



Design Statement

24 Forrest Road
Penarth

15 000 50 FUL

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ENVIRONMENTAL
AND ECONOMIC
REGENERATION

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Introduction

This application is for the construction of a new single story extension and garage to the existing dwelling at 24 Forrest Road to provide for an additional social room to the rear of the property.

This work will include the demolition of the existing single story pitched roof garage to the rear,

Wider Context

The property is situated in Forrest Road in what was known as Lower Penarth. This is a wholly residential area of the town developed mainly from the late 19thC through to the 1950's.

Forrest Road itself is a quiet tree lined residential street comprising a mix of pre 1914 two-story houses and post 1930's bungalows and which runs between Lavernock Road to the west and Westbourne Road to the east.

Immediate Context

24 Forrest Road is among the most recent of the dwellings to be constructed in the road.

The total footprint area of the existing property is 85m² with some 170m² internal floor space on two floors.

To the west of the property lies a narrow pedestrian lane running through to Augusta Crescent.

Planning History

The property has had a new rear extension built to replace a small single storey rear garden room in early 2014 (2013/01140/FUL)

Landscape

The property is set back from the road behind a low timber fence and a low Cherry Laurel hedge. There is a chippings paved parking area leading to the garage and rear gate leading into to the rear garden bounded to the west with a precast concrete paneled fence / boundary facing the existing pedestrian lane and to the east with hedging and shrub planting with the boundary to 137 Westbourne Road.

Topography

Forest Road runs between Lavernock Road and lower Westbourne Road and the fronts of the houses comprise a mix of low tree and shrub planting and or low brick walls. The road is generally level climbing only for the last part of the road east toward Westbourne Road and West to Lavernock Road.

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Access

The property is accessed off the pavement and is visible from both the front south elevation and the west side from the pedestrian lane. There is adequate on-street parking in Forrest Road and space on site for 3-4 cars and a detached garage.

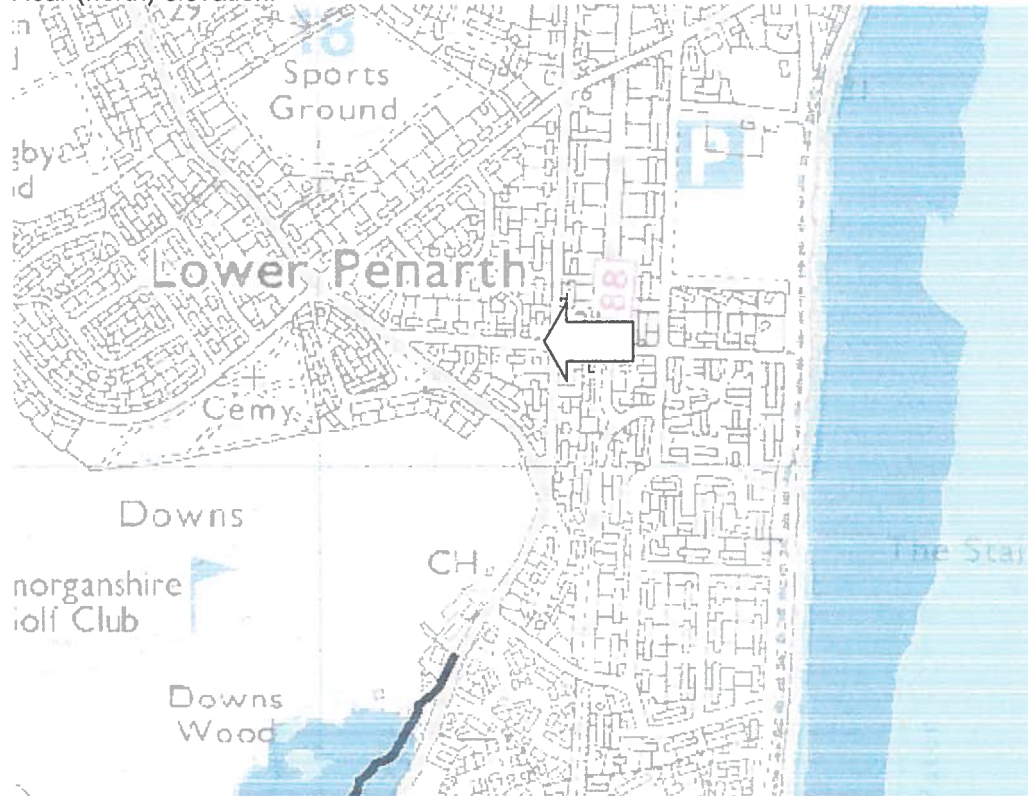
Utilities and Services

The property is currently connected to mains water, electricity, and gas. Drainage is at the rear of the house adjacent to the existing kitchen leading west out under the pedestrian lane.

Flooding

The site and immediate area are not identified at any risk of flooding from the Environment Agency web based search facility as shown on the map below.

Rear (north) elevation.



Source: Environment Agency

Nature Conservation and Ecology

The environments around the house are typical of a suburban neighborhood i.e gardens with lawns, shrubs and small trees providing a good resource and refuge for birds and insects. Urban foxes (from the Glamorgan Golf Club course / Cosmeston Country Park area) are known to forage in the area.

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Outline Plan and Design Approach

The proposed works comprise the demolition of the existing brick and render walled and tiled roof garage and the construction of a single story flat ropofed garden room and a replacement garage.

Objectives

The main objectives for the proposed project are:

- Provide a new garden room away from the adjacent kitchen
- Replace the demolished garage

Planning

The proposals respond generally to the Vale of Glamorgan Unitary Development Plan: to

- Protect and enhance local character and important features of the built environment
- Maintain and improve existing housing, including energy use improvements.

Design and approach

Overview

Size and Capacity

The total footprint area of the proposed extension is 35m² and the replacement garage 13m². The total internal floor area of the home with its new layout will be 205 m².

Layout and Scale

The extension is to be sited over the existing rear garage and will be built to a height to line with the existing internal floor and front porch eaves,

Appearance and Landscaping

The outward appearance of the property is that of a modest steeply roofed dwelling with white painted rough cast walls, white upvc windows and painted timber doors.

The proposal is to extend the dwelling at the rear with a single storey extension partly over the area of the demolished existing garage.

The design continues the aesthetic of the existing dwelling with its white painted rough cast walls.

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The existing garden shrubs comprise Laurel and Magnolia 'trees' which are small and do not exceed 3m in height. The remainder of the hedges are to be preserved and managed.

The hedge forming the boundary to the pedestrian side lane is in poor condition and is to be replaced to the front of the garage with similar hedging not to exceed 1.8m high.



Site of proposed extension and garage to be taken down

Access and Community Safety

Access to the property is currently via the front entrance, which consists of a wide door and small threshold step up.

Access around and to the rear of the property is level accepting two small steps from garden level to the ground floor which is to be resolved in the proposals.

Health and Wellbeing

The house is situated within a moderate landscaped site with a small front and good sized rear garden. These areas provide generous space for amenity and recreation. The house will also be provided with a utility room for laundry, which helps keep the rest of the home clean and tidy and free from the damp air given off by drying clothes in the winter months.

Sustainability

The extension will be built with energy efficient insulated cavity blockwork with an external painted render face to retain visual compliance with the existing dwelling.

Materials and Waste

In an effort to reduce the amount of waste sent to landfill, waste materials resulting from demolition will be reused or recycled where possible. Brick and block rubble will be used as hardcore for the foundation of the new extension and the remaining demolition materials will be sorted and sent to recycling.

Improving Energy Performance

- The existing dwelling has cavity walls which have been filled with blown fiber insulation.
- The new extension will be built with cavity blockwork with integral insulation with double-glazed (low E) windows and doors.
- All new work will comply with current building regulations.

Conclusion

The proposed alterations to 24 Forest Road will have minimum impact on Forest Road or the neighbouring dwellings.

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