



DESIGN AND ACCESS STATEMENT

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8 CLIFF PARADE, PENARTH, CF64 5BP

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PREFACE

This document has been prepared by Loyn & Co Architects on behalf of our clients Carole Jones and Chris Hinde, current owners of the site at 8 Cliff Parade, Penarth, Vale of Glamorgan, CF64 5BP.

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CLIENT BRIEF

The project comprises preparation of design proposals for a high quality bespoke new-build house on the land at 8 Cliff Parade Penarth. The new house is to be a replacement for the existing house and garage on the site. The new dwelling is to become the client's long term family home.

The site is in a spectacular coastal location with far reaching views across the Bristol channel. The new house is to be orientated and designed to maximise the potential of the site. An upside down arrangement is preferred with the primary living space and master bedroom located on the first floor allowing it to benefit from uninterrupted views. There should also be an external terrace space at first floor level again to make the most of the views. Ideally an external stair should be included to improve connections between the terrace and the garden below.

The kitchen should have access to the garden and be located on the ground floor. A utility room should also have access at ground floor level to provide a secondary access and allow for easy external drying of clothes etc.

A feature stair is requested (ideally with a climbing wall built into the hall / landing wall enclosure) and provision is to be made for a lift in the future by locating and providing the 'soft spot' in the floor at the outset.

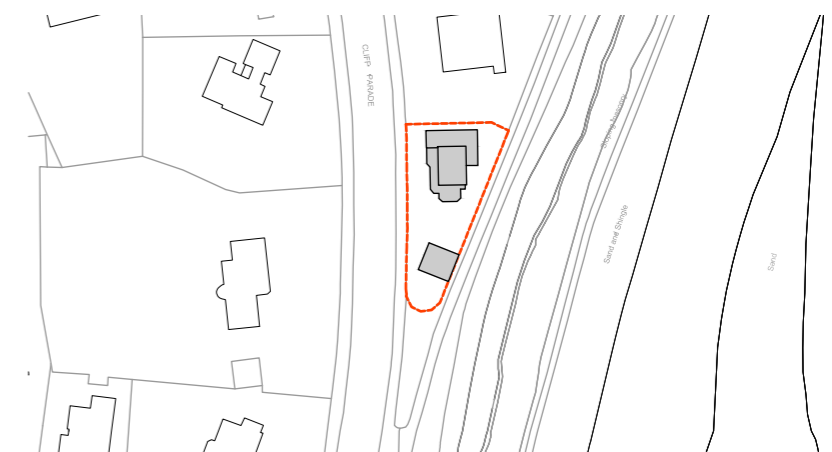
The architecture is to be modern, 'clean' and unfussy, with references to the art deco style.

The house is to be 'visually warm', not clinical, with high levels of glazing creating strong relationships and connections between the inside and the outside and achieving a feeling of light and space within the interior. Wood is a particular favourite material and the client is keen to achieve a high quality of craftsmanship particularly within the interior finishes. Deep reveals to openings are liked, particularly for windows where window seats can be incorporated. A rear stoop (covered seating area) is to be integrated into the design.

The clients would like a sustainable low energy home that is simple and affordable to run. This is to be achieved by creating a thermally efficient, well insulated and sealed, designed in conjunction with an appropriate energy strategy. A wood burning stove is also to be provided within the first floor living space to provide an additional renewable source of heat.

Externally, landscaped gardens, driveway and parking areas are to form an integral part of the design proposal. Include for a long, purpose designed outbuilding / store, with outside WC incorporated.

The client wants to make the most of the roof spaces. Roof terraces should be included wherever possible. The solar panels from the existing garage should also be relocated onto the new roof.



PLAN ILLUSTRATING EXTENT OF SITE OWNERSHIP





AERIAL IMAGE OF THE SITE [OUTLINED IN RED] WITHIN THE TOWN OF PENARTH, VALE OF GLAMORGAN



PANORAMIC SEA VIEWS OF THE BRISTOL CHANNEL FROM THE FIRST FLOOR LEVEL OF THE EXISTING HOUSE

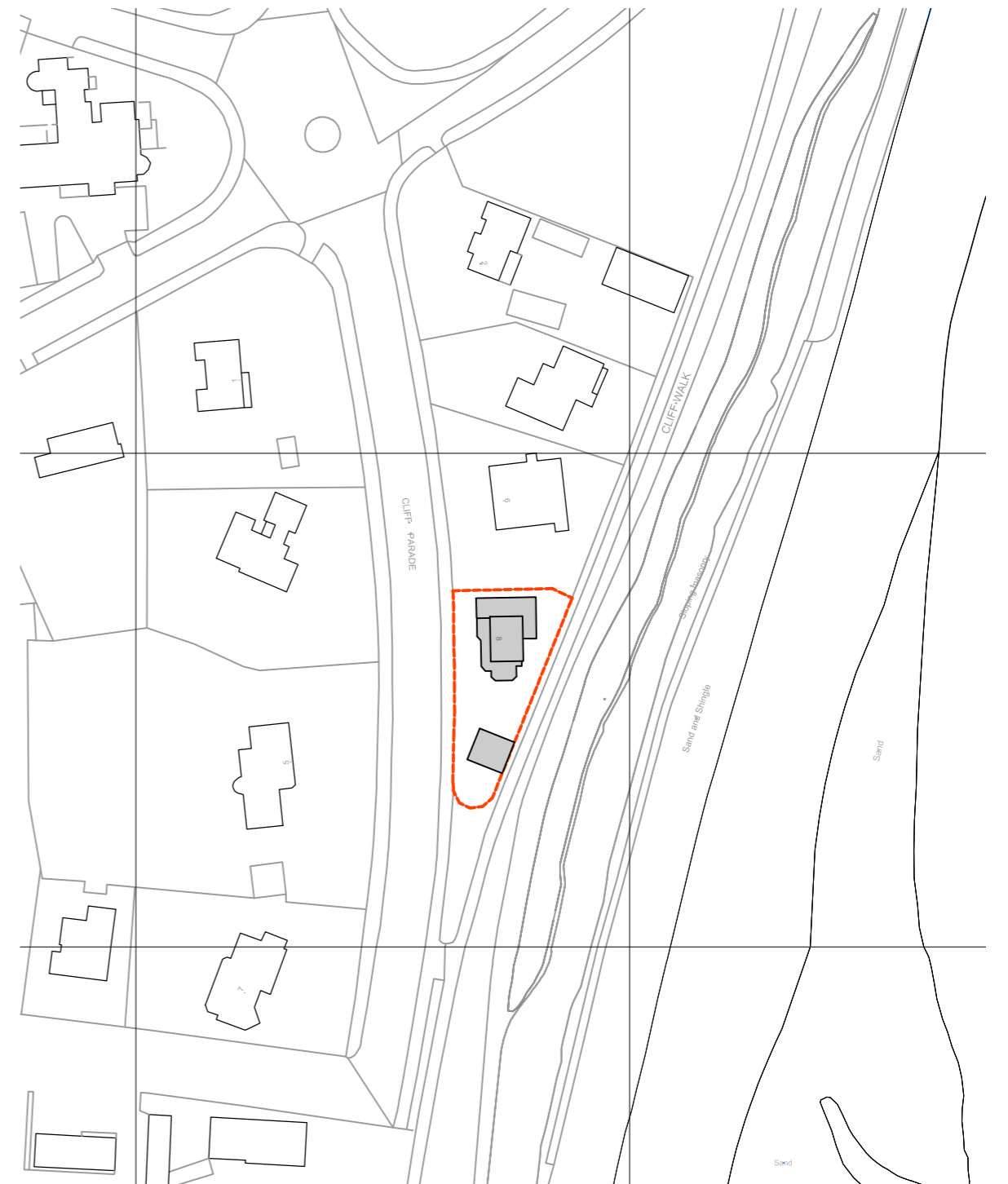
LOCATION

The existing dwelling and site is situated in the town of Penarth, Vale of Glamorgan, about 4.5 miles south of the centre of Cardiff. The property is the most southerly house on the East of Cliff Parade. To the north it is bounded by number 6 'Thorwood'. to the south is the open space of the Cliff Walk public foot path.

The existing property is accessed from Cliff Parade which runs to the west of the site. The rear (east) faces the Cliff Walk public footpath.

The site is outside of the Penarth conservation area (shown shaded green on the image to the left). The site is not listed nor is it identified as a local building of merit.

ADDRESS: 8 CLIFF PARADE
 PENARTH
 VALE OF GLAMORGAN
 CF64 5BP



LOCATION PLAN | 1:1250





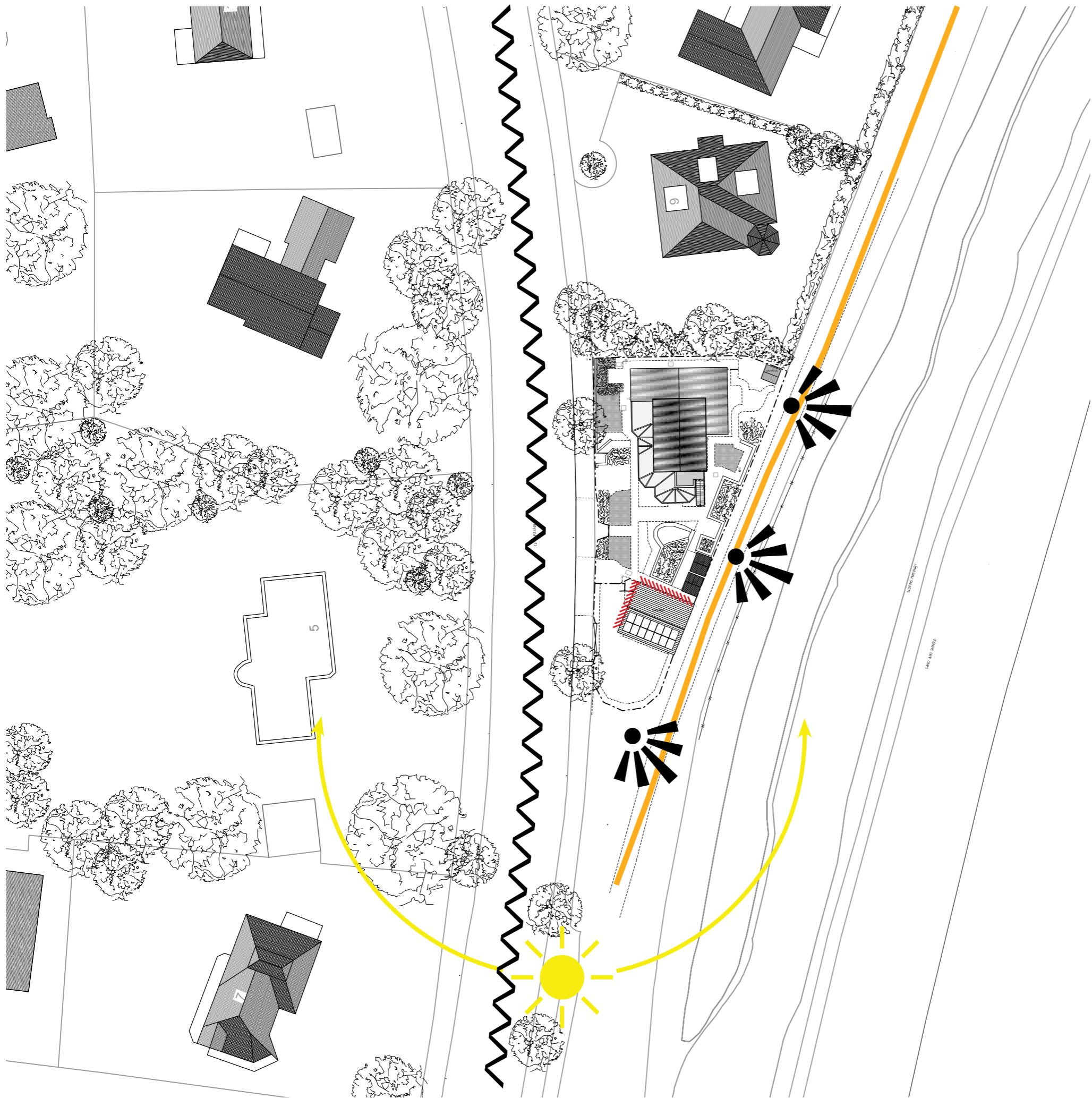
EXISTING BUILDINGS AND SITE .






Currently on the site there is a detached two storey four bedroom house that acquired planning permission in 1986 to be built in the former garden of 6 Cliff Parade (to the north). There is a more recently added large conservatory that wraps the south and west façades. The front of the property faces west towards Cliff Parade and the rear (east) faces across the Penarth Cliff Walk footpath towards the Bristol Channel.

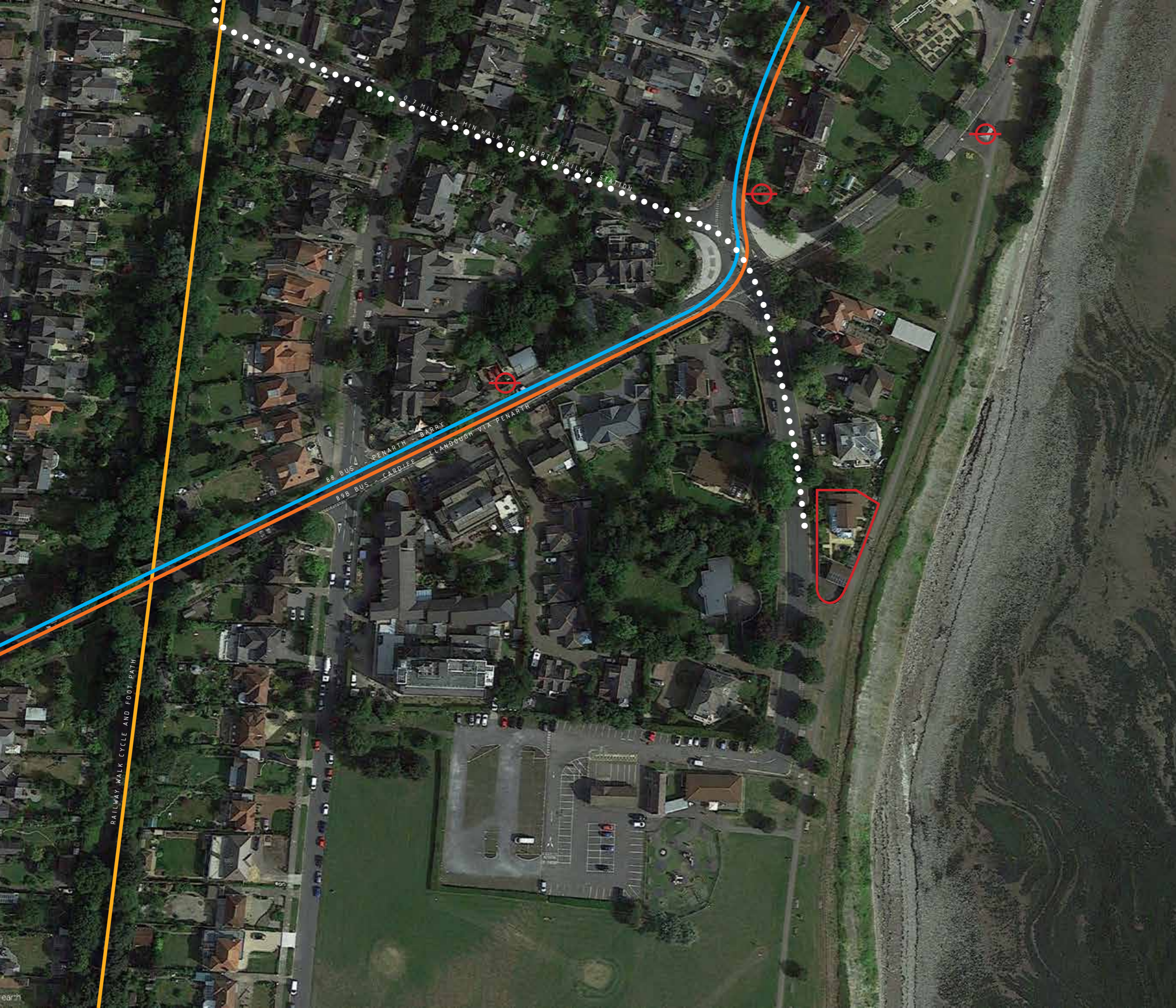
The accommodation comprises a kitchen, dining room, ensuite bathroom and conservatory on the ground floor and three bedrooms on the first floor. The property also includes a detached double garage to the south. The garage has recently been constructed in the garden which provides a single car space, a WC, an office and store room. The property benefits from a large entrance forecourt and landscaped garden with soft and hard areas.

CONSTRAINTS AND OPPORTUNITIES

The diagram to the left illustrates the constraints and opportunities that we have identified on the site.



-  Road where noise and privacy need to be considered
-  Views
-  Solar Path
-  Cliff Walk public footpath where privacy needs to be considered.
-  Garage obstructs views from main house



TRANSPORT

The site is served by a multitude of public transport services.

You can walk to Penarth town center in just over 10 min.

It is a short 14 min walk to Penarth railway station and surrounding amenities.

The 88 & 89b bus to Barry or Cardiff can be caught from Raisdale Road at the end of the Cliff Parade.

The Penarth Railway walking and cycle path is a short walk away.



A-VIEW OF HOUSE AND GARAGE FROM ACCESS ROAD (CLIFF PARADE)



D-VIEW OF GARAGE (SOUTH & EAST ELEVATIONS) FROM CLIFF FOOTPATH



B-VIEW OF HOUSE AND NEIGHBOURING HOUSE FROM CLIFF PARADE



E-VIEW OF HOUSE (SOUTH & EAST ELEVATIONS) FROM CLIFF FOOTPATH



C-FRONT/WEST VIEW OF HOUSE FROM CLIFF PARADE

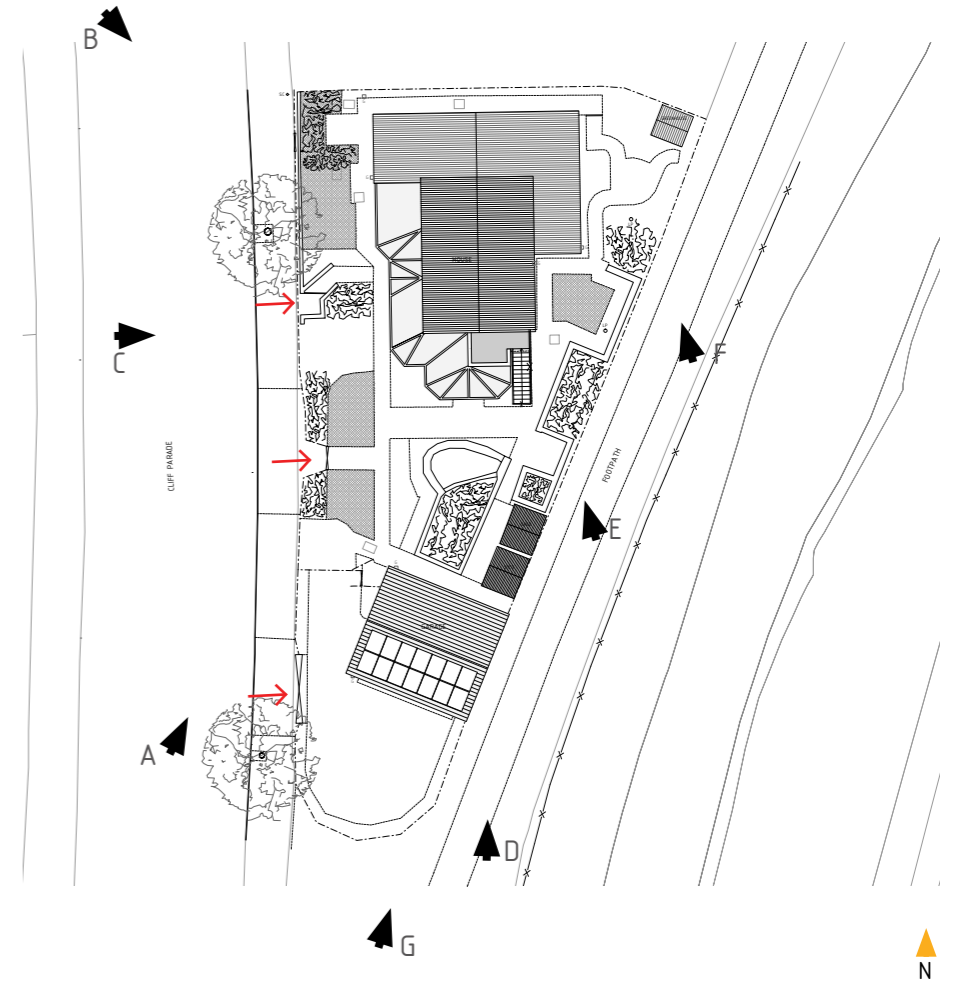


F-VIEW OF HOUSE (EAST ELEVATION) FROM CLIFF FOOTPATH & NEIGHBOURING PROPERTY (6 CLIFF PARADE)

SITE CHARACTERISTICS

SITE ACCESS / VIEWS TO AND FROM THE SITE :

The existing dwelling is accessed via Cliff Parade, where the primary pedestrian access is located. Additionally, there is a vehicular access to the south, from the same road, that provides access to the existing detached garage. Accesses are shown in red in the plan below.



G-SOUTH VIEW OF GARAGE AND TIMBER FENCE FROM FOOTPATH



H-VIEW OVER GARAGE AND SHEDS. PICTURE TAKEN FROM HOUSE



K-VIEW TOWARDS HOUSE FROM NEIGHBOUR'S GARDEN SHOWING DENSE TREE SCREEN



I-VIEW OBSTRUCTED BY GARAGE AND SHEDS. PICTURE TAKEN FROM HOUSE



L-VIEW OF PEDESTRIAN ACCESS FROM THE PROPERTY AND EXISTING POND



J-VIEW OF HOUSE FROM NEIGHBOUR'S FIRST FLOOR OVERLOOKING GARDEN
REFER TO DIAGRAM

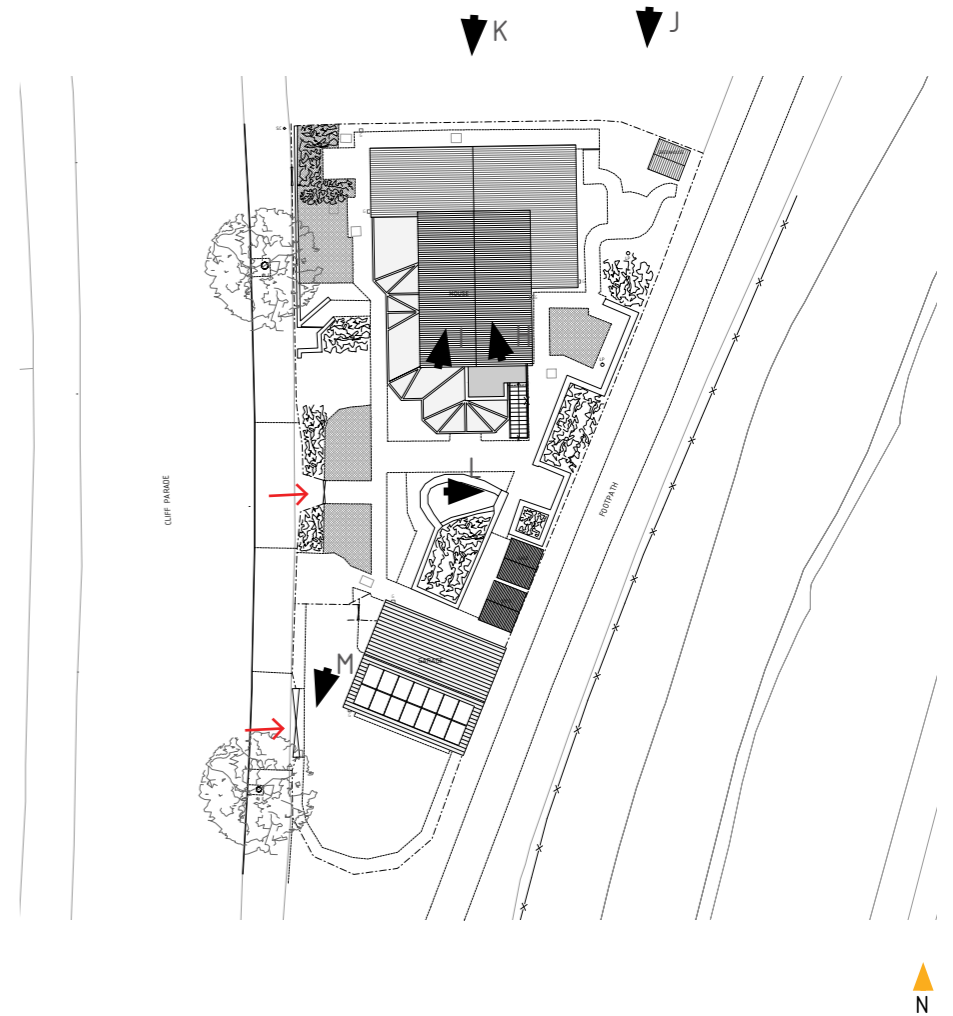


M-VIEW OF VEHICULAR ACCESS FROM DRIVE WITHIN THE PROPERTY

SITE CHARACTERISTICS

SITE ACCESS / VIEWS TO AND FROM THE SITE :

Images G, H, I: show how the garage and sheds crowd the garden and obstruct the views.





N-SOUTH WEST VIEW OF HOUSE INCLUDING CONSERVATORY



Q-EAST VIEW OF HOUSE



O-SOUTH VIEW OF HOUSE INCLUDING EXTERNAL STAIRS



R-NORTH ELEVATION OF HOUSE FROM GREENHOUSE



P-EAST VIEW OF STAIRS AND CONSERVATORY ENTRANCE



S-VIEW OF NORTH ELEVATION OF HOUSE TOWARDS GREEN HOUSE

SITE CHARACTERISTICS

BOUNDARIES :

WEST

To the west boundary of the site lies Cliff Parade, where the primary vehicle & pedestrian entrances are located. The boundary is formed by a tall timber fence.

SOUTH

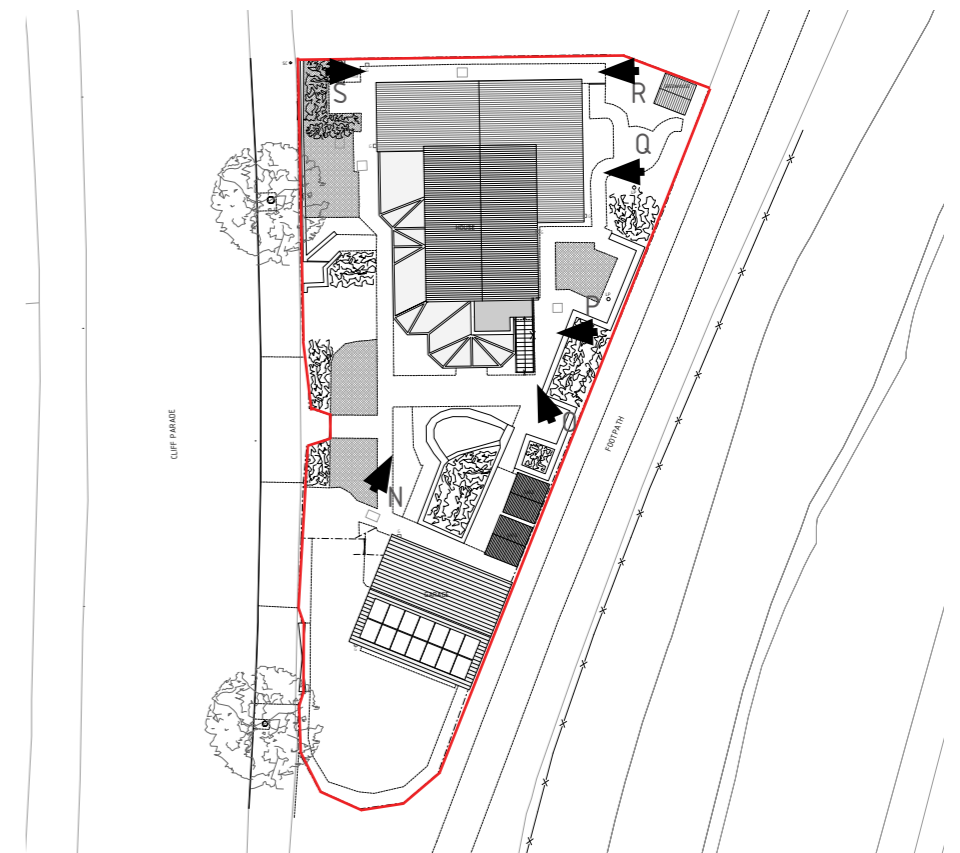
Beyond the south boundary lies a public open space. The boundary in this part of the site presents a polygonal-curved shape formed by a timber fence that surrounds all the sides of the site. The boundary is formed by a tall timber fence.

EAST

To the east boundary of the site lies the Cliff Walk public footpath. There are two sheds and some planted areas within close proximity to the existing timber fence. The boundary is formed by a tall timber fence.

NORTH

Close to the north boundary there is a greenhouse within the northern rear garden and it lies the adjacent property (6 Cliff Parade). The boundary is formed by a tall timber fence.





T-VIEW OF GARAGE FROM WESTERN PLANTED AREA



VIEW OF SOUTHERN CONSERVATORY TOWARDS OUTSIDE AREA INCLUDING STAIRS



U-NORTH WEST VIEW OF DETACHED GARAGE



VIEW OF SOUTHERN CONSERVATORY TOWARDS WESTERN CONSERVATORY



V-FRONT/SOUTH WEST ELEVATION OF GARAGE



INSIDE VIEW OF TWO LIVING AREAS

SITE CHARACTERISTICS

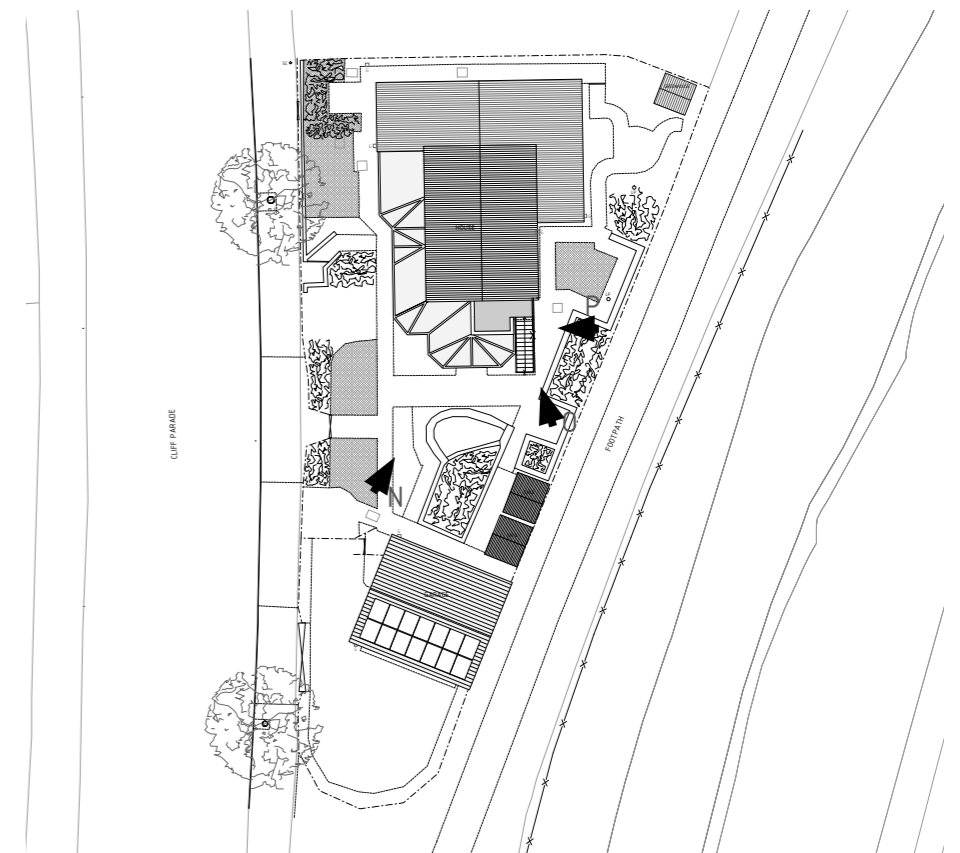
EXISTING PROPERTY :

The existing dwelling is around 30 years old although the large conservatory and detached garage were added more recently.

We have looked at several options for the site during the design process:

A refurbishment option was discounted early on for several reasons:

1. The siting of the house and garage does not make best use of the site.
2. The layout of the house does not suit the families needs and would require substantial work to reconfigure.
3. The thermal performance and energy efficiency is poor and is not easy to improve.



PENARTH ART DECO PRECEDENTS

SEA ROADS, CLIFF PARADE PENARTH.

This Art Deco house was constructed in 1937. It is located directly opposite our site on the other side of Cliff Parade.

The house is characterised by its white render exterior and its horizontal emphasis with large areas of glazing. The house also has several curved features that are synonymous with the Art Deco style. The most striking of these is the curved glass corner by the entrance of the house. Through the glass you can see the helical staircase sweeping up inside the building. The building has a flat roof which is accentuated by an overhanging eaves detail. There are also other projecting horizontal elements such as the front door canopy and projecting head and sill details to the windows on the rear.



PENARTH ART DECO PRECEDENTS

OLD GENERAL POST OFFICE, ALBERT ROAD PENARTH.

The Old General Post Office was constructed in 1936. It was designed by A R Myers, an HM Office of Works architect. The building is Grade II listed. The building is Art Deco in style with characteristic horizontal strip glazing, fluted ornament and wrap-round effect of the rounded corner; the building shows probable influence of transport related buildings in the London area. At the time of completion it is likely to have been at the forefront of Post Office design. It has a single-storey extension (stylistically in-keeping) dated 1990.

The building is rendered mainly white with feature details picked out in colour.



PLANNING HISTORY

The following previous planning applications have been submitted to the Vale of Glamorgan Council.

2015/00480/FUL

Proposal: Take down 1 large house and detached garage. Build 2 new art deco style houses and detached garage.

Outcome: Withdrawn

2007/00163/FUL

Proposal: Repositioning of existing garage approved under prior planning permission.

Outcome: Approved 02/04/2007

2004/01959/FUL

Proposal: Conservatory

Outcome: Approved 04/02/2005

2002/01035/FUL

Proposal: Additional two storey dwelling

Outcome: Refused 31/10/2002

2002/00059/FUL

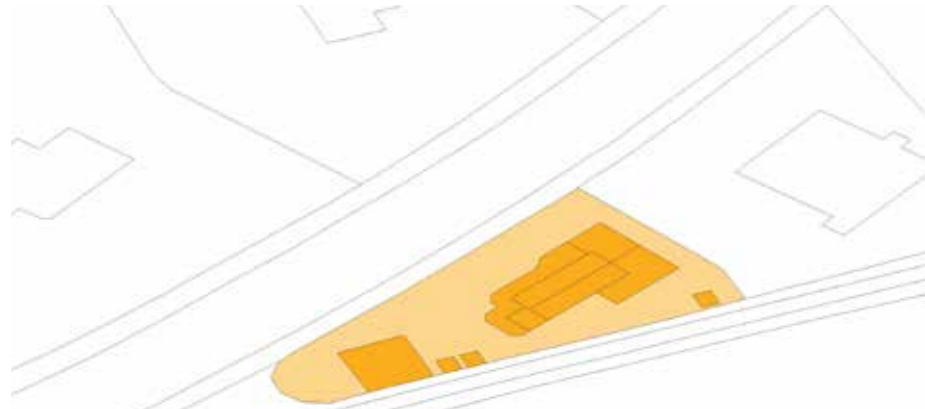
Proposal: Additional two storey dwelling

Outcome: Refused 21/03/2002

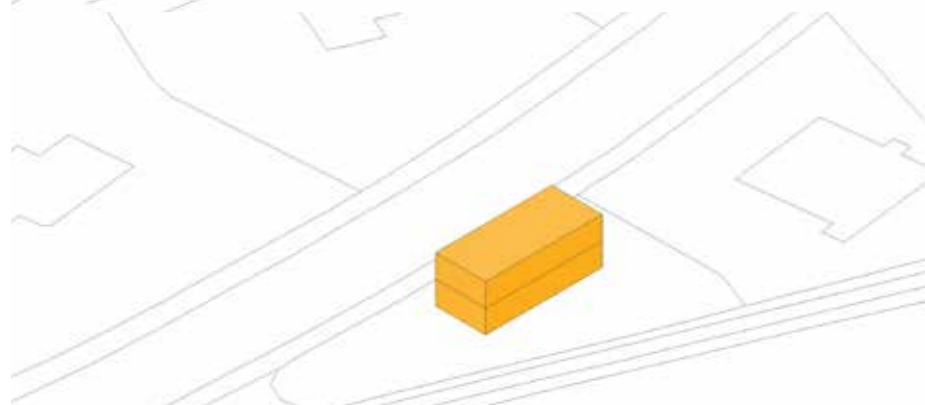
1986/00824/FUL

Proposal: Dwelling house

Outcome: Approved 14/10/1986



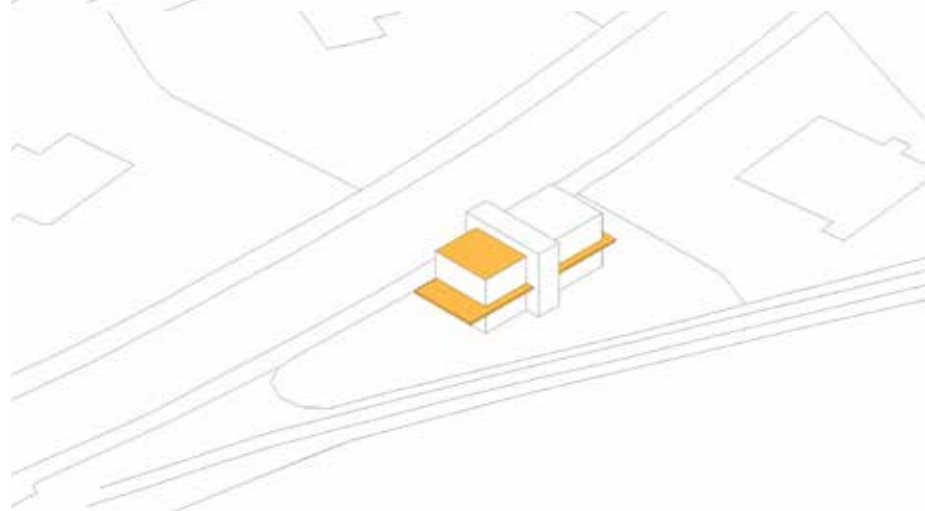
Clear site and remove poor quality existing house, garage and outbuildings.



The main mass of the house is designed as a long low rectangular volume. This picks up on the horizontal emphasis often seen in the Art Deco buildings in the area. This form is also thermally efficient as it has a good volume to surface area ratio meaning it will lose less heat than a building with a large surface area.



A central circulation axis is created running east west on the site. This is expressed as a single vertical volume contrasting with the main horizontal mass of the house. This vertical mass is positioned asymmetrically along the elevation of the building creating a dynamic composition in the street scene. This circulation access contains the main staircase for the house as well as the potential for a future lift.

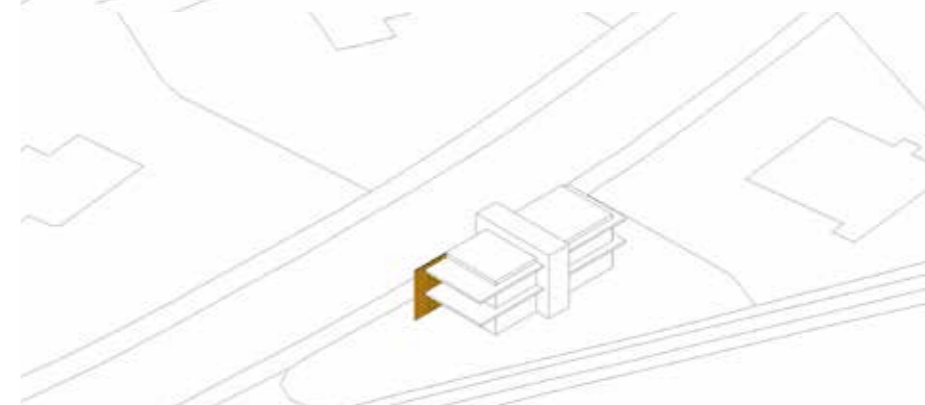


A key part of the brief was to make the most of the views and include roof terraces. The first floor of the building is wrapped in a terrace on three sides. This not only provides a place to stand and enjoy the view but it also acts as solar shading for the ground floor. The terrace is slim in nature to the east where solar issues are less. It is largest to the south where you need more shading. This is also the area accessed from the living room so will form the main social terrace. The overhanging nature of the terrace also provides additional privacy for the first floor. The main roof also has a roof terrace which is accessed from the main staircase through a retractable skylight.

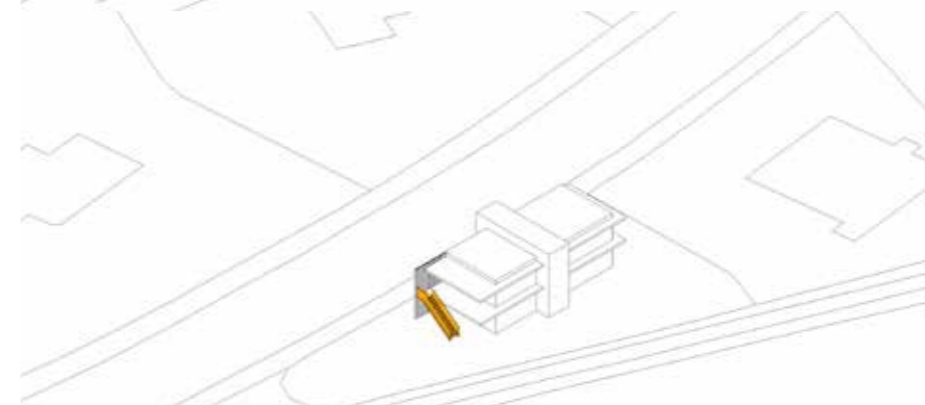
DESIGN CONCEPT



A mirror copy of the first floor terrace is added at roof level. This again has two functions. Firstly it provides solar shading to the first floor as well as protection from the elements meaning you can sit out on the terrace and keep dry. It also helps to emphasise the horizontality and complete the composition of the rear elevation.



To provide solar shading and privacy a louvre screen has been incorporated within the West elevation to the street. This also adds to the asymmetric composition of the front elevation. These louvres become a clear identifiable feature of the house from all sides as they are integrated within the garden wall as well as the northern roof terrace.



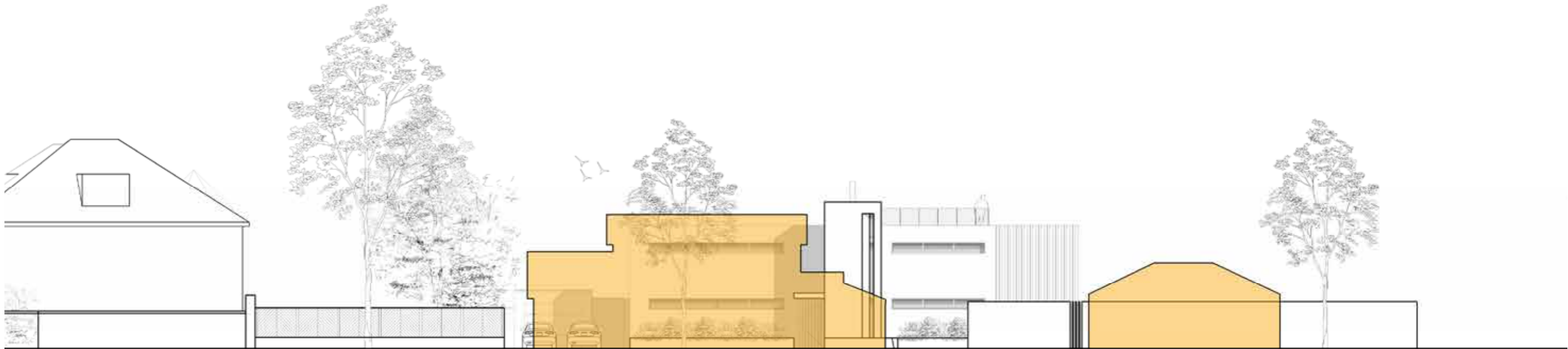
To connect the living spaces to the garden an external staircase is added leading from the first floor terrace down to the garden below.



A garage / garden room and external store is built to the north of the site. This is a low linear building to minimise its impact on the views from the first floor.

MASSING COMPARISON WITH EXISTING BUILDINGS

The images below show the proposed elevations overlaid with the elevations of the existing house and garage. The existing buildings are shown as orange transparent overlays.



The elevation above shows the Cliff Parade street elevation in context with the neighbour to the north. You can clearly see how the building has moved south away from the neighbour to the north. The overall mass of the buildings are largely unchanged.



The elevation above shows the Southern elevation in context with the neighbour to the north. You can clearly see how the building has moved West towards Cliff Parade. Again this has increased the separation with the neighbour to the north. The overall mass of the buildings are largely unchanged.

DESIGN & PLANNING PRECEDENT

In 2014 we gained planning consent for 12, Park Road, Penarth.

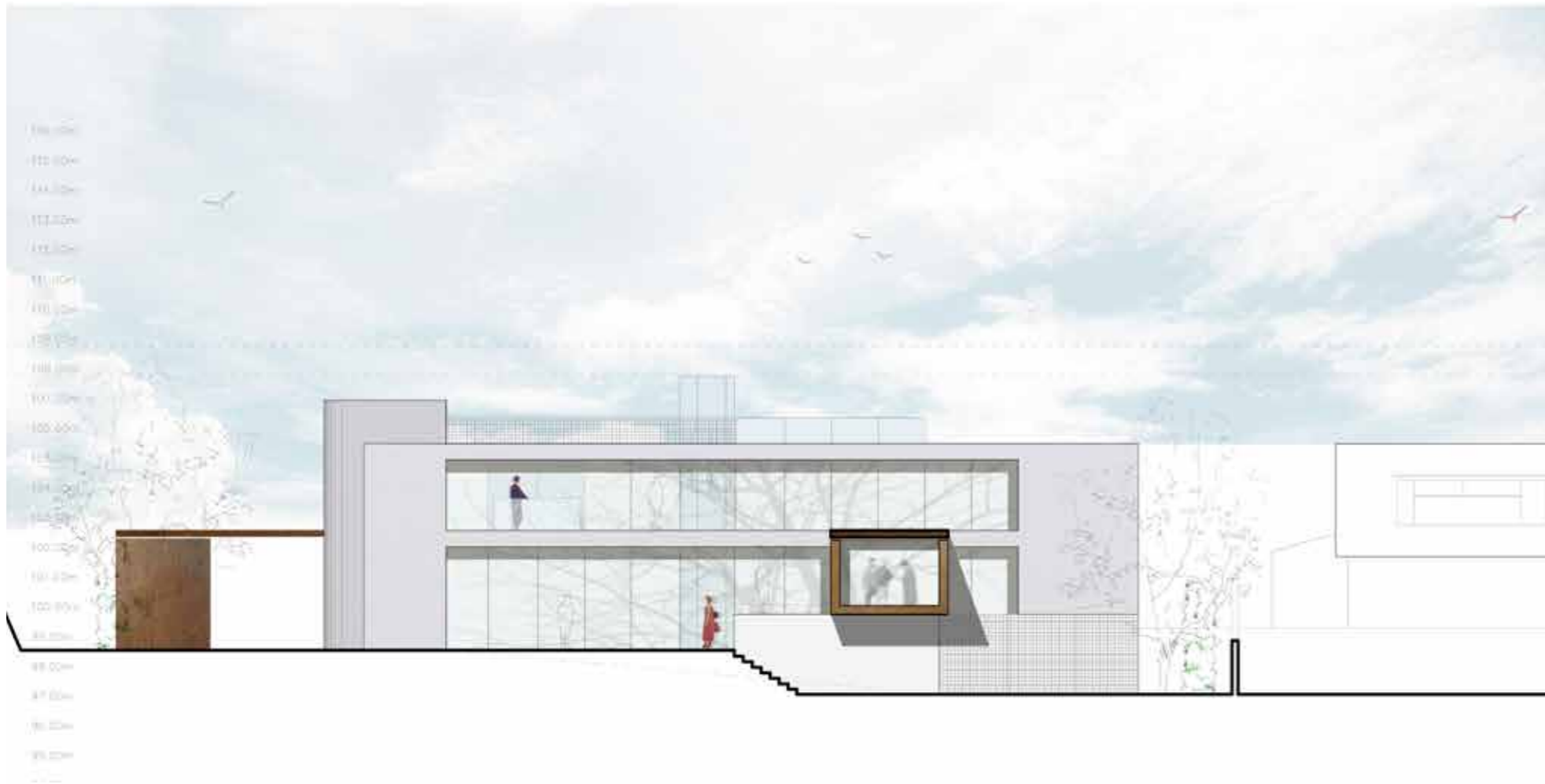
Planning reference number: 2014/01356/CAC

The elevations for this scheme are shown to the left.

There are several similarities between this scheme and the proposals for this site.

Both schemes are for contemporary replacement dwellings within Penarth.

Both houses are influenced by the art deco buildings of Penarth and are predominantly white render.



MASSING:

As we have seen from the previous diagrams the massing concept is for two juxtaposed volumes. The horizontal emphasised main living accommodation contrasted with the vertical circulation core. The massing is also arranged in a dynamic asymmetric manner.

From our analysis of local context and distinctive features the building is kept to two storeys to compliment its site and location.

SITING OF THE BUILDING:

The building is located to the north west of the site. We have designed the building to address the street rather than be sealed off behind a garden wall. This allows the building to bookend the street and form a landmark that leads the eye from Raisdale Road on towards the park at the end of Cliff Parade. By siting the building in this location it also provides more usable garden space for the family.

The building has also moved south when compared with the existing house so it is now further away from Thornwood the house to the north. By moving the house south and west the aspect is greatly improved for Thornwood.

ELEVATIONS:

The elevations have been designed to respond to the site, the massing concept and the layout of the building.

The views from the building are to the south and east both from the first floor out across the Bristol channel and also from the ground floor onto the garden. The primary rooms are arranged facing these views and large windows have been incorporated to make the most of the site and its outlook. Large overhanging terraces and canopies add to the horizontal nature of the building and provide shade for the large areas of glazing.

The parking area is located to the north of the building as is the sites only immediate neighbour. Windows on this elevation are minimised with only a slot window from the study and utility room allowing glimpsed views back up Cliff Parade. There is some corner glazing to the master ensuite but this is screened with a privacy screen and a deeper terrace deck and canopy. There is also a mature landscape screen between the two properties.

The front elevation has mainly secondary spaces that do not benefit from a view. To compliment these spaces we have used high level glazing in slots that run across the elevation. This provides a striking front elevation and emphasises the horizontality of the main mass of the building. As we have previously seen this is contrasted with the vertical circulation core. To emphasise this verticality vertical slot windows are incorporated in an asymmetric arrangement. The front elevation has a slot window with a raked reveal. This tall thin window provides natural light to the WCs on each level. The east elevation of the circulation tower has a wider slot window that allows views from the staircase out across the channel.

The final element of the building is the louvre screen. This provides shade, privacy and importantly it forms the signature of the building. It is a reoccurring motif that is applied around the building. It allows glimpsed views into and out of the garden through the wall. It provides privacy to the master ensuite bedroom. The most dramatic use of the louvre is on the front elevation where it acts as a shade and privacy screen to the main first floor roof terrace.

The main entrance to the building is sheltered by a large canopy. This defines the entrance on the elevation. The rear entrance to the building is concealed behind the utility room. It is also sheltered by the terrace on the first floor above allowing you to open the door in the dry.

LAYOUT:

The layout has been carefully developed to provide a home that has a generosity of space but also one where everything counts and one in which every space has a function.

As you enter the building from Cliff Parade you enter a well proportioned hallway with ample storage. To the north are the guest bedrooms, bathroom and utility room. The utility has a secondary access point leading you straight out onto the parking area. To the south is the ground floor WC. As you move round into the main space on the ground floor you see a feature staircase leading you up to the rest of the building. This is flooded with light both from the slot window and a skylight above. This stair also has an oversized first floor landing which encourages you to stop on the stairs notice the view beyond the house. The main family space on this level is the kitchen dining room which sits at the apex of the garden. It has floor to ceiling windows on two sides allowing the space to open up and bring the outside in adding to the feeling of space.

In a twist on the standard upside down house arrangement the living spaces are split with the kitchen diner opening up onto the garden and the living room benefiting from the terrace and views on the first floor. There is a large terrace to the south with space for seating or a table and chairs. This area is connected to the garden with an external staircase allowing you to flow between the space in the summer months. The living room is separated from the master bedroom suite by a double sided wood burner. This acts as a focal point for the living room but is also visible from the bedroom. The master bedroom suite has a feature bathroom. There is also a walk in wardrobe and a study. The study is sized to become an additional bedroom in the future if required. This adaptability future proofs the building for change. There is a WC accessed off of the first floor hall. There is also a soft spot in the floor for a lift to be installed in the future if required.

The feature stair continues up to the roof level. There is a retractable skylight that allows you to walk out onto the roof but keeps the overall height of the building down. On the roof is a roof terrace. This is positioned to the south of the building where it is well away from the neighbours and avoids any overlooking issues. There is storage within the circulation volume allowing you to stow furnishings for the terrace until needed. To the north of the building is the solar photo voltaic array.

A garage and garden store is incorporated to the north of the garden.

LANDSCAPING:

The landscaping is to be designed to integrate and compliment the house. This is to be developed further but at present the intention is to add to the landscape buffer to the north by adding planting behind the garage. A linear path connects the points of access to the building leaving space for planting at the base of the building between entry points. There is a good sized patio accessed from the kitchen and sheltered by the terrace above.

The whole garden is surrounded by a new garden wall replacing the fence. This has a doorway that provides access to the cliff path behind. The garden wall becomes low planters at the front of the house providing ample opportunities for landscaping.

APPEARANCE

The appearance of the buildings has been informed by the local context. Materials have been chosen to compliment the character of the area..

DESIGN CONCEPTS

WASTE

There is a dedicated bin store located near the kitchen on the Cliff Parade boundary. This is for general waste and recycling. There is a gate allowing you to take the bins through to the road itself. There is a portion of the store that is outside of the gate. This element is intended for parcel deliveries or veg boxes when the owners aren't home to accept them.

AMOUNT

Existing bungalow gross internal area:

Ground floor	= 147 sqm
First floor	= 54 sqm

Total	= 204 sqm
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Existing garage / office gross internal area:

Garage / office	= 44 sqm
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Proposed main house gross internal area:

Ground floor	= 103 sqm
First floor	= 103 sqm

Total	= 206 sqm
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Proposed garage / office gross internal area:

Garage / office	= 25 sqm
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Loss / Gain of residential floor space

Total existing	= 248 sqm
Total proposed	= 231 sqm

<u>Loss of</u>	= 17 sqm
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ACCESS

The existing site has a vehicle access to the south of the site and a two pedestrian access points, one in the center of the site opening onto Cliff Parade and another to the north again opening onto Cliff Parade. (see page 8 for existing condition).

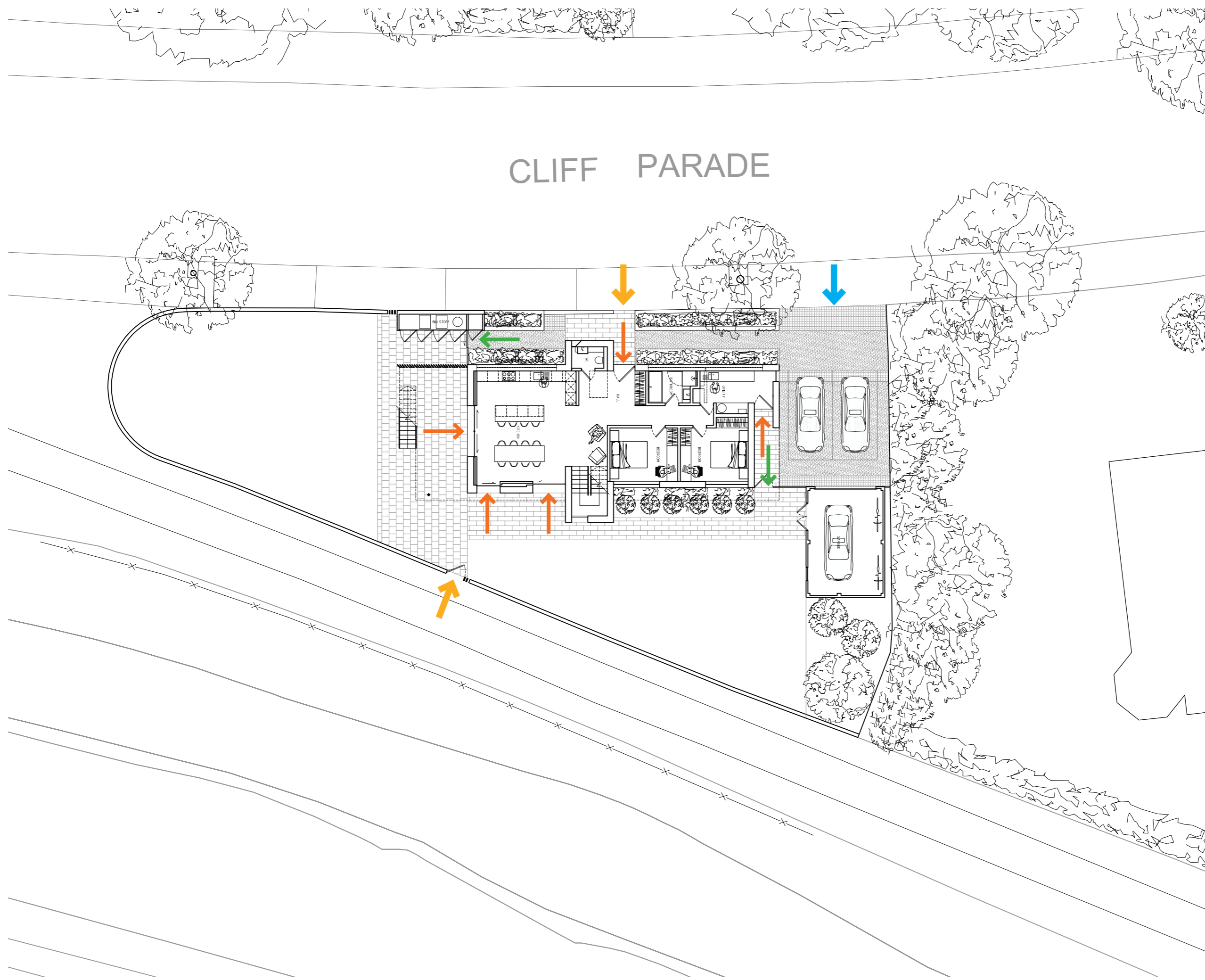
To make better use of the site the vehicle access point has been moved to the north of the site adjacent to the neighbours fence. This is an open access with no fence or gate.

There is a single pedestrian access point from Cliff Parade. This is in the center of the site and aligns with the front door of the house. Again there is no fence or gate.





A second pedestrian access point is added to the East of the site. This provides access from the cliff path to the garden of the house. There is a garden wall and gate with this access point.

The access points to the house as well as the access points to the garden are also shown on the plan to the left.

CLIFF PARADE



KEY:

-  Relocated vehicle access to site
-  Relocated pedestrian access to site
-  Access point to house
-  Access point to garden

INTRODUCTION:

The existing house is very energy intensive to run and has few sustainable design features integrated. One of the key elements of our clients brief is their desire to create a sustainable home that will allow them to live in comfort with low energy bills.

The key elements of the sustainability strategy are covered in the diagram below.

Other elements not shown in the diagram are:

WATER CONSUMPTION:

Low flow water fittings will be specified throughout. This will include aerated taps and low flush WC's. Water butts will be incorporated for garden irrigation.

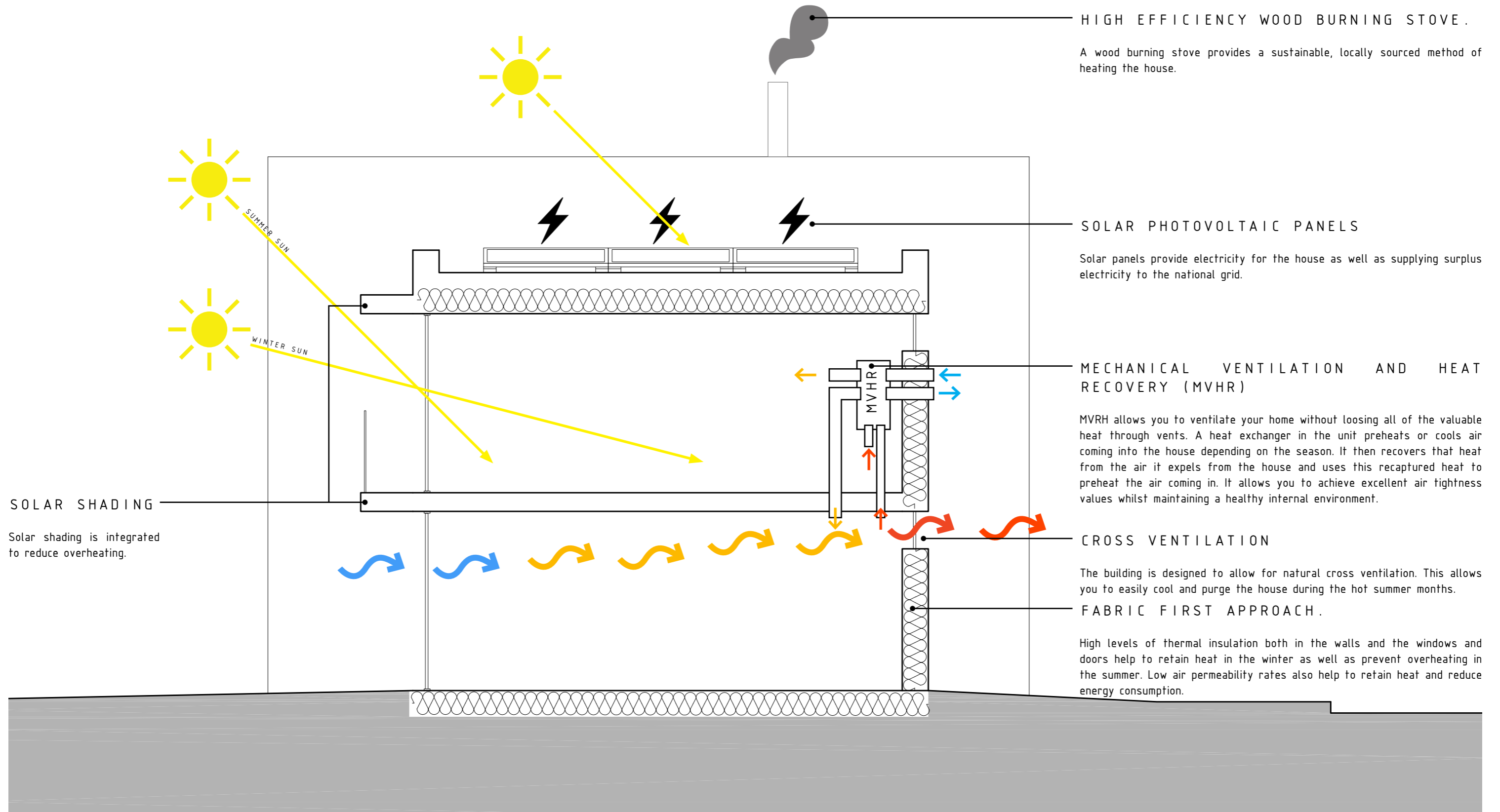
LIGHT FITTINGS:

Low energy light fittings will be specified throughout and external lights will be fitted with daylight sensors.

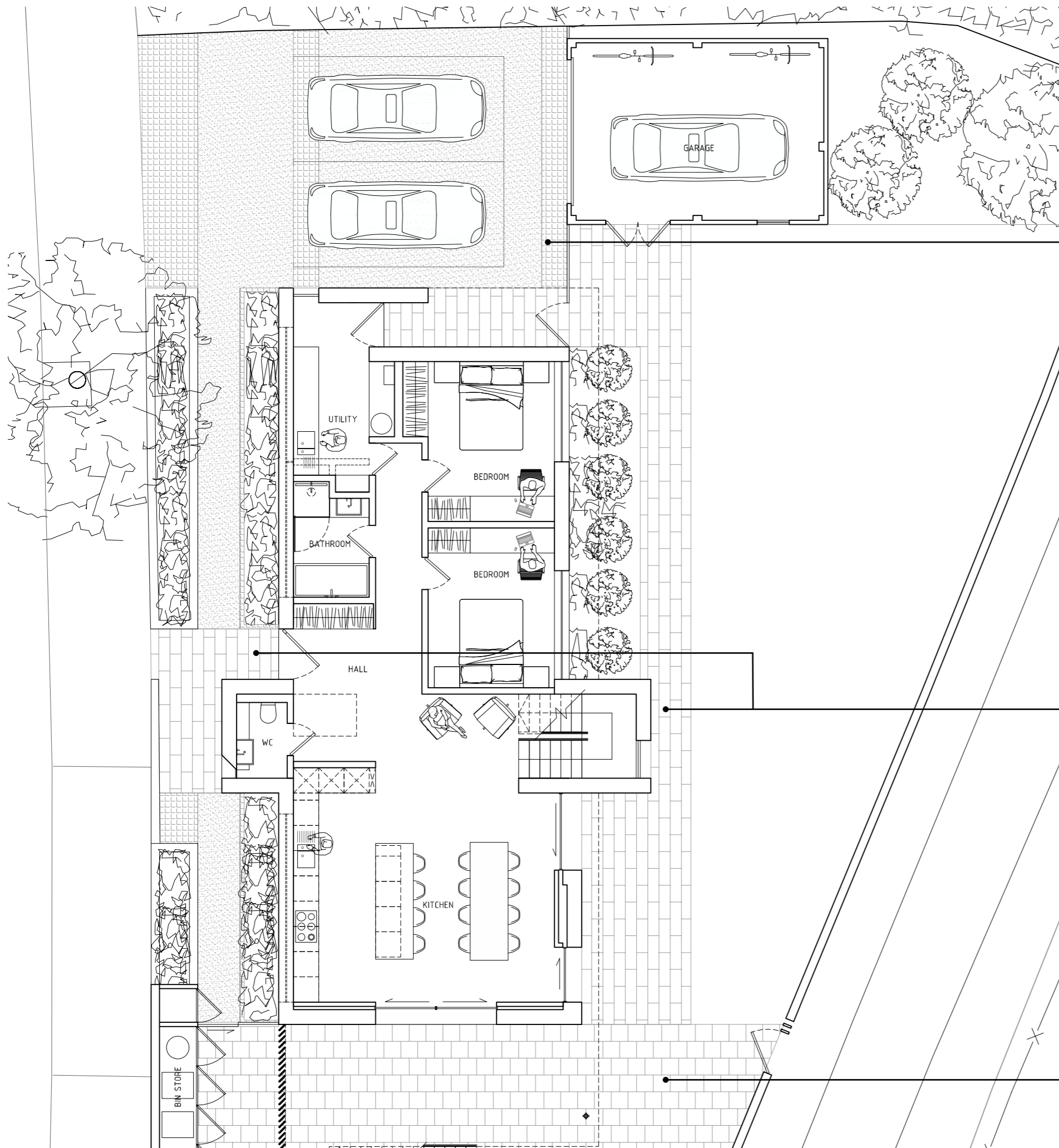
SUSTAINABILITY

TRANSPORT:

The house is in a sustainable location served by public transport including buses and trains. You can also easily walk to nearby shops and amenity's (see page 7). The house also has a home office space included meaning you could work from home reducing the need for travel further.



INDICATIVE EXTERNAL LANDSCAPE MATERIALS PALETTE



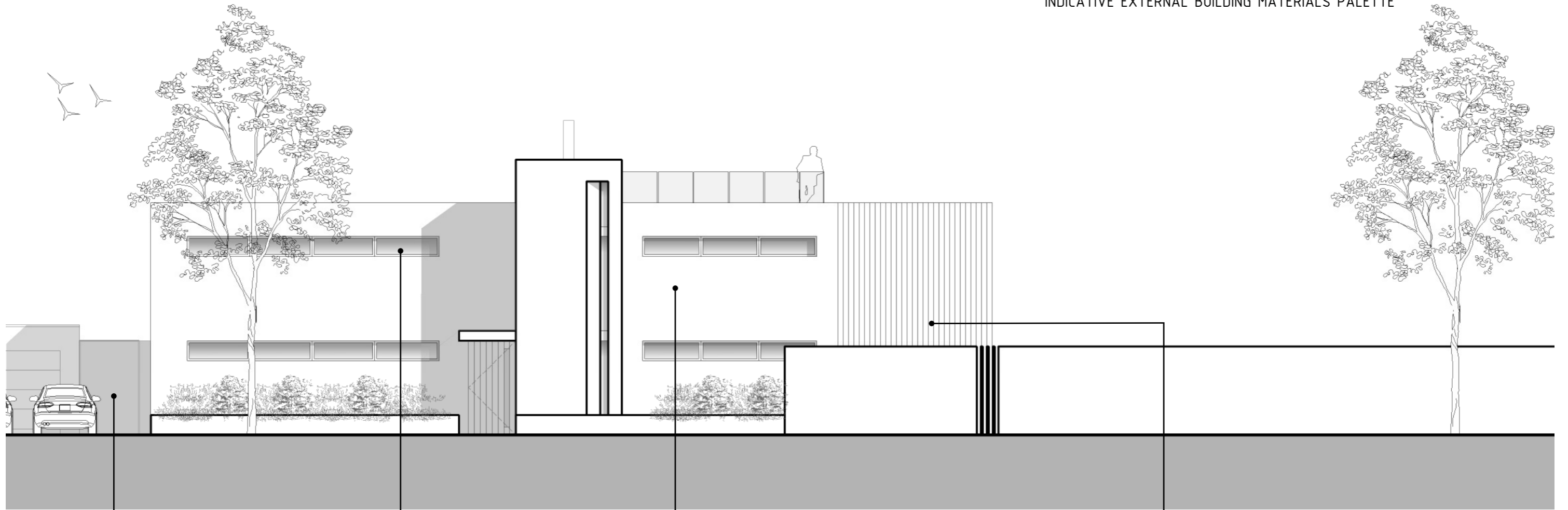
Grey resin bound gravel to drive with cobble sett details



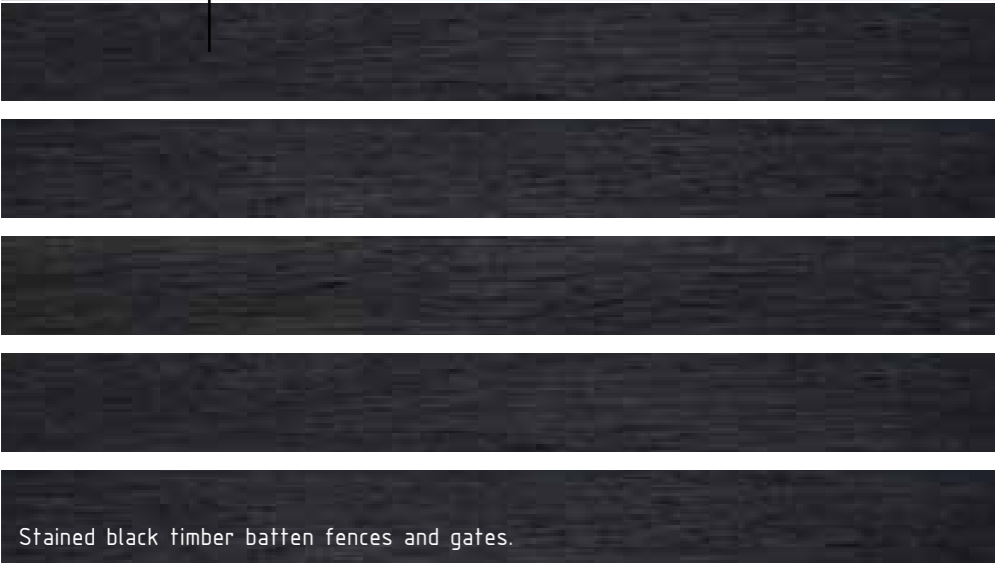
High quality horizontally orientated porcelain external tiles



High quality square porcelain external tiles



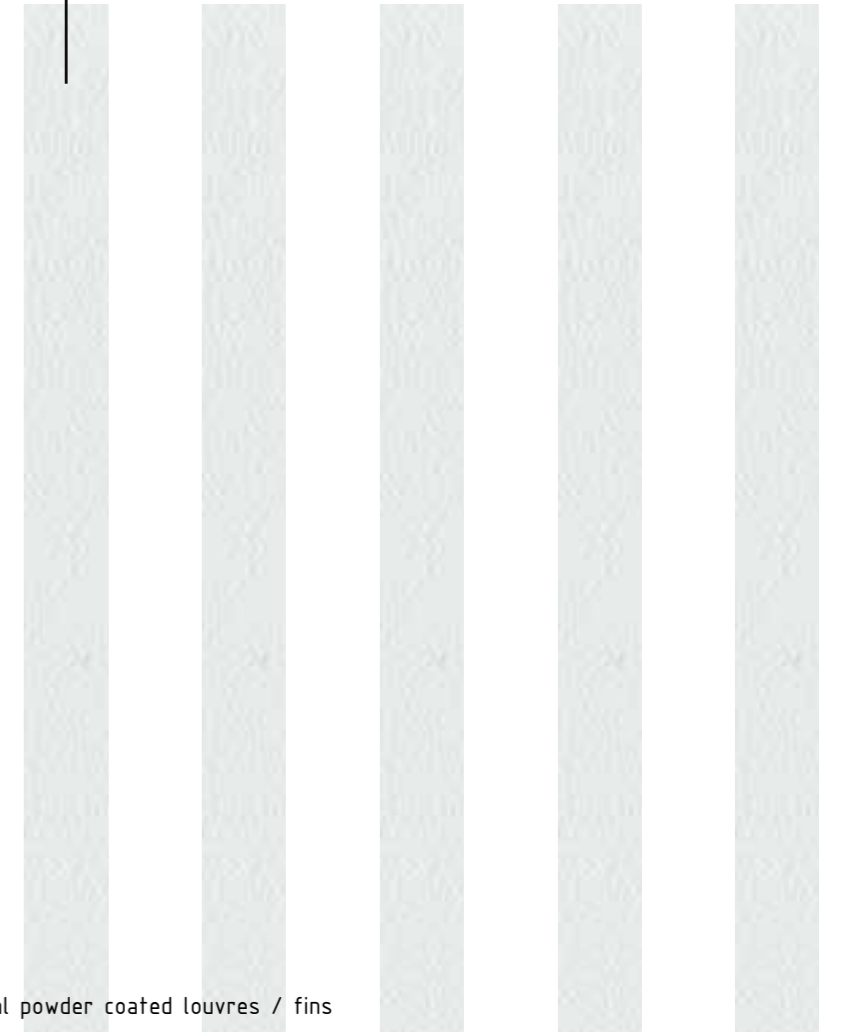
High quality glass windows and balustrades



Stained black timber batten fences and gates.



High quality through colour render system



Metal powder coated louvres / fins



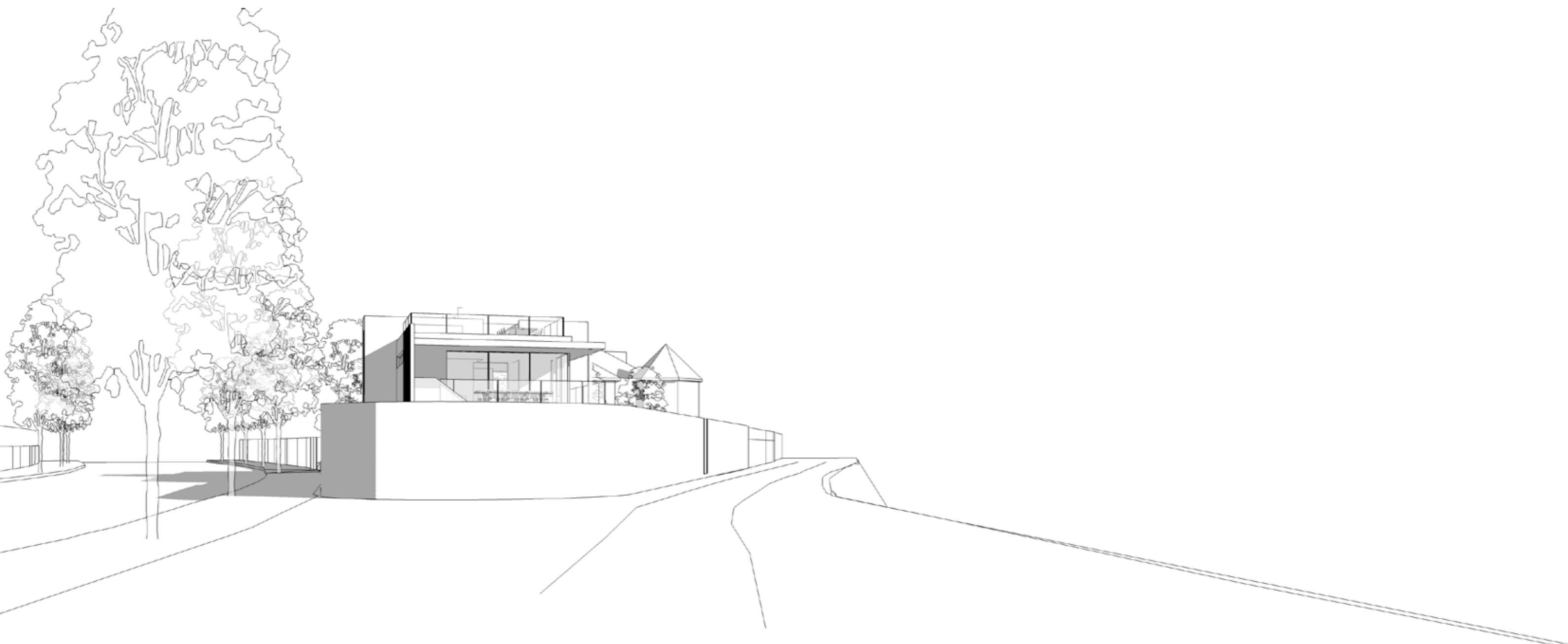
AERIAL VIEW FROM SOUTH EAST



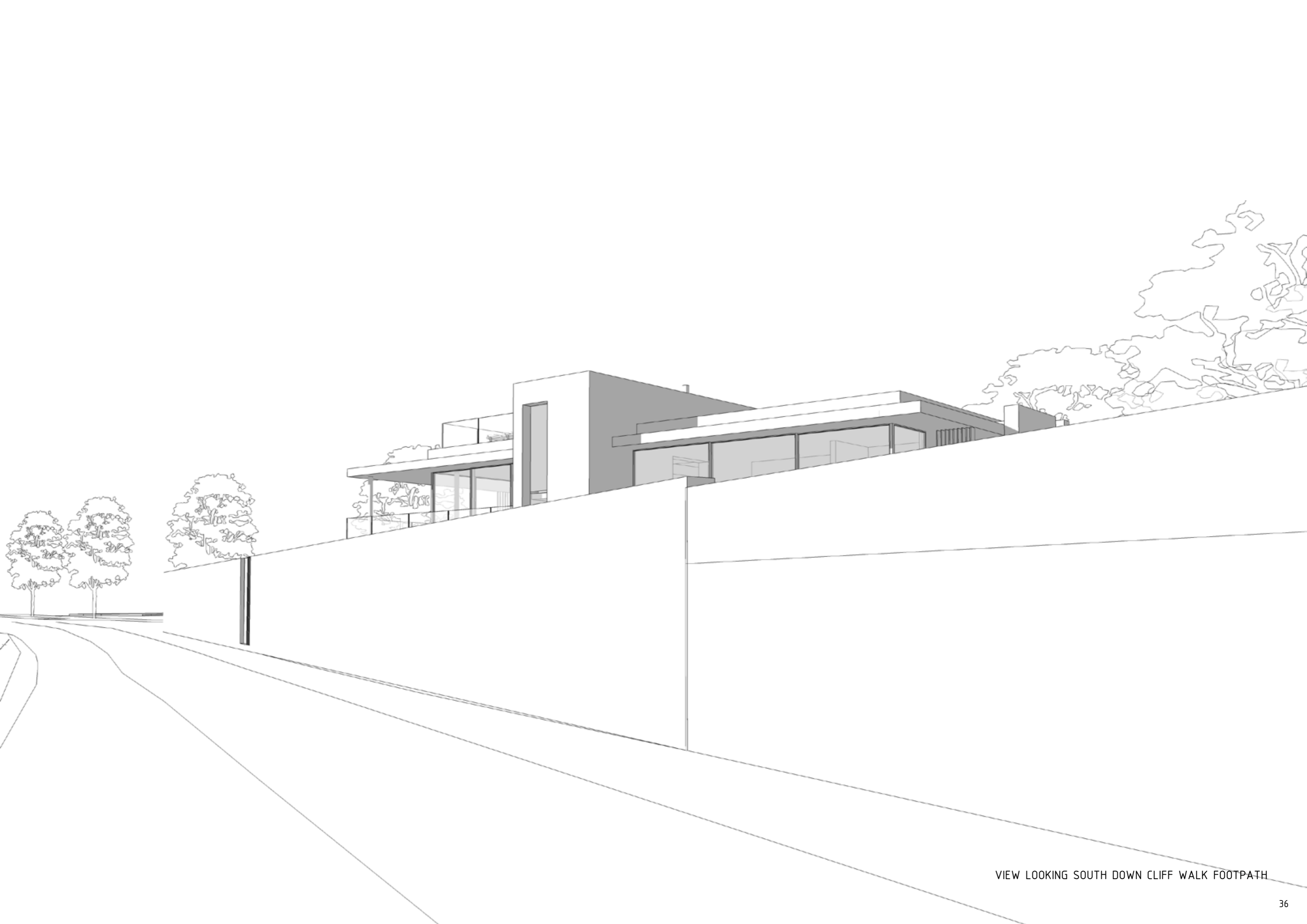
VIEW OF APPROACH ALONG CLIFF PARADE



VIEW LOOKING NORTH ALONG CLIFF PARADE



VIEW LOOKING NORTH ALONG CLIFF WALK FOOTPATH



VIEW LOOKING SOUTH DOWN CLIFF WALK FOOTPATH