



**Proposed New House and Garage
12 Park Road
Penarth CF64 3BD**



ref 2015/01004/FUL (decision 21/10/15)
Design and Access Statement

26 February 2016

Stephen Jones and Rebecca Evans



This Design and Access (DAS) statement is to support a full planning application for the replacement dwelling at 12 Park Road, Penarth within the conservation area. This DAS follows on from the Planning Application 2015/01004/ FUL which granted consent on the 21st October 2015. This application is fundamentally the same as this previous permission, in that it is for a 2 storey detached dwelling with an integral garage and is submitted on behalf of the same clients.

On advice from the planning officer, this DAS therefore makes reference to the previously approved application and DAS, picking up on the previous themes and discussions.

A scheme for a replacement dwelling was also approved with conservation area consent (application nos. 2014/01355/FUL & 2014/01356/CAC).

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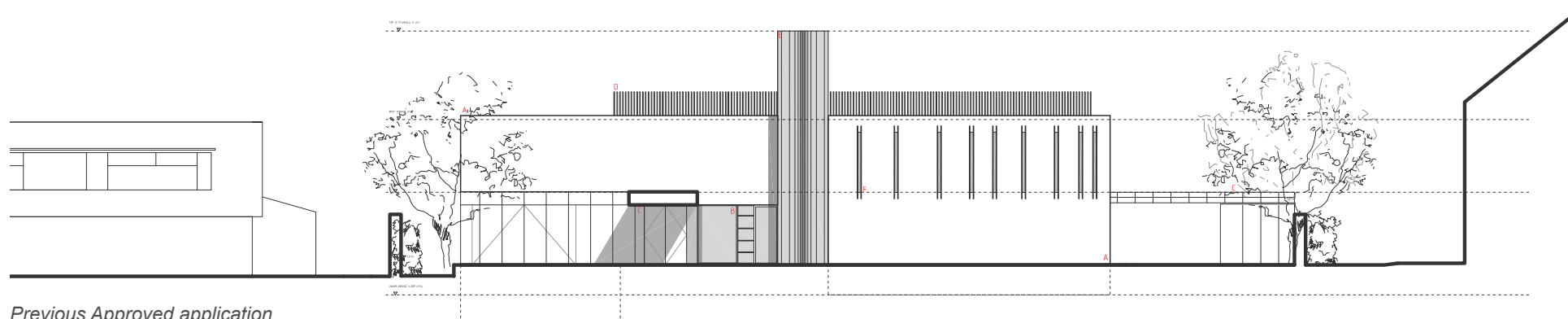
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Section 1 - Introduction



Background and Vision



Previous Approved application



Demolished house

The previous house on this site was demolished in anticipation of commencing constructing the house granted by the previous application at the beginning of January 2016. However the client had a change of heart over the modern design in December and wanted a more traditional approach. We were commissioned to take on the previous brief, amending the design with a more traditional aesthetic and reducing the size of the property down to under 400m². This reconfigured scheme has respect for the conservation area whilst picking up on the access, building lines and many of the aspirations of the previous scheme

The project vision has the following key design aspects:-

- Respects and works with the existing levels, whilst also maintaining DDA accessibility throughout
- Sunlight, shading and passive design
- Views from the public highway as well as maximising the key views from the site towards the seafront
- Natural materials that respect the context and surroundings
- Improves relationships to the surrounding dwellings and context
- Improves the existing site drainage
- Promotes good design within the Park Road context
- Improves site boundary conditions
- Increasing the number of trees within the site
- Promotes principles of the Vale of Glamorgan's Conservation Area

Section 2 - Context



Site Context & Location

In addition to the section 2.0 of the previous DAS we would add the following analysis of the buildings in the immediate conservation area along Park Road:-

The west side of Park Road has a number of very large Victorian detached and semi-detached houses, typically three stories high with the upper floor within the roof. There are ornate details such as bay windows, porches, Dutch gables etc in stone. The massing of the houses is generally horizontal, with vertical windows, grouped together or in bays, The materials are a mixture of coursed rough stone with honed stone bands, giving a horizontal emphasis to the houses with some vertical highlights. The roofs are slate and mainly hipped with ornate gables and chimneys. Boundary treatment to the road tends to be low walls and piers with hedges behind

The east side of Park Road is a mixture of modern (70's and 80's) detached 2 storey houses with some rendered Victorian style houses. Materials are brick or render, roofs are clay tiles or slate. There is no coherent style to these houses. Boundary treatment is generally hedges, some in association with low walls, others with timber fences.



Site Description

see previous DAS

Key Site Features

see previous DAS

Site Boundaries

see previous DAS

Amenities

see previous DAS

Distance Views

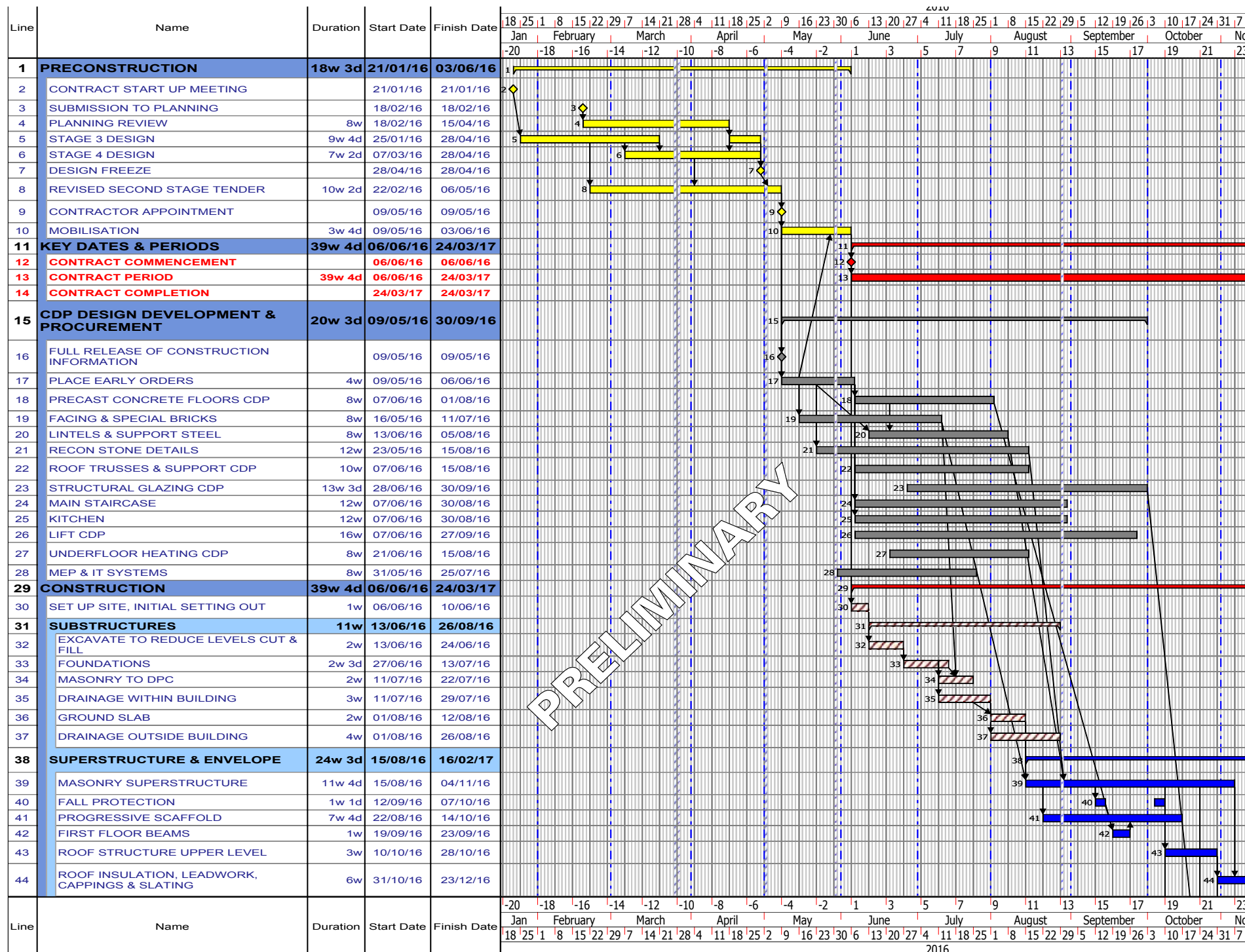
see previous DAS

Water Maps

see previous DAS

Section 3 - Planning Context

Planning History



3.1 PLANNING HISTORY

3.11 An outline planning application for a detached dwelling was submitted to, and 3.11determined by, the Council in 2008 (2008/0560). The Council refused this application on the grounds that it was considered to constitute an unjustified dwelling in the countryside.

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

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

3.14 An application to extend the expiry date of the approved outline application was made in December 2013 and approval was given for a bespoke modern new dwelling (application nos. 2014/01355/FUL & 2014/01356/CAC), with new vehicular and pedestrian access.

3.15 A further revised application was made in August 2015, and Planning approval was given for a bespoke modern new dwelling (application 2015/01004/FUL) dated 21 October 2015 including all external works and access from the highway, revision of 2014/01355/FUL

3.17 Permission was given for the demolition of the existing house 2014/01356/CAC on 29th January 2015 after agreeing to enter into contract with Knox and Wells Ltd Contractors to construct the new house for which planning permission was received in October 2015. The demolition was undertaken in good faith and in the understanding that the construction of the new house would commence in June of 2016 - see adjacent extract from their programme dated 09/06/15 from Knox and Wells

The client's change of heart on the previous scheme caused work to be halted on the construction drawings and tender process. The current plans are to negotiate a second stage tender price with Knox and Wells Ltd, with the view to them starting in the Summer, provided planning permission is granted for this application

KNOX & WELLS Ltd.,
CRESWELL HOUSE, FIELDWAY,
HEATH, CARDIFF
CF14 4UH
TEL: 029 20 613999

Prog no : 0318/TP-01 Rev B

Revision no :

Detail: TEI

Date : 09/06/15

Rev. date : 21/01/16

Project: N

Drawn : GW Davies

Issue : Revised Scheme Design

Client: Mr



Planning Context, TANs and Policy

3.2 PLANNING CONTEXT

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

3.3 TECHNICAL ADVICE NOTES (TANs)

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

3.4 TAN 12: Design (June 2014)

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

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

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

3.6 TAN 18: Transport (March 2007)

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

3.7 PLANNING POLICY WALES (PPW) 7th EDITION 2014

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

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

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

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

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

In relation to the site, paragraph 4.7.8 states:-

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

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

Paragraph 4.11.4 of PPW also emphasises that:-

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

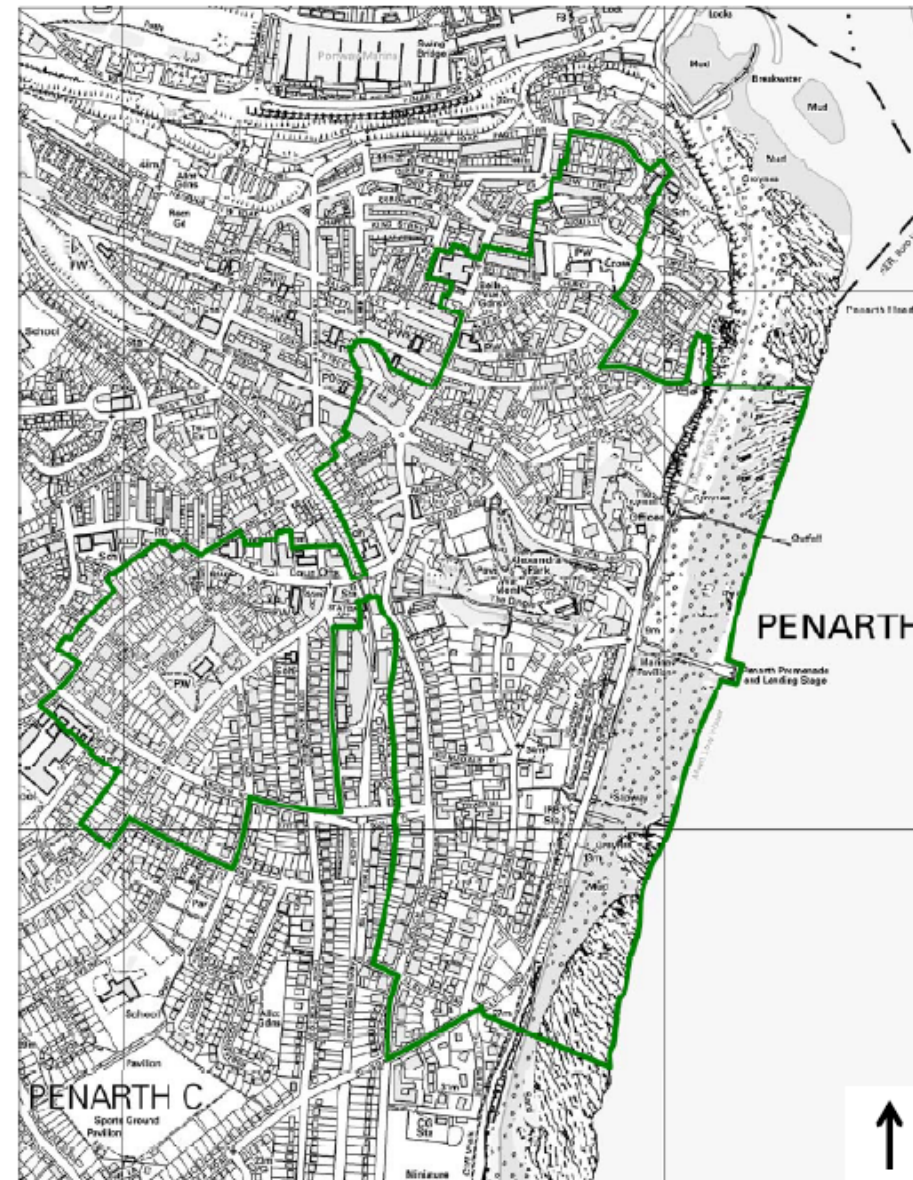
Paragraph 4.11.9 states that the design process should promote the efficient use of resources, including land. Paragraph 4.10.9 states that:-

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



UDP & Conservation Area

Penarth Conservation Area



For further information please contact the Conservation & Design Team:
 (01446) 704626 / 8
www.valeofglamorgan.gov.uk
 Vale of Glamorgan Council
 Dock Office
 Barry Docks
 Barry CF63 4RT

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3.8 VALE OF GLAMORGAN UDP

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

3.9 VALE OF GLAMORGAN UDP :HAUS 7

Paragraph 4.9 states:

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

3.10 SUPPLEMENTARY PLANNING GUIDANCE : Penarth Conservation Area

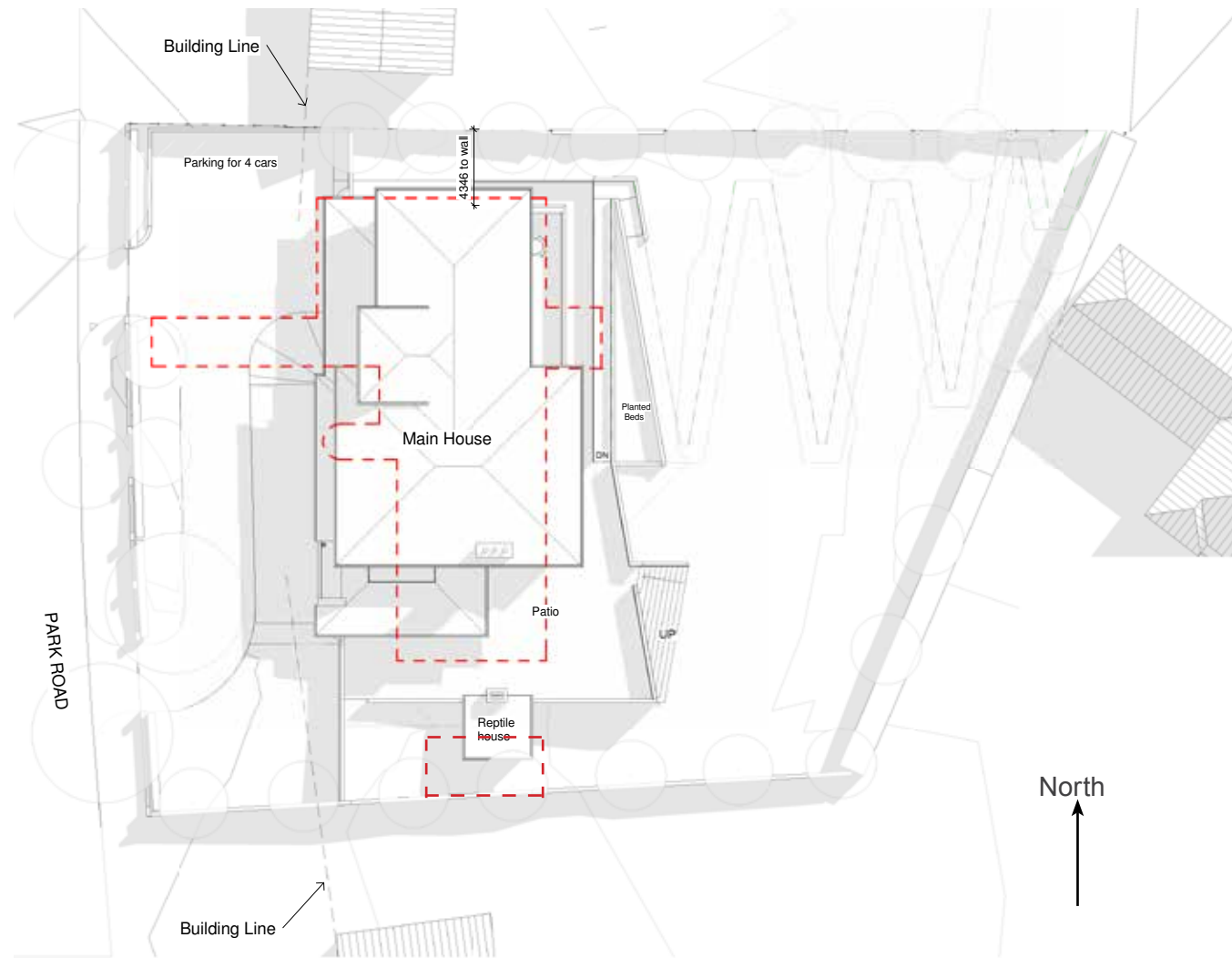
Paragraph 3.1.3 states:

“Development proposals should achieve a high standard of design and detail within the archi-tectural context of the area within which the proposal is located.”

Section 4.0 states:

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

Section 4 - Comparison with Approved Scheme



Footprint & building position Comparison

The previously approved scheme (ref 2015/01004/FUL) has a footprint shown in red. The new building has a smaller footprint and area than the previously approved scheme.- Currently 400m², previously circa 500m² .It can be seen from this diagram that the previous building lines have been maintained in the north of the site and increased to the south. The reptile house has been moved away from the Southern Boundary. In addition the site access points remain unaltered from the most recently approved scheme

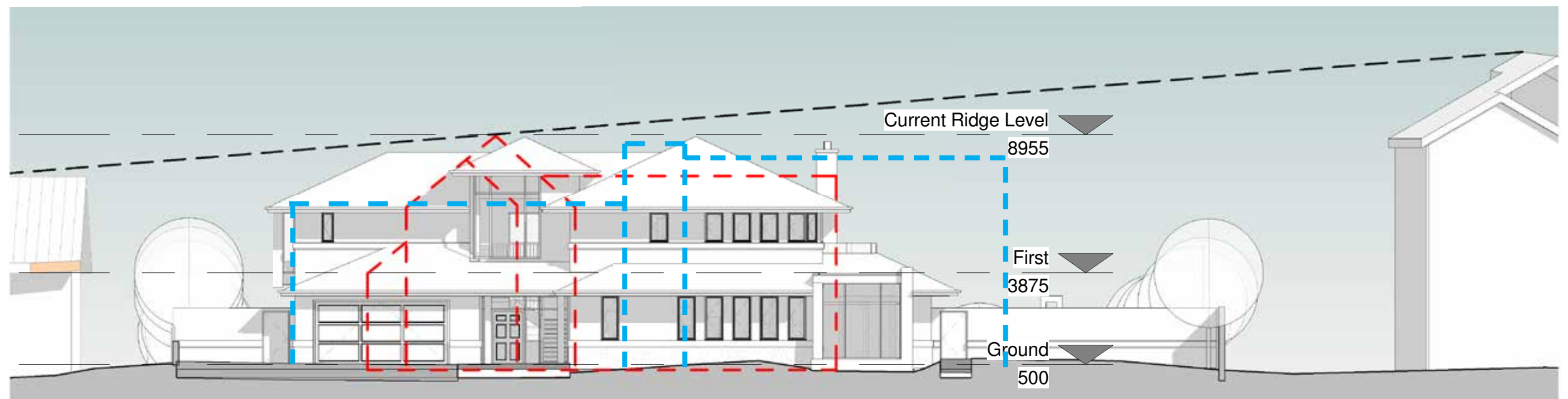
Overall Height Comparison

The height of the new development is shown with the demolished house ridge overlaid in red. The blue lines show the previously approved scheme. It can be see that the current proposals are within the original building roof line. In addition the current scheme is considerably lower than the existing house to the South and a line cast between the two adjacent houses.

Similarities

The previous scheme (ref 2015/01004/FUL) and this application are both

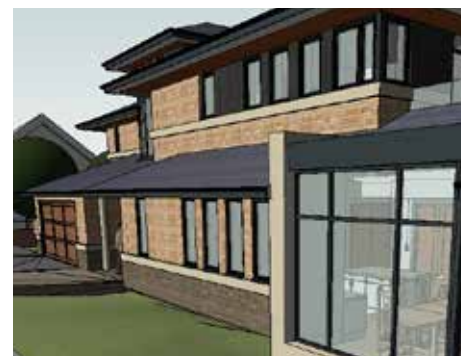
- For a 2 Storey detached house with an integral garage
- Retain the same exit and entry positions off Park Road
- Have the same number of living rooms and bedrooms
- Include for a separate reptile house



Section 5 - Design



Design Analysis



This current application, builds on the approval achieved by the previous application, including the location and scale of the building, both the access arrangements and works within these agreed boundary constraints. The current design however aims to fit within the Conservation Area and building neighbours on Park Road in a more sympathetic way than the previous.

The inspiration from the design has come both from these nearby buildings on Park Road north side, as well as the Arts and Crafts movement and the houses of Frank Lloyd Wright. These designs are about craftsmanship, local materials, detailing and strong horizontal or vertical lines

This design picks up on beautiful views and horizon to the East, the soft natural material of the houses opposite, and sets the whole house under a large slate roof with generous overhangs. This gives a timeless quality to the house, with the projecting eaves providing protection from both the rain and wind as well as the sun in the summer to the large windows which have been introduced to frame key views and make the most of the sun path.

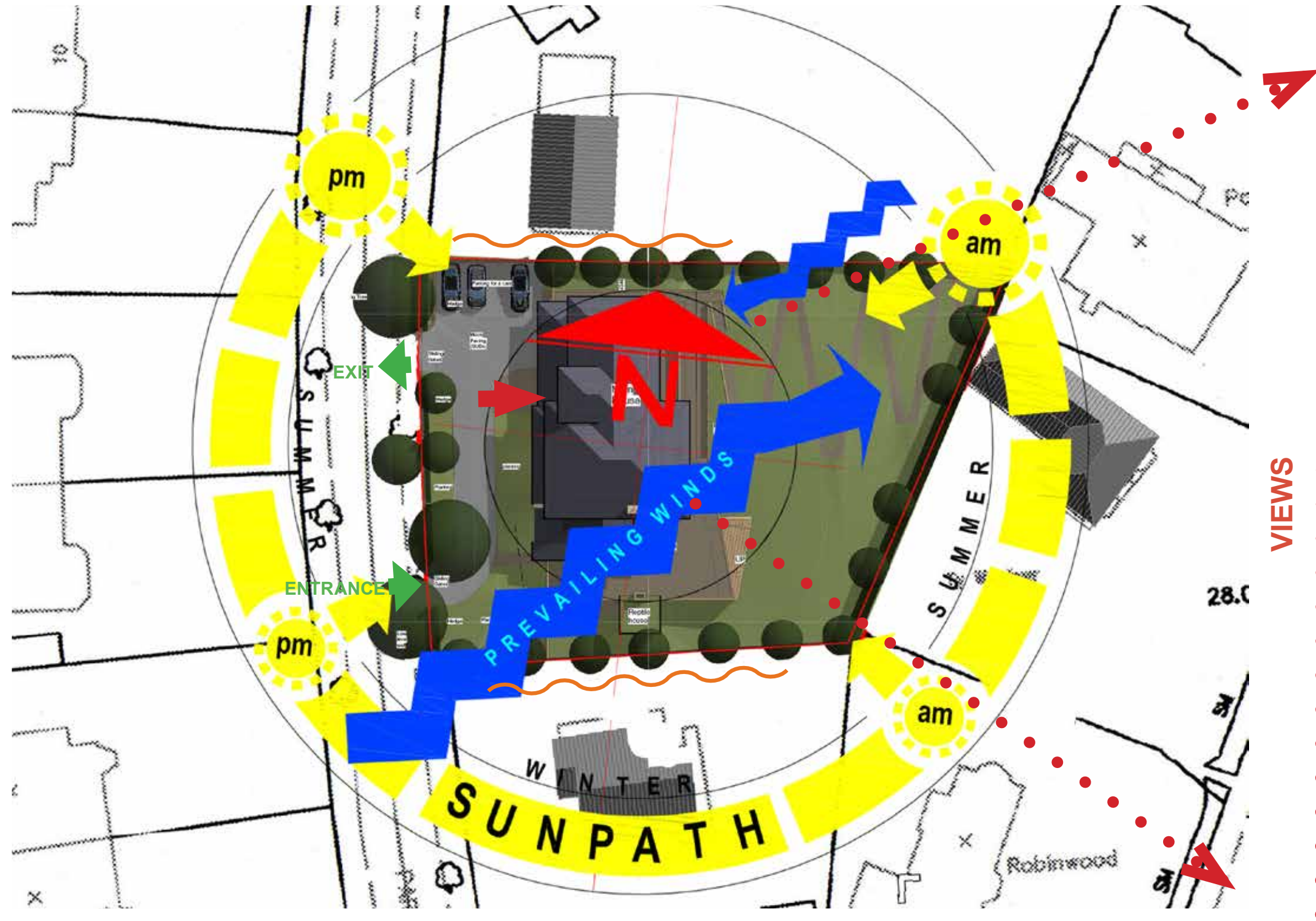
This house should site quietly into it's landscape, and settle into the hill contours with the materials and form fitting in to the surroundings

The entrance to the property forms the focal point of the street elevation with the entrance hall having a small 'turret' roof to act as a feature, which along with the bay window features and stone plinth provides a richness of detail typical of the conservation area.

The building's location within the site and the massing principles follow the previous design, including the orientation of the building to capture the best views, with the design very sensitive to ensuring privacy and no overlooking to the neighbours, and addition tree planting to build on the natural features on the site. These key aspects are set out on the next page



Site massing principles



- Building orientated to maximise views to East
- Axis of building across the site uses levels to best extent, avoiding excessive Cut and Fill
- South and East Façades are private and face the garden
- Large Windows and Patios face South and East towards garden and views
- Entry and Exit Points as previous planning application
- Privacy maintained to the North by having no windows facing this boundary
- Privacy maintained to the South by having main windows at ground floor and setting back first floor windows to more than 12m from boundary
- Entrance of house immediately obvious from road
- Side garden walls provide privacy from the front, whilst keeping the house more open to the road
- Tree planting helps provide privacy and encloses garden



Amount and Scale



The proposals are for a two storey detached house with integral garage, a kitchen /dining & snug open plan space and a separate lounge and music room, with 4 bedrooms including bathrooms on the first floor.

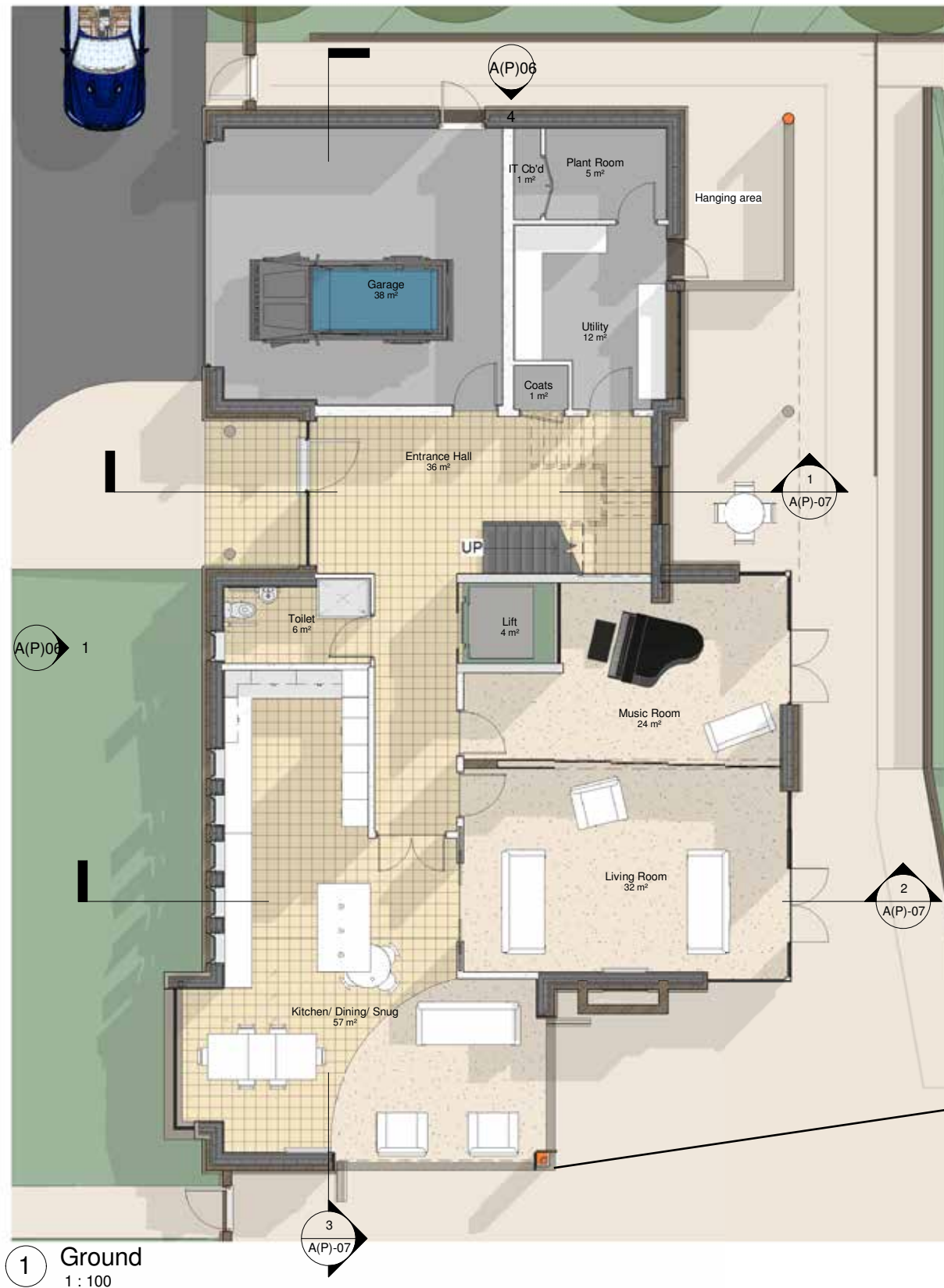
The house is 370m², with a ground floor footprint of 224m². There is no basement (unlike the previous scheme). There is a storage space provided within the roof void which also conceals the lift over-run.

The garage is a generous double garage with direct access to the house to enable easy, dry DDA access to the car. There are 4 car spaces externally

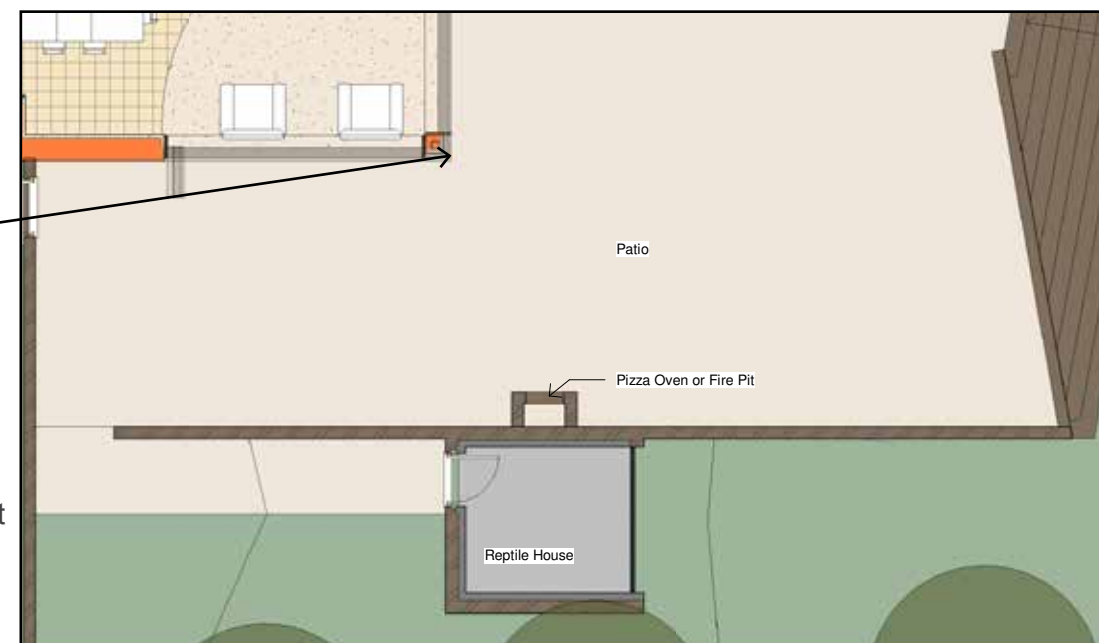
There is a small single storey sedum roofed Reptile house out-building only 8.5m² set less than 600mm below the patio level. This helps to screen the patio from the neighbours to the south.

The massing of the two storey house is concealed from the road by the roof partially over the ground floor with the first floor is set back from the ground

The gardens are screened from the road and secured via two garden walls. The front of the house is paved and planted, with low walls and a hedge to the road, plus two sliding gates to form the entry and exit



Reptile House Inset



The new layout provides the same accommodation as the previous application, with the entrance hall immediately obvious on entering the site and set beneath a porch and feature stained glass double height space. The layout internally is straightforward, with views of the stairs and the garden beyond from the hall through the windows. A corridor leads right to all the 'public'/ guest rooms to the south which can take advantage of both the views and a sunny aspect of the patio, whilst providing a more screened view of the setting sun to the West. There is also a lift to provide DDA access to the first floor and a cloakroom. The utility / plant room and direct access garage both open off the space to the north side of the hall.

Corridors and doors are wide to ensure good DDA access. The Music Room is capable of being fully opened to the Living Room. Both of these rooms and the Snug can be opened up to the Patio.

There is a screened area for hanging clothes under cover of the first floor balcony together with a bin storage



1 First
 1:100

Upstairs, with the client's own 'private wing' to the North has a screened wide balcony with views over the channel and a solid 'zinc' wall to the north to ensure no overlooking to the property on this side. There is a dressing room and an en-suite bathroom, with the bath in a cantilevered 'projecting pod', which provides views out yet with no possibility of overlooking.

The remainder of the accommodation on the first floor includes the lift, opening off the hall, 2 bedrooms, a study, 2 small bathrooms and a walk-in airing cupboard

The east facing balcony overlooking the garden is linked through to the study.

Bedroom 1 has a 'Juliet' balcony and an en-suite

The small balcony facing south from bedroom 2 is 12.4m from the boundary.

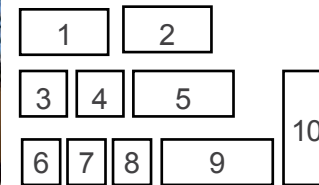
The previous approved scheme had a roof balcony some 8m from the boundary at the closest point

The hall has an open balcony down to ground floor

Several of the windows are corner windows to take maximum advantage of the sun



Material, Character & Context



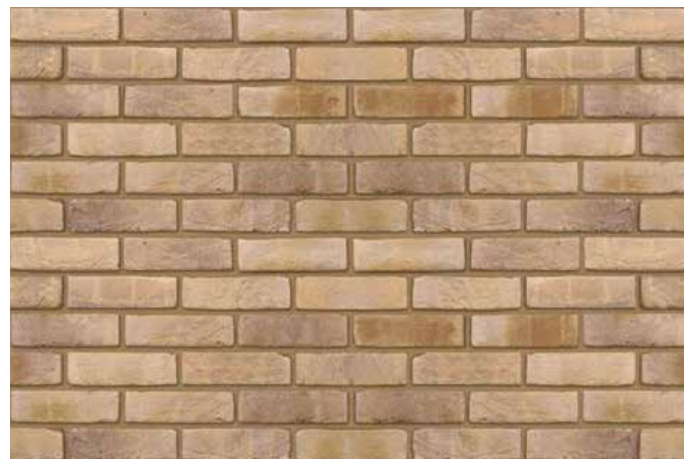
1. Existing materials on Park Road opposite
2. Frank Lloyd Wright Arts and Crafts House showing restricted palate
3. Wide red panelled front door
4. Slate Roof
5. Ibstock Ivanhoe Cream Bricks to match stone
6. Zinc infill panels
7. Deep Covings and skirtings
8. Leaded lights
9. Timber boarded soffit and Aluminium Composite timber windows
10. Stone Plinth

The design seeks to create a contemporary design whilst respecting the traditional of the conservation area. The use of large windows is confined to the south and east facing private elevations, with vertical smaller windows facing park Road. We have used materials which pick up on the wall tones of the stone opposite, with more contemporary elements such as composite windows, timber soffit, standing seam details to the bays etc.

The building is layered horizontally with a coursed stone plinth, a honed stone dado at each window sill line, honey coloured buff multi brick to tone with the stonework and a slate roof with timber boarded soffit.

Details such as the bathroom bay and in-fills between windows at first floor and the entrance porch are constructed in zinc coloured standing seam to match the window frames. The front dining bay is of honed stone.

There are panelled timber doors to the garage and front door, and leaded lights to add to the richness of detail



Detail of House



1 West
1 : 100

Insulated up-and-over
timber garage door
Leaded Windows

Composite Timber/Al
windows - Nordan or
similar
Timber soffit and eaves
Slate roof
Timber detailing
to entrance

Stone Plinth
Stone Cill
Ibstock Ivanhoe Cream Bricks



2 South
1 : 200

Reptile House



3 East
1 : 200

4 North
1 : 200

West Elevation

This is the principle elevation which faces the road. The entrance and garage on the left, with the front door protected by the overhanging eaves. The kitchen and bedroom windows have been grouped and sit over the stone plinth and honed sill band. There is a feature bay window to the dining room in honed stone with corner window to capture the evening sun. The bricks walls to both sides of the house provide privacy to the garden.

South Elevation

This elevation to the south and the patio, is partially screened by the patio wall and the reptile house. There is a chimney feature, and small balcony from one upper bedroom. The large windows/doors to the principle living rooms open out onto the patio

East Elevation

The East elevation is the primary one facing the view and garden and so has most of the glazing. Excessive solar gain is protected by large overhanging eaves. The balcony provides a covered sitting area at ground floor

West Elevation

There are no windows facing North - the projecting bathroom bay has windows East and West and the main balcony is screened from this boundary



Material, Character & Context (cont.)
Perspective Views



① Aerial view from West



② Aerial view from East



② Front Entrance

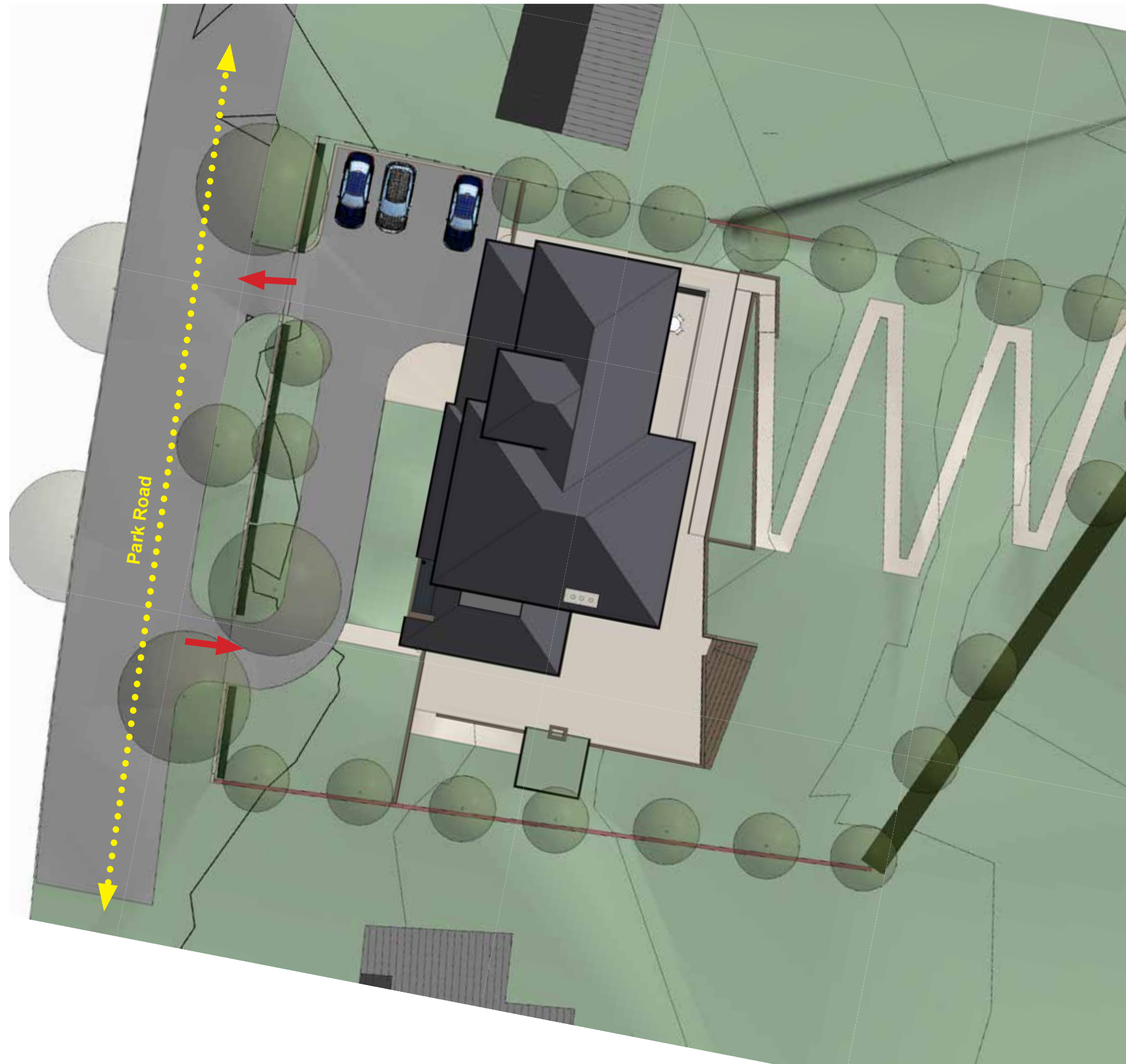
③ Rear View



① Elevated View From Street



Access & Movement



The proposed scheme retains the existing vehicular access with the addition of a new vehicular exit from the site onto the highway which was approved in the previous application. The principle of having two access points has been established in the previously approved application. There will be sliding gates to both access points to enable ease of access to suit the client's specific needs. The positioning of the 4m wide accesses and the layout of the driveway incorporating a turning head will allow for a safe ingress and egress from the site in a forward direction.

A parking area for up to four cars alongside the double garage has been provided as required. The garage is integral to the design of the house and allows direct access into the dwelling. The garage will include space for up to 2 cars and bicycle parking.

The north, east and south boundaries of the site border onto other detached houses and no access is possible. The western boundary faces onto Park Road and incorporates the vehicular access. Access to the rear garden is provided around both sides of the house. The side access gates will be set in facing brickwork walls approximately 2m high.

There is level access to the front door which is clearly visible from the site entrance. The front door threshold to the dwelling is to be flush, with a wide opening, in accordance with current requirements. All external doors leading out of the property will have flush thresholds, providing complete access to all external spaces at ground and first floor levels. A ramped access has been provided to allow access to all parts of the garden.

In accordance with DQR requirements a WC/shower room is provided at the entrance level that is wheelchair accessible, with a clear door opening of 926mm.

A lift has been incorporated to provide access to the first floor level where the bedrooms are located. Internally, wide circulation spaces have been included and all the internal doors will be 926mm wide.

The kitchen has been designed for easy access and use by a wheelchair user with the worktops being at a two levels and space allowed under the worktop for close wheelchair access.

Tilt-turn windows will be included to allow for internal cleaning. The windows will be accessible for external cleaning via pole and reach.

Penarth is well served by the local bus network. The nearest bus stop is on Stanwell Road which is approximately ½ mile away (10 minute walk) and provides access to Barry, Cardiff City Centre and Heath Hospital. The nearest train station, for access to the rail network, is Penarth Train Station is also approximately ½ mile away and can be easily reached on foot. Access to the M4 corridor is approximately 14 miles away (about 28 minutes driving time).



Community Safety

The design adheres to and follows the principles set out in the Secured by Design guidance documentation, Secured by Design New Homes 2014. This includes:

Front boundaries - clearly indicated and reinstated, open to view with the boundaries kept low.

Side and rear boundaries - to be a minimum 1.8m high of robust construction. The gates leading through to the rear garden will be a robust construction and lockable.

Front door – The front door is clearly visible on the approach to the house and there is a clear delineation of private and public space, all overlooked by windows. The front door will incorporate a high security locking system with laminated glass to the side panels.

Rear doors will be a mixture of glazed, patio doors and sliding folding doors and shall be to Secured by Design standards.

All the high performance composite aluminium/timber windows will incorporate key lockable hardware. The ground floor windows will be fitted with limiters to prevent opening by more than 100mm.

Security lighting will be incorporated around the dwelling, both to the front and rear of the property including the car parking area, operated using a photoelectric cell with a manual override.

A house alarm will be provided in accordance with Secured by Design standards.

Meter boxes will be situated within the external wall of the dwelling at a point where they can be overlooked.

Cycle storage will be provided within the double garage including security anchors.

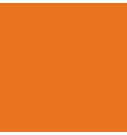
Parking is off the street and safety has been further improved by providing an exit access as well as the existing entrance access which allow cars to have a safe forward facing exit. Automatic electric sliding gates will be provided to both access and egress points which will be closed at night. Park Road is a cul-de-sac and the width of the road allows for cars to wait safely on the roadside for the gates to open without blocking the highway.

Consultation

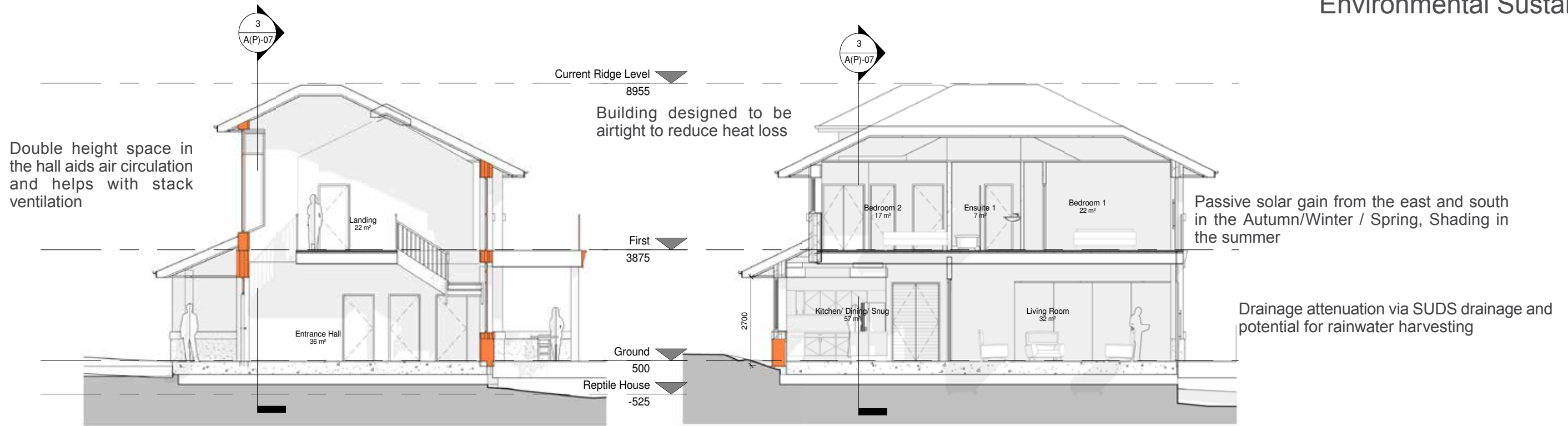
Adjacent neighbours have been consulted.

The previously appointed planning officer was phoned during the design period, although a formal pre-app was not sought. The feedback from the previous scheme was that provided the previous planning restrictions such as building line and access points were adhered to; the scale of the house was no larger than the previous applications; the new design was respectful of the Conservation Area status, then a new application would be likely to have a favourable reaction from the planning department as the principle of a detached single dwelling on this site had been established

Section 8 - Sustainability



Environmental Sustainability



Double height space in the hall aids air circulation and helps with stack ventilation

Current Ridge Level 8955
 Building designed to be airtight to reduce heat loss

Passive solar gain from the east and south in the Autumn/Winter / Spring, Shading in the summer

Drainage attenuation via SUDS drainage and potential for rainwater harvesting

1 Section 3
 1 : 100

2 Section 5
 1 : 100



Solid north elevation reduces heat-loss

Chimney allows for flexibility of fuel

External Fabric of the building to be insulated in excess of building regulations

Large Overhanging eaves help with solar shading

Demolition materials used for hardcore

Environmental sustainability has been a key aspect of the design proposals with key passive design elements integral to the proposed scheme.

The existing house will be demolished and the demolition materials re-used where possible in the new construction. This represents the reuse of existing brownfield site; one of the most sustainable forms of development possible.

The roots of existing large trees on the site will be protected during construction. It is anticipated that the existing driveway and turning head will be replaced with a 'SUDS' finish, for example, a quality paver to allow the rain to percolate down to the roots and reduce the amount of surface water run-off.

The design of the dwelling allows for passive solar gain from the east and a more 'solid' façade on the west elevation to reduce heat loss. The deep eaves overhang at ground and first floor levels, together with coatings on the glazing, will help to prevent solar overheating in the summer months.

The new house will have a high thermal performance, 15% in excess of that required by current building regulations. This will include high levels of insulation, a highly efficient airtight construction, an efficient boiler, underfloor heating, and high performance composite aluminium/timber windows and doors. It is envisaged there will be an air leakage of 3 or less.

A whole house ventilation system will be installed in the property to allow enhanced thermal performance, with built in heat exchanges to retain heat but allow fresh air to be constantly available.

Traditional and local materials will be used whenever possible.

Section 9 - Appendix



Drawing List

- A(P)00 Location Plan
- A(P)01 Site Plan
- A(P)02 Ground Floor Plan
- A(P)03 First Floor Plan
- A(P)04 3D Views
- A(P)05 Perspectives
- A(P)06 Elevations
- A(P)08 Sections

D O W N S M E R R I F I E L D a r c h i t e c t s



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