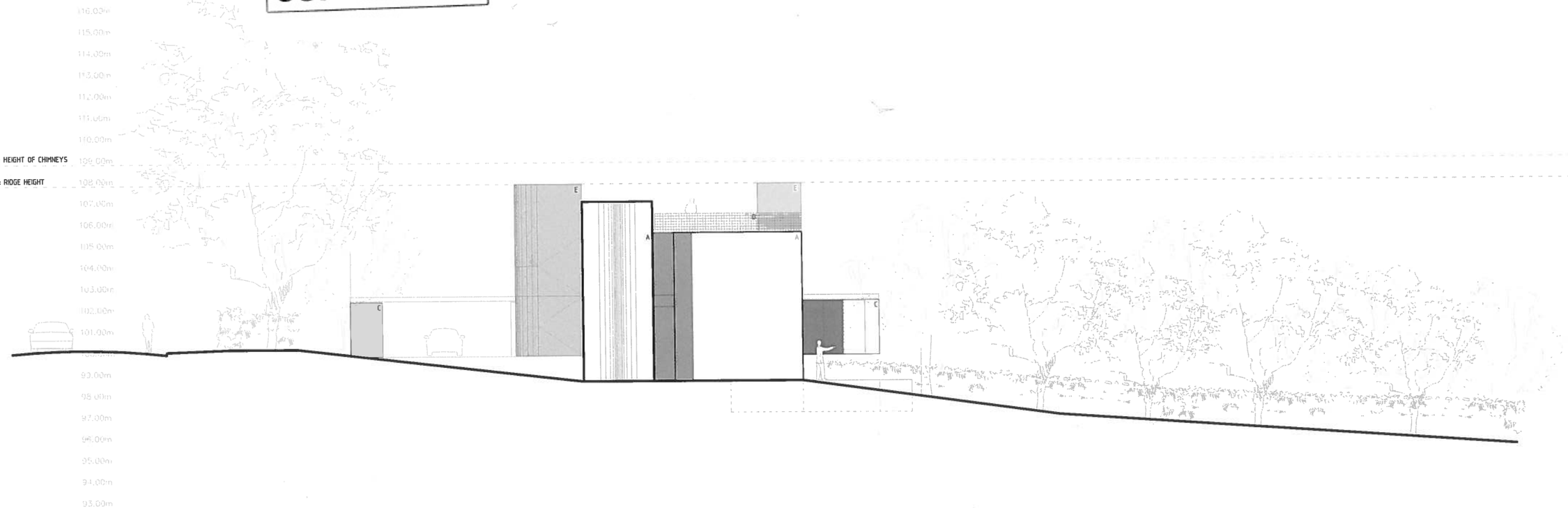
PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
EAST ELEVATION WITHIN SITE BOUNDARY

SCALE 1:200 @ A3
DATE NOV 14
DRAWN DB
DRAWING NO. 1421/S14

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ S 106 ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 1EB
T: +44 (0)29 2070 6133 F: +44 (0)29 2040 7534 E: architecture@loyn.co.uk



MATERIALS

A.	EXTERNAL WALLS:	Through colour render
B.	WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C.	EXTERNAL DOORS:	Anodised aluminum panels
D.	BALUSTRADING:	Metal mesh / Frameless glass balustrade
E.	LIFT SHAFT / STAIRCORE:	Glazing

0 2.5 5.0 7.5 10.0

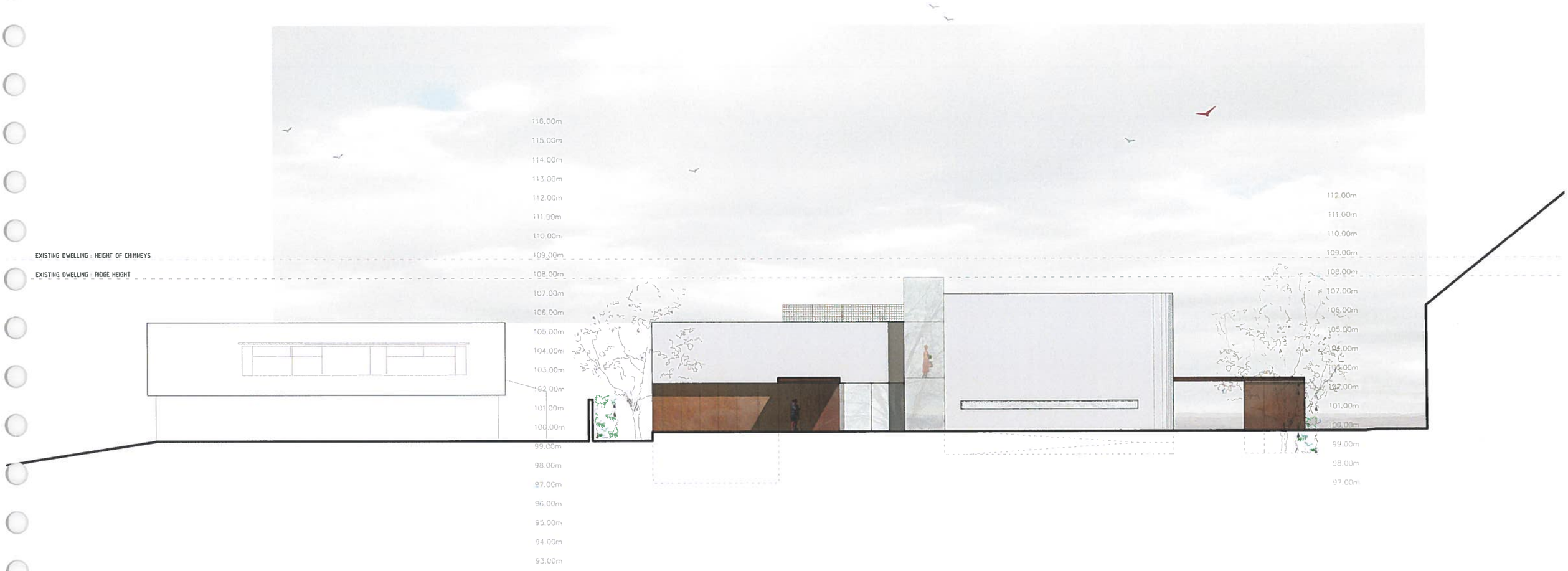
PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
SOUTH ELEVATION IN CONTEXT

SCALE
1:200 @ A3
DATE
NOV 14
DRAWN
DB
DRAWING NO.
1421/S15

DRAWING STATUS
PRELIMINARY ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EE
T: +44 (0)29 20709638 F: +44 (0)29 20643784 E: info@loynandco.com



PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
COLOUR STUDY (01): WEST ELEVATION

SCALE
1:200 @ A3

DRAWING NO.
1421/S16

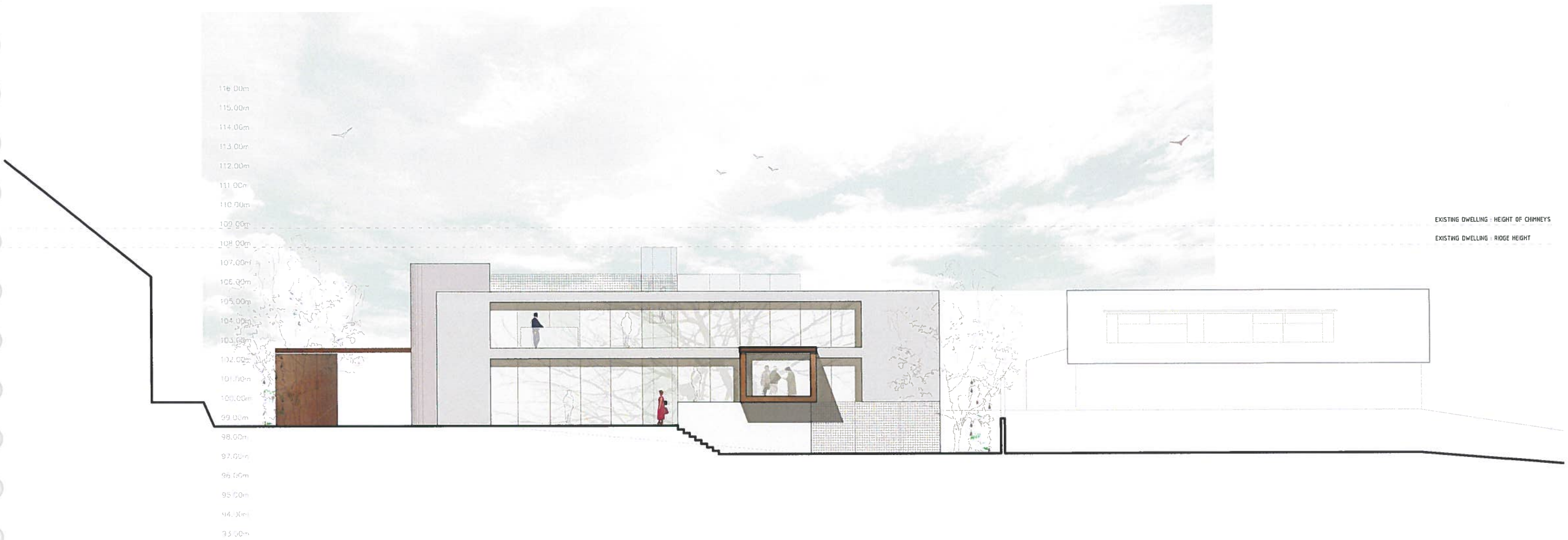
DATE
NOV 14

DRAWN
DB

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ D NOTE ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EE
T. +44 (0)29 2070 6116 F. +44 (0)29 2040 8674 E. architecture@loyn.co.uk

THE VALE OF GLAMORGAN COUNCIL
SUPERSEDED



PROJECT
NEW DWELLING AT 12 PARK ROAD

DRAWING
SCHEME:
COLOUR STUDY (02): EAST ELEVATION

SCALE
1:200 @ A3
DATE
NOV 14
DRAWN
DB
DRAWING NO.
1421/S17

DRAWING STATUS
PRELIMINARY ☐ INFORMATION ☐ APPROVAL ☐ PLANNING ☒
TENDER ☐ ☐ CONTRACT ☐ CONSTRUCTION ☐

LOYN & CO ARCHITECTS

APPENDIX A : TREE REPORT

ARBORICULTURAL
CONSULTANTS & CONTRACTORS

Tree Survey

At

12 Park Road, Penarth

Inspected by:-
Julian Wilkes BSc.For, MSc.Land Man, MIC.For, MArborA
Treescene Ltd
The Walled Garden
Old Coedarhydyglyn
St Nicholas
Cardiff
CF5 6SG
Tel No. 029 20599300

3rd November, 2014

I have been instructed by Dan Benham of Loyn & Co., Architects, to carry out a survey on trees at 12 Park Road, Penarth.

Scope of Report

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2005 and current good arboricultural practice.

The survey entailed a visual inspection from ground level of all trees.

Each tree has been numbered and, where instructed, for future identification on site, have been tagged using small durable metal or plastic tags.

Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.

Trunk/stem diameters are measured at 1.5 metres above ground level, or immediately above the root flare for multi-stemmed trees.

Estimate branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of crown shape.

An assessment of a tree's age classification is made in terms of it maturity within the site's landscape.

An assessment of a tree's physiological condition is to be made as good, fair, poor, dead.

Data on the structural condition of the tree should be entered, e.g., collapsing, leaning and the presence of any decay or physical defect should be noted.

Preliminary management recommendations include further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

An assessment of a tree's future life expectancy is made as <10, 10-20, 20-40 or >40 etc.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			BRITISH STANDARD BS 5837:2012
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation; historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits	
Category C Those of low quality with an estimated remaining life expectancy of at least 10years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

G1 **Group of 1 Highclere Holly (Ilex altaclerensis) and 1 Crab Apple (Malus sylvestris)**

Height 8m
Single/Multi stemmed Single and multi stemmed
Stem Diameter 0.2m
Branch Spread N – 2m
E – 2m
S – 2m
W – 3m

Height of Crown 1m
Age Young
Physiological Condition Fair to poor
Structural Condition Trees of variable form with crown more heavily developed on western side.

Prel. Man. Recommendations Crown raise to 2m
Est. Remaining Contribution 20-40
Category C

T2 **Walnut (Juglans regia)**
Height 9m
Single/Multi stemmed Single stem
Stem Diameter 0.38m
Branch Spread N – 5m
E – 5m
S – 6m
W – 6m

Height of Crown 2m
Age Mature
Physiological Condition Fair
Structural Condition Tree of reasonable form with crown more heavily developed on southern and western side

Prel. Man. Recommendations Crown raise to 3.5m
Est. Remaining Contribution >40
Category B

T3	**Judas Tree (Cercis siliquastrum)**
Height	5m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.4m
Branch Spread	N – 3m E – 6m S – 2m W – 3m
Height of Crown	1m
Age	Mature
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form with main stem heavily colonised by ivy thus preventing full inspection. Evidence of large pruning wou at base which may have led to commencement of basal decay. Extensive thinning and die-back within crown.
Prel. Man. Recommendations	Sever ivy at base. Prune to remove major deadwood. Crown ra to 2.5m. Monitor for safety.
Est. Remaining Contribution	10-20
Category	C

T4	**DEAD** **REMOVED**

T5	**Smooth Arizona Cypress (Cupressus arizonica)**
Height	4m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.2m
Branch Spread	N – 1m E – 1m S – 1m W – 1m
Height of Crown	1m
Age	Young
Physiological Condition	Fair
Structural Condition	Tree of reasonable form with upright crown
Prel. Man. Recommendations	No action required at this time
Est. Remaining Contribution	20-40
Category	C

T6	**Plum (Prunus spp)**
Height	3m
Single/Multi stemmed	Single stem
Stem Diameter	0.15m
Branch Spread	N – 2m E – 2m S – 2m W – 2m
Height of Crown	1m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Fruit tree of variable form with some deadwood within mid and upper crown
Prel. Man. Recommendations	Crown raise to 2m. Prune to remove major deadwood.
Est. Remaining Contribution	20-40
Category	C

T7	**REMOVED**

T8	**Birch (Betula pendula)**
Height	5m
Single/Multi stemmed	Single stem
Stem Diameter	0.1m
Branch Spread	N – 1m E – 1m S – 1m W – 1m
Height of Crown	1m
Age	Young
Physiological Condition	Fair
Structural Condition	Tree of variable form with slight sweep in main stem
Prel. Man. Recommendations	No action required at this time
Est. Remaining Contribution	20-40
Category	C

T9	**Blue Atlas Cedar (Cedrus Atlantica Glauca)**
Height	17m
Single/Multi stemmed	Single stem
Stem Diameter	0.71m
Branch Spread	N – 6m E – 9m S – 10m W – 9m
Height of Crown	2m
Age	Mature
Physiological Condition	Fair to poor
Structural Condition	Tree of good form with well balanced crown. Evidence of extensive die-back and thinning of foliage throughout crown. Th specimen appears to be under stress and in a declining condition. Some evidence of storm damaged branches in mid crown.
Prel. Man. Recommendations	Crown raise to 3m. Prune to remove storm damaged and dead branches. Monitor for health.
Est. Remaining Contribution	10-20
Category	C

T10	**Pittosporum**
Height	10m
Single/Multi stemmed	Single stem
Stem Diameter	0.33m
Branch Spread	N – 3m E – 5m S – 2m W – 4m
Height of Crown	1m
Age	Mature
Physiological Condition	Fair
Structural Condition	Mature shrub sited adjacent to public highway
Prel. Man. Recommendations	Crown raise to 3.5m over public highway. Prune to remove majo deadwood.
Est. Remaining Contribution	20-40
Category	C

T11	**Griselinia**
Height	9m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.4m
Branch Spread	N – 4m E – 4m S – 2m W – 4m
Height of Crown	1m
Age	Mature
Physiological Condition	Fair
Structural Condition	Mature multi stemmed shrub adjacent to public highway
Prel. Man. Recommendations	Crown raise to 3.5m over adjacent public highway. Prune to remove major deadwood.
Est. Remaining Contribution	20-40
Category	C

T12	**Crab Apple (Malus sylvestris)**
Height	5m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.2m
Branch Spread	N – 3m E – 3m S – 3m W – 2m
Height of Crown	2m
Age	Mature
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form with evidence of basal decay associated with old pruning wounds
Prel. Man. Recommendations	Crown raise to 2.5m. Monitor for stability.
Est. Remaining Contribution	10-20
Category	C

T13	**Hazel (Corylus avellana)**
Height	7m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.8m
Branch Spread	N – 4m E – 3m S – 2m W – 3m
Height of Crown	1m
Age	Mature
Physiological Condition	Fair to poor
Structural Condition	Multi stemmed specimen of variable form with extensive deadwood and die-back throughout upper and mid crown
Prel. Man. Recommendations	Undertake 50% crown reduction. Prune to remove dead stems. Monitor for health.
Est. Remaining Contribution	10-20
Category	C

T14	**Lime (Tilia europaea)**
Height	16m
Single/Multi stemmed	Single stem
Stem Diameter	0.51m
Branch Spread	N – 4m E – 5m S – 5m W – 5m
Height of Crown	3m
Age	Mature
Physiological Condition	Fair
Structural Condition	Street tree of good form with well balanced crown. Some evidence of minor storm damage.
Prel. Man. Recommendations	Prune to remove storm damaged and hung-up branches. Crown raise over adjacent public highway to 6m.
Est. Remaining Contribution	>40
Category	B1+2

T15	**Ash (Fraxinus excelsior)**
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.22m
Branch Spread	N – 4m E – 2m S – 3m W – 3m
Height of Crown	4m
Age	Young
Physiological Condition	Good to fair
Structural Condition	Street tree of good form with well balanced crown
Prel. Man. Recommendations	No action required at this time
Est. Remaining Contribution	>40
Category	B1+2

T16	**Lime (Tilia europaea)**
Height	19m
Single/Multi stemmed	Single stem
Stem Diameter	0.61m
Branch Spread	N – 6m E – 6m S – 7m W – 7m
Height of Crown	5m
Age	Mature
Physiological Condition	Good to fair
Structural Condition	Street tree of good form with well balanced crown
Prel. Man. Recommendations	No action required at this time
Est. Remaining Contribution	>40
Category	B1+2

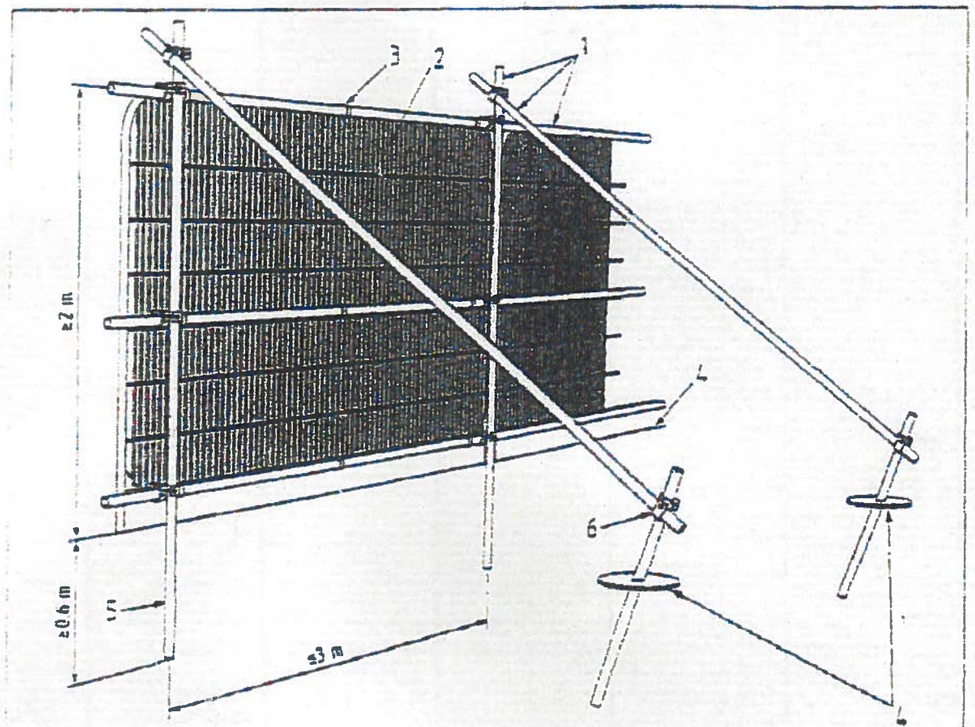
Recommendations for Tree Protection during Development

Due to the high risk to established trees we would recommend the installation of protective fencing prior to commencement of **any** works on site in accordance with BS 5837:2005 "Trees in relation to Construction". Trees should be protected using scaffold frame supporting weld mesh panel fencing sited on the edge of the Root Protection Area as defined in BS5837:2005. These fenced areas should not be used for the storage of any plant machinery or materials and personnel should be excluded at all times; these fences should remain in situ until after final landscaping has been carried out, removed by hand with great care to prevent compaction or root damage to established trees. The services of a suitably qualified arborist should be sought **prior** to the commencement of each stage.

BS 5837:2012 'TREES IN RELATION TO CONSTRUCTION – RECOMMENDATIONS'

PROTECTIVE BARRIER – DETAIL

Figure 2 Default specification for protective barrier



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps