

VALE OF GLAMORGAN COUNCIL

ADDITIONAL DRAWINGS

2016/00176/FUL Rec'd 1-06-2016

D O W N S M E R R I F I E L D architects



**Proposed New House and Garage
12 Park Road
Penarth CF64 3BD
2016/00176/FUL**



Design and Access Addendum

06 January 2016

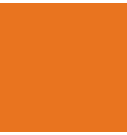
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This Design and Access (DAS) addendum provides further information to support the full planning application for the replacement dwelling at 12 Park Road, Penarth. It is designed to be read in conjunction with the original DAS and explains the thought process and development to the original designs associated with the submission of revised drawings following meetings with the planning and conservation officers on 4th and 24th of May 2016

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Section 1 - Context



Site Context Massing





A

Single storey Dormer Bungalow in render with stone detailing, white windows bay features, grey concrete tiled roof (38 degree pitch), Timber picket Fence



B

Development Site

Originally 2 Storey brick and render house with gable dormers with rosemary tiled roof.(40' pitch), Boundary hedges – now demolished.



C

Large white rendered house – with bay window to front, gabled slate roof 30' pitch volume 1705m3 note this house is 2.4m higher than building B. Hedge boundary treatment



D

2 Storey House - cream/ grey brick with timber bay and pantile concrete gable roof- circa 35' pitch, dwarf wall to front boundary with hedge

Planning Application 1 – 2013/01100/CAC approved 14/03/14, for 2 no. detached 2 storey houses in traditional Victorian Pastiche with extra rooms in hipped roof (35' slate roof)- rendered walls windows with stone cills and heads -Volume approx. 1,500 m3

Planning application 2 – 2014/01355/FUL approved 29/01/2015 Flat roof contemporary design – white rendered walls with aluminium cladding, aluminium windows, roof terrace- Volume 2,835m3

Planning Application 3 – 2015/01004/FUL approved 21/10/15 similar to previous scheme – volume reduced to 1,950m3

Planning Application 4 – 2016/00176/FUL – still to be determined Buff Stone and brick with ashlar bands to match stone tones of Liassic limestone and ashlar on Park Road hipped slate roof 25' to keep within original planning and maintain views from opposite -Volume 1,850m3



E

Large 2 storey house with lower roof pitch to ground floor. green render and pantile concrete gable roof with brick chimney white 'punched hole windows – boundary treatment hedge Volume Circa 1800m3



Material Hierarchy



1. Main villas on West Side of Park Road

Entirely stone - both rough random coursed with horizontal bands, honed stone used for coins and for detailing - bands and bays etc

Roof - pitched in slate with gables and low hips

Vertical windows grouped in pairs and triples



2 Secondary villas on West Side of Park Road

Predominantly stone - both rough random coursed with horizontal bands in red and buff brick, Buff brick used for coins to windows and corners. Bay windows and some bands in honed stone

Roof - pitched in slate with gables

Vertical windows grouped in pairs and triples



3 Third tier villas on Plymouth Road

Predominantly brick - In Buff colour with some red horizontal bands also in brick, Bay windows and some horizontal bands in honed stone

Roof - pitched/ hip main roof in slate with gables over bays

Vertical windows grouped in pairs and triples



Hierarchy of Materials
 Conservation area around Site

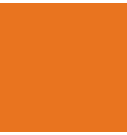
4 Contemporary Villa based on conservation guidelines

Predominantly brick - In Buff colour with rough stone plinth to match stone local to Park Road. Horizontal bands also in honed stone, together with honed stone Bay window. Some detailing between windows and to front entrance in traditional lead coloured standing seam

Roof - pitched in slate with hipped lower roof to reduce impact of building

Vertical windows grouped in together

Section 2 - Comparison with Approved Scheme



Approved Scheme from NE



Submitted Scheme from NE



Approved Scheme from SW



Current scheme from SW

Section 3 - Planning Context



Heritage Statement

This is an extract from the Heritage Report Ref EDP3389_01 prepared by EDP in response to initial concerns raised by the conservation officer and submitted to the planners in response.

Section 6 Assessment and Conclusions

- 6.1 First and foremost, it must be recognised that the 'principle' of the site's redevelopment has been established through the positive determination of no less than three different planning applications.
- 6.2 It must also be recognised that the most recent applications identified the principle that the replacement dwelling need neither address nor employ the form and architecture that was commonly adopted by the Victorian builders of Penarth, and which is stated in the Council's *Conservation Area Appraisal and Management Plan* as being the defining characteristic on the western side of Park Road in particular.
- 6.3 The approval of a highly contemporary form of architecture in this location can only be taken as confirmation that the more appropriate reference points; in terms of defining the *character and appearance of the conservation area which is desired to be preserved or enhanced*; are the five mid 20th century dwellings north and south and defining the eastern edge of Park Road, rather than the striking Victorian villas opposite.
- 6.4 In view of the *'strong presumption'* stated against the grant of planning permission for new development which does not preserve or enhance the character or appearance of a conservation area (identified in PPW 2016), a reasonable conclusion can only be that the unashamedly modern form of architecture (the most recent applications employed) was considered to preserve or enhance the character or appearance of the conservation area and was therefore acceptable here.
- 6.5 Therefore, in view of the fact that the most recent applications remain 'live' and could presumably be implemented at the site, the assessment of the current scheme must take account of the baseline position established by the scale, form and appearance of the very contemporary architecture deemed to be acceptable by the Council in this location. Whilst the proposed dwelling returns to a more traditional form of architecture than the preceding designs, it is no more appropriate for it to follow or employ the approach that is found commonly on the west side of Park Road and more typically throughout the Victorian aspects of the conservation area.
- 6.6 If the 'relevant' character and appearance is taken to be the adjacent dwellings on the eastern side of Park Road, the two elements of the proposal's form and appearance that the Council's Conservation Officer states an objection to, can both rapidly be found in the immediately surrounding area:
1. The use of shallow pitched, hipped roofs; and
 2. The use of a 'significant amount of brick'.
- 6.7 As the photographs included with this Statement clearly illustrate, the use of shallow pitched and hipped roofs can be identified on adjacent properties contained within the conservation area, whilst 'Silverdale' (further south along Park Road) not only employs a significant amount of red brick in the principal elevations, but also a significant number of contemporary design features.
- 6.8 Set within that context, it is concluded that the low-pitched hipped roof and use of brick would not be out of keeping with the character or appearance of the conservation area relevant to the proposed development.
- 6.9 In many respects, the use of a *'steeper pitched roof'* (Paragraph 1.5 above) would serve to confuse the strong contrast, in both form and appearance, between the buildings occupying the two opposing frontages to Park Road; where those to the west employ a common palette of architectural features and those to the east comprise a diversity of different design approaches that are specific to the individual buildings involved.
- 6.10 Furthermore, the Design and Access Statement for the proposed development illustrates that the footprint, mass and height of the dwelling are all comparable with the dwelling found to be acceptable here in the two preceding planning applications.
- 6.11 Once again, it can only reasonably be concluded that they were deemed to preserve or enhance the character or appearance of the conservation area, and so therefore a new proposal which is of similar proportions should equally be capable of achieving the same high threshold, despite being of differing architectural aspirations.
- 6.12 Based on the fact that the Conservation Officer's objection to the scheme stems from an assessment against a baseline position which is not directly of relevance to the site and its immediate surroundings (i.e. the east side of Park Road), and makes a judgement about the effect of the proposals; i.e. their perceived failure to *'preserve or enhance'* the character or appearance of the conservation area; which would equally apply to both of the recent development proposals for this same site that were approved by the Vale of Glamorgan Council, it can only reasonably be concluded that this planning application should be looked on favourably.
- 6.13 Taking the existing built form occupying the eastern side of Park Road as defining the character and appearance of the Penarth Conservation Area which is desirable for the Local Planning Authority to preserve or enhance, it is concluded that the current scheme would address the requirements of the 1990 Act set out in Section 72(1).



Section 4 - Design Development



Design Options Considered



A number of alternative roofs were discussed with the planners including a steeper 35' hipped roof, a sprocketed hipped roof and a 35' gabled roof. It was felt that the gabled roof would fit in more appropriately with the conservation area, but simply increasing the roof pitch had increased the mass of the building to an unacceptable point

Section 5 - Design



Revised Site Plan



The revised drawings have the following changes over the original planning set:-

- A revised steeper pitched, gable roof to meet the conservation area requirement for roofs
- A small area of flat roof at the rear of the property to ensure that the overall height has reduced to such an extent that the scale is now deemed acceptable
- A reduction in total brickwork by omitting the low level walls to the front, the garden walls either side of the house and the reptile house,
- Omission of the low level stonework, retention of the honed stone bands and detailing, to limit the palette of materials and simplify the scheme
- The house remains the same size as before, with the identical internal layout



Revised Layouts





Revised Elevations



West Elevation

The Roof is now a gable roof rather than a hipped roof, and the garage roof now extends up to join the roof over the master bedroom. The random stone band to the plinth has been omitted, as has the brick walls either side of the house

South Elevation

The lower brick gable has a glazed upper portion into the kitchen/ snug. There is a small flat roofed element to the rear

East Elevation

There is now a flat roofed element over the bedrooms to the rear

West Elevation

The master en-suite bathroom pod extends up to the hip



Revised Perspectives





Front Entrance



Rear View



Street View



Site Sections



Site Cross Section
1 : 250

Previous Planning Application outline shown in red



Section 27
1 : 250

Section 6 - Appendix



Drawing List

- A(P)01rB Site Plan
- A(P)02rB Ground Floor Plan
- A(P)03rB First Floor Plan
- A(P)04rB 3D Views
- A(P)05rB Perspectives
- A(P)06rB Elevations
- A(P)07 Site 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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