



## DESIGN, ACCESS & SUSTAINABILITY STATEMENT

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RESIDENTIAL DEVELOPMENT, LAND AT NORTHCLIFF  
PROJECT REFERENCE: 1321  
DATE: DECEMBER 2015



## A PREFACE

This document has been prepared by Loyn & Co Architects on behalf of our client Celtic Developments Penarth Ltd, and contains the design and access statement to support the full planning application for a residential development at Northcliff, 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 provided by Loyn & Co and the design team.

The proposal was submitted to the local authority as a pre application enquiry in June 2015. The proposal has been developed since receipt of the pre-application response and addresses the outcomes of the pre-application through drawings and the supporting documentation provided by design team consultants.

The key aspects outlined in this document are as follows:

- Introduction
- Site analysis of existing key site and context characteristics
- Design Development
- Proposal / Sustainable Design / Passive Principles
- Access / Movement / Inclusive Design
- Landscape and vegetation
- Materiality

### A.1 ESTABLISHING THE VISION

The design proposal utilises these key design aspects:

- Respects and works with existing site levels, whilst ensuring DDA accessibility
- Maximises sea views from the site towards Cardiff Bay
- Use of tectonic materials that respect the context and surroundings
- Appropriately scaled massing which follows the ribbon of development along the headland
- Improved landscape character which enhances the site setting
- Improved access and site boundary conditions
- Improvements to existing site drainage
- Promotes the principles of good design

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## 1.0 INTRODUCTION

The project involves preparation of design proposals for a residential development at the Northcliff Lodge site, Penarth.

The site is located off of Northcliff Drive which is accessed off Paget Place. The existing property sits within an extensive garden area with an existing stone retaining wall running across the site. The stone wall is in a relatively poor condition and areas of the landscaped garden within the Northcliff Lodge curtilage have become unmanaged due to the current access levels.

The existing property, Northcliff Lodge, is to be sold by the current owners. Due to the position of the dwelling within the site and the difficult levels on the site, it is proposed that the existing property be demolished. This unlocks the potential of the site to accommodate 30 no. purpose designed apartments built to current building standards, and will enable residents to freely access all parts of the site due to the proposed new landscape design which complements the architecture.

The proposal for developing the Northcliff Lodge site has been carefully considered in order to address the steep levels and the landscape setting. The proposals have been developed in close collaboration with an arboriculturist and landscape architect in order to enhance the landscape setting and to maintain the woodland characteristics of the area.

Site access and levels have been developed in association with Shear Design Ltd who have provided engineering guidance throughout the design stages.

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 sustainable dwellings which utilise the environment around us.



above: aerial view of land at Northcliff

below: North west view over Cardiff Bay barrage from Northcliff



## 2.0 SITE LOCATION

### 2.1 Site Context

The site is located along the Northcliff headland within Penarth, in the County region of the Vale of Glamorgan. The site lies outside of the Conservation area of Penarth. Located at the North of the town, the site benefits from fantastic panoramic views towards the coastline and Cardiff Bay.

The current site access to Northcliff Lodge and adjoining site is situated at the end of Northcliff Drive, accessed from Paget Place in the north of Penarth. The access to the site is restricted, and a new access is proposed off Paget Place. Proposed site access is covered later in the document.

The site consists of Northcliff lodge and its extensive grounds, and is bounded by Paget Place and Paget Road. Northcliff apartments are situated to the west, and the residential development known as Mariners Heights to the east.

The site benefits from a central location within Penarth close to the A4055 and A4232 providing excellent transport links to Cardiff city centre, and within close distance to the M4. Generally the north area of Penarth consists of Victorian villas and terraced housing. The Northcliff area has a mixture of architectural styles dating from 19th century juxtaposed alongside developments from the last decade.

### 2.2 Site Details

ADDRESS: NORTHCLIFF LODGE  
NORTHCLIFF DRIVE,  
PENARTH  
VALE OF GLAMORGAN  
CF64 1DQ

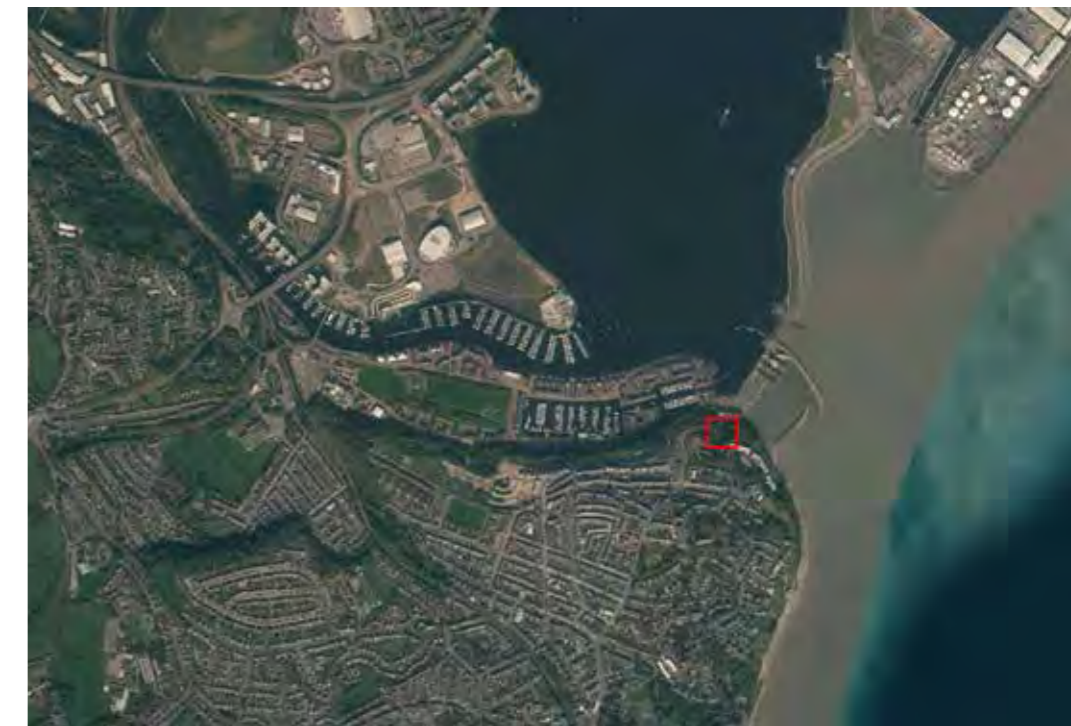
SITE AREA: 6325 M<sup>2</sup>

EXISTING BUILDING GIFA: 280M<sup>2</sup>

### 2.3 Building line

The Character of the headland is dominated by the 1970s Northcliff flats development, and the harbour view cottages. The proposed design follows this linear form, and utilises the site levels to situate 3 no linear blocks of development which 'extend' the linear development patterns of the surrounding built form. This is illustrated in the design development and proposals drawings section of the document.

below: site location within the wider context of Penarth



### 3.0 SITE ANALYSIS

#### 3.1 BOUNDARIES :

To the North: The boundary is adjacent to the access road and parking spaces serving Mariners Heights residential development. Existing conifer/evergreen planting obscures views in and out of the site. The north eastern part of the boundary adjoins the communal garden area in front of Northcliff flats, but is currently heavily wooded and inaccessible. The existing Northcliff flats west elevation presents a windowless masonry wall.

To the East: The boundary is adjacent to the lawned communal garden and the inaccessible coastal slope and cliff below the gardens. The boundary has dense planting on either side screening views to the east.

To the West: There is an access lane running along the outside edge of the lower section of west boundary providing access to the existing harbour view cottages and an access path down to the lower section of Paget Road and the Marina. A picket fence forms a boundary with the Harbour View cottages whilst dense tree foliage and a white wash wall belonging to the existing Northcliff Lodge within the site form the upper section of the western boundaries.

To the South: Dense tree planting marks the edge of the southern boundary, below which the land drops off to a much lower level where the Historic Custom House and the derelict Marine Buildings are situated.

The topography is steeply sloping within the extensive gardens at Northcliff lodge and an existing stone retaining wall, which was part of the historic Northcliff Villa which formerly stood on the site. The retaining wall creates a 'vertical boundary' between the north and south sections of the site.



above: Southern boundary taken from within the site, comprising of coniferous trees



below: Eastern boundary at higher and lower levels taken from within the site, comprising of broadleaf and coniferous trees



below: Western boundary at higher and lower levels taken from within the site, comprising of coniferous trees



below: lower western boundary comprising picket fence along boundary view Harbour View cottage, and white rendered wall supporting existing entrance gate





*above: South western boundary taken from within the site, at higher level.*

*below: Southern boundary viewed from outside the site, at Marina level.*





above: Existing approach to Northcliff Drive down Paget Place

below: Junction of Northcliff Drive with Paget Place, view towards existing site entrance down lower section of Northcliff Drive



below: Lower section of Northcliff Drive and approach to Northcliff Lodge entrance gate.



### 3.2 ACCESS TO SITE :

#### 3.2.1 EXISTING ACCESS : APPROACH TO SITE

The site sits to the north of Paget Place and is accessed via Northcliff Drive at the western end of Paget Place. Paget Place is accessed from St. Augustines Crescent and turns into Paget Road and Paget Terrace after the junction with Northcliff Drive.

#### 3.2.2 EXISTING ACCESS : ENTRANCE TO SITE

The existing site entrance is along the west edge of the site from the access lane that also serves Harbour View Cottages. Northcliffe Drive is shared with Vista Court residential development and leads to Northcliff Lodge. It is anticipated that any future development at Northcliff could be accessed from the higher levels of the site, in the locations indicated on the proposals..





3.3 CLIMATE AND ORIENTATION

This site sits on a North South axis. The daily sun path is indicated on the site plan along with the prevailing wind direction.

The topography of the site is such that the lower plateaus will be partially sheltered from the wind. The elevation and location of the site provides an amazing opportunity to take advantage of the fantastic views over Cardiff Bay, out accross towards Flatholm island. The levels also enable the possibility that all the proposed apartments are dual aspect.



 Ownership site boundary *Above: Climatic analysis indicating the sun path and prevailing winds and potential to exploit the fantastic views over the Bay*  
 Prevailing wind

### 3.4 KEY SITE FEATURES :

#### 3.4.1 SITE TOPOGRAPHY

The existing site is steeply sloping and steps down towards Penarth Marina in a series of terraces retained by a large masonry retaining wall and a series of banks.

The site level at the southern edge of the site is highest at +39.00 ASL and drops to a level of +33.00 ASL at the top of the retaining wall. The site level at the bottom of the retaining wall is +28.5 ASL and drops 6.5 metres on average to the northern most boundary which is +22.00 ASL on average.

The height difference from the upper plateau to the plateau below the retaining wall is circa 12m. To provide economical value the solutions proposed have been designed to work with the existing site levels.



above: copy of the topographic survey confirming site levels  
below: stepped or retained change in levels characterise the site



3.4 KEY SITE FEATURES :

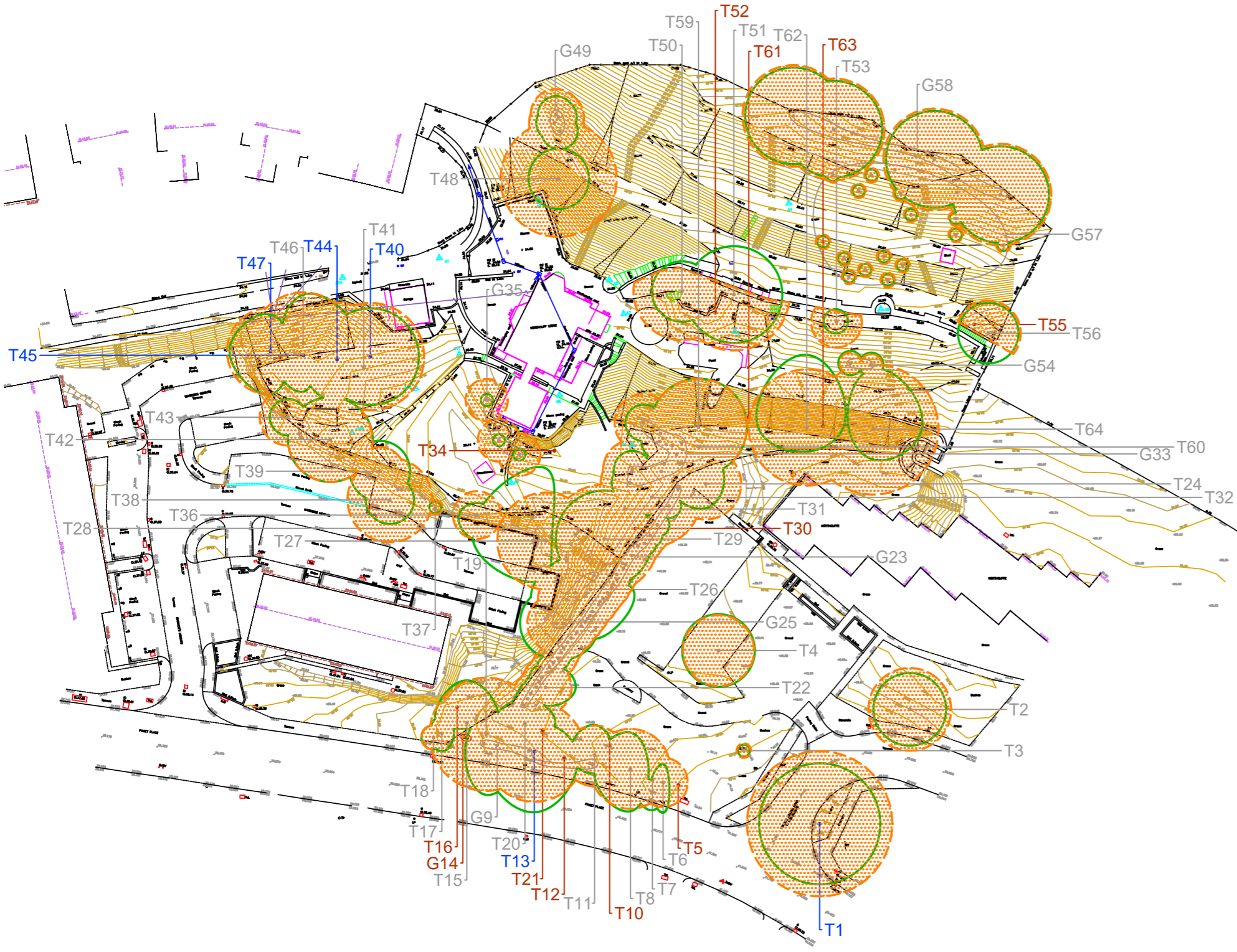
3.4.2 TREES

There are a number of mature trees in a variety of species within the site which provide some privacy and shelter to the site.

A tree preservation order exists on the land adjacent to Northcliff Lodge at Northcliff Drive. Just prior to the pre-application being submitted, a Tree Preservation Order was served on the land at Northcliff Lodge. A formal tree survey was therefore commissioned, which reviews the condition of the existing trees on the site. This was submitted with the pre application enquiry.

Supplementary information provided by the arboriculturist and implemented by the landscape architect is provided as part of the planning application, and this information is described later in this document.

Below: Mature trees situated within the garden setting



### 3.4 KEY SITE FEATURES :

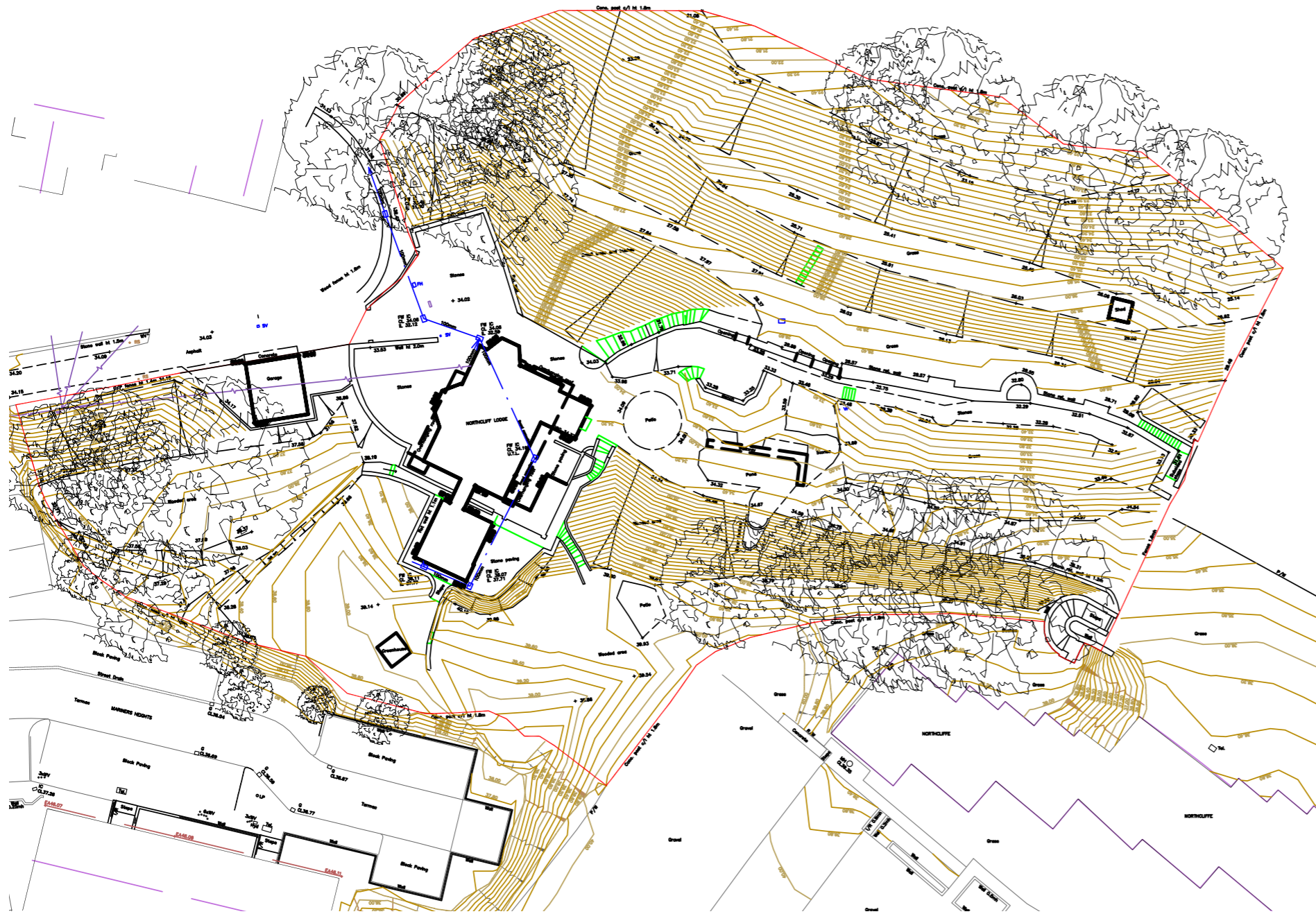
#### 3.4.3 EXISTING BUILDINGS

The existing building on the site is the existing lodge to accompany the principal house, Northcliff House, which has since been demolished. The lodge dates back to the turn of the century and is white washed masonry with half timbered effect panelling at the upper level. There is a more recent extension added to the rear of the property and a white washed masonry wall enclosing the rear terrace space and wrapping around to the gated entrance.

Existing building areas:

Northcliff Lodge : 196.4m<sup>2</sup>

Garage : 35m<sup>2</sup>



Above: Aerial view showing Northcliff Lodge nestled within trees

Below: The existing Northcliff Lodge (circa 1940's) including rear extension addition, entrance gateway and linking elements





Above: Typical Penarth red brick Victorian Villa character



Above: Typical Penarth stone Villa



Above: Typical Penarth terraced housing

Below: Typical Victorian Villa on Paget Place, within a Conservation area



Below: North elevation of brick built Northcliff Flats, (circa 1970's)



Above: A variety of architectural styles typify Northcliff Drive



Above: Mariners Heights development

Below: The Penarth treasure and original Northcliff Lodge (furthest)



Below: The Historic and Listed Marine building sits at the foot of Northcliff



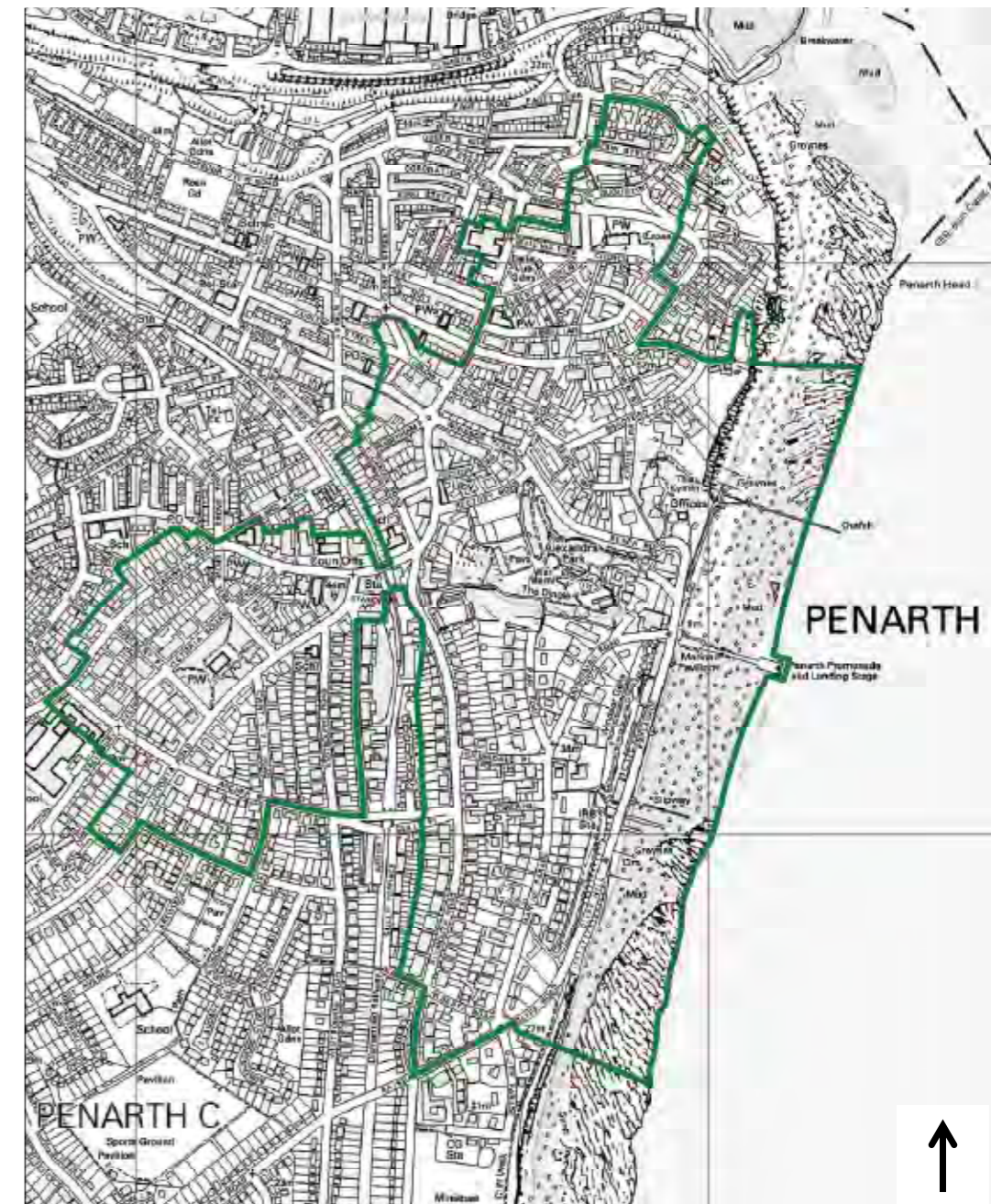
### 3.5 CHARACTER AND SETTING :

#### 3.5.1 LOCAL BUILT ENVIRONMENT

The site sits just outside of the Penarth Conservation Area on land which used to be the gardens and mansion known as Northcliffe House, which was built by a wealthy shipping owner. The land relating to Northcliff, and the immediate area surrounding it has seen a variety of developments over the last 100 years. Although the majority of the properties along Paget Place are bay fronted Victorian 'Villa' type properties, dotted around the Northcliff Lodge you find a mixture of more recent dwelling styles. These include small groups of cottage style terraces interspersed with several later 20th century developments in brickwork, as well as more recent detached dwellings.

The photographs opposite illustrate this variety within Penarth as a whole and around the immediate area surrounding Northcliff Lodge.

Below: Map showing the extent of the Penarth Conservation area - Northcliff is outside of this



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

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

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### 3.6 LOCAL AMENITIES

The site is located within the Penarth area of Vale of Glamorgan and will allow the occupants to benefit from sustainable travel choices. Penarth has good transport links to the City Centre of Cardiff including a train station, buses etc.

#### MOVEMENT

Access to the M4 corridor is approximately 14 miles away (about 28 minutes driving time). The nearest train station is approximately 1 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)

The site is local to Penarth Town centre which has a bustling high street. As well as providing close proximity to the Barrage and public amenity space beyond Penarth also benefits from Alexandra Park in the town centre.



Above: Penarth train station



Above: Penarth Pier



Above: Alexandra Park

Below: Panoramic of Barrage/site/Cardiff Bay area



### 3.7 EXISTING SERVICES

The following pages show services maps for the site and surrounding area. Advice will need to be sought from a services engineer as to any opportunities or constraints the existing services layouts may hold for the site:

MAP 01\_ WESTERN POWER

MAP 02\_ WELSH WATER

MAP 03\_ WALES AND WEST

MAP 04\_ BT

### Contact Us

#### Mapping Enquiries:

All areas 0121 623 9780

#### General Enquiries:

Midlands 0845 724 0240  
 South Wales 0845 601 3341  
 South West 0845 601 2989

Date Requested: 16/02/2015  
 Job Reference: 1311619  
 Site Location: 318938 172306  
 Requested by: MISS Maria Bailey  
 Your Scheme/Reference: Northcliff Lodge (15025)

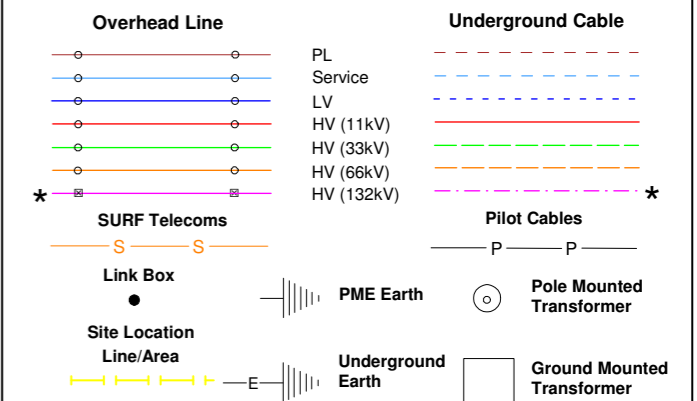
1:1250 Area or Circle dig site  
 1:500 Line dig site

### IMPORTANT NOTICES

- These plans are provided as a general guide only. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.

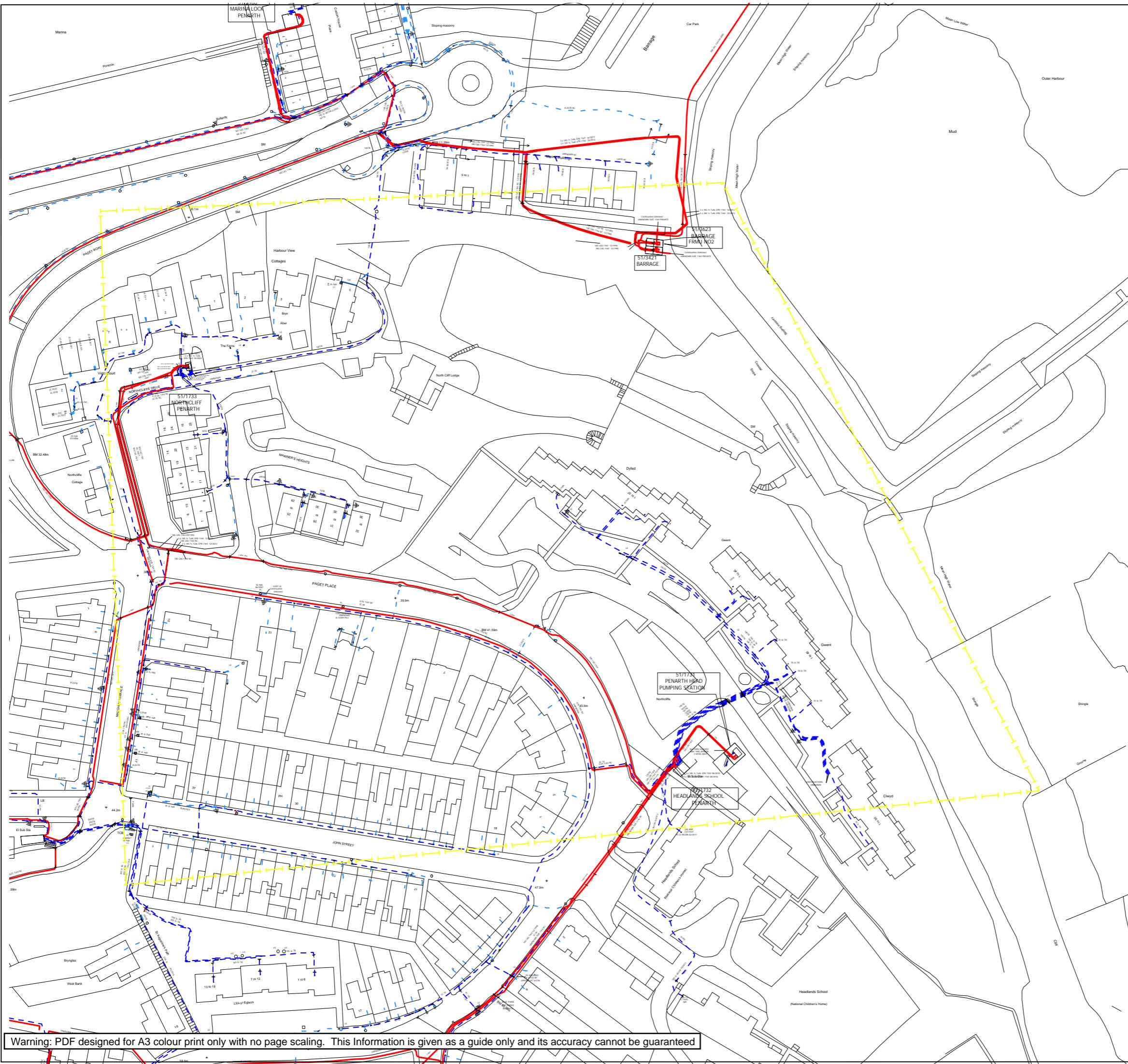
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**

**0800 6783 105**



\*Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines – 0800 096 3080

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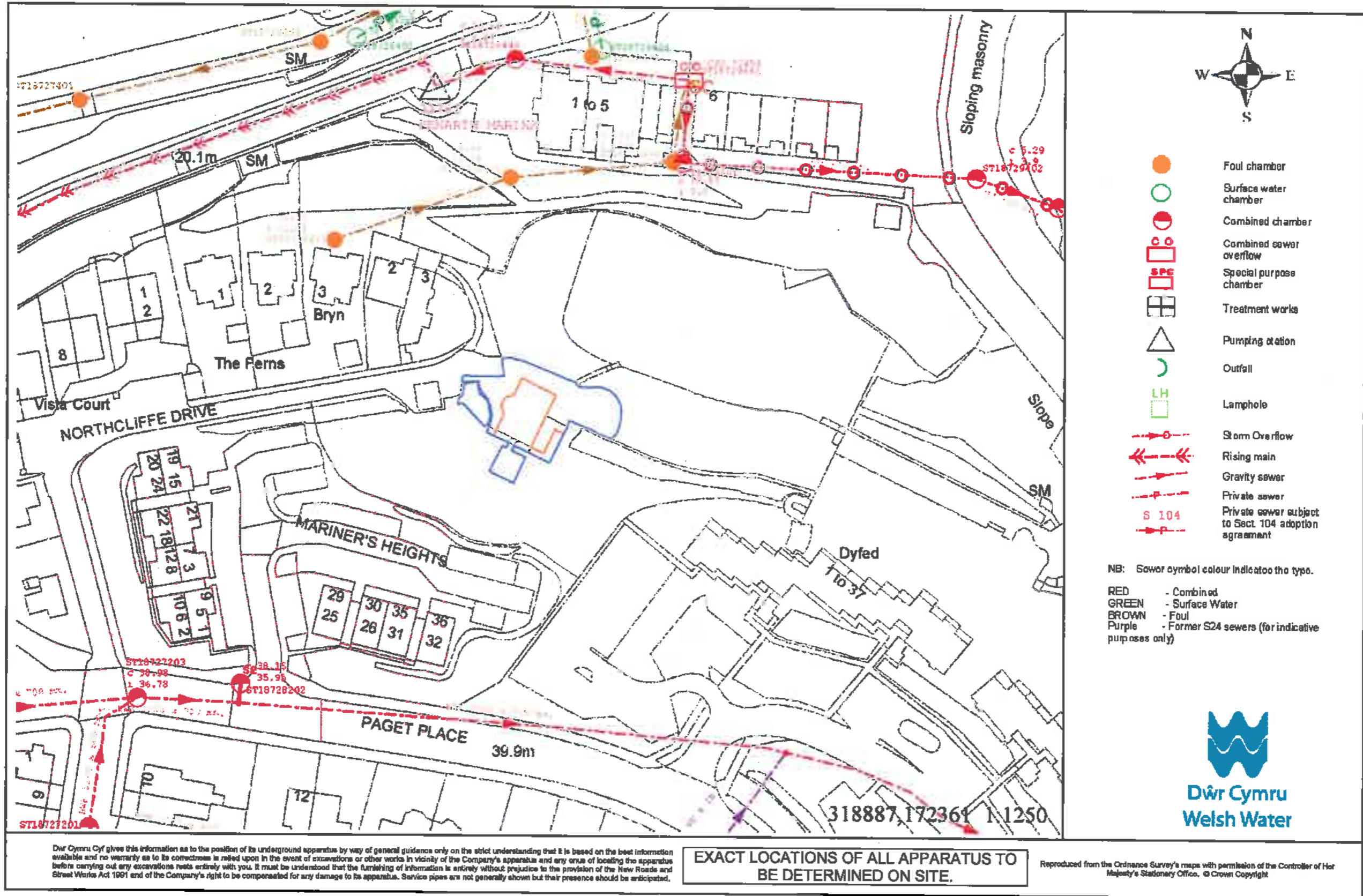


Plans generated by DigSAFE Pro (tm) software provided by PelicanCorp

Warning: PDF designed for A3 colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



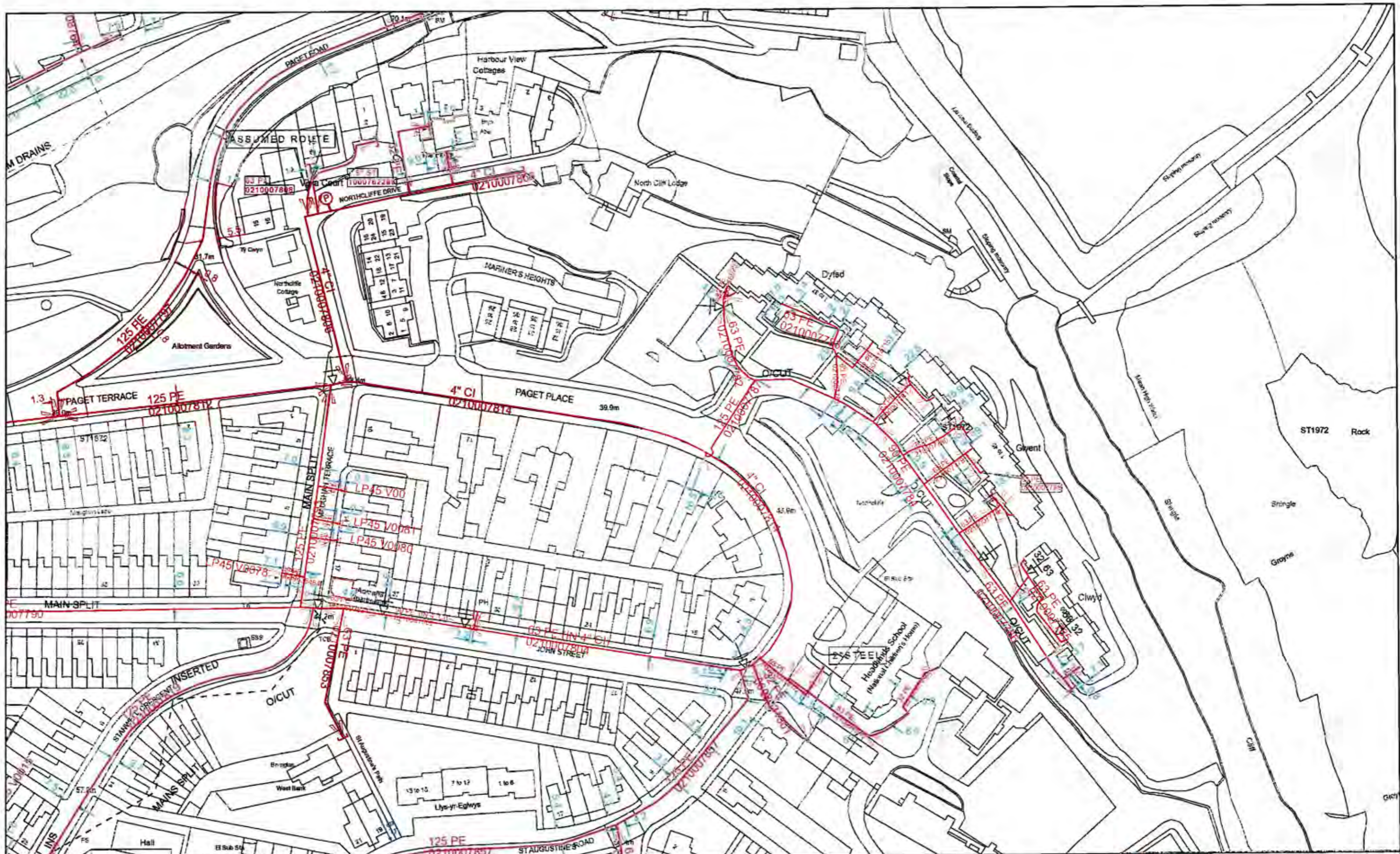
Appendix 3 - Extract of the Public Sewer Map for the area surrounding the property/plot [06/03/2015]



Dŵr Cymru Cŵl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works in vicinity of the Company's apparatus and any error of locating the apparatus before carrying out any excavations rests entirely with you. It must be understood that the furnishing of information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and of the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

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Scale	1: 1250@A3
User ID	Scott.Johnson
Date	16/02/2015
Grid Ref:	Eastings: 318915 Northings: 172273

<ul style="list-style-type: none"> <li>— Low Pressure</li> <li>- - - Medium Pressure</li> <li>- · - Intermediate Pressure</li> <li>· - - High Pressure</li> </ul>	<ul style="list-style-type: none"> <li>□ IGTOther Polygon</li> <li>□ Contact Zones</li> <li>□ NTS Pipeline</li> </ul>
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0 30 60 Meters

Some examples of Pipe Marks:

Value	⊗	Depth of Cover	∇	2.0m	○	Distance Change	⊕	Miscellaneous Change	⊖
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**TITLE:**

The plan shows those pipes owned by Wales & West Utilities (WJU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WJU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.

You must use safe digging practices, in accordance with HS(G)47, to establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.

The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WJU and WJU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WJU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.

Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ

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NRSAW Response

# Legend

## CAUTION AREA

BT.CAUTION\_AREA

## EQUIPMENT

- FIBRE, TCODE
- COPPER, CABINET
- COPPER, DP

## DUCT

- AERIAL
- TUNNEL
- DUCT

## PROPOSED

- AERIAL
- DUCT

## STRUCTURE

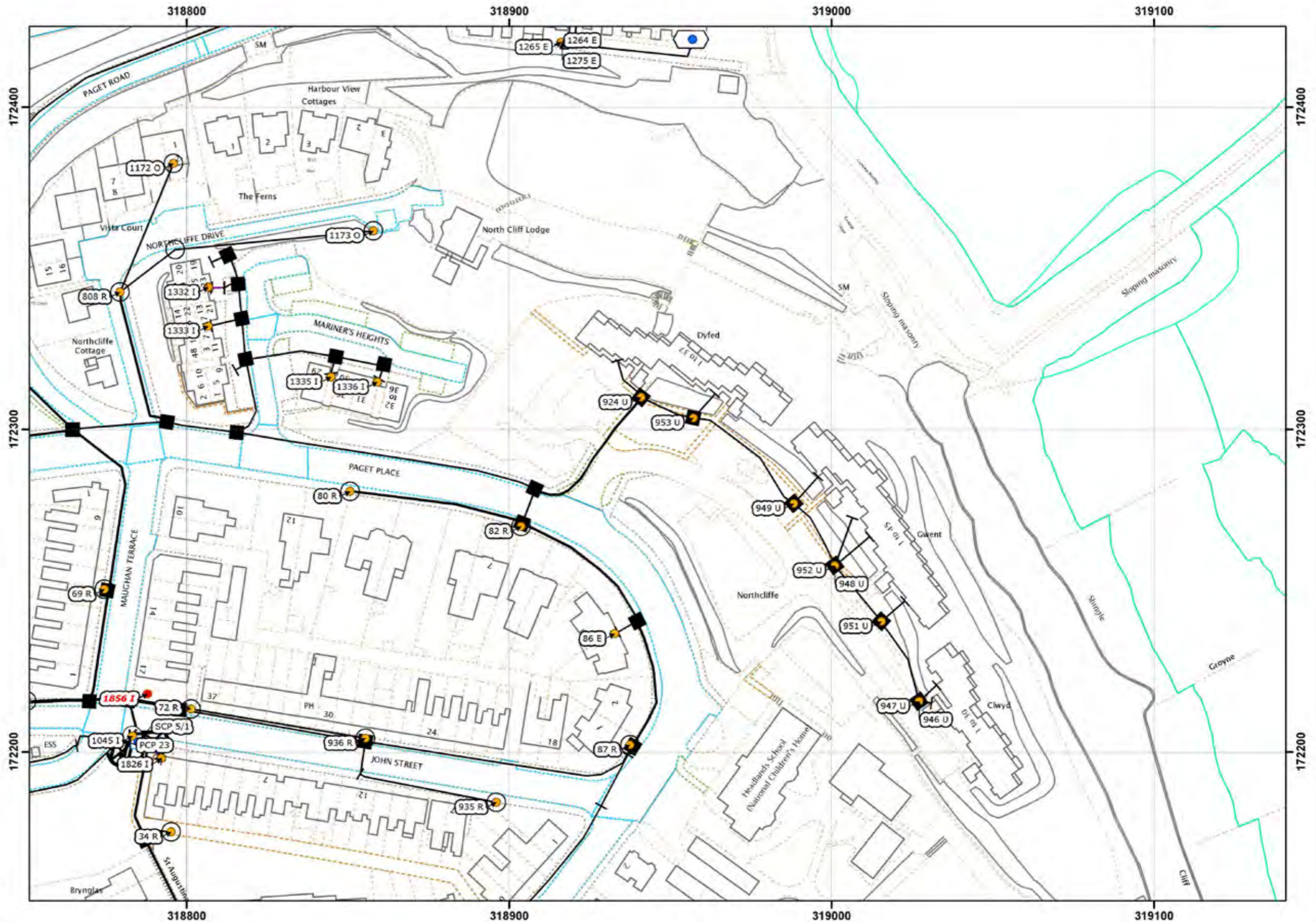
- YCODE
- CABINET SHELL
- SPLIT COUPLING
- POLE
- KIOSKS
- MANHOLE
- JOINTBOX
- CHANGE OF STATE
- DUCT TEE

## PROPOSED

- MANHOLE
- JOINTBOX
- DUCT TEE

Other proposed plant is shown using dashed lines.

BT symbols not listed above may be disregarded.



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**IMPORTANT WARNING:**  
Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus, which may exist at various depths and may deviate from the marked route.

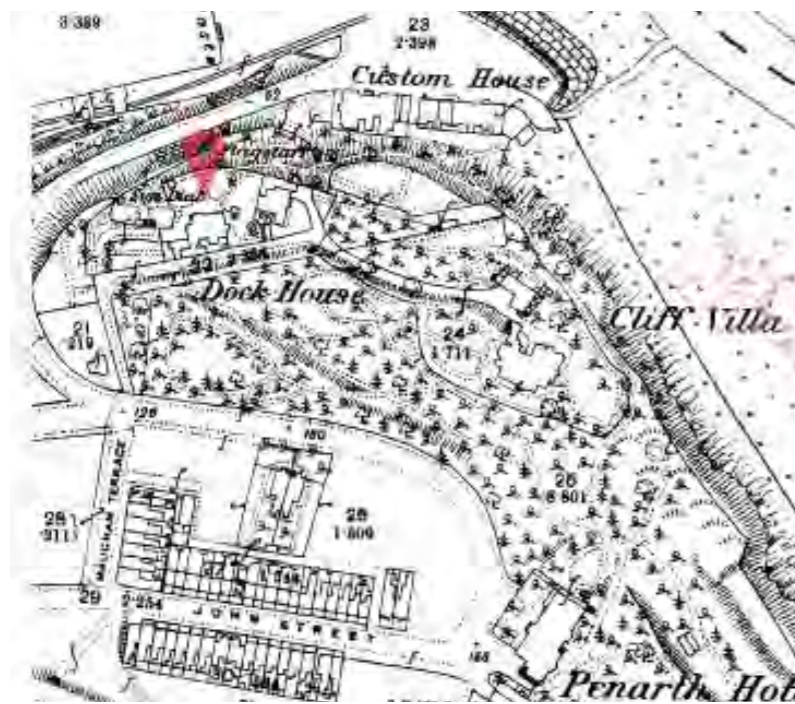
Existing BT plant may not be recorded.  
Information valid at time of preparation.  
FOR FREE ON-SITE LOCATION & MARKING SERVICE  
CALL THE EXCHANGE OPERATOR AND ASK FOR :-  
FREEPHONE 0800 9173993  
FAX 0208 3284050  
NATIONAL NEWSITES 0800 816866



### PLANT INFORMATION REPLY

15025 NORTHCLIFF LODGE, PENARTH  
140/CHG/15

**openreach**  
a BT Group business



Above: Northcliff Estate 1880 showing Northcliff Mansion House



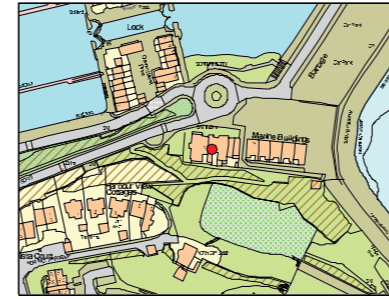
Above: Northcliff Estate 1900



Above: Northcliff Estate 1940 showing the addition of the existing Northcliff Lodge

Penarth  
 Penarth Dock - Custom House Building

Treasure  554  
 Monument   
 Listed Building  13.13.00 13350  
 OS Grid E 318848  
 OS Grid N 172496



Built 1865 in the Renaissance style. 2-storey plus attic 5-bay symmetrical front with central bell tower and advanced pedimented end bays. Yellow brick with bathstone dressings, rusticated ground floor and red brick left side elevation; slate roofs; yellow brick chimneystacks. Plinth, sill band and overall plain entablature with heavily moulded eaves course. Swagged Ionic coupled pilasters to outer bays containing bracketed pedimented windows.

Penarth  
 Penarth Dock - Marine Building

Treasure  555  
 Monument   
 Listed Building  13.14.00 13351  
 OS Grid E 318934  
 OS Grid N 172429



Built circa 1865 as 'Marine Hotel' in the French Renaissance style. Three-storey and attic, wide symmetrical domestic block, yellow brick facings with bathstone dressings and red rusticated plinth. Slate roof (now partially removed), with French pavilion roofs to ends with ornamental railings, mid roof parapets with brick chimneys. 15-window front divided into 5 sections of 3-window, squat second floor pilasters support roll-moulded eaves cornice, raised segmental dormer-heads with twin lights to centres of bays.

Penarth  
 Penarth - Paget Place - Northcliffe Cottage

Treasure  556  
 Monument   
 Listed Building   
 OS Grid E 318775  
 OS Grid N 172316



Built as the lodge for Cliff Villa, latter built 1840's and later became North Cliff in the late C19. Cliff Villa Lodge was also later renamed to Northcliff Lodge. It was not shown on the Waring's map of 1808, but appears on maps of the 1870's, this plus the design suggests a building date approx 1870. One notable resident in 1880's was Shadrach Alfred Smith, later to start the Smith dynasty at Cogan Hall Farm.

#### 4.0 PLANNING CONTEXT :

#### 4.1 SITE HISTORY

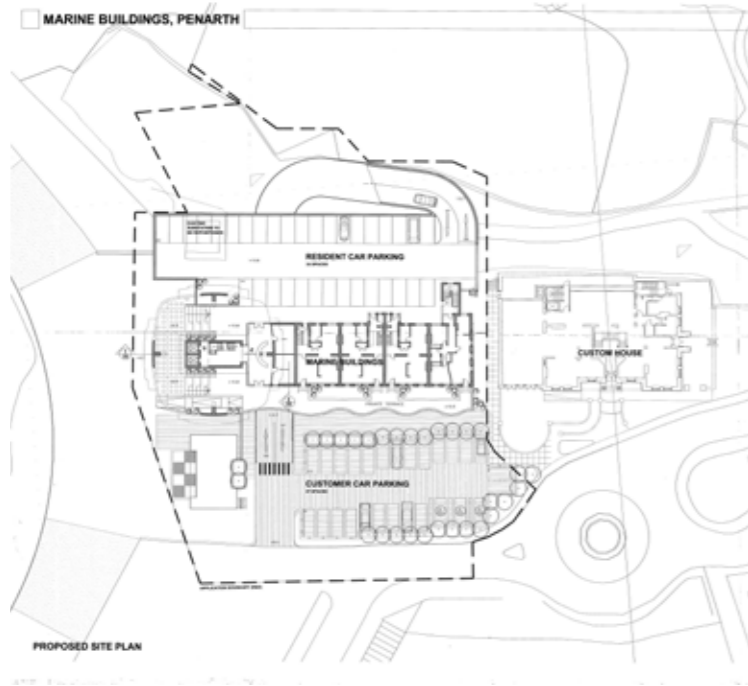
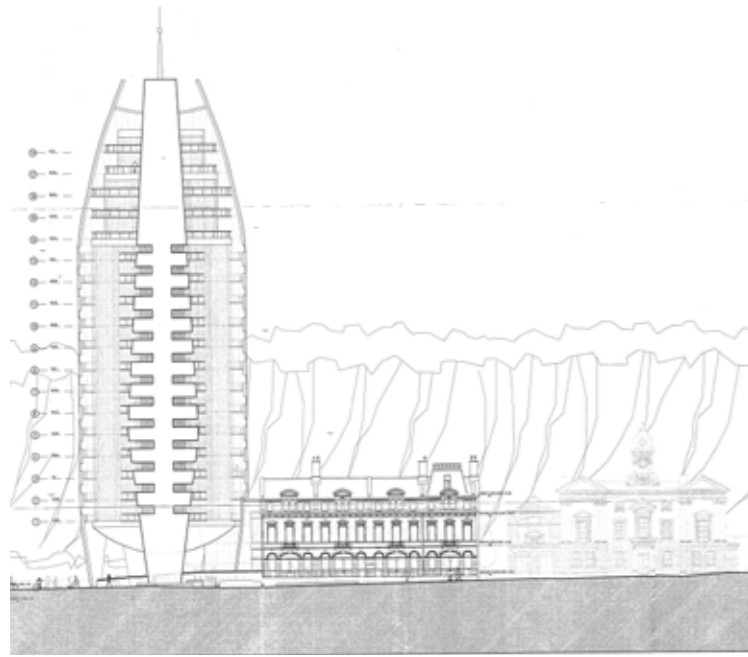
The site sits within the former grounds of the Northcliff Estate which included Northcliff House (now demolished) and the accompanying Summer House which sits atop the cliff known as Northcliff Villa. Northcliff House was occupied by many notable people all with maritime connections. The grounds have access to the unique cliff Villa which although derelict and in need of repair still exists.

Northcliff Flats, adjacent to the proposed site, were built on the site and gardens of Northcliff formerly known as cliff Villa c1840 during the 1960's. At the entrance to Northcliff Drive stands a beautifully maintained lodge House built as a lodge for Cliff Villa, which although not listed is considered a county treasure. Further down Northcliff Drive is the site of the Dockmasters House (also now demolished), and at the end of the Drive the original coastguard cottages exist.

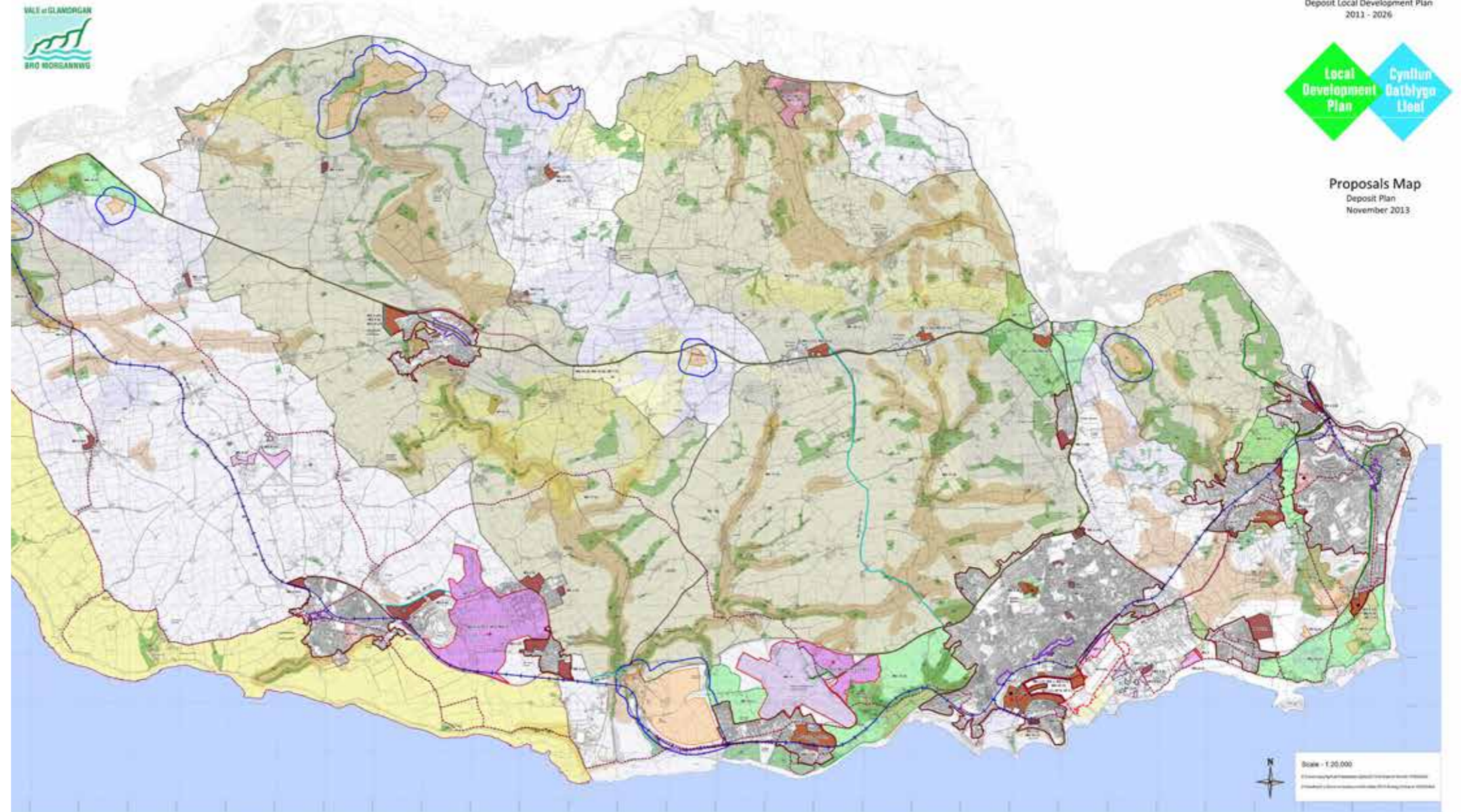
The lodge also named Northcliff Lodge within the site boundary was constructed some 100 years later (circa 1940) within the grounds of the Northcliff Estate.

The historic Customs House and Marine Building, both of which are listed, sit outside of the site boundary at the bottom of the Cliff.

The area has a different urban grain to the other residential areas of Penarth which are roads lined by terraced houses or large villa type houses. Following the demolition of Northcliff House and the construction of Northcliff Flats, several other new residential developments such as Marine Drive have been constructed.



Above: Map highlighting in red land on which recent planning applications have been made. Land at Northcliff Lodge has no historic planning applications.  
 Left: Historic and recent planning application made by others relating to Custom House, situated below the cliff.  
 Below: Vale of Glamorgan Deposit Local Development Plan proposals map.



#### 4.2 RECENT PLANNING HISTORY

There are no proposals submitted to the planning authority on record on the land within the site boundary of the Northcliff Lodge and associated land. There have been several applications for small scale improvements and amendments in the immediate context including to Northcliff Flats, the original Northcliff lodge and the historic coastguard cottages.

Most notably an application was granted in 1987 for a 30 flat residential development known as Mariners Heights adjacent to the land at Northcliff. Recently, permission was granted in 2014 for the refurbishment of the Marine Building next to the Custom House at the foot of the cliff, along with a side extension. The Marine Building is to be converted into a 55 bedroom boutique hotel (2011/01177/FL) and supersedes an earlier application for an 18 storey tower block which was refused permission.

#### 4.3 LOCAL DEVELOPMENT PLAN

The Vale of Glamorgan Deposit Local Development Plan 2011- 2016 has been reviewed in the preparation of this pre-application document. The proposed development site at Northcliff lodge is within the settlement boundary for Llandough (Penarth).

## 4.4 PLANNING POLICY

### Planning Policy Framework

The accompanying Planning Statement discusses in detail the policy context for the proposed development. This policy section therefore only relates to the relevant national and local design policy guidance.

### Planning Policy Wales 2014

Planning Policy Wales (PPW, edition 7 (2014)), is the principal document of the Welsh Government which 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 planning applications and appeals are made. PPW is supported by 21 topic-based Technical Advice Notes (TAN's) which are also relevant.

PPW seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate development so as to minimise demand for travel, ensure that all communities have good quality housing for their needs and safe neighbourhoods, promote access to employment, shopping, education, health, community, leisure and sports facilities and open space. PPW promotes a presumption in favour of sustainable development when determining planning applications.

Design is defined in Planning Policy Wales as:

"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 relationships to its surroundings."

PPW emphasises that:

"Good design is also inclusive design. The principles of 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."

### Technical Advice Notes

PPW is supplemented by a series of 21 topic-based Technical Advice Notes (TAN's) which provide practical guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications. TAN 12, which relates to Design is of most relevance here. This Design and Access Statement has been prepared in the context of the revised TAN 12 and demonstrates the suitability of the proposed design/layout.

TAN 12 was revised in June 2009 in order to update new requirements, including those for Design and Access Statements. It provides advice on design considerations and, in relation to housing design, it states a series of aims that local planning policies and guidance should aim to adhere to, which are as follows:

- "create places with the needs of people in mind, which are distinctive and respect local character;
- promote layouts and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;
- promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- secure the most efficient use of land including appropriate densities; and
- consider and balance potential conflicts between these criteria"

This TAN provides a definition of 'character' which is contained within the guidance on designing in

context (paragraph 4.8) and reads as follows:

"Appraising 'character' involves attention to topography; historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality, landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and local distinctive features and traditions (also known as vernacular elements)."

The TAN goes on to state that opportunities for innovative design will depend on the existing context of development and 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.

### Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

The statutory development plan for this Site is provided by VoG's UDP which was adopted in 2005. On the UDP Proposals Map the Site lies within the identified settlement boundary for Penarth, located within an established residential area.

The most relevant design related policies from the UDP are summarised below:

- ENV 11 (Protection of Landscape Features)
- ENV17 (Protection of Built & Historic Environment)
- ENV 20 (Development in Conservation Areas)
- ENV 27 (Design of New Developments)
- ENV 29 (Protection of Environmental Quality)
- HOUS 2 (Additional Residential Development)
- HOUS 8 (Residential Development Criteria)
- HOUS 11 (Residential Privacy and Space)
- HOUS 12 (Affordable Housing)
- TRAN 10 (Parking)
- REC 3 (Provision of Open Space within New Residential Development)

### Supplementary Planning Guidance

The Vale of Glamorgan have produced a number of Supplementary Planning Guidance which provides additional guidance to policies set out within the UDP. The most relevant of these are considered to be as follows;

- Sustainable Development (approved 2006)
- Amenity Standards (revised 2002)
- Design in the Landscape (approved 2005)
- Trees & Development (revised 2002)
- Parking Guidelines (addendum 2001)
- Penarth Conservation Area (approved 1999)

### Emerging Local Development Plan

The most relevant design policies from the emerging LDP are summarised below:

- MD1 (Location of New Development)
- MD2 (Place Making)
- MD3 (Design of New Development)
- MD5 (Residential Development in Key Service Centre & Primary Locations)
- MD7 (Housing Densities)
- MD 9 (Historic Environment)

5 . 0    EXISTING DRAWINGS  
[ 1321 / E01 - E03 ]



REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

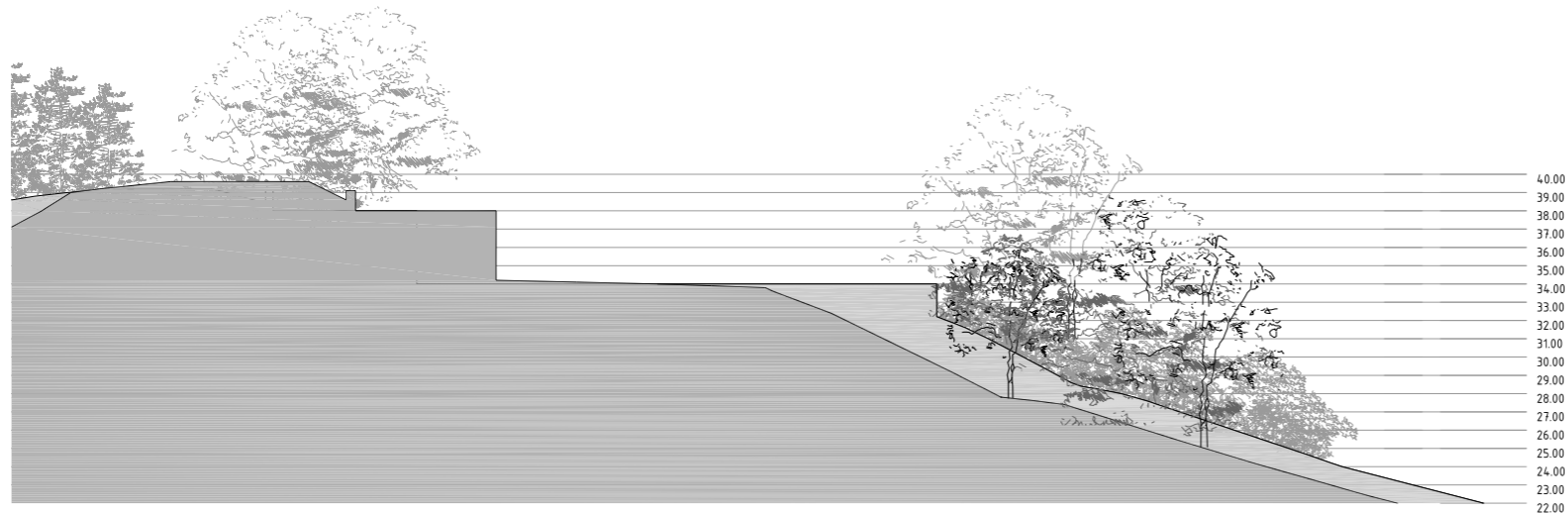
DRAWING  
EXISTING SITE PLAN

SCALE 1:200 @ A1 DRAWING NO. 1321/E01  
DATE MAY 15 DRAWN RT

DRAWING STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING  
 TENDER  B REGS  CONTRACT  CONSTRUCTION

LOYN & CO ARCHITECTS  
 21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EG  
 T: +44 (0)29 20311632 F: +44 (0)29 20427894 E: architecture@loyn.co.uk  
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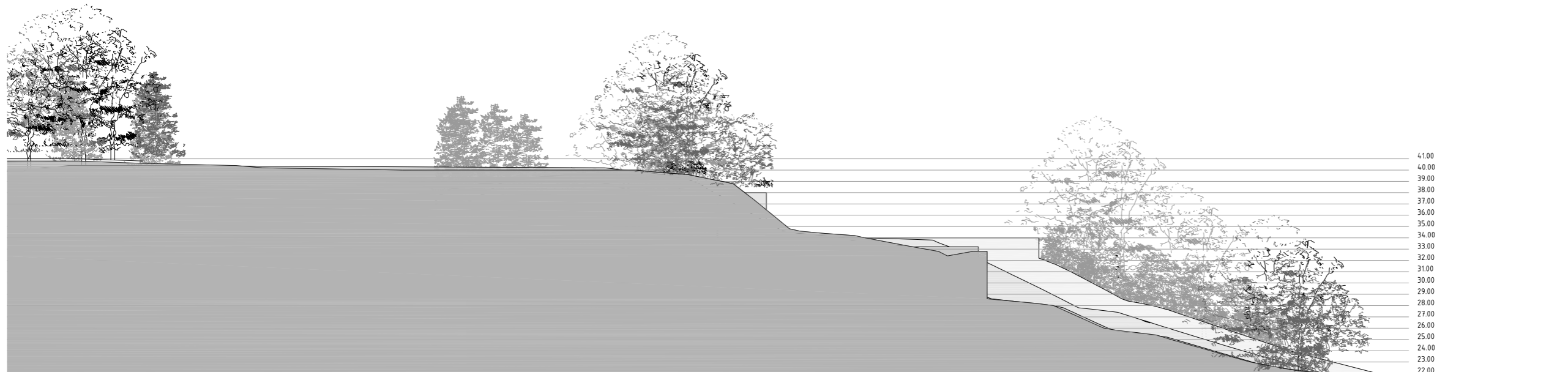




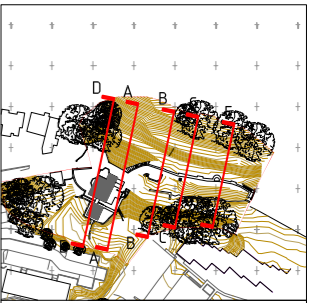
SECTION A-A



SECTION B-B



SECTION C-C



REVISIONS:

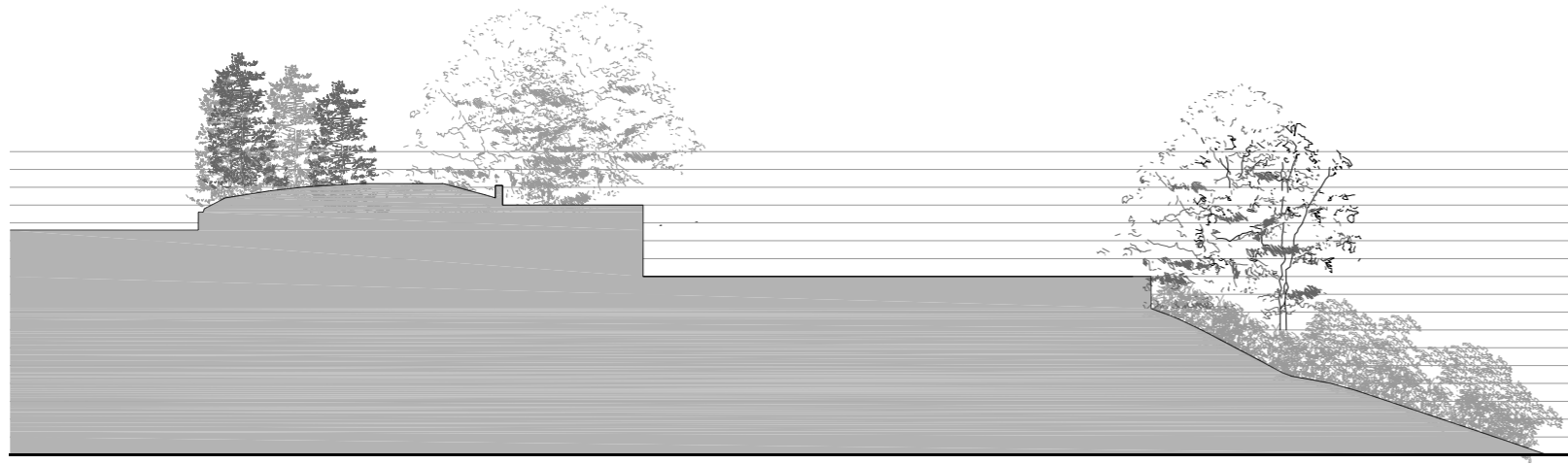
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
EXISTING GROUND SECTIONS

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DATE MAY 15 DRAWN RT

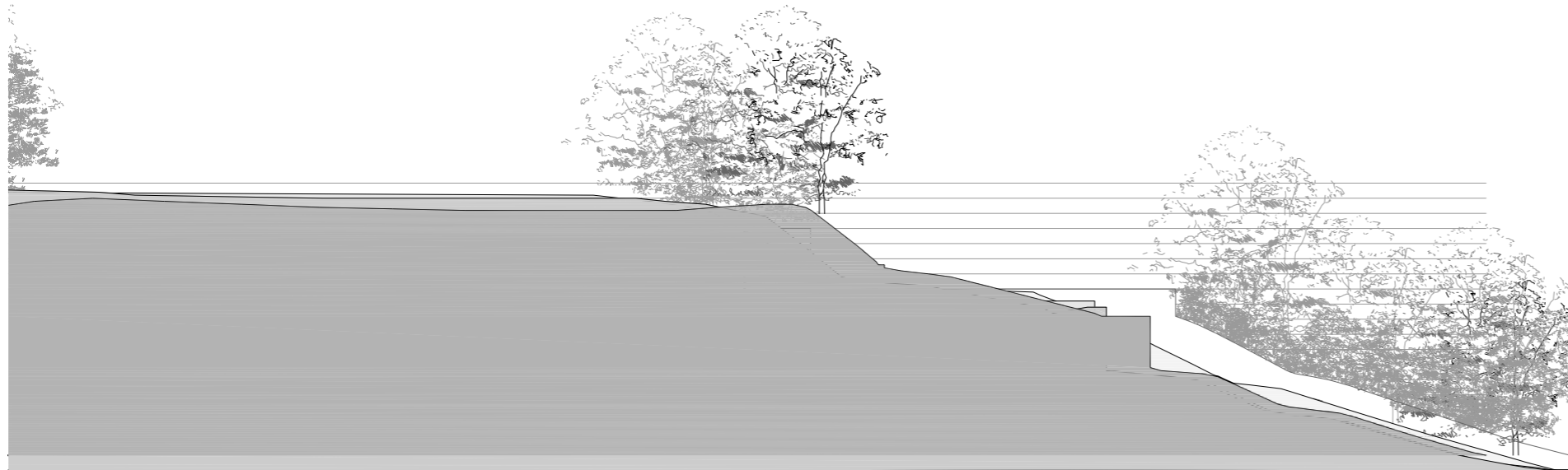
DRAWING STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
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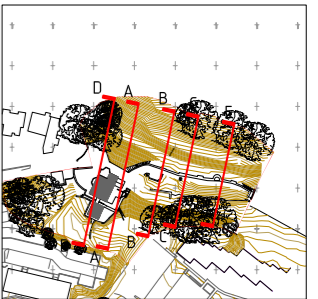
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SECTION D-D



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SECTION E-E



NOTES:

REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
EXISTING GROUND SECTIONS

SCALE  
1:200 @ A1  
DATE  
MAY 15  
DRAWING NO.  
RT 1321/E03

DRAWING STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
 TENDER  B. REGS  CONTRACT  CONSTRUCTION

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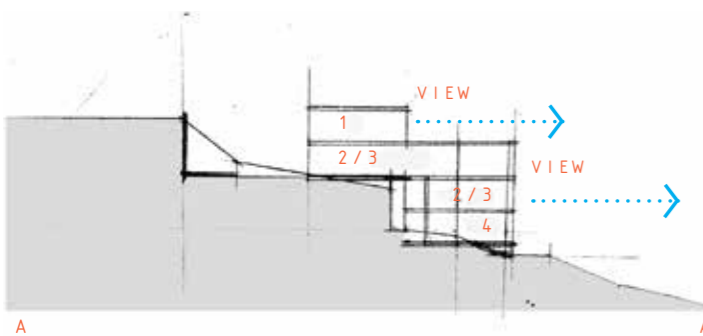
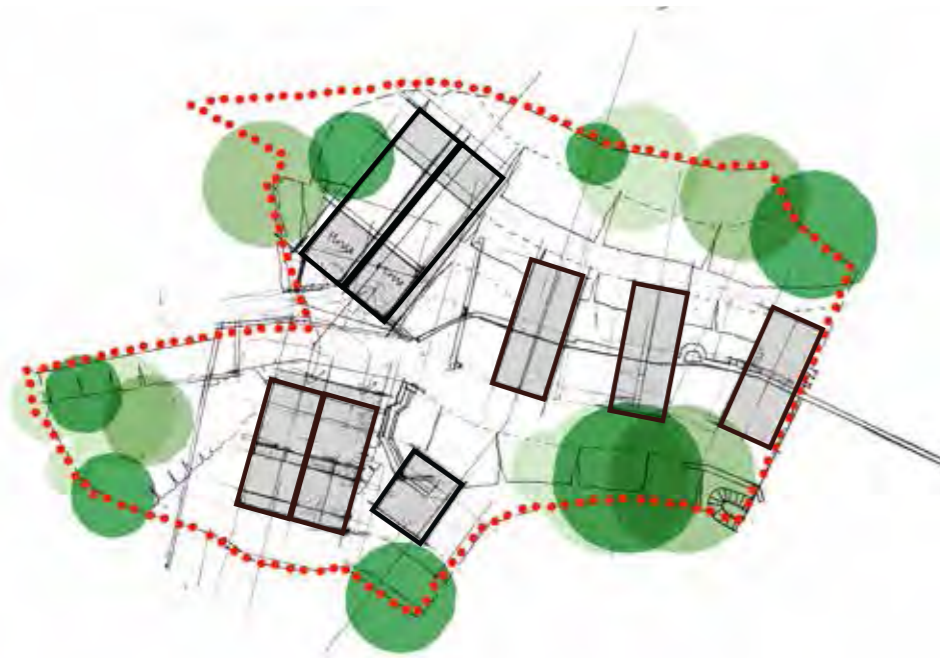
## 6 . 0 DESIGN DEVELOPMENT

## 6.1 CHARACTER

The character of the proposal is very much informed by its context and location. The surrounding area of Penarth has a distinct vernacular of Victorian properties whilst also setting a strong precedent for a mixture of new and other housing types within this. The Northcliff area itself boasts a mixture of architectural periods and characters as well as similar terraced apartment developments which respond to the topography of the landscape. The height and form of the development is informed by the surrounding building line and forms and the materials chosen will complement the existing palette of materials in the locality. We believe the proposals will be a strong addition to the character of the area and regenerate an under utilised site within the residential area.

The starting point of developing the proposals was to carry out a study of the massing/density on the site in relation to the responses generated from our site analysis. The best massing solution combined elements of Option 02 and Option 03. Option 02 which showed the 'I' shaped forms strengthened the eastern boundary shared with Northcliff flats and exploited the views to the north and west, but perhaps required an element of simplification in relation to site levels and buildability. The rational layout of Option 03 provided a strong relationship with the existing site levels and 'as found' elements on the site, such as the retaining wall.

OPTION 01



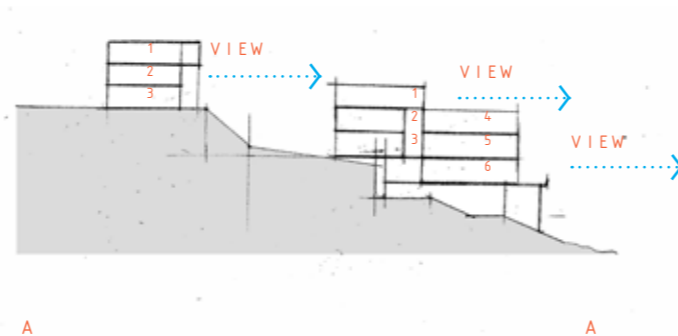
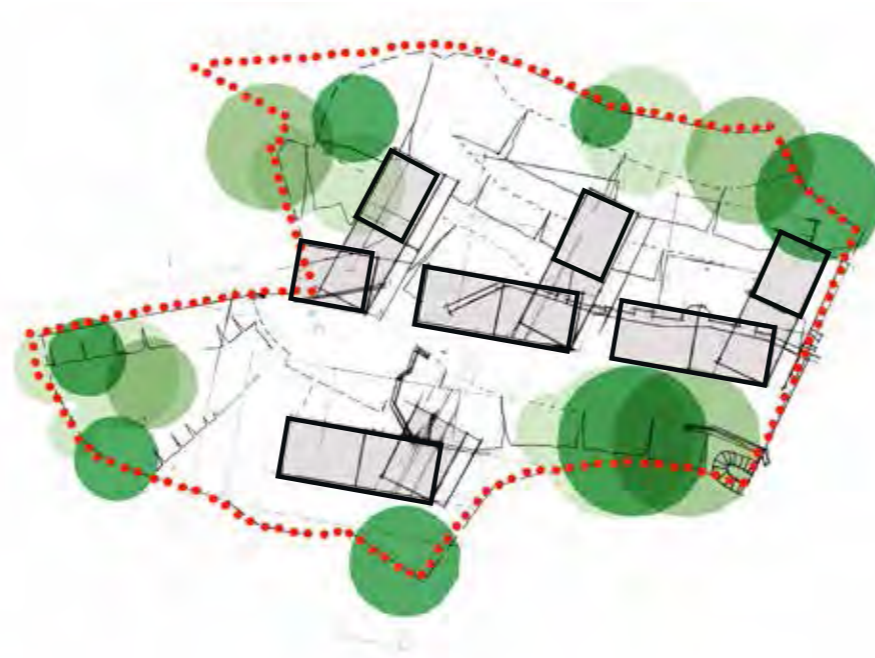
CAPACITY: 21 NO. 2 BED APARTMENTS / 2 NO. 3 BED HOUSE

The area of each apartment is circa 1000 ft. The section indicates that a number of the apartments are duplex in the option.

PARKING: 30 SPACES / 5 VISITOR SPACES / RATIO OF 1:5 RESIDENTS SPACES PER APARTMENT

The Vale of Glamorgan parking guidelines for residential new build states that 1 and 2 bedroom apartments should be facilitated with 1-2 spaces per unit, and for visitors car parking, 1 space should be provided every 3-5 visitors. The parking layout for Option 01 shown opposite works within these guidelines.

OPTION 02



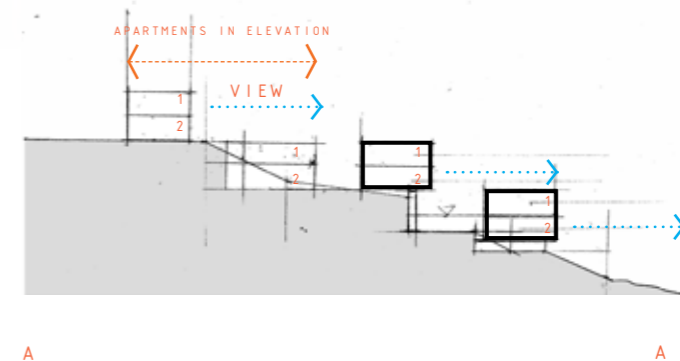
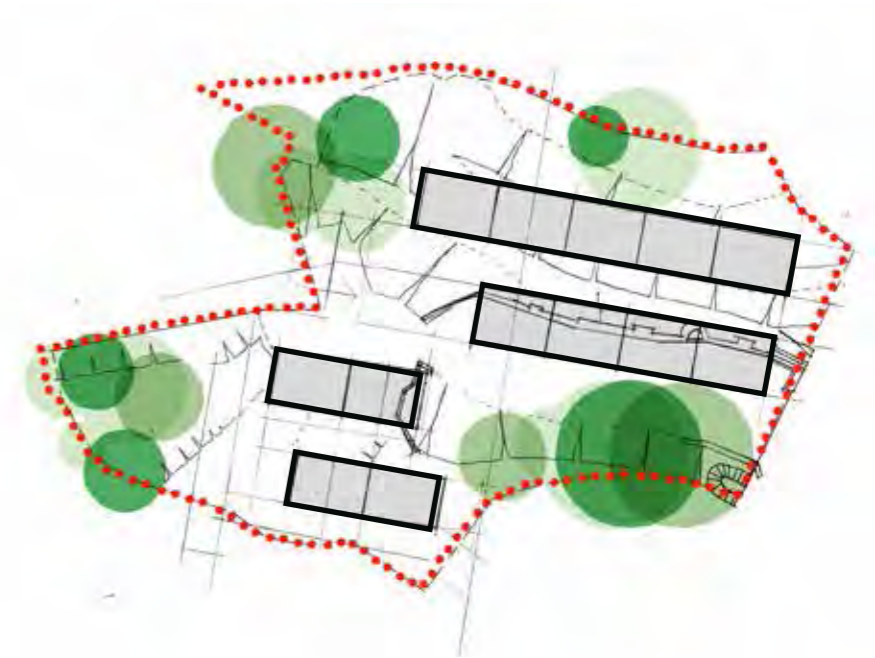
CAPACITY: 26 NO. 2 BED APARTMENTS

The area of each apartment is circa 1000 ft. The section indicates that a number of the apartments are duplex in the option.

PARKING: 27 SPACES / RATIO OF 1 RESIDENTS SPACE PER APARTMENT

The Vale of Glamorgan parking guidelines for residential new build states that 1 and 2 bedroom apartments should be facilitated with 1-2 spaces per unit, and for visitors car parking, 1 space should be provided every 3-5 visitors. The parking layout for Option 02 shown opposite shows one space per unit which is in line with the guidance. Provision for visitor parking has not been assessed on this option however an additional 6 spaces for car parking could be accommodated if the scheme was rationalised slightly.

OPTION 03



CAPACITY: 26 NO. 2 BED APARTMENTS

The area of each apartment is circa 1000 ft. The section indicates that a number of the apartments are duplex in the option.

PARKING: 26 SPACES / 5 VISITOR SPACES / RATIO OF 1 RESIDENTS SPACE PER APARTMENT

The Vale of Glamorgan parking guidelines for residential new build states that 1 and 2 bedroom apartments should be facilitated with 1-2 spaces per unit, and for visitors car parking, 1 space should be provided every 3-5 visitors. The parking layout for Option 03 shown below works within the guidance.

## 6.2 FORM AND MATERIALITY

At pre-application stage the preferred design solution incorporated a 4 unit development sitting on top of the existing retaining wall central to the site with a chamfered 5th unit to the eastern boundary creating an edge to the development. To the north of the central mass at the lower level, 4 further units are situated parallel with the mid level units, whilst a further three units are situated to the south of the central portion.

The ideal apartment type evolved into a 2 bedroom dual aspect typology with all the main living spaces benefitting from a view over Cardiff Bay, and kitchen spaces situated to have a southern aspect. A second typology emerged from the original unit type, and a 3 bedroom duplex arrangement is proposed at some levels.

The proposed material in the main is white/pale facing brickwork. The use of white/pale brick set amongst the trees and existing landscape would define a carefully crafted development along the cliff top, when viewed from the barrage and marina. New planting and existing landscape elements should characterise the development so that it is integrated carefully into the landscape setting. Facing brickwork will also provide the robust materiality required for a maritime environment which will weather well.

The soft landscaping of the site will add another layer to the site materiality and it is proposed to add colour and provide privacy to dwellings through landscape elements.



## 7.0 THE PROPOSAL

## 7.1 SUMMARY OF THE PROPOSAL

The finalised scheme is the result of significant site and context analysis with the following design concepts involving the form, massing and relationship of the proposal to its location:

- Respects and works with existing site levels, whilst ensuring DDA accessibility
- Maximises sea views from the site towards Cardiff Bay
- Use of tectonic materials that respect the context and surroundings
- Appropriately scaled massing which follows the ribbon of development along the headland
- Improved landscape character which enhances the site setting
- Improved access and site boundary conditions
- Improvements to existing site drainage
- Promotes the principles of good design

The building form is arranged over 3no levels in relation to the site topography. Across these levels there are a mixture of 2 and 3 bed apartments. The apartment mix and general areas are as follows:

CAPACITY: 30 apartments (23no 2-bed and 7no 3-bed)

GIFA for each dwelling (excl. external walls but including all voids):

2 bed apartment: 90m<sup>2</sup> (plus balcony space 12m<sup>2</sup>)

3 bed duplex: 126m<sup>2</sup> (plus roof terrace and balcony 50m<sup>2</sup>)



## 7.2 ENVIRONMENTAL SUSTAINABILITY

The scheme has been developed with environmental sustainability and energy conservation in mind along with a focus on creating an environment that will promote good health, happiness and wellbeing for the inhabitants.

A fabric first approach has been utilised including: economy of spaces, building orientation, high levels of insulation, dense terraces rather than individual properties to reduce exposed surfaces, where possible areas of south facing glazing, energy monitoring devices.

A considerable aspect of the project is the treatment of the landscape. In addition to the landscape proposals sedum roof coverings are proposed to contribute to the ecological value and biodiversity of the site whilst also slowing rainwater runoff and reducing the impact visually of the scheme and the lower apartments to those which look onto the roofs.

### Energy Strategy

A fabric first, passive design approach has been used for the development. High levels of insulation, airtightness, building orientation and low u values ensure a low heating and cooling requirement.

The scheme is believed to adopt best practice principles of Building for Life in terms of its approach to the social sustainability of the development:

- The proposed scheme integrates into its surroundings by reinforcing existing connections between the upper levels of Penarth and the barrage, whilst also respecting existing buildings and land uses around the development site
- The development is close to community facilities, such as shops, schools, workplaces, parks, play areas, pubs and eateries
- The site has good access to public transport
- For a low density scheme the development is providing a mix of accommodation types to suit local requirements
- The proposals strive to create a place with a locally inspired/distinctive character
- The scheme takes advantage of existing topography and landscape features
- The buildings have been designed and positioned with landscaping to define and enhance the routes and spaces between buildings
- Routes are legible and it is easy to navigate your way around the site
- The shared surface and home zone design approach encourages low vehicle speeds
- Car parking is well integrated so as not to dominate the street
- Public and private spaces be clearly defined
- There is adequate external storage space for bins and recycling
- 

### Waste

Reducing construction waste and dwelling in use waste has been considered at these early stages. These will be explored in more detail in the next RIBA workstage.

### Construction:

- A modular dimensioning system has been used in the main construction components such as windows and doors
- the dwellings will be set out to brick dimensions to reduce the need for cutting on site
- efficient design using standard components where possible
- careful selection of materials
- use of off site manufacture where possible





As noted in section '3.6 Local Amenities' there are good links to sustainable transport such as bus, train and boat from Cardiff Barrage. The site also has good links to local pedestrian and cycle ways, most notably across the Barrage connecting to Cardiff Bay. Parking on the site is based on 1no space per dwelling with 2no additional visitor spaces. There is a dedicated bike/bin store to each property, with communal stores also located within the external courtyard.

The current access to Northcliff Lodge via Northcliff Drive is un-adopted highway, and would not be suitable for more frequent vehicular use due to its scale and condition, and the difficult 5 point junction it forms with Paget Place. An alternative access route has therefore been proposed from Paget Place. This allows for a quieter, safer 'T' junction.

The proposal also considers improving the car parking area at the Northcliff flats by reconfiguring and re-structuring the current parking arrangements. This would increase the number of parking bays currently held at Northcliff flats. This car parking provision would remain solely for the use of the residents at Northcliff flats.

Despite the steep topography of the site a lift is incorporated into each block to ensure that the entrance levels of all apartments are fully accessible. A lift also provides access to the level of Block C, in addition to 2no. stairs.



Above: A new access point off Paget Place is proposed to serve the potential development at Northcliff Lodge. The current access via Northcliff Drive would not be adequate in serving the development proposal.

#### 7.4 LANDSCAPE AND VEGETATION

There is currently a historic TPO covering the land owned by Northcliff flats. To help inform our design proposals we have therefore carried out significant landscape studies in conjunction with the Arboriculturist and Landscape Designer. Their supporting documents are included separately within the full planning submission. The following pages provide a summary of the approach and outcomes of this research.

The tree survey drawings provided by the Arboriculturist are set out over the next few pages, the Arboriculturist's Report accompanies the pre-application.

Following the tree survey, a landscape architect has prepared proposals which outline a tree replacement strategy within a proposal which seeks to enhance the landscape setting and street frontage to Paget Place. These proposals are also contained within this pre-application document, and follow the tree survey drawings.

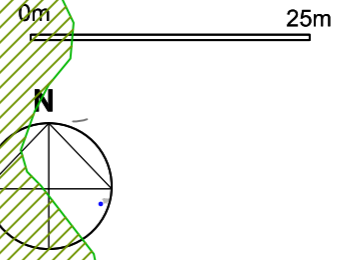


- Root Protection Area
- Alder
- Existing Retained Trees
- T47 Tree Removals recommended for removal category U
- T47 Tree Removals to facilitate development
- T47 Category B Trees
- T47 Category C Trees
- TPO Tree
- Roots cut back
- Roots not present beyond retaining structure
- Protective Fencing Line

**Tree Retention/Removal**

11/2015



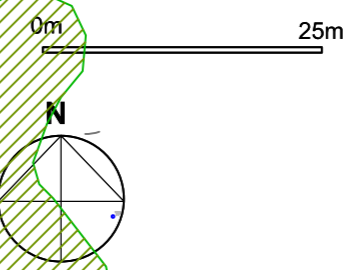


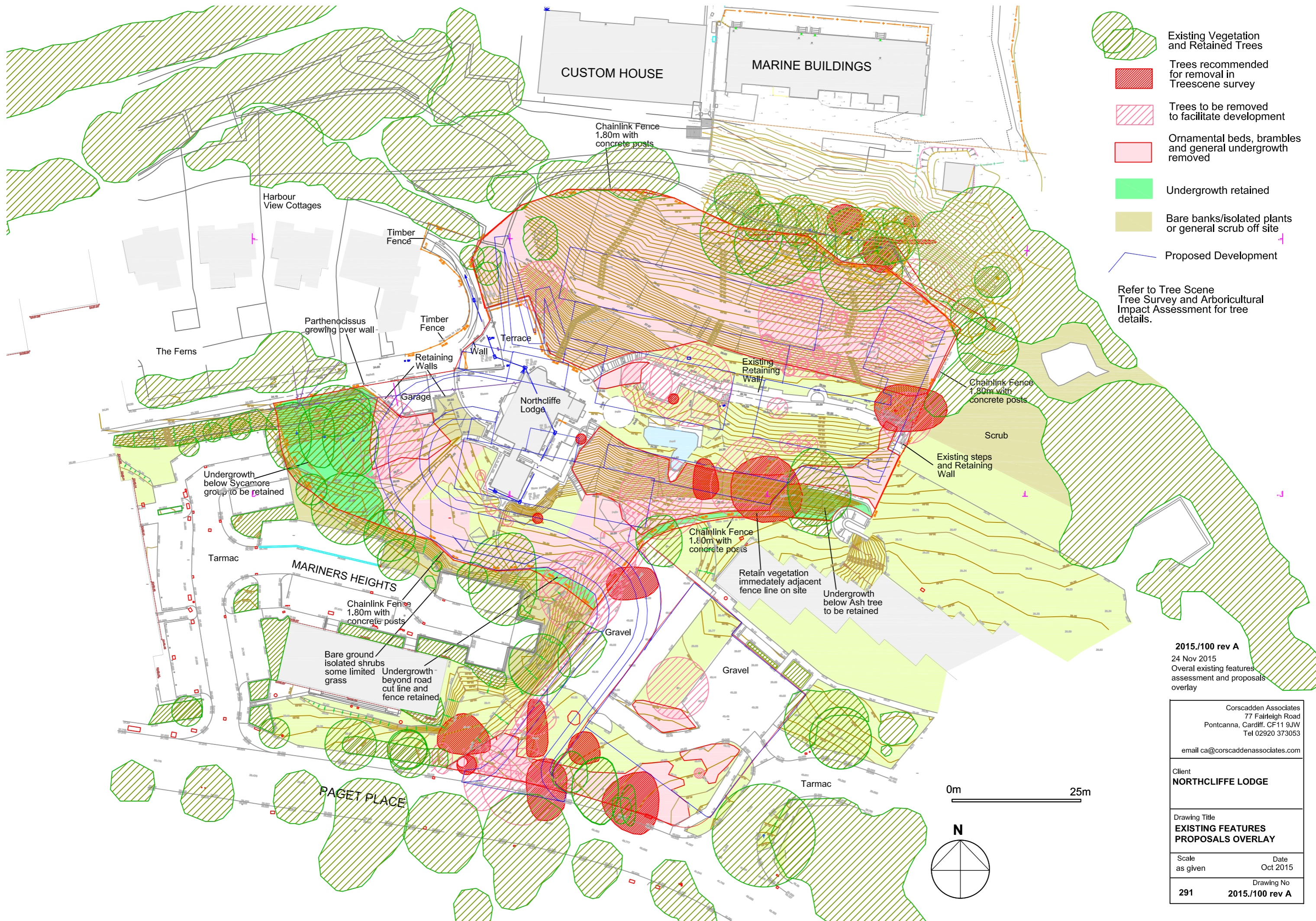









- Root Protection Area
- Alder
- Existing Retained Trees
- Tree Removals recommended for removal category U
- Tree Removals to facilitate development
- T47 Category B Trees
- T47 Category C Trees
- TPO Tree
- Roots cut back
- Roots not present beyond retaining structure
- Protective Fencing Line

**Arboricultural Implications Assessment**

11/2015





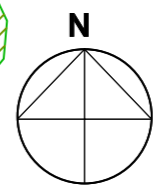
-  Existing Vegetation and Retained Trees
-  Trees recommended for removal in Treescene survey
-  Trees to be removed to facilitate development
-  Ornamental beds, brambles and general undergrowth removed
-  Undergrowth retained
-  Bare banks/isolated plants or general scrub off site
-  Proposed Development

Refer to Tree Scene Tree Survey and Arboricultural Impact Assessment for tree details.

**2015./100 rev A**  
 24 Nov 2015  
 Overall existing features assessment and proposals overlay

Corscadden Associates 77 Fairleigh Road Pontcanna, Cardiff. CF11 9JW Tel 02920 373053 email ca@corscaddenassociates.com	
Client	<b>NORTHCLIFFE LODGE</b>
Drawing Title	<b>EXISTING FEATURES PROPOSALS OVERLAY</b>
Scale as given	Date Oct 2015
<b>291</b>	Drawing No <b>2015./100 rev A</b>

0m 25m



NORTHCLIFFE : PENARTH PLANTING SCHEDULE :				28-Nov-15
TREE PLANTING				
Bj MS	Betula utilis Jacquemontii	3-5m height Multistem	2 No	
Psyl	Pinus sylvestris	1.5-2.0m height	2 No	
AcEJ EXH	Acer campestre Elsrijk	14-16cm girth Extra Heavy Standard	6 No	
ApEQ EXH	Acer platanoides Emerald Queen	14-16cm girth Extra Heavy Standard	8 No	
Asp EXH	Alnus spaethii	14-16cm girth Extra Heavy Standard	3 No	
Bj EXH	Betula utilis Jacquemontii	14-16cm girth Extra Heavy Standard	5 No	
Qp EXH	Quercus petraea	14-16cm girth Extra Heavy Standard	4 No	
Popl EXH	Populus tremula	14-16cm girth Extra Heavy Standard	3 No	
SaS EXH	Sorbus aucuparia Sheerwater Seeding	14-16cm girth Extra Heavy Standard	5 No	
St EXH	Sorbus torminalis	14-16cm girth Extra Heavy Standard	3 No	
Saria EXH	Sorbus aria	14-16cm girth Extra Heavy Standard	4 No	
SIB EXH	Sorbus intermedia Brouwers	14-16cm girth Extra Heavy Standard	2 No	
ApEQ ANS	Acer platanoides Emerald Queen	18-20cm Advanced Nursery Standard	8 No	
Bj ANS	Betula utilis Jacquemontii	18-20cm Advanced Nursery Standard	5 No	
LsLR ANS	Liquidambar styraciflua Lane Robert	18-20cm Advanced Nursery Standard	2 No	
TOTAL			62 No	

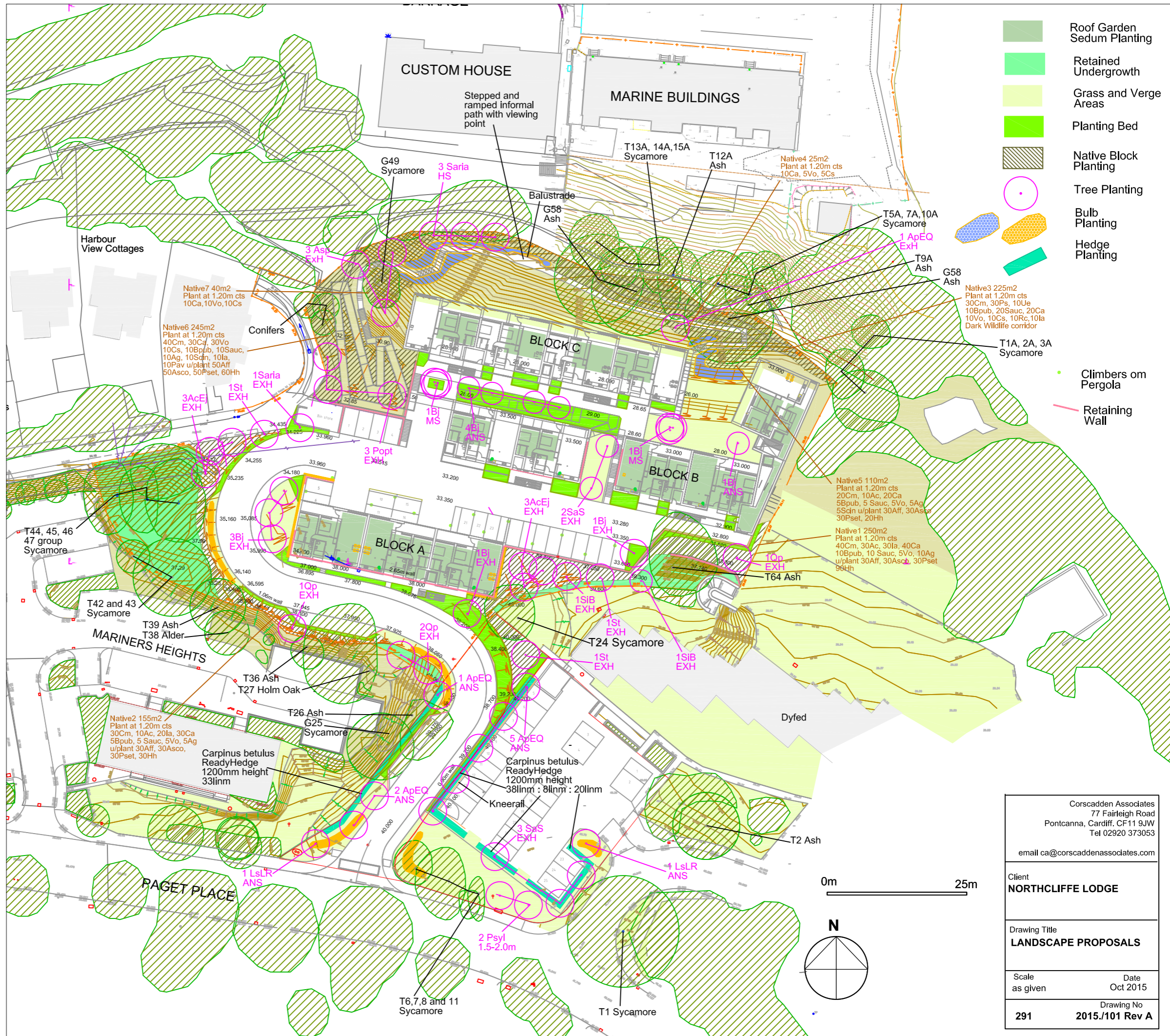
NATIVE BLOCKS 1-7				1050 m2
Ac	Acer campestre	60-90cm 1+1	50 No	
Ag	Alnus glutinosa	60-90cm 1+1	30 No	
Bpub	Betula pubescens	60-90cm 1+1	40 No	
Cm	Crataegus monogyna	60-90cm 1+1	160 No	
Ca	Corylus avellana	60-90cm 1+1	160 No	
Cs	Cornus sanguinea	60-90cm 1+1	35 No	
Ia	Ilex aquifolium	30-45cm 3Lpot	70 No	
Pav	Prunus avium	60-90cm 1+1	10 No	
Ps	Prunus spinosa	60-90cm 1+1	30 No	
RC	Rosa canina	60-90cm 1+1	10 No	
Sauc	Sorbus aucuparia	60-90cm 1+1	50 No	
Scin	Salix cinerea	60-90cm 0/1	15 No	
Ue	Ulex europaeus	60-90cm 1+1	10 No	
Vo	Viburnum opulus	60-90cm 1+1	70 No	
Underplant				
Aff	Athyrium filix femina	2Lpot	140 No	
Asco	Asplenium scolopendrium	2Lpot	140 No	
Psset	Polystichum setiferum	2Lpot	140 No	
Hh	Hedera helix	60-90cm 2LPot	200 No	
TOTAL			1360 No	

HEDGEROW				99 linn
	Carpinus betulus	1m troughs	99 No	
	Hornbeam	Height 1200m		

SEDUM ROOFS				7245 m2
	Sedum acre Aureum	Sedum Mat		
	Sedum album Coral Carpet	1.0m x 1.5m mats		
	Sedum album Athoum	25-45mm		
	Sedum album Mini			
	Sedum Summer Glory			
	Sedum relexum			
	Sedum Weihenstephaner Gold			
	Sedum Voodoo			

GRASS MIXES			
GRASS AND VERGE MIX			
GERMINAL A16 Country Parks and Reclamation			
CORAL	Creeping Red Fescue		40 %
CHARME	Chewings Fescue		20 %
ABERFLEECE	Sheeps Fescue		15 %
SOUTHLANDS	Crested Dogstail		15 %
HIGHLAND	Browntop Bent		7.5 %
ABERACE	White Clover		2.5 %
Total			100 %
sow at rate of 25gms per sq metre			

LOW MAINTENANCE GRASS AREAS			
GERMINAL RE8 Coastal Reclamation MG12 Grassland			
	Cynosurus cristatus	Crested Dogstail	10 %
	Festuca arundinacea	Tall Fescue	30 %
	Festuca rubra ssp littoralis	Slender Creeping Red Fescue	20 %
	Festuca pratense	Meadow Fescue	9 %
	Holcus lanata	Yorkshire Fog	5 %
	Plantago lanceolata	Ribwort Plantain	4 %
	Plantago major	Greater Plantain	1.00 %
	Agrostis stolonifera	Creeping Bent	2.50 %
	Arrhenatherum elatius	Tall Oat Grass	2.50 %
	Anthoxanthum odoratum	Sweet Vernal	1 %
	Ranunculus acris	Meadow Buttercup	4 %
	Lotus corniculatus	Birdfoot Trefoil	1.5 %
	Trifolium pratense	Red Clover	2 %
	Trifolium repens	White Clover	2 %
	Iris pseudoacorus	Yellow Flag Iris	2 %
	Taraxacum officinale	Dandelion	2 %
	Leontodon autumnale	Autumn Hawkbit	0.25 %
	Vicia cracca	Tufted Vetch	1.00 %
	Hypocis radicata	Cats Ear	0.25 %
Total			100.00 %
sow at rate of 5gms per sqm			



2015./101 Rev A  
1 Dec 2015  
Minor revisions

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Pontcanna, Cardiff, CF11 9JW  
Tel 02920 373053  
email ca@corscaddenassociates.com

Client  
**NORTHCLIFFE LODGE**

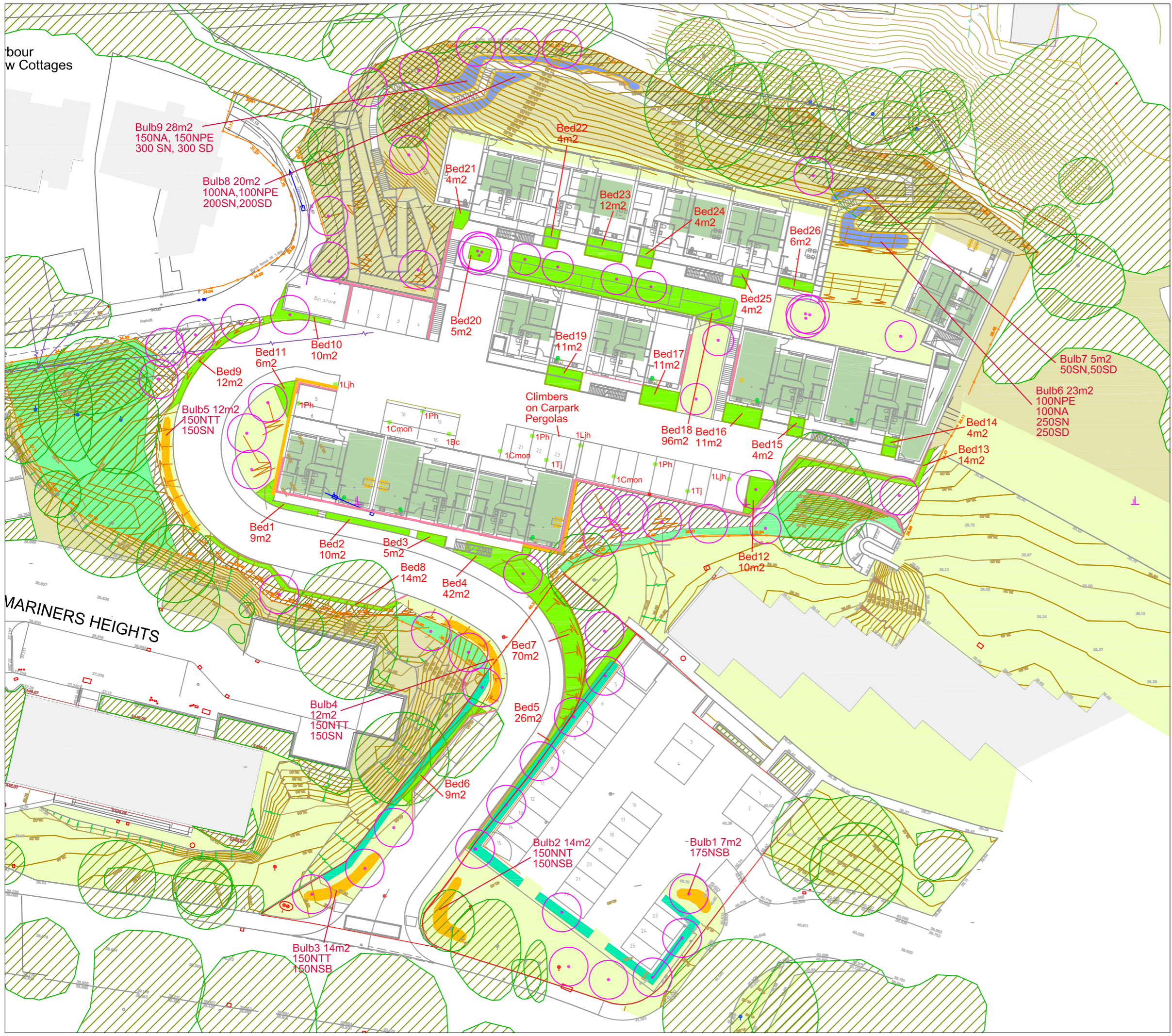
Drawing Title  
**LANDSCAPE PROPOSALS**

Scale as given Date Oct 2015

Drawing No  
**291** 2015./101 Rev A

bour  
w Cottages

MARINERS HEIGHTS



BULBS 1-9			
SN	Scilla nutans	English Bluebell Bulb	135 m2
SD	Silene dioica	Red Campion. Wild Flower Plug	800 No
NTT	Narcissus Tele a Tete	Dwarf Daffodil Bulb	600 No
NSB	Narcissus Bell Song	Daffodil Bulb	475 No
NPE	Narcissus Pheasants Eye	White coloured eye Daffodil	350 No
NA	Narcissus Actea	White coloured eye Daffodil	350 No
TOTAL			3675 No

CLIMBERS			
Bc	Berberidopsis corallina	60-90cm 3Lpot	1
Cmon	Clematis montana fragrant Spring	60-90cm 3Lpot	3 No
TJ	Trachelospermum jasminoides	60-90cm 2Lpot	2 No
LJH	Lonicera japonica Halliana	60-90cm 2Lpot	3 No
Phen	Parthenocissus henryana	60-90cm 2Lpot	4 No
TOTAL			9 No

PLANTING BEDS 1-25 NOTIONAL PLANTING LIST			
AMS	Armeria maritima Splendens	1Lpot	
CC	Cistus corbariensis	30-45cm 3Lpot	
CSK	Cistus Silver Pink	30-45cm 3Lpot	
EDS	Escallonia Donards Seeding	45-60cm 3Lpot	
EEG	Euonymus Emerald Gaiety	20-30cm 2Lpot	
Gmac	Geranium macrorrhizum Album	2Lpot	
GEJB	Geranium Johnsons Blue	2Lpot	
Gpro	Gaultheria procumbens	20-30cm 2Lpot	
Hbux	Hebe buxifolia	20-30cm 2Lpot	
HEG	Hebe Emerald Green	20-30cm 2Lpot	
Hh	Hedera helix	60-90cm 2Lpot	
HGR	Hedera Green Ripple	60-90cm 2Lpot	
IB	Iris Braithwaite	2Lpot	
IBR	Iris Blue Rhythm	2Lpot	
LMD	Lavandula Munstead Dwarf	20-30cm 2Lpot	
Lmusc	Liriope muscari White	2Lpot	
PAB	Potentilla Abbotswood	30-45cm 3Lpot	
PMM	Pinus mugo Mughus	45-60cm 3Lpot	
RB	Rosa Ballerina	45-60cm 2Lpot	
RBon	Rosa Bonica	45-60cm 3Lpot	
SBG	Spiraea Little Princess	30-45cm 3Lpot	
SkKG	Skimmia confusa Kew Green	20-30cm 2Lpot	
VMBV	Vinca minor Bowles Variety	20-30cm 2Lpot	

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Client  
**NORTHCLIFFE LODGE**

Drawing Title  
**LANDSCAPE PROPOSALS  
PLANTING BEDS AND BULBS**

Scale as given Date Oct 2015

291 Drawing No 2015./102 rev A

2015./102 Rev A  
1 Dec 2015  
Minor revisions

**NORTHCLIFFE : PENARTH  
PLANTING SCHEDULE :**

Rev 30Nov2015

	<b>TREE PLANTING</b>		
Bj MS	Betula utilis Jacquemontii	3-5m height Multistem	2 No
Psyl	Pinus sylvestris	1.5-2.0m height	2 No
AcEj EXH	Acer campestre Elsrijk	14-16cm girth Extra Heavy Standard	6 No
ApEQ EXH	Acer platanoides Emerald Queen	14-16cm girth Extra Heavy Standard	8 No
Asp EXH	Alnus spaethii	14-16cm girth Extra Heavy Standard	3 No
Bj EXH	Betula utilis Jacquemontii	14-16cm girth Extra Heavy Standard	5 No
Qp EXH	Quercus petraea	14-16cm girth Extra Heavy Standard	4 No
Popt EXH	Populus tremula	14-16cm girth Extra Heavy Standard	3 No
SaS EXH	Sorbus aucuparia Sheerwater Seedling	14-16cm girth Extra Heavy Standard	5 No
St EXH	Sorbus torminalis	14-16cm girth Extra Heavy Standard	3 No
Saria EXH	Sorbus aria	14-16cm girth Extra Heavy Standard	4 No
SiB EXH	Sorbus intermedia Brouwers	14-16cm girth Extra Heavy Standard	2 No
ApEQ ANS	Acer platanoides Emerald Queen	18-20cm Advanced Nursery Standard	8 No
Bj ANS	Betula utilis Jacquemontii	18-20cm Advanced Nursery Standard	5 No
LsLR ANS	Liquidamber styraciflua Lane Robert	18-20cm Advanced Nursery Standard	2 No
	<b>TOTAL</b>		<b>62 No</b>
	<b>NATIVE BLOCKS 1-7</b>		<b>1050 m2</b>
Ac	Acer campestre	60-90cm 1+1	50 No
Ag	Alnus glutinosa	60-90cm 1+1	30 No
Bpub	Betula pubescens	60-90cm 1+1	40 No
Cm	Crateagus monogyna	60-90cm 1+1	160 No
Ca	Corylus avellana	60-90cm 1+1	160 No
Cs	Cornus sanguinea	60-90cm 1+1	35 No
Ia	Ilex aquifolium	30-45cm 3Lpot	70 No
Pav	Prunus avium	60-90cm 1+1	10 No
Ps	Prunus spinosa	60-90cm 1+1	30 No
RC	Rosa canina	60-90cm 1+1	10 No
Sauc	Sorbus aucuparia	60-90cm 1+1	50 No
Scin	Salix cinerea	60-90cm 0/1	15 No
Ue	Ulex europaeus	60-90cm 1+1	10 No
Vo	Viburnum opulus	60-90cm 1+1	70 No
	Underplant		
Aff	Athyrium filix femina	2Lpot	140 No
Asco	Asplenium scolopendrium	2Lpot	140 No
Pset	Polystichum setiferum	2Lpot	140 No
Hh	Hedera helix	60-90cm 2LPot	200 No
	<b>TOTAL</b>		<b>1360 No</b>
	<b>HEDGEROW</b>		<b>99 linm</b>
	Carpinus betulus	1m troughs	99 No
	Hornbeam	Height 1200m	
	<b>BULBS 1-9</b>		<b>135 m2</b>
SN	Scilla nutans	English Bluebell Bulb	1100 No
SD	Silene dioica	Red Campion. Wild Flower Plug	800 No
NTT	Narcissus Tete a Tete	Dwarf Daffodil Bulb	600 No
NSB	Narcissus Bell Song	Daffodil Bulb	475 No
NPE	Narcissus Pheasants Eye	White coloured eye Daffodil	350 No
NA	Narcissus Actea	White coloured eye Daffodil	350 No
	<b>TOTAL</b>		<b>3675 No</b>
	<b>SEDUM ROOFS</b>		<b>7245 m2</b>
	Sedum acre Aureurum	Sedum Mat	
	Sedum album Coral Carpet	1.0m x 1.5m mats	
	Sedum album Athoum	25-45mm thickness	
	Sedum album Mini		
	Sedum Summer Glory		
	Sedum relexum		
	Sedum Weihenstephaner Gold		
	Sedum Voodoo		



## 7.5 COMMUNITY SAFETY

The form of the proposal is designed to encourage a strong sense of community within the site. The shared entrance courtyard and the transition between the public and the private realm ensures a relatively private development that provides a secure and safe environment once you are within it.

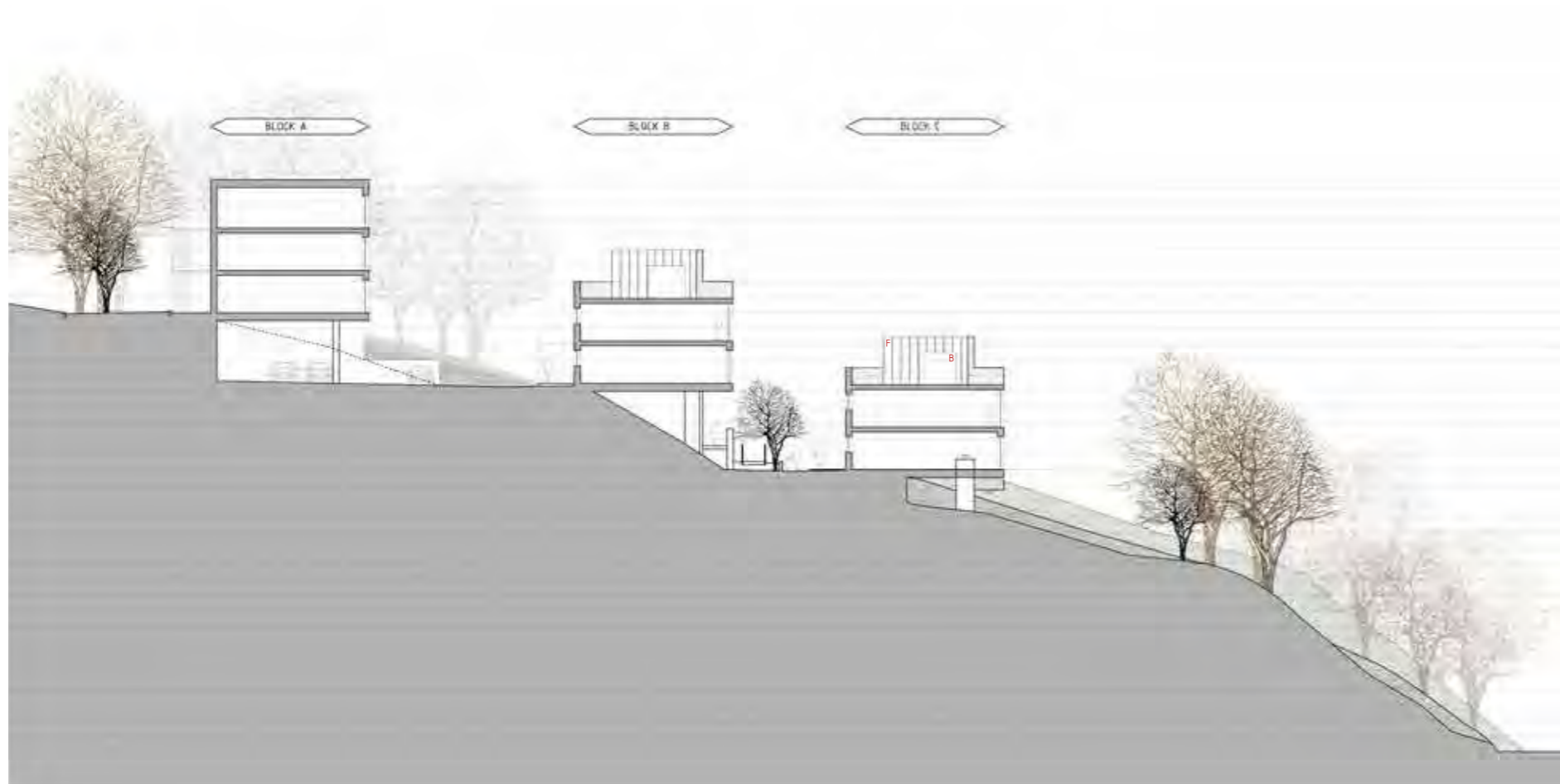
Routes around the site:

Excessive permeability has been avoided. The permeability of the main access is well managed to ensure security within the site. The access points and principal routes are well defined by the shared surface and approach to materiality.

Building envelope:

The sectional design of the apartments ensures overlooking and natural surveillance to all areas of the site. This arrangement is based on best practice principles of secure by design. Blank elevations have been avoided and planting at ground level provides defensible space to each of the properties.

It is hoped that over time the courtyards will also provide areas for residents to meet and interact and further encourage a sense of community.



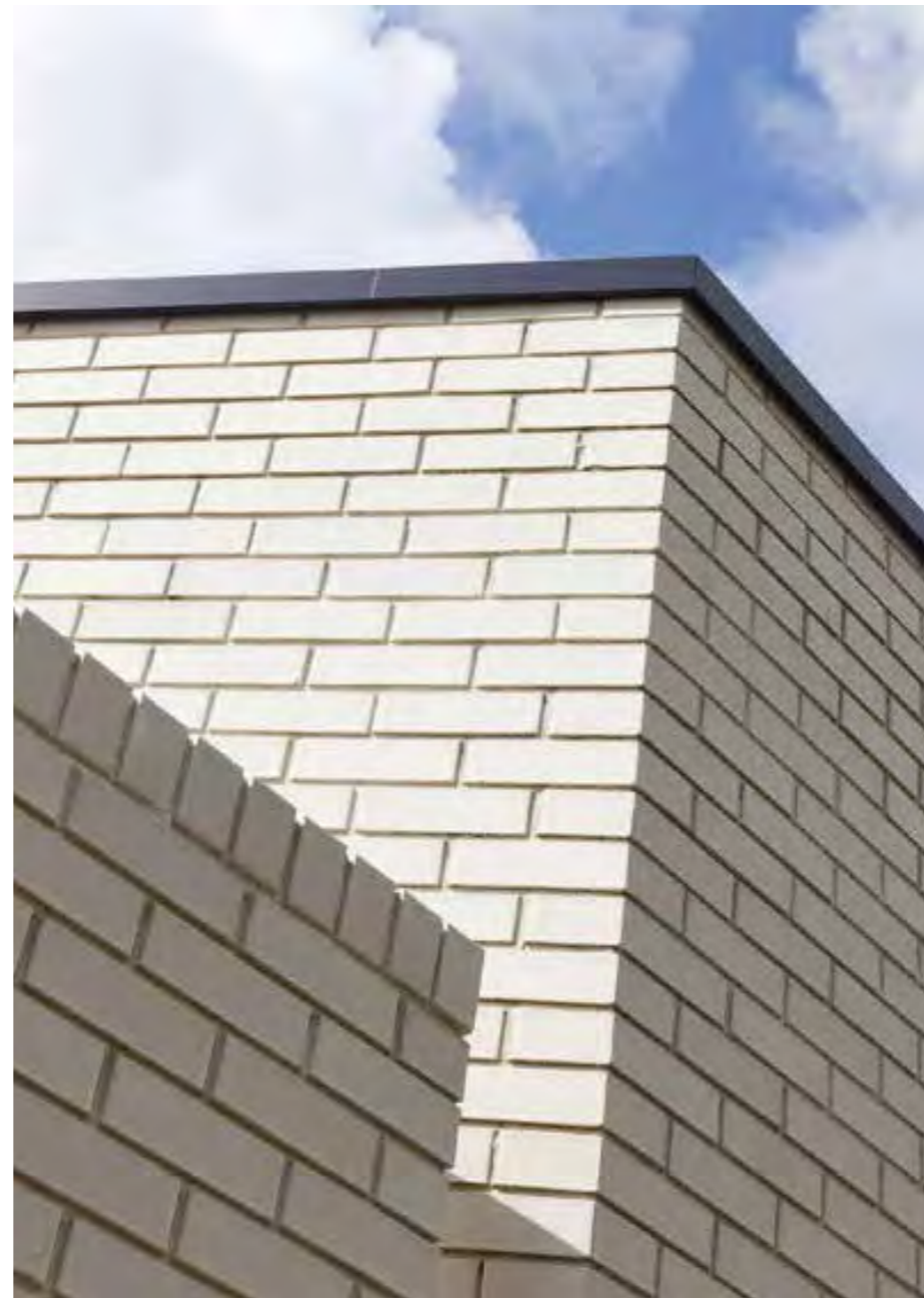
## 7.6 MATERIALITY

The proposed material in the main is white/pale facing brickwork. The use of white/pale brick set amongst the trees and existing landscape would define a carefully crafted development along the cliff top, when viewed from the barrage and marina. New planting and existing landscape elements should characterise the development so that it is integrated carefully into the landscape setting. Zinc cladding will be used to complement and contrast with the brickwork and to utilise more natural tones to integrate with the natural foliage in the surrounding area. Facing brickwork will provide the robust materiality required for a maritime environment which will weather well, and the white/pale tones will not appear as austere.

It is proposed that the surface of the entrance court is carried through to the principal entrances creating a hard landscaping using one material which will respond to the brickwork. It is proposed to add colour and soften the entrances to apartments through the use of careful planting along the boundaries and parapet walls. The soft landscaping of the site will add another layer to the site materiality and it is proposed to add colour and provide privacy to dwellings through landscape elements.



*above: the predominant material is proposed to be white/pale facing brickwork*



*above: operable shutters/insulated panels are proposed to animate the elevations and provide individuality between apartment types*

## 7.7 PRECEDENT: FORM AND LANDSCAPE SETTING

In principle the scheme is a run of 3 terraces bedded into the landscape and running parallel to each other with principal access to each apartment from the south side. Block A is 3 storeys, Block B a mixture of 2 and 3 storey and Block C 2 storey with a rooftop pod providing duplex accommodation.

The location of the proposed terraces and the height of the parapet wall is determined by the existing site levels and ensuring that the view of each apartment is not obscured by the block in front. The natural site levels facilitate this. Block A is situated so as to form a relationship with the existing Northcliff flats in terms of providing a string of apartments along the cliff top.

The flat roofs and parapet wall provides an area for the rooftop pods creating duplex accommodation which will be a lightweight material setback from the proposed parapet. The elevations and fenestration of the proposals will be carefully considered so as not to impose on the privacy of surrounding dwellings and the scheme is focussed on exploiting the views to the north to encourage this. The majority of the car parking is undercroft meaning that access to each Block is off a court which could incorporate new soft landscaping.

The landscape setting and character are enhanced by a high quality landscape proposal which is appropriate to the landscape setting and the existing landscape character.



## 8 . 0      P R O P O S E D   D R A W I N G S

[Drawings are provided to scale at A1 to accompany the planning submission – refer to 1321 Drawing Register/Distribution Sheet. The following pages show the Architect's scheme drawings reduced to A3 size.



REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
LOCATION PLAN

SCALE  
1:1250 @ A3  
DATE  
DEC 15  
DRAWN  
HHL/RT  
DRAWING NO  
1321/S100

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B RESS  CONTRACT  CONSTRUCTION

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REVISIONS:

PROJECT  
**LAND AT NORTHCLIFF LODGE**

DRAWING  
**SITE PLAN**

SCALE: **1:500 @ A3** DRAWING NO:  
 DATE: **DEC 15** DRAWN: **HHL/RT 1321/S101**

DRAWING STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
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REVISIONS

PROJECT  
LAND AT NORTHLIFF LODGE

PROPOSED GROUND FLOOR PLAN  
BLOCK A

DATE: 1200 @ A1  
NOV 15 RT 1321/S200

LOYN & CO ARCHITECTS

LOYN & CO ARCHITECTS  
1000 10th Street, Suite 100, Boulder, CO 80502  
303.440.1111 | www.loynandco.com



NO. 1

NO.	REVISIONS

PROJECT  
**LAND AT NORTHCLIFF LODGE**

WORK  
**PROPOSED GROUND FLOOR PLAN  
 BLOCK B**

SCALE  
**1:200 @ A1**

DATE  
**NOV 15**

DESIGNER  
**RT**

PROJECT NO.  
**1321/S201**

DATE  
 15/11/2015

SCALE  
 1:200 @ A1

PROJECT NO.  
 1321/S201

**LOYN & CO ARCHITECTS**

100/1000 BROADWAY, SUITE 1000, 1000 BROADWAY, NEW YORK, NY 10001  
 TEL: 212 692 1234 FAX: 212 692 1234





NOV 15

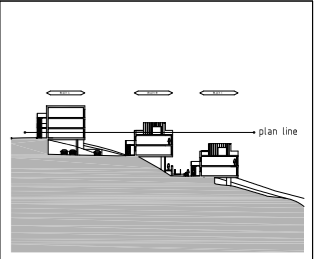
LAND AT NORTHLIFF LODGE

PROPOSED GROUND FLOOR PLAN  
BLOCK C

SCALE: 1/200 @ A1  
DATE: NOV 15  
PROJECT: RT 1321/S202

LOYN & CO ARCHITECTS

1000 BIRCH STREET, SUITE 100, WILMINGTON, DE 19801  
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REVISIONS:

PROJECT  
**LAND AT NORTHCLIFF LODGE**

DRAWING  
**PROPOSED GROUND FLOOR PLAN  
 BLOCK A**

SCALE  
**1:200 @ A1**

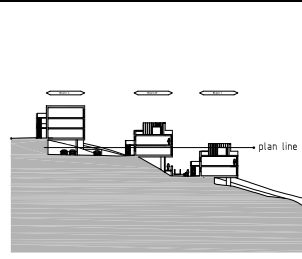
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**RT**

DRAWING NO.  
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plan line

N

REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
PROPOSED GROUND FLOOR PLAN  
BLOCK B

SCALE  
1:200 @ A1

DATE  
NOV 15

DRAWN  
RT

DRAWING NO.  
1321/S204

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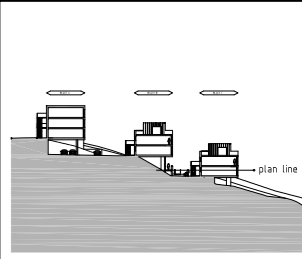
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TENDER	B REGS	CONTRACT	CONSTRUCTION	<input type="checkbox"/>

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INDICATIVE FOOTPATH  
LINK DOWN TO  
BARRAGE



REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
PROPOSED GROUND FLOOR PLAN  
BLOCK C

SCALE  
1:200 @ A1  
DATE  
NOV 15

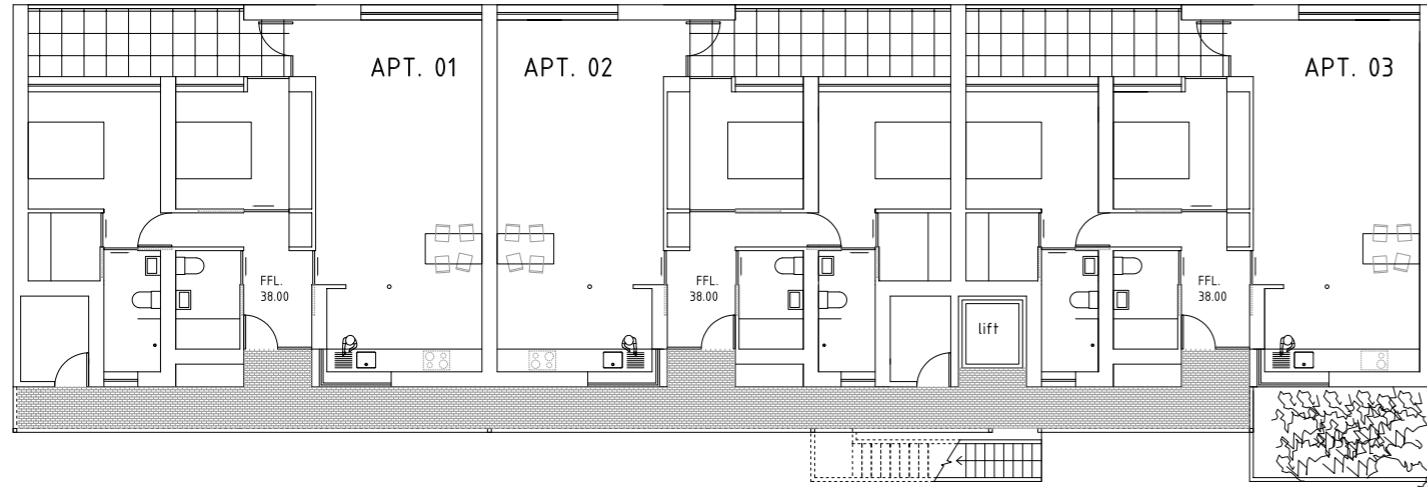
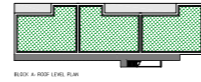
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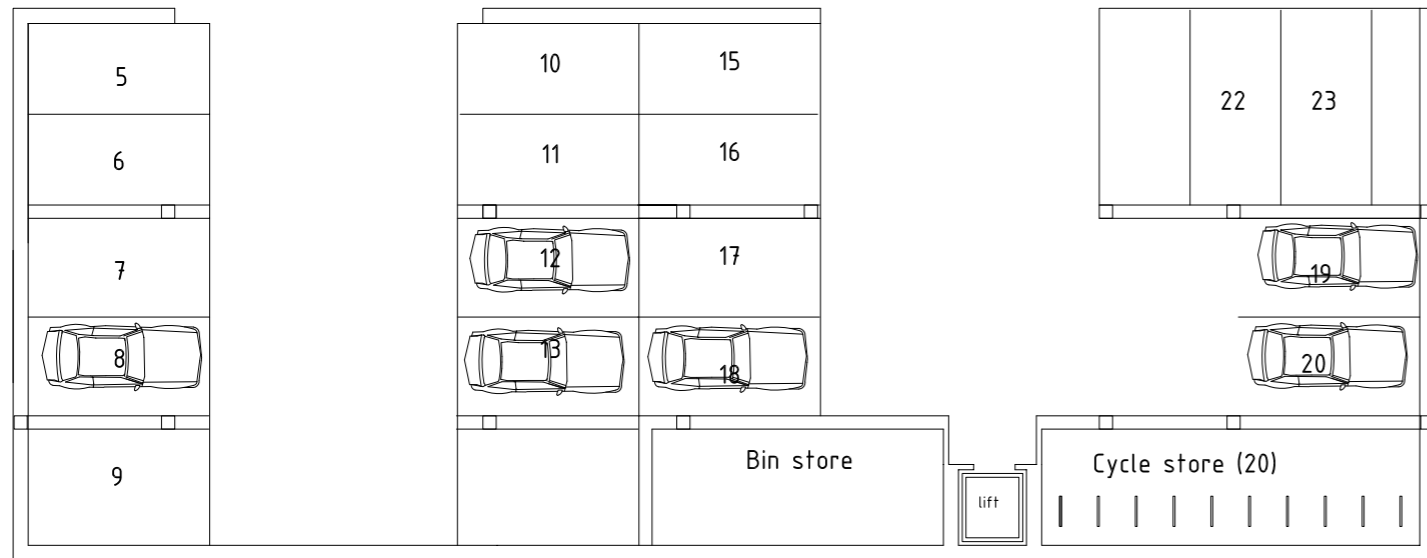
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BLOCK A: GROUND LEVEL PLAN



BLOCK A: LOWER LEVEL PLAN



REVISIONS:

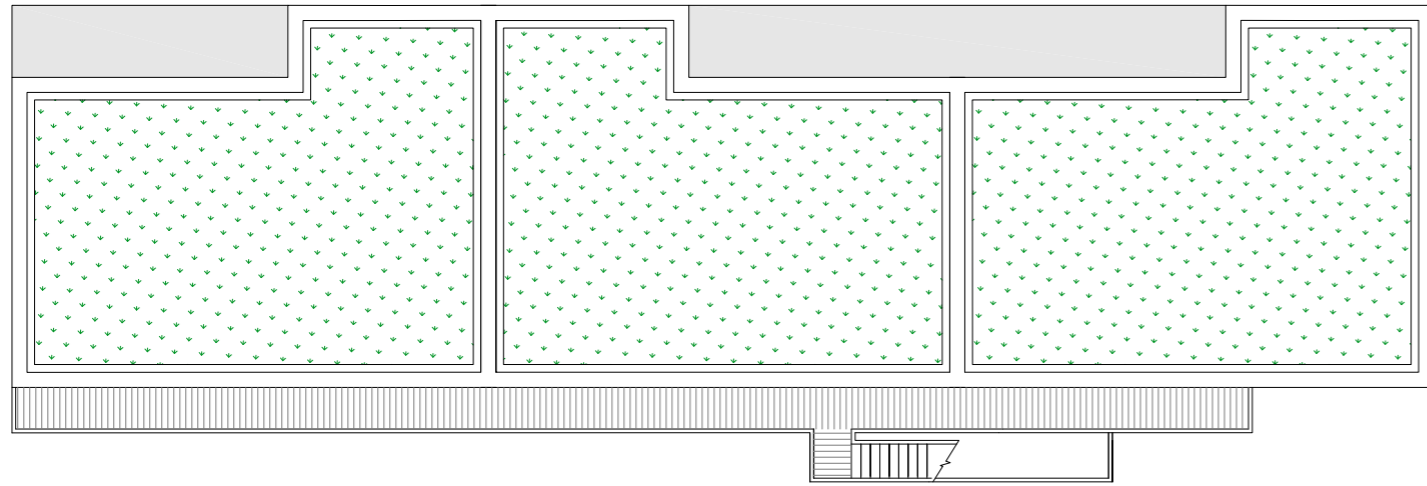
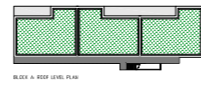
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LAND AT NORTHCLIFF LODGE

DRAWING  
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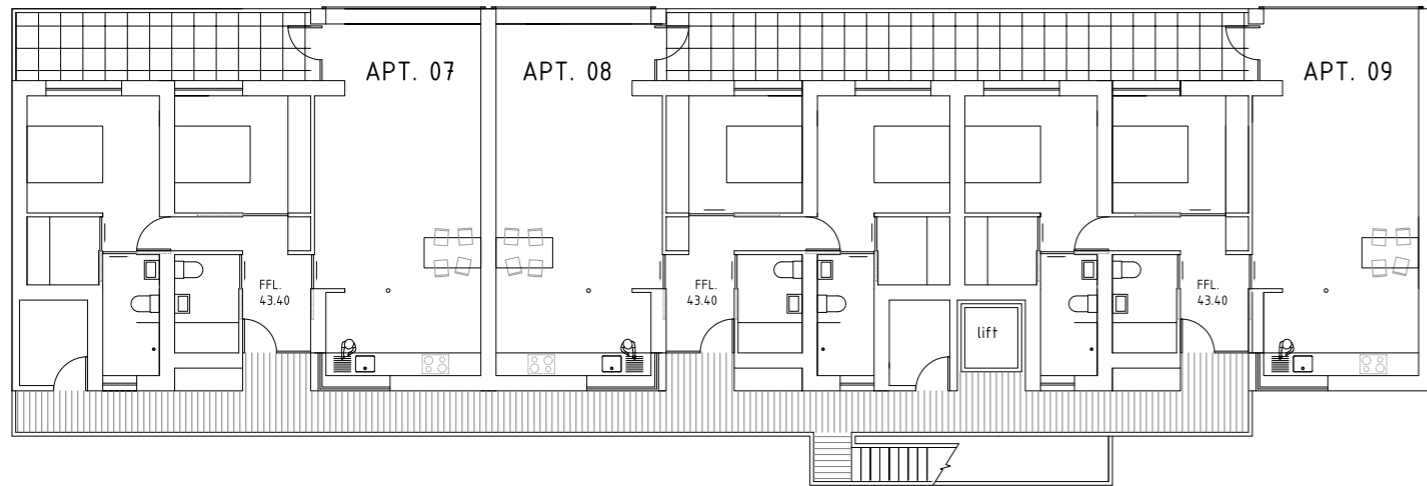
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DATE NOV 15      DRAWN RT

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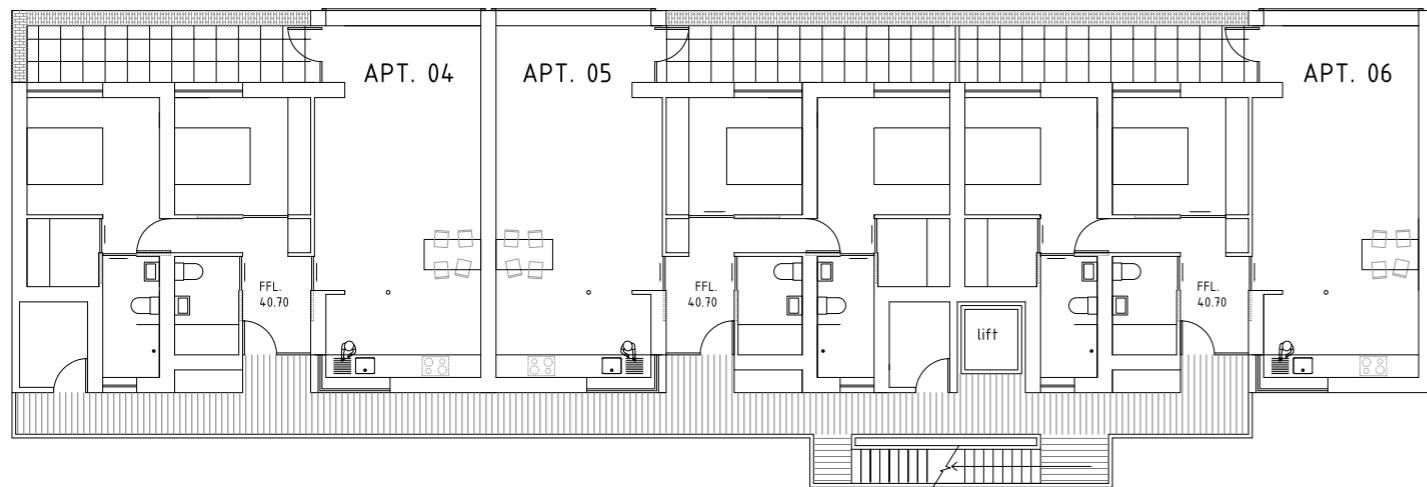
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BLOCK A: ROOF LEVEL PLAN



BLOCK A: SECOND LEVEL PLAN



BLOCK A: FIRST LEVEL PLAN



REVISIONS:

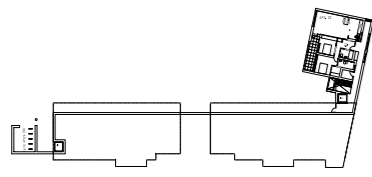
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
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FLOOR PLANS (2)

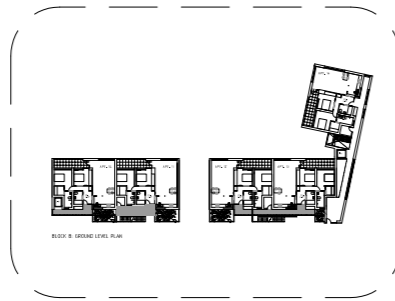
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NOV 15  
DRAWING NO.  
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RT  
1321/S211

DRAWING STATUS  
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TENDER  B. REGS  CONTRACT  CONSTRUCTION

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BLOCK B LOWER LEVEL PLAN



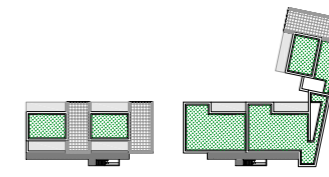
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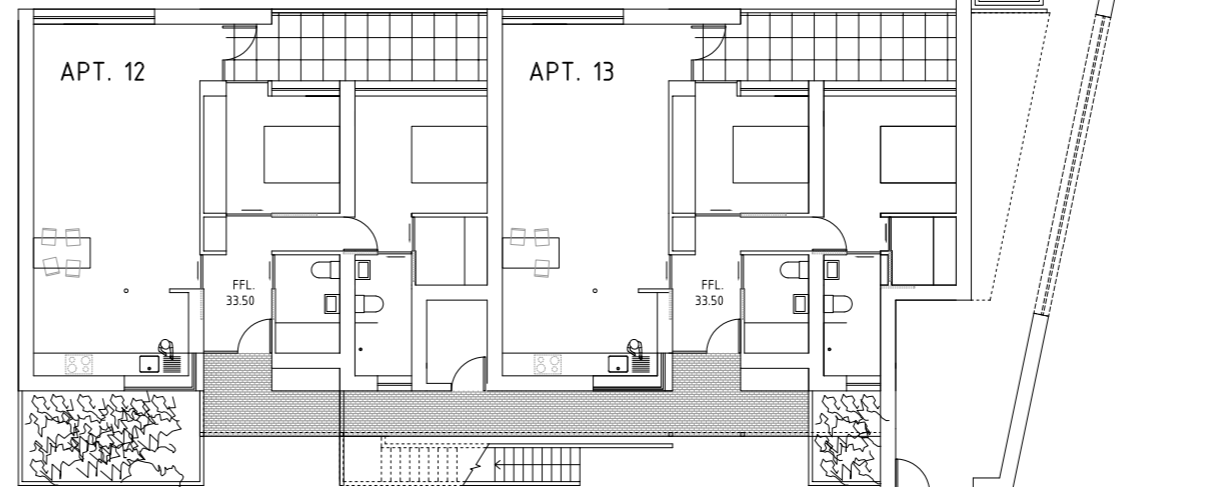
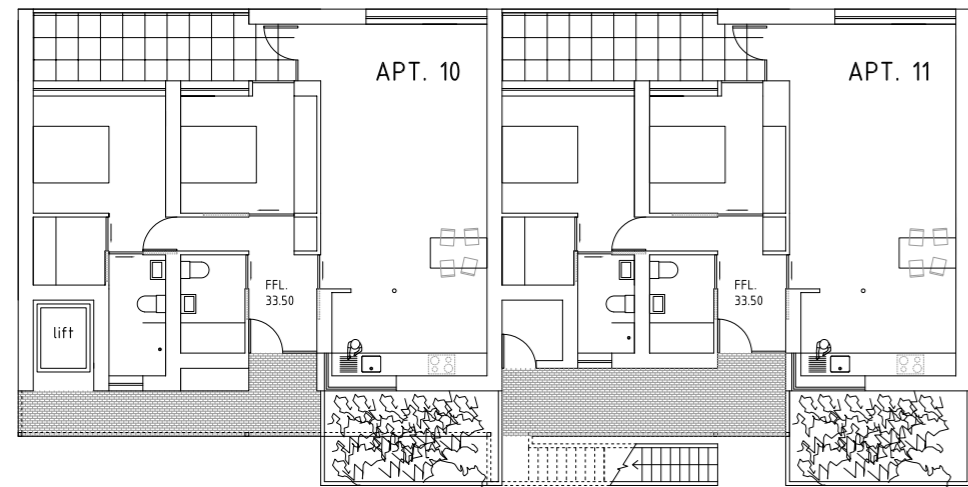
BLOCK B FIRST LEVEL PLAN



BLOCK B SECOND LEVEL PLAN



BLOCK B ROOF LEVEL PLAN



BLOCK B: GROUND LEVEL PLAN



REVISIONS:

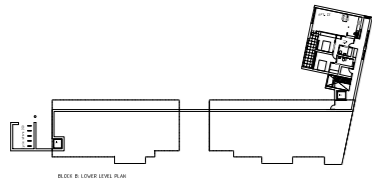
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK B  
FLOOR PLAN (1)

SCALE  
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DATE  
NOV 15  
DRAWING NO.  
RT 1321/S220

DRAWING STATUS  
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TENDER  B REGS  CONTRACT  CONSTRUCTION

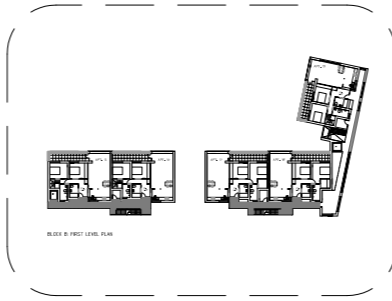
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BLOCK B LOWER LEVEL PLAN



BLOCK B SECOND LEVEL PLAN



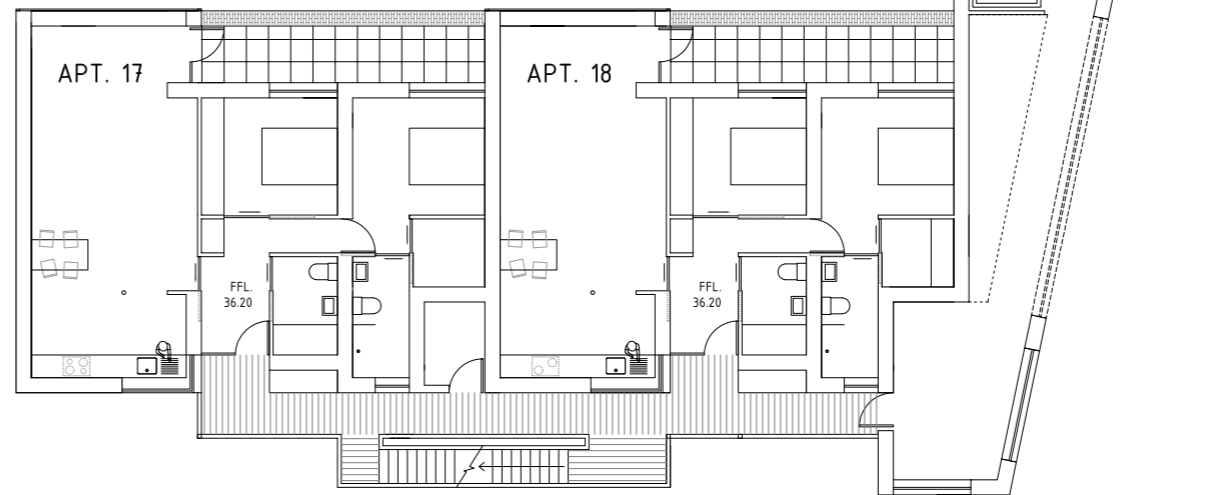
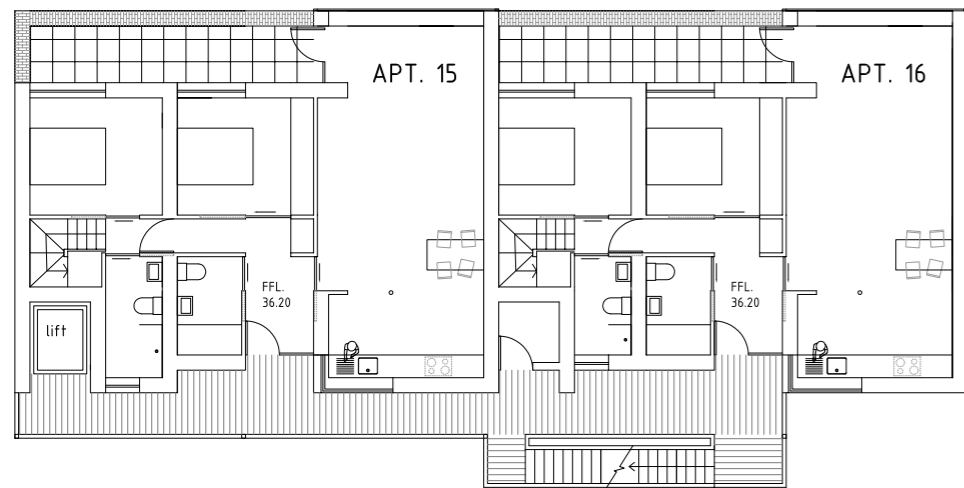
BLOCK B FIRST LEVEL PLAN



BLOCK B SECOND LEVEL PLAN



BLOCK B ROOF LEVEL PLAN



BLOCK B: FIRST LEVEL PLAN



REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

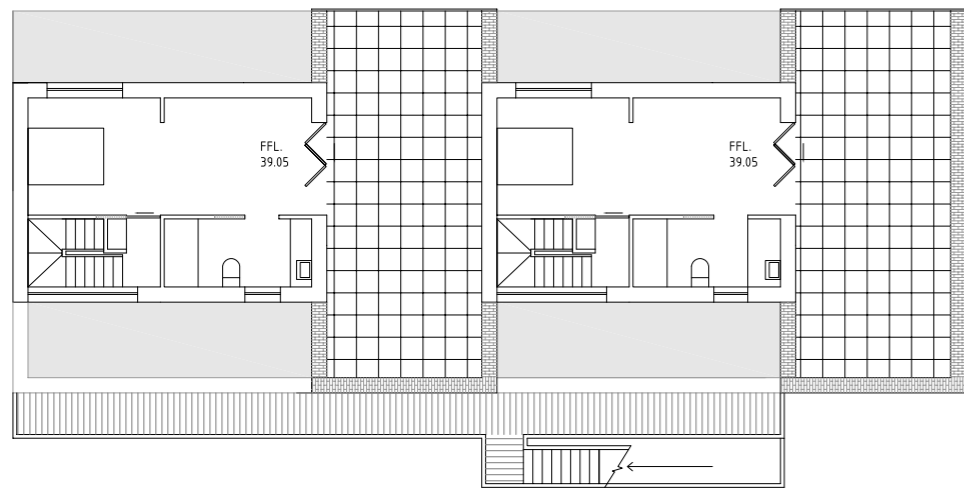
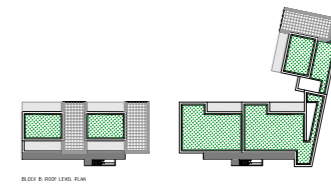
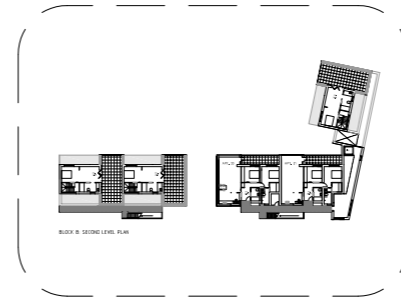
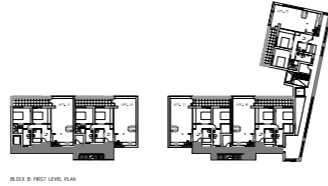
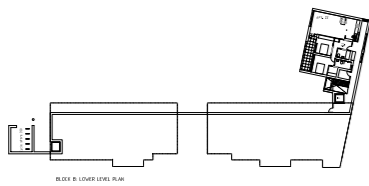
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SCALE 1:100 @ A1 DRAWING NO.  
DATE NOV 15 DRAWN RT 1321/S221

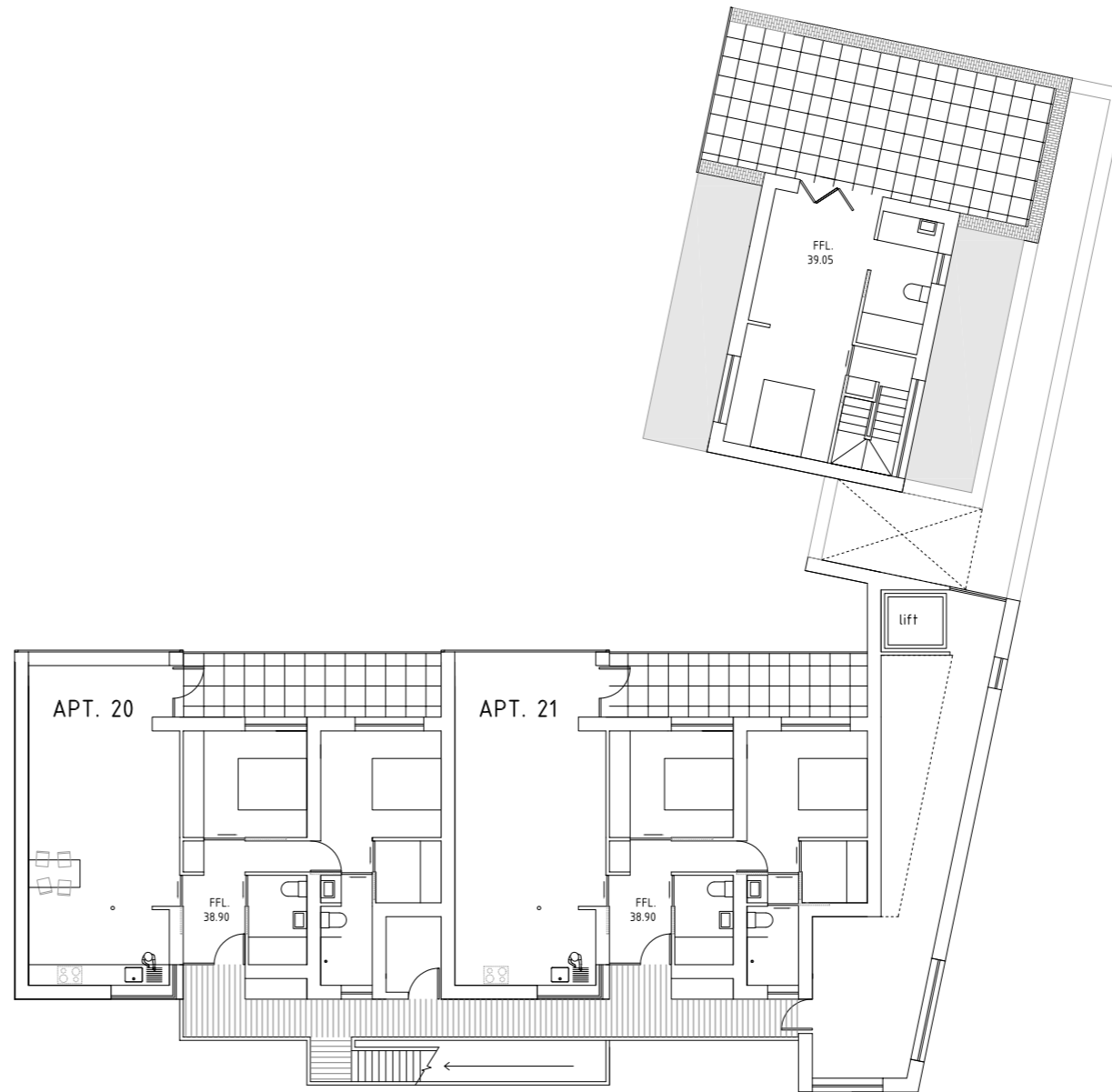
DRAWING STATUS  
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 TENDER  B REGS  CONTRACT  CONSTRUCTION

LOYN & CO ARCHITECTS  
 21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EG  
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BLOCK B: SECOND LEVEL PLAN



REVISIONS:

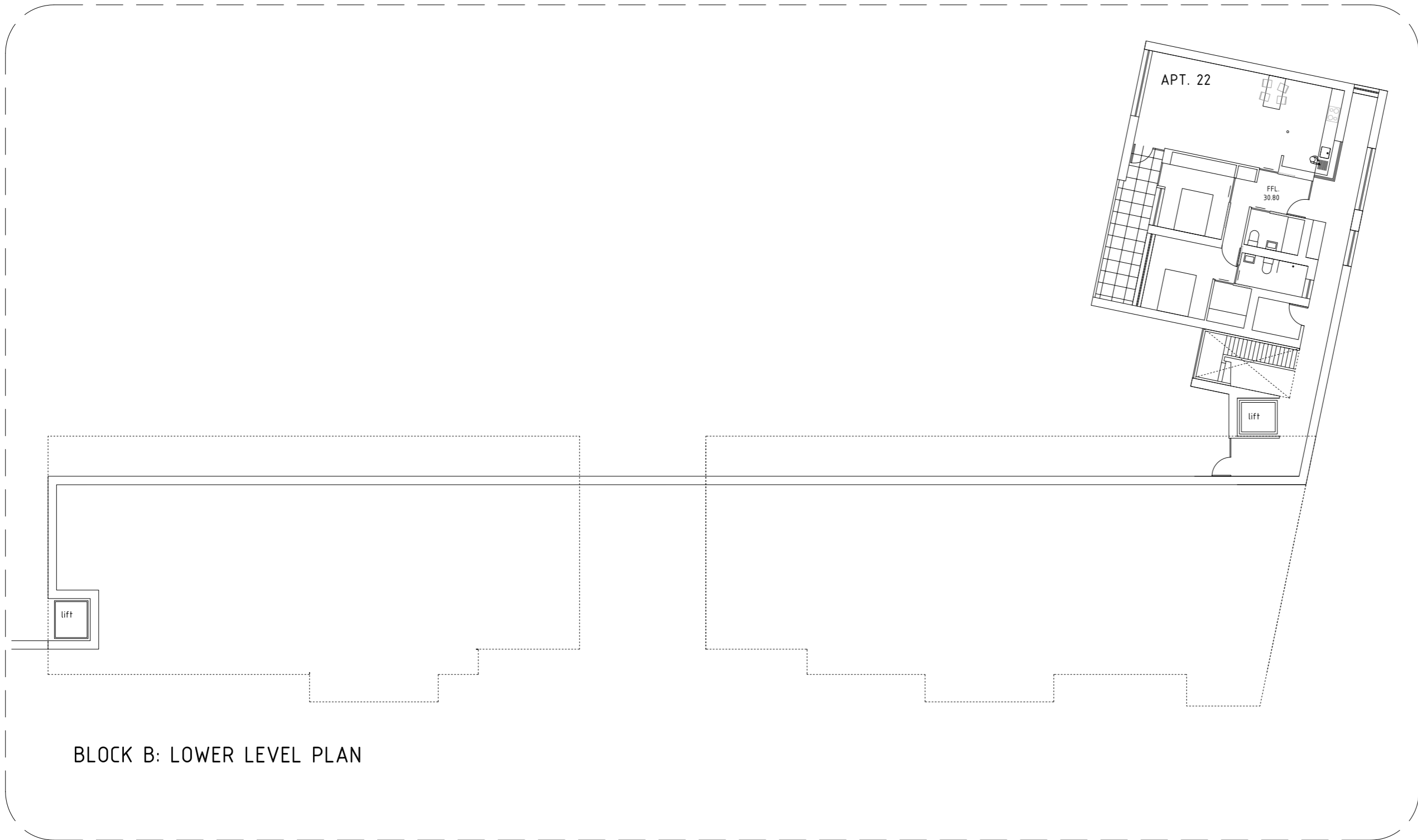
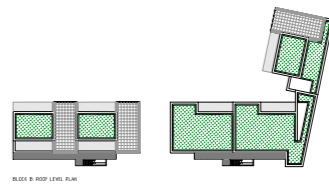
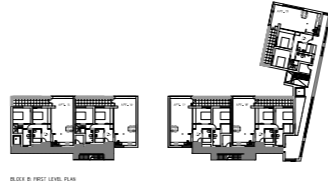
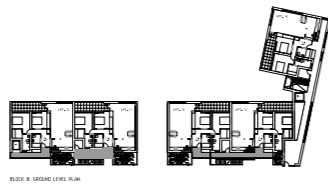
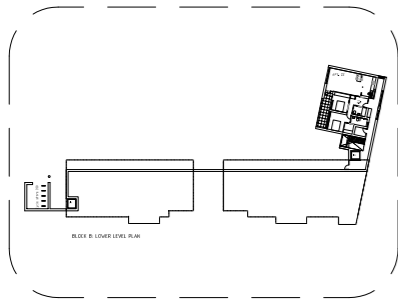
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK B  
FLOOR PLAN (3)

SCALE  
1:100 @ A1  
DATE  
NOV 15  
DRAWING NO.  
DRAWN  
RT  
1321/S222

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

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BLOCK B: LOWER LEVEL PLAN



REVISIONS:

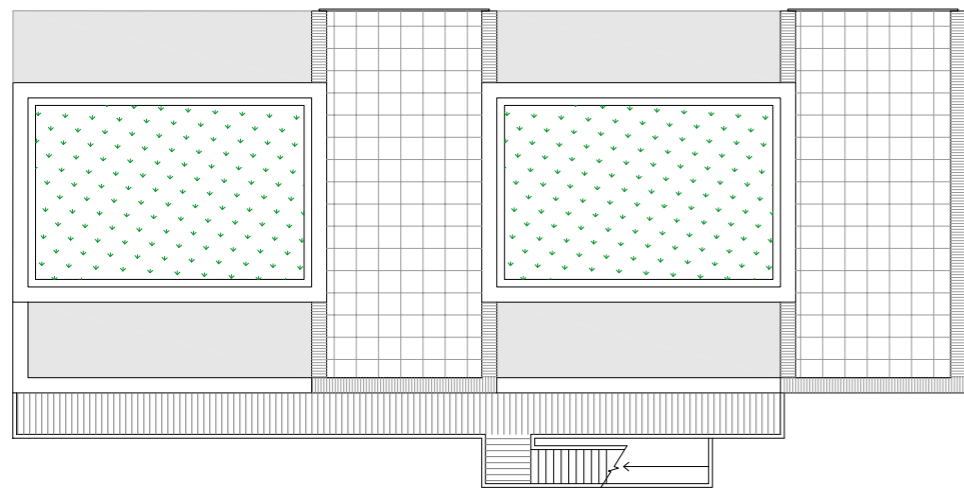
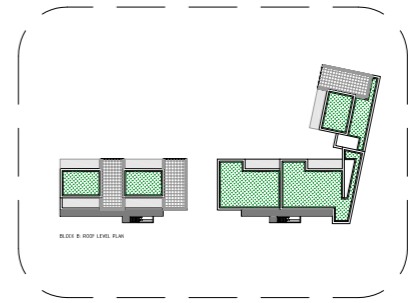
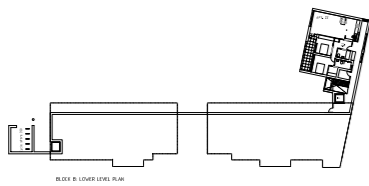
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LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK B  
FLOOR PLAN (4)

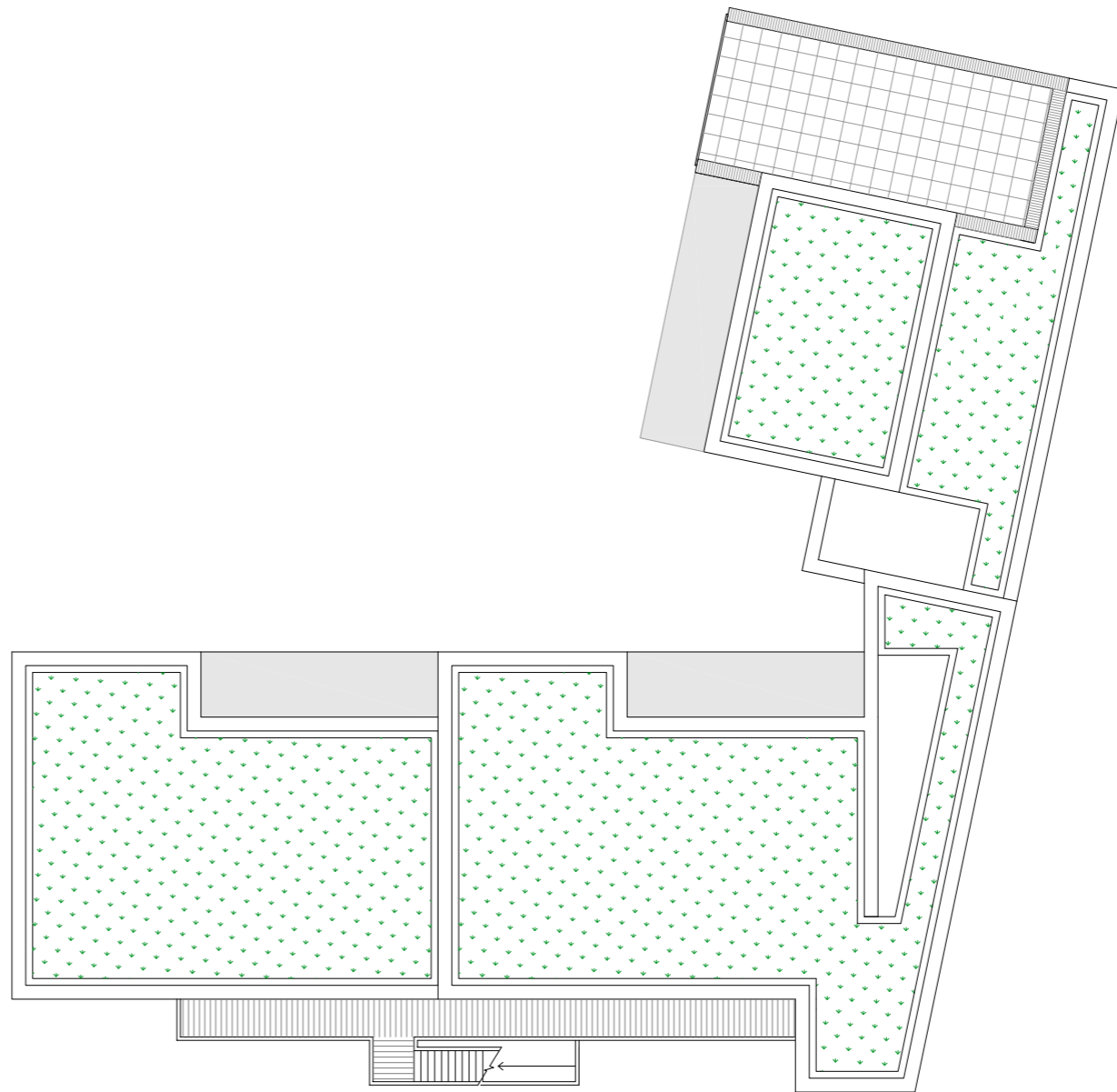
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RT 1321/S223

DRAWING STATUS  
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 TENDER  B REGS  CONTRACT  CONSTRUCTION

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BLOCK B: ROOF LEVEL PLAN



REVISIONS:

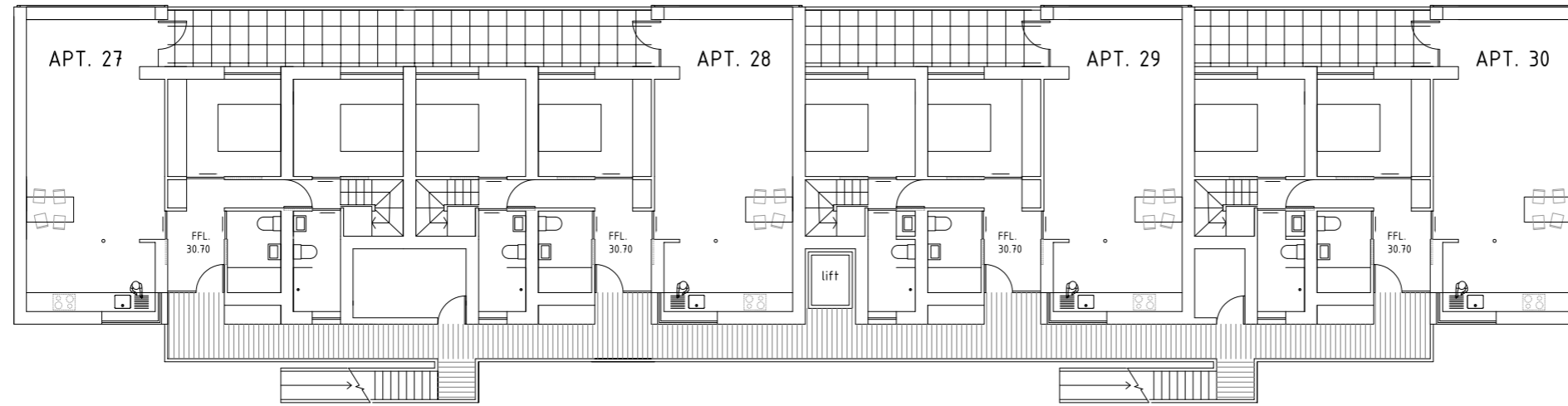
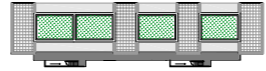
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK B  
FLOOR PLAN (5)

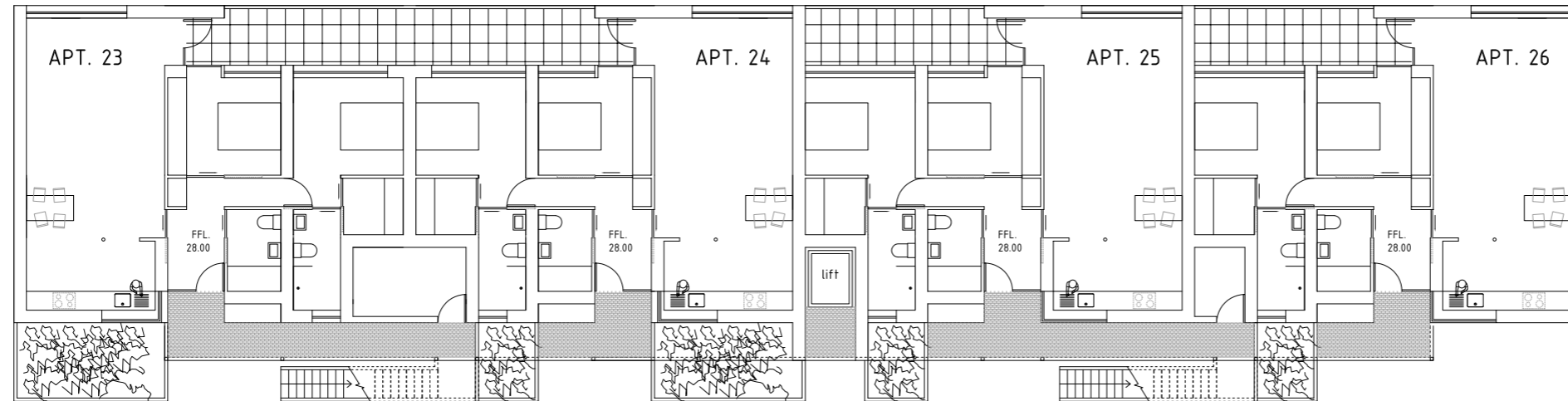
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DRAWING NO.  
RT 1321/S224

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

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BLOCK C: FIRST LEVEL PLAN



BLOCK C: GROUND LEVEL PLAN



REVISIONS:

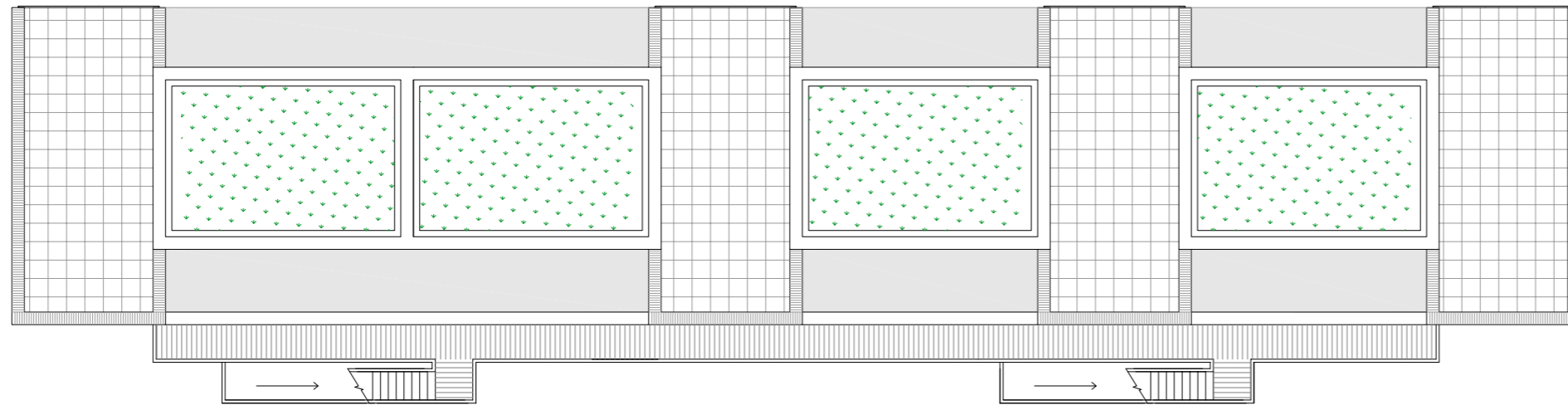
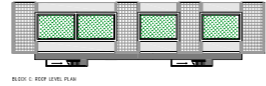
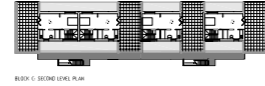
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK C  
FLOOR PLANS (1)

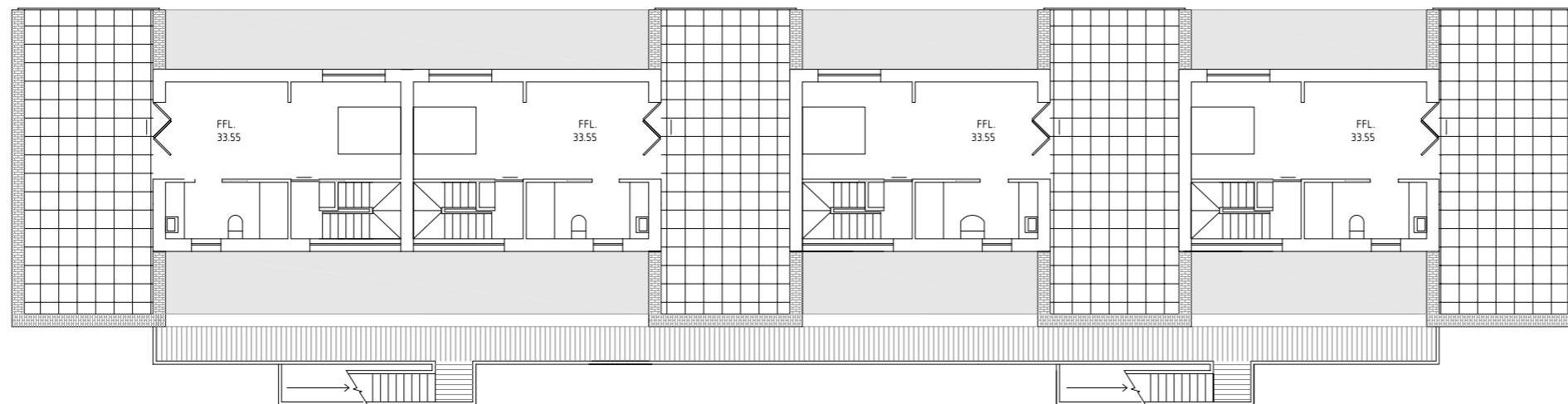
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DRAWING NO.  
1321/S230

DRAWING STATUS  
 PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
 TENDER  B REGS  CONTRACT  CONSTRUCTION

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BLOCK C: ROOF LEVEL PLAN



BLOCK C: SECOND LEVEL PLAN



REVISIONS:

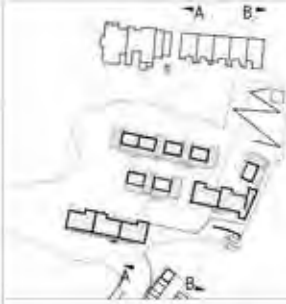
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK C  
FLOOR PLANS (2)

SCALE  
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NOV 15  
DRAWING NO.  
DRAWN  
RT  
1321/P231

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

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- MATERIALS**
- A. EXTERNAL WALLS: White facing brick
  - B. WINDOWS & DOORS: Polyester powder coated aluminum frames (colour: to be confirmed)
  - C. EXTERNAL DOORS: Painted solid timber (colour: to be confirmed)
  - D. STAIR, WALKWAY, RAMP BALUSTRADING: Zinc standing seam cladding
  - E. BALCONY BALUSTRADING: Polyester powder coated metal railing (colour: to be confirmed)
  - F. DUPLEX APARTMENT WALLING: Zinc standing seam cladding
  - G. ROOFS: Roof garden sedum planting (Refer to Landscape Architects schedule)

REVISIONS:

NO.	DESCRIPTION

PROJECT  
LAND AT NORTHLIFF LODGE

DRAWING  
INDICATIVE SECTION AA

SCALE: 1:200 @ A1 DRAWING NO: 1321/S300  
 DATE: NOV 15 REV: RT

PRELIMINARY  APPROVED FOR  APPROVAL  PLANNING   
 ISSUED  CONTRACT  CONTROL DRAW

**LOYN & CO ARCHITECTS**  
 27 BUCKINGHAM ROAD, THE BUNGALOW, GLEBE NSW 1535  
 T: +61 (0)2 9551 5152 F: +61 (0)2 9551 2024 E: info@loynandco.com.au



REVISIONS


PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
INDICATIVE SECTION BB

SCALE  
1:200 @ A1  
DATE  
NOV 15  
DRAWN BY  
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CHECKED BY  
RT  
PROJECT NO.  
1321/S301

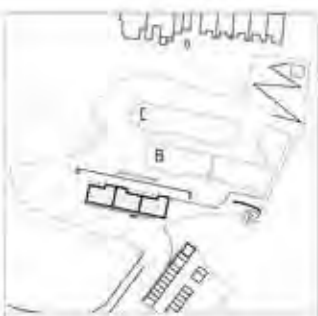
DRAWING STATUS

PREPARED	APPROVED	APPROVAL	BY	DATE

LOYN & CO ARCHITECTS  
10 LITCHFIELD ROAD, THEATRE HALL, GLASGOW G3 7LJ, UK  
T: +44 (0)1274 297142 F: +44 (0)1274 297144 E: info@loyn.co.uk

MATERIALS

A. EXTERNAL WALLS:	White facing brick.
B. WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C. EXTERNAL DOORS:	Painted solid timber (colour: to be confirmed)
D. STAIR, WALKWAY, RAMP BALUSTRADING:	Zinc standing seam cladding
E. BALCONY BALUSTRADING:	Polyester powder coated metal railing (colour: to be confirmed)
F. DUPLEX APARTMENT WALLING:	Zinc standing seam cladding
G. ROOFS:	Roof garden sedum planting (Refer to Landscape Architects schedule)



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:  
LAND AT NORTHLIFF LODGE

VIEWING:  
BLOCK A: NORTH ELEVATION  
(WITH CONTEXT)

SCALE:  
1:200 @ A1  
DATE:  
NOV 15  
DRAWING NO:  
RT 1321/S400



LOYN & CO ARCHITECTS  
10 HICKING HILL, TONYPOND, A.S.B. BY GLENHOLM 1561 WY.  
T: +64 9 254 2412 F: +64 9 254 2414 E: info@loyn.co.nz

MATERIALS	
A. EXTERNAL WALLS:	White facing brick
B. WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C. EXTERNAL DOORS:	Painted solid timber (colour: to be confirmed)
D. STAIR, WALKWAY, RAMP BALUSTRADING:	Zinc standing seam cladding
E. BALCONY BALUSTRADING:	Polyester powder coated metal railing (colour: to be confirmed)
F. DUPLEX APARTMENT WALLING:	Zinc standing seam cladding
G. ROOFS:	Roof garden sedum planting (Refer to Landscape Architects schedule)





REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT  
**LAND AT NORTHLIFF LODGE**

DRAWING  
**BLOCK B NORTH ELEVATION  
 (WITH CONTEXT)**

SCALE  
**1:200 @ A1**

DATE  
**NOV 15**

ISSUE  
**RT**

DRAWING NO.  
**1321/S401**

DESIGNED BY: [ ] ARCHITECTURE [ ] ARCHITECTS [ ] PLANNING [ ]  
 DRAWN BY: [ ] [ ] CONTRACT [ ] CONTRACTOR [ ]

**LOYN & CO ARCHITECTS**  
 17 VICTORIA ROAD, THE GARDENS, ARLS BY SLEIGHMAN HALL, WED.  
 T: +61 8 9251 2514 F: +61 8 9251 2515 E: info@loynandco.com.au  
 www.loynandco.com.au

**MATERIALS**

A. EXTERNAL WALLS:	White facing brick
B. WINDOWS & DOORS:	Polyester powder coated aluminum frames (colour: to be confirmed)
C. EXTERNAL DOORS:	Painted solid timber (colour: to be confirmed)
D. STAIR, WALKWAY, RAMP BALUSTRADING:	Zinc standing seam cladding
E. BALCONY BALUSTRADING:	Polyester powder coated metal railing (colour: to be confirmed)
F. DUPLEX APARTMENT WALLING:	Zinc standing seam cladding
G. ROOFS:	Roof garden sedum planting (Refer to Landscape Architects schedule)



**MATERIALS**

- |                                       |   |
|---------------------------------------|---|
| A. EXTERNAL WALLS:                    | White facing brick.   |
| B. WINDOWS & DOORS:                   | Polyester powder coated aluminum frames (colour: to be confirmed)   |
| C. EXTERNAL DOORS:                    | Painted solid timber (colour: to be confirmed)                      |
| D. STAIR, WALKWAY, RAMP BALUSTRADING: | Zinc standing seam cladding   |
| E. BALCONY BALUSTRADING:              | Polyester powder coated metal railing (colour: to be confirmed)     |
| F. DUPLEX APARTMENT WALLING:          | Zinc standing seam cladding   |
| G. ROOFS:                             | Roof garden sedum planting (Refer to Landscape Architects schedule) |

REVISIONS:

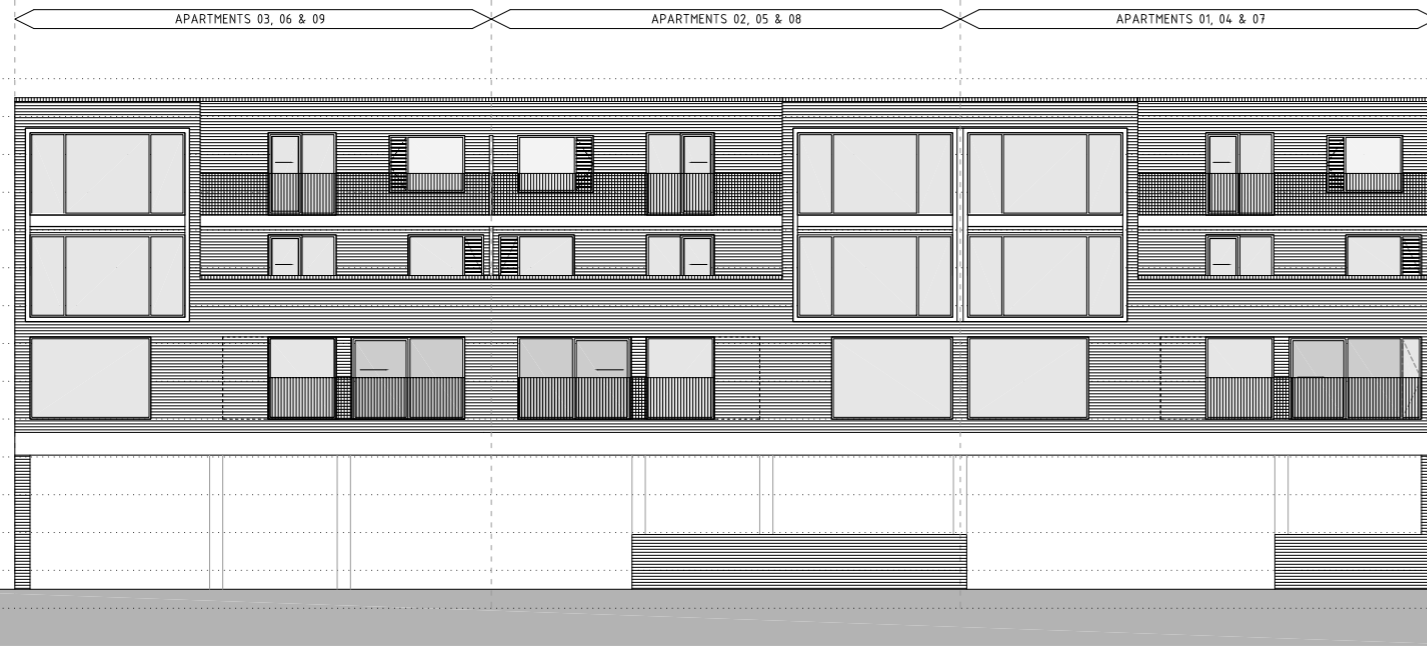
PROJECT  
LAND AT NORTHLIFF LODGE

WORKING  
BLOCK C: NORTH ELEVATION  
(WITH CONTEXT)

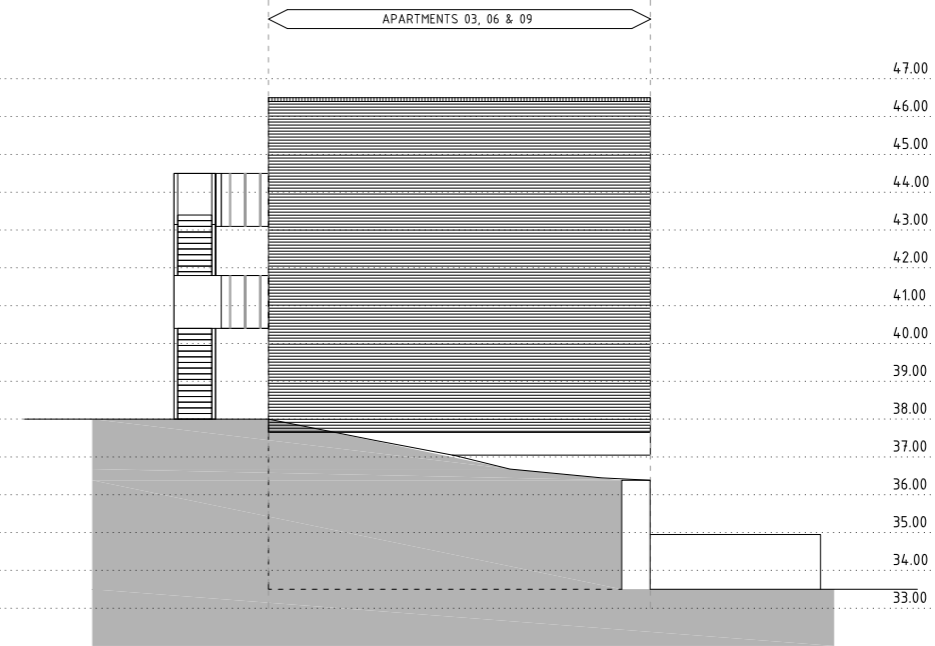
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NOV 15  
DRAWING NO.  
RT 1321/S402

DRAWING STATUS  
PRELIMINARY  ARCHITECTURE  APPROVAL  PLANNING   
ISSUED  IN QUOTE  CONTRACT  CONTRACTOR

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17 VICTORIA ROAD, TRUROBT, ARLS W, GUERNSEY, GY4 4ED  
T: +44 (0)1473 257432 F: +44 (0)1473 254204 E: info@loyn.co.uk



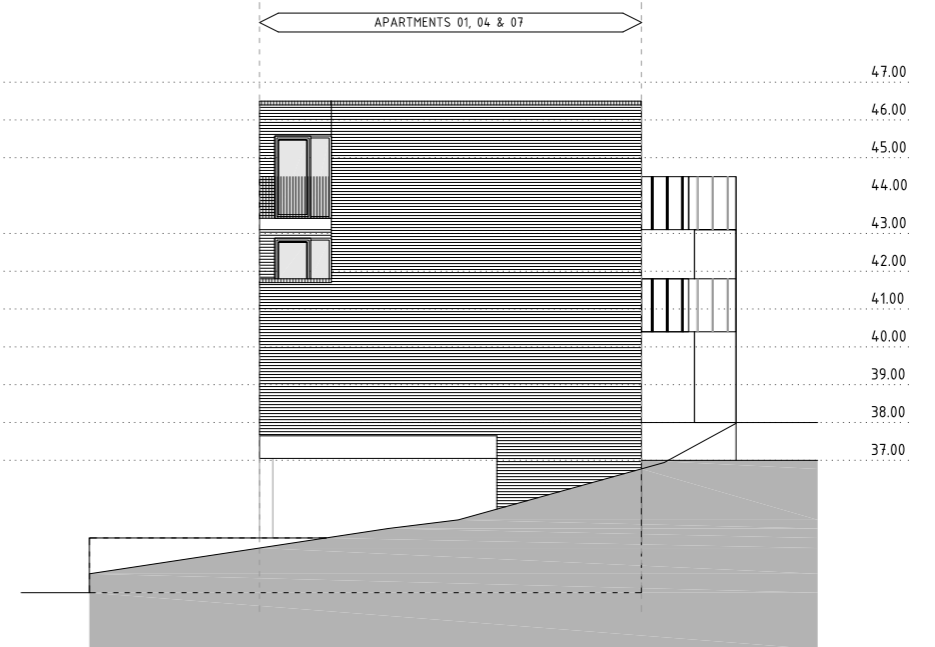
BLOCK A: NORTH ELEVATION



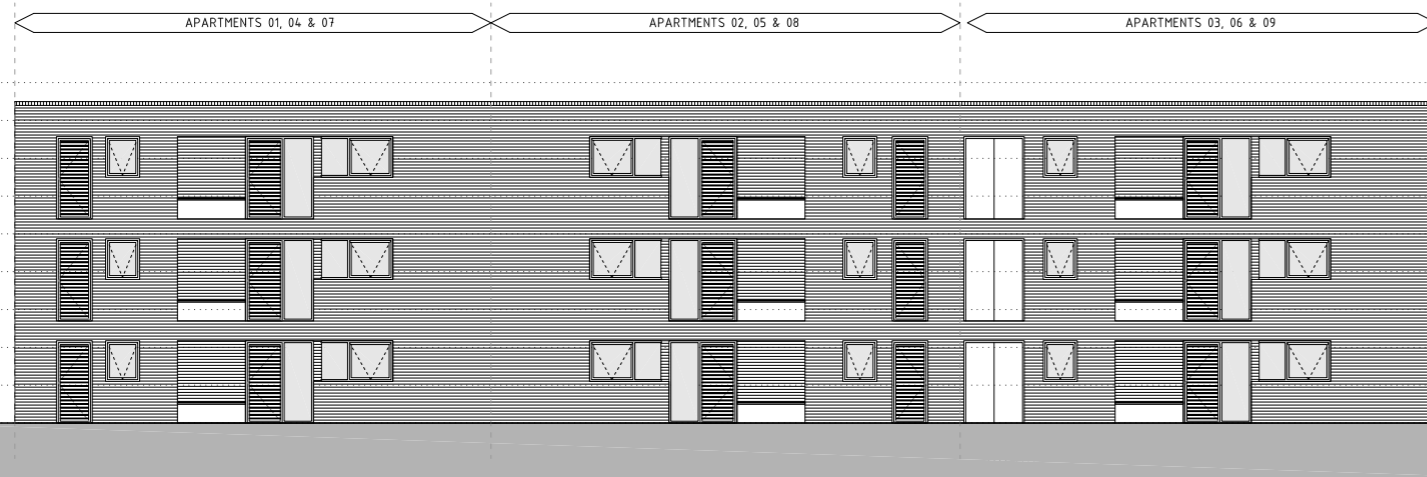
BLOCK A: EAST ELEVATION



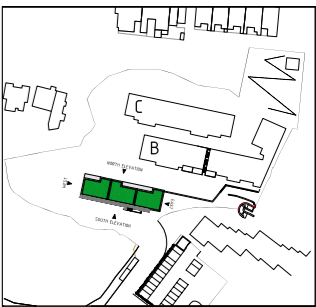
BLOCK A: SOUTH ELEVATION (inc. stairs)



BLOCK A: WEST ELEVATION



BLOCK A: SOUTH ELEVATION (excl. stairs)



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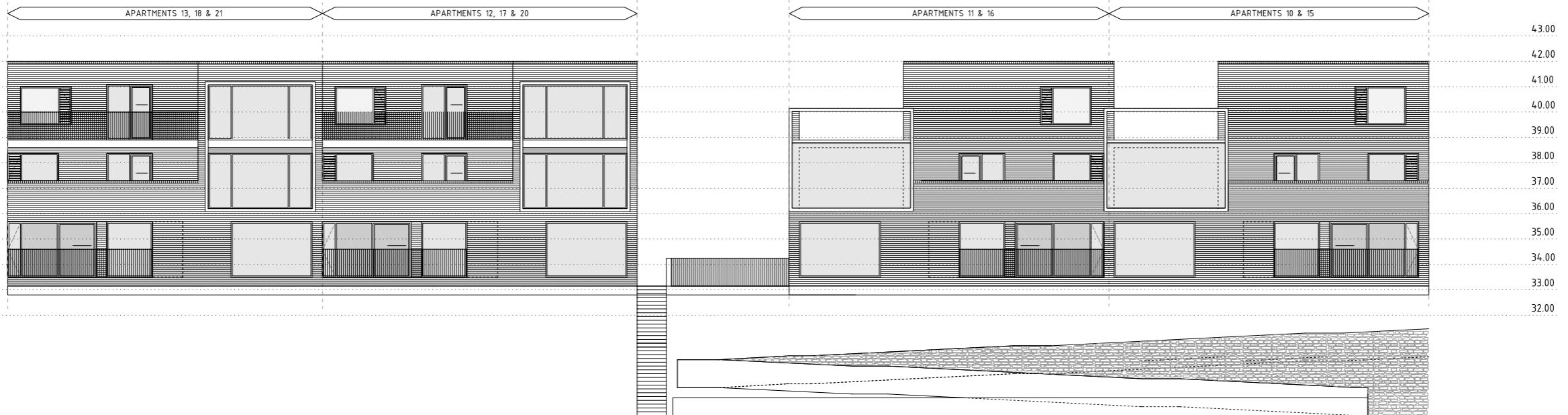
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK A: ELEVATIONS

SCALE  
1:100 @ A1  
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1321/S410

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

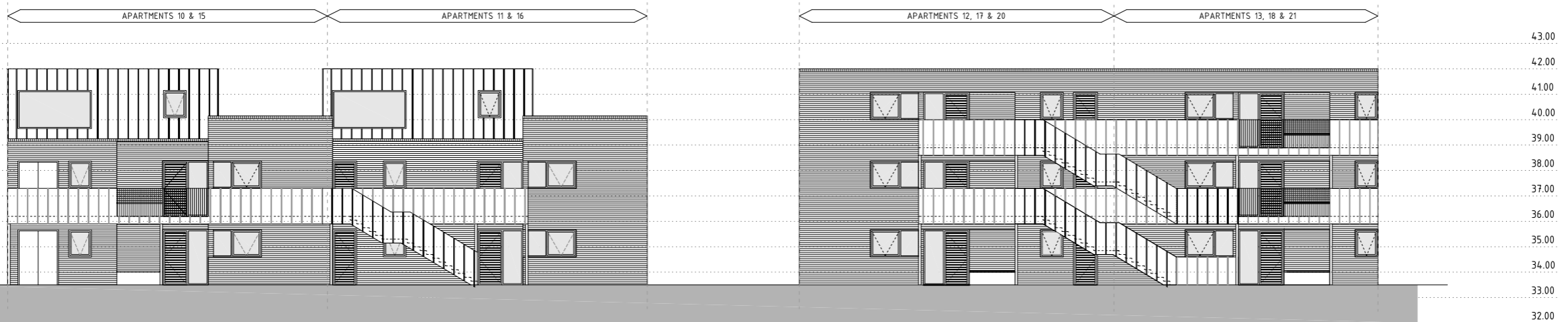
LOYN & CO ARCHITECTS  
21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EG  
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BLOCK B: NORTH ELEVATION



BLOCK B: SOUTH ELEVATION (excl. stairs)



BLOCK B: SOUTH ELEVATION (inc. stairs)

REVISIONS:

PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK B: ELEVATIONS (1)

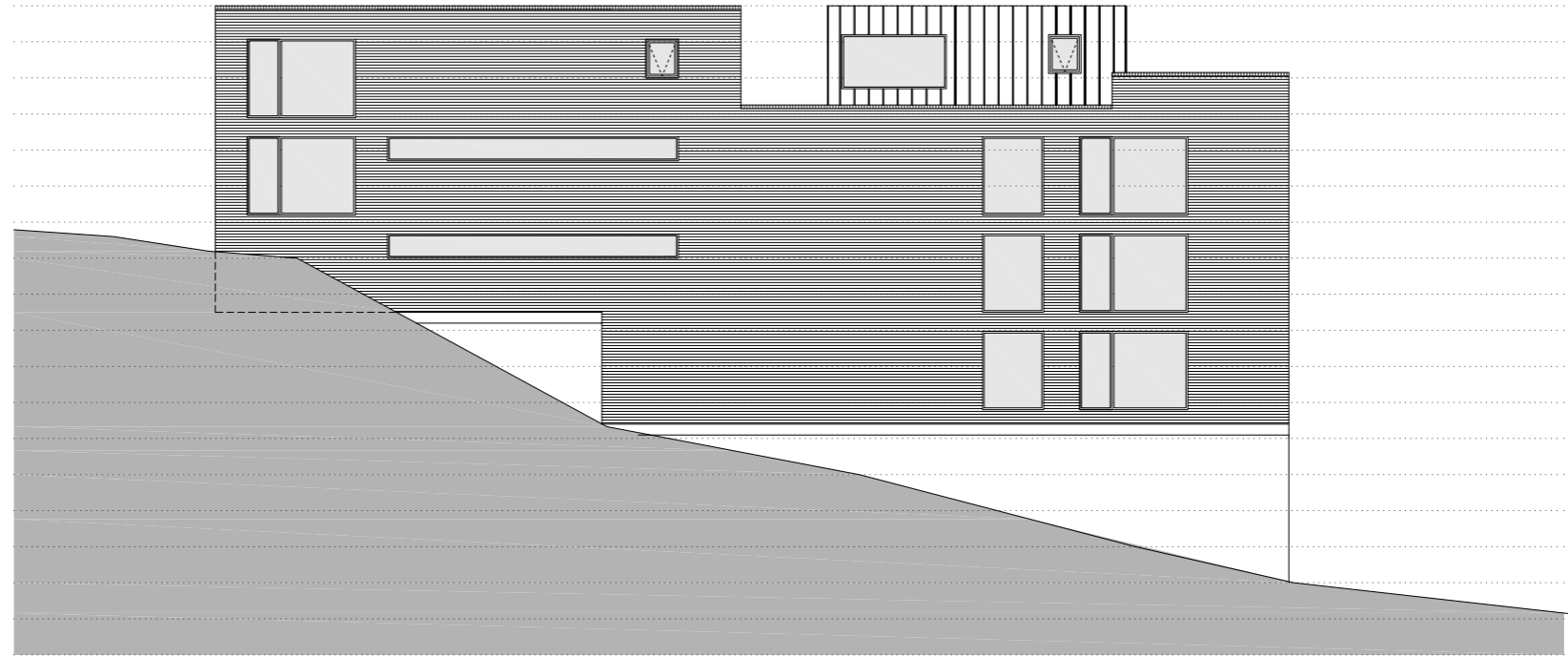
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DATE  
NOV 15  
DRAWING NO.  
RT 1321/S411

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

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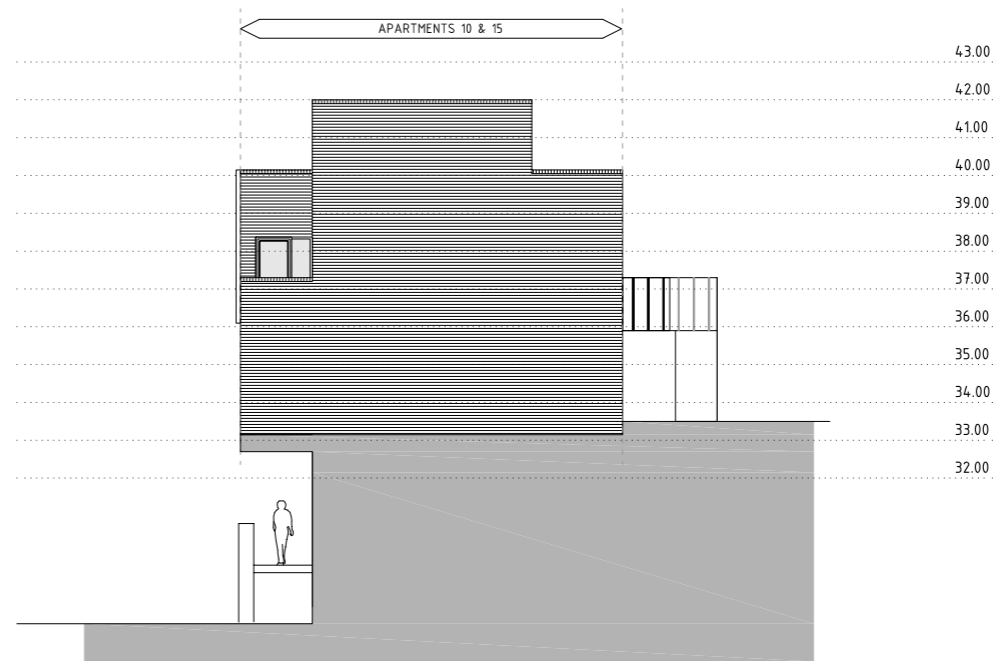
BLOCK B: NORTH GABLE ELEVATION



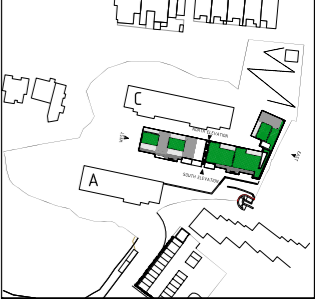
BLOCK B: EAST ELEVATION



BLOCK B: WEST ELEVATION



BLOCK B: WEST GABLE ELEVATION



REVISIONS:

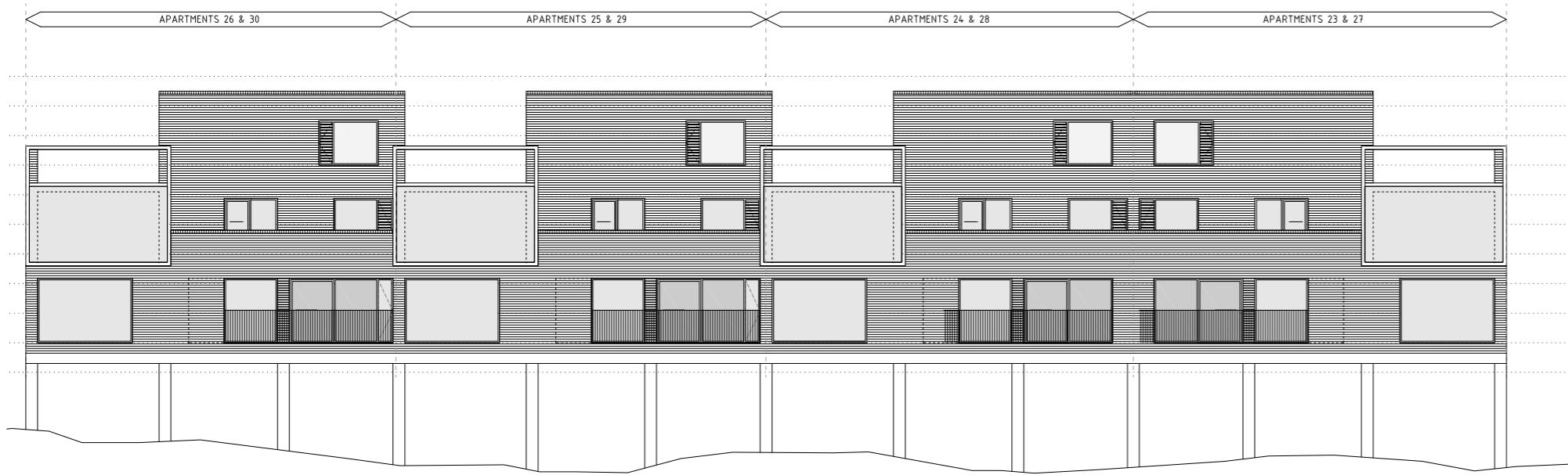
PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
BLOCK B: ELEVATIONS (2)

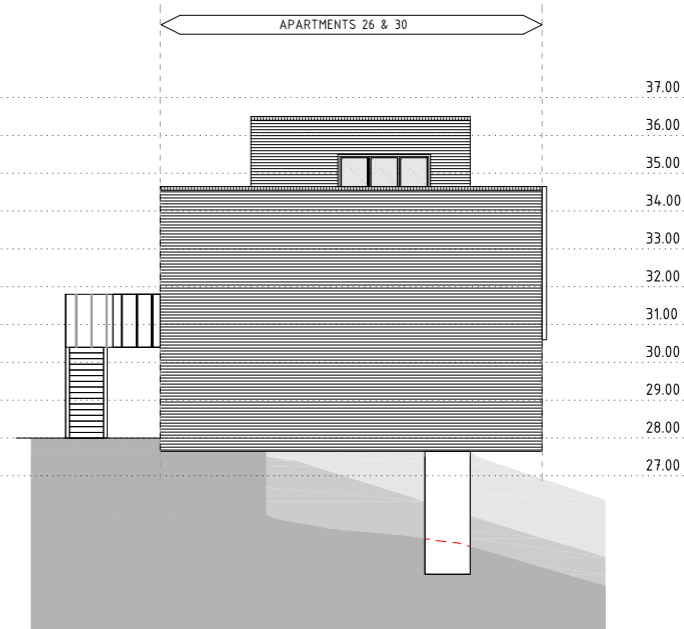
SCALE 1:100 @ A1 DRAWING NO.  
DATE NOV 15 DRAWN RT 1321/S412

DRAWING STATUS  
PRELIMINARY  INFORMATION  APPROVAL  PLANNING   
TENDER  B REGS  CONTRACT  CONSTRUCTION

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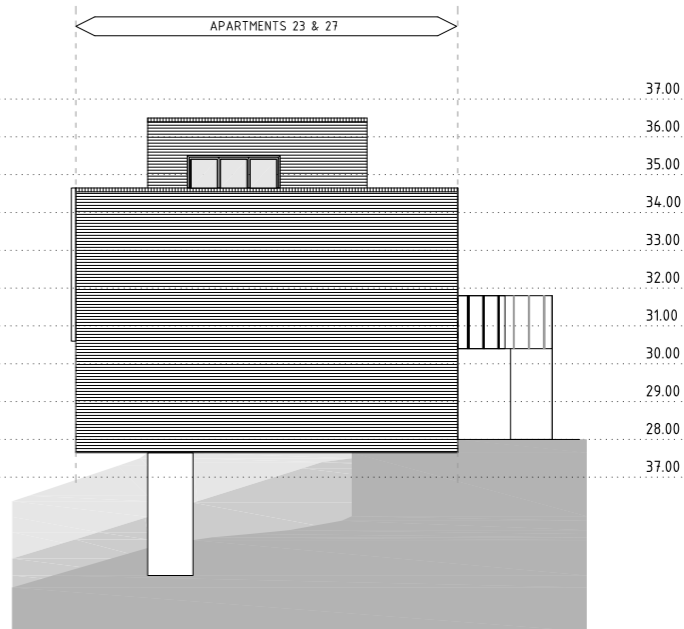
BLOCK C: NORTH ELEVATION



BLOCK C: EAST ELEVATION



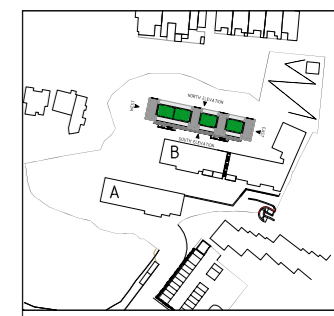
BLOCK C: SOUTH ELEVATION (inc. stairs)



BLOCK C: WEST ELEVATION



BLOCK C: SOUTH ELEVATION (excl. stairs)



REVISIONS:	
PROJECT LAND AT NORTHCLIFF LODGE	
DRAWING BLOCK C: ELEVATIONS	
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DATE NOV 15	DRAWN RT
DRAWING STATUS	
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LOYN & CO ARCHITECTS 21 VICTORIA ROAD, PENARTH, VALE OF GLAMORGAN, CF64 3EG T: +44 (0)129 2071132 F: +44 (0)129 26402784 E: architecture@loyn.co.uk <small>COPYRIGHT LOYN &amp; CO ARCHITECTS. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.</small>	



PROJECT  
LAND AT NORTHCLIFF LODGE

DRAWING  
PERSPECTIVE ACROSS BARRAGE

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nts @ A3  
DATE  
NOV 15

DRAWING NO.  
DRAWN  
CL  
1321/S500

DRAWING STATUS

PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>	APPROVAL	<input type="checkbox"/>	PLANNING	<input checked="" type="checkbox"/>
TENDER	<input type="checkbox"/>	B REQS	<input type="checkbox"/>	CONTRACT	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>

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