

## Architectural Statement For Full Planning Application Submission

Compiled by: **CJ Coyle** for **ARK Architectural Services Ltd**

Project Number : **20RES-03** Issue No : **01**

Dated: 23rd March 2021

### **PROJECT SITE:**

Address: No 2 St Angela Road, Cardiff, South Glamorgan, CF14 4DN

### **APPLICANT:**

Mr Adam Fairman (for and on behalf of Mrs Fairman)

### **SCHEME DESIGN STAGE:**

Scheme Design Stage - Full Planning Application Submission

**PROPOSALS:** Demolition of existing garage. Rebuild new Garage including new Garden Room



**New Garage & Garden Room**

View : Looking From The East Onto The Proposed Side Elevation

## RECORD OF DOCUMENTS

### Record Issue (01)

Item No	Description
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1.0	Submission of Full Planning Application Documents comprising; Cover letter, 11 No Scheme Design Drawings (PL Status) including Drawing List Schedule, Site Photo & Architectural Statement & Householder Notice as completed
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## STATEMENT

### Scope & Purpose Of This Statement

#### **Objective At Full Planning Application Stage;**

This architectural statement is prepared in support of the above application together with the associated drawings and documents issued under separate cover.

Ref: 20Res03\_CoverLet\_CJC\_FullPlanningpp\_CCCPlanners\_210323

The design proposals have evolved and benefitted from extensive design and research conducted at; feasibility, sketch design and scheme design stages. The agent has received general guidance from the Local Authority Planners. Specific guidance and consultation on energy and sustainability elements for the design have been incorporated into the proposals. The applicant has submitted full design proposals to neighbouring property owners at No (34 & 36) St Agnes Road at both Sketch Design stage and prior to Full Planning Application stage.

The applicant now seeks formal determination on these proposals submitted at Full Planning Application Stage.

### Supplementary Information

The following information is provided to help explain some of the key criteria and design requirements in the Client's brief relative to the local scale and character of the area together with proposed material and finishes.

#### **Client Brief & Schedule of User Occupancy**

The existing Garage at No 2 St Angela Road is structurally unstable with the east wall in particular showing clear visible signs of bowing. There is evidence of roof sag and water ingress with general deterioration. The existing single side door has been boarded up for safety. The Applicant has a young family that make frequent use of the rear garden area. Therefore the existing Garage requires demolition as it is not fit for purpose and is not safe.

## ARCHITECTURAL STATEMENT: - FULL PLANNING APPLICATION SUBMISSION

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### *Client Brief & Schedule of user Occupancy (Cont`d)*

The existing garage door width is inadequate for easily manoeuvring a family size car into the garage, particularly on an inclined approach. The overall length is also inadequate for a family sized car (Nissan Leaf ev).

The applicant therefore requires a standard sized garage that accommodates both their car and a workbench area for general DIY activities and ample space for hanging bicycle storage and a standard sized table tennis play area for the children the future.

The Applicant also requires a dry insulated covered outdoor space, incidental to the main dwelling. This will be used as a garden room for family activities and occasional home office set well back into the site with very good surveillance from the main habitable rooms at both ground and first floor levels.

The Applicant has an expanding family of four with the intention of having more children. Mrs Fairman`s parents will also be relocating to Cardiff as their permanent residence in a new ground floor single storey extension providing for them a secure single level family annex. This will help Mr & Mrs Fairman with the supervision of a young family and in turn provide closer assistance for the grandparents going forward. The proposed extension was granted Planning Approval in August 2020 Ref: Application No (20/01035/DCH).

Both the new garage and garden room will be highly beneficial to the increase in family and extended family size. It will become a focal point when used in conjunction with their shared outdoor decking area activities and is constantly in view across from their main family activity area i.e. the kitchen/ dining area and the grand parent`s new proposed dining/ lounge area and bedrooms at rear first floor level.

### ***Phasing***

The appointed Structural Engineer has highlighted the issues with the existing structure. The Applicant`s agent (Principal Designer) has scheduled the works to the proposed Garage & Garden Room prior to any other works commencing on site. Reasons: to safely demolish the unstable garage and make the site safe for future building works.

Provisional start date on site is early summer 2021 subject to successful Planning Approval for the proposed Garage & garden Room.

### ***Sustainability • Bio-Diversity • Materials***



The proposals will be an investment and commitment by the Client for the longer term ( twenty - twenty five plus years) for a larger family and extended family home.

The Client plays a key work role in sustainability, energy and water utilities and is a member of the (AECB) and working toward completion of Carbon Lite Retrofit qualification.

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The Client stipulated the requirement for a high degree of sustainability as a key part of their investment in the new extension.



Example of 'Green Roof' in Sedum with metal eaves guttering & timber cladding

The proposed Garage and Garden Room also incorporates the same principled approach in both finishes and build fabric.

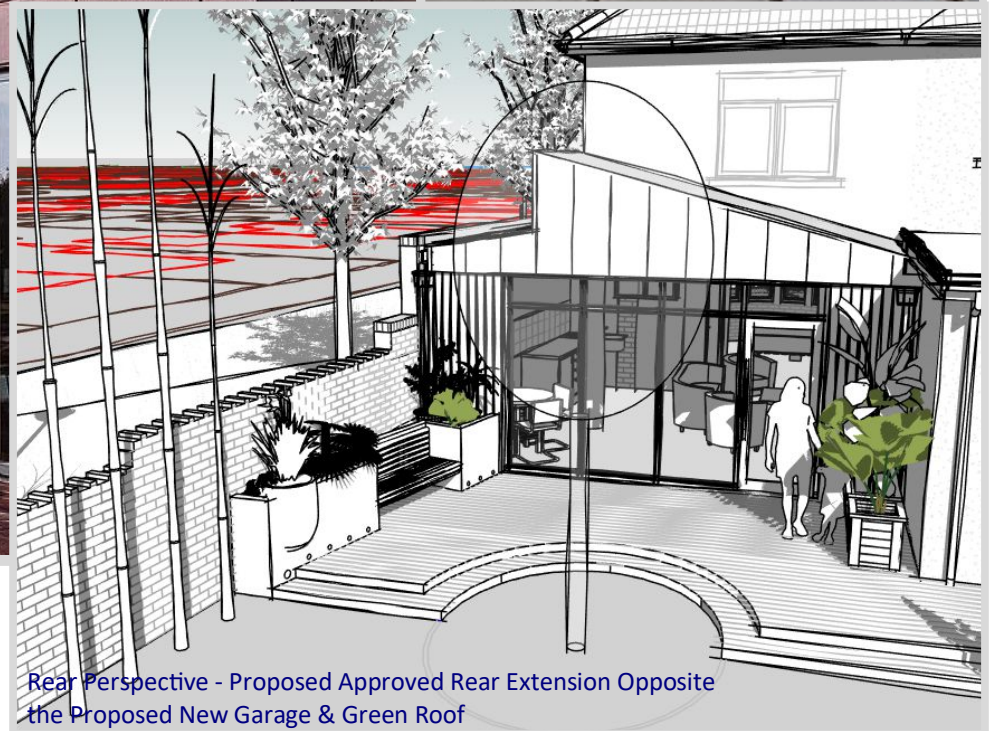
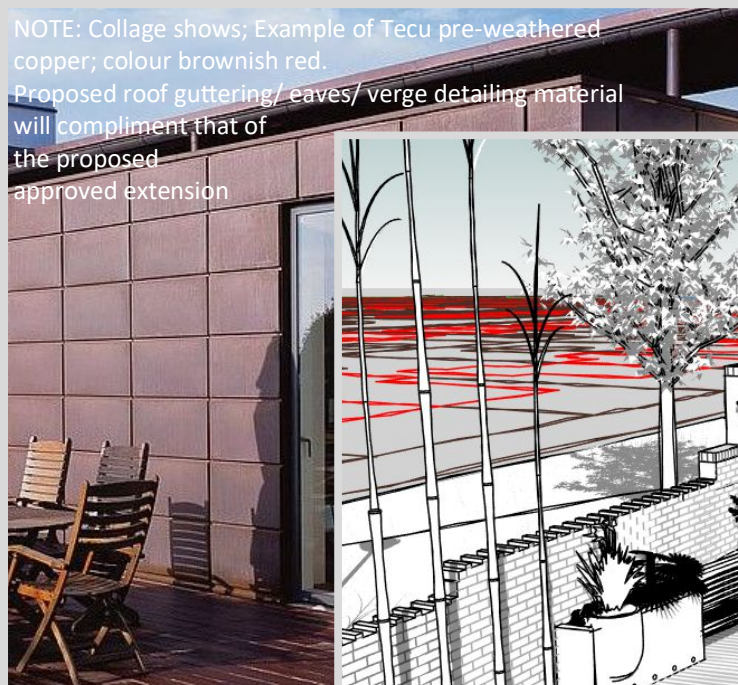
Consultations have been carried out with Organic Roofs Ltd, Bauder Ltd and Greengauge Building Energy Consultants. The proposed 'Garden Room' will be of insulated cavity wall construction and the new roof will be a 'Green Roof' of warm construction build up.

This will enhance and add to the bio-diversity to the site and be will be of great educational benefit for the younger family. There will be better attenuation of run-off and the later will have a final discharge to a new garden soakaway. (A positive soakaway test has already been carried out).

Weathered (natural grey)  
Western Cedar vertical timber cladding



NOTE: Collage shows; Example of Tecu pre-weathered copper; colour brownish red.  
Proposed roof guttering/ eaves/ verge detailing material will compliment that of the proposed approved extension



Rear Perspective - Proposed Approved Rear Extension Opposite the Proposed New Garage & Green Roof

## ARCHITECTURAL STATEMENT: - FULL PLANNING APPLICATION SUBMISSION

Materials and finishes will also be of highly sustainable qualities to match that of the new extension i.e. natural silver/ grey cladding. Tecu copper guttering, eaves and verge detailing will also compliment that of the proposed extension all subject to final cost estimates. Reg (Page 4.0 graphic).

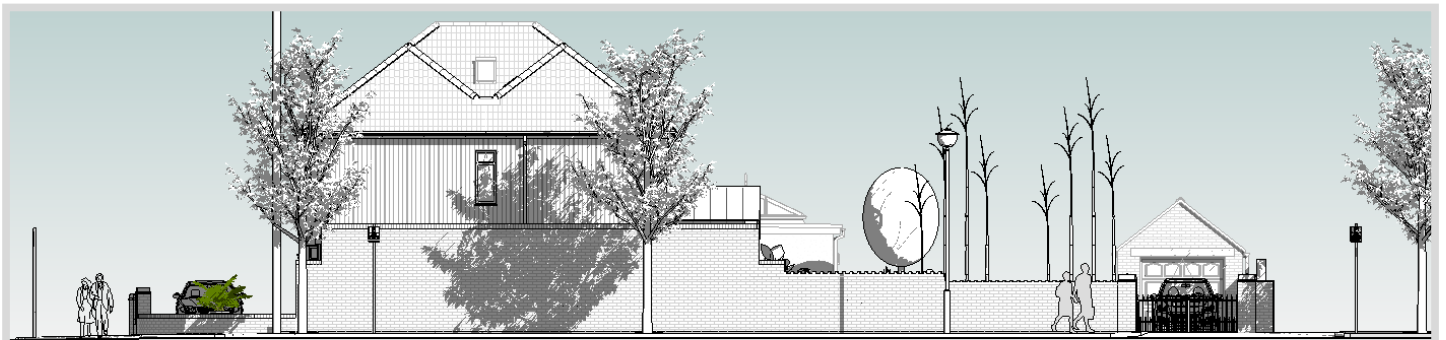
The predominantly wood and `Green` roof materials will soften and recede the massing of the Garage & Garden room and marry in with the existing timber decking and proposed timber clad planters. The Tecu copper eaves and verge outlines will accentuate the key feature of the `Green` roof and roof outline providing a natural colour palette all year around.



The Applicant is also very keen to recycle the existing brickwork from the demolished garage. This will potentially be used in hardcore, low level new raised planters and the internal leafs to walls where feasible. The Garden Room double door entrance is specified as new to meet enhanced thermal performance requirements

The Applicant also has adopted a sustainable approach to recycling and incorporated the redundant windows (from the proposed main extension works) into the proposed Garage side elevation. These all have existing `floral` themed stained glass lights which will enhance this elevation as the main visual scene opposite the existing opposing windows to the main dwelling.

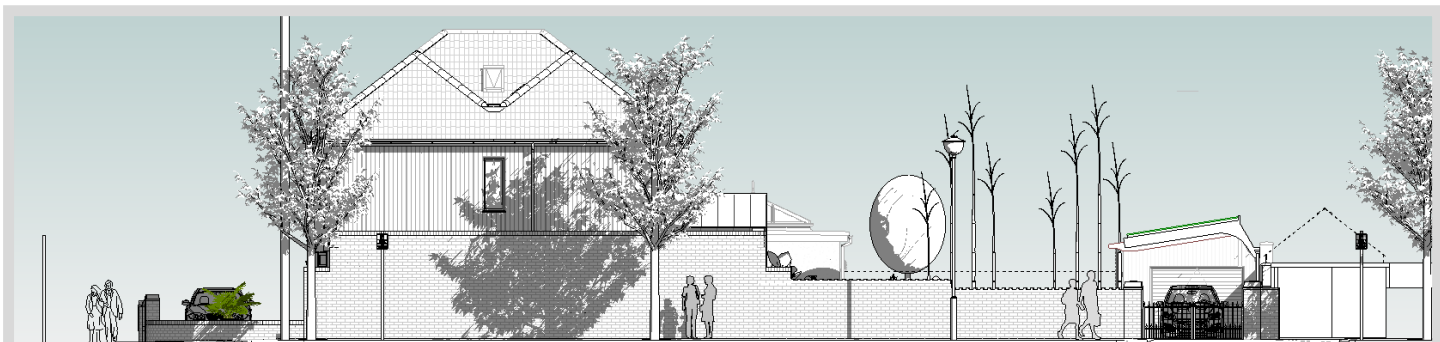




Existing - North Road Side Elevation (Approved extension and existing Garage)

### ***Location • Context • Access • Design Rationale***

The existing detached dwelling resides on a larger than average corner plot with generous front, side and rear gardens and amenity spaces. The side gardens/ amenities run down both sides the full length of the plot, front to rear. The proposed extensions utilise the north side garden. This garden is very under utilised by the Client and family and is prone to over shadowing for most of the year. The proposed north side extension therefore will utilise this area more efficiently . This still leaves generous rear and front and south side amenity space to the dwelling. The existing and proposed Garage replacement is well set back into the site within the more private decking / garden domain.



Proposed - North Road Side Elevation

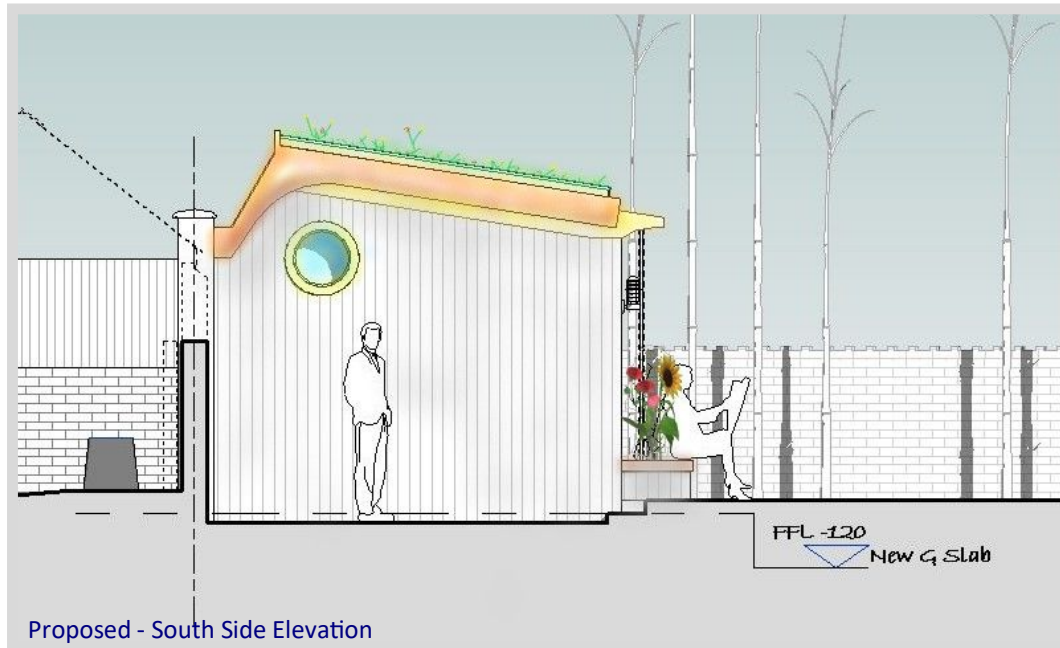
The building lines to the new garage/ garden room are the same on the North (public roadside) and East sides. The increased footprint is therefore achieved by extending backward into the site and to the West side which is currently a `dead` space, unused narrow gap between the west side wall and boundary. Ref: PL-07 Rev1 (Proposed Ground FI Plan).

Level access (no steps) is provided to the Garden Room and to the Garage side/ main doors for the grandparents. The outside `garden room` / patio decking area has level access directly to connect to the main house externally and to the Grandparents new annexe.

External access to the new Garage & garden Room will use the existing double gates to the side boundary with existing car parking space unchanged. A new realigned path leads to the new decking area, landscaping and new rear access door.

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The roof design thickness is to accommodate an insulated waterproof build up with Sedum on top and is designed in accordance with the GRO Green Roof Code of practise. A lowering of the previous garage ridge height provides better water attenuation to the `green` roof.



The eaves are thus extended to visually `thin out` the perimeter of the roof lines and incorporates a concealed gutter again to `thin` out the roof perimeter. The roof profile is principally to accommodate the low pitched `Green` roof requirements and the party Wall matters.

### ***Party Wall and Party Fence Line Matters***

Two individual Party Wall/ Party fence wall meetings between the neighbours and the Applicant and the Applicant's Agent have been formally minuted with very positive support in principle for the scheme.

Trial holes and trial pits have been carried out more recently to ascertain soil samples and identify the nature and conditions of existing foundations, particularly on both sides of the existing boundary wall that will incorporate the new shared cavity wall between (No 2 St Angela) and (No 34 & 36 St Agnes Road). The details have been shown in the existing and proposed section details Ref: PL-09 Rev1. This shows the configuration of low set `Green roof` and pitched slate roof behind to accommodate a separate gutter line each side of the new shared wall.

The existing shared `garden wall` on the west side is structurally inadequate to support the proposed garage and existing garage to (No 34 St Agnes Road) as concluded from trial hole inspections. Therefore a key design principle is this raised cavity wall on the West side which will be a new shared boundary onto which the neighbours can build in the future should they so wish. This enables separate flashings and separate guttering and will aide gutter access and maintenance requirements.

Ongoing meetings are scheduled as the project progresses to address any concerns.

### ***Concluding Statement***

The proposals are in keeping with the context of the approved new extension and will greatly enhance the biodiversity of the local vicinity and hopefully provide a positive catalyst for other sustainable and biodiverse projects locally.

The proposed massing is well set back into the site and is lower in height than that of the existing garage. The building lines to the proposals are aligned with that of the existing garage on the North and East elevations. The increase in footprint is therefore contained but extended back into the site, well away from the public highway and uses up 'a narrow dead' space on the West side.

The applicant has consulted with their neighbours and in particular those at (No 34 & 36) St Agnes Road in respect of Party Wall & party Fence line matters and both are very supportive of the applicant's proposals.

I trust this statement better explains the technical and physical site constraints determinant in the project final scheme design. The brief provides the necessary upgrading and provision of external amenity for an expanding family and extended family.

The applicant is willing to comply with any further measures stipulated by the local authorities within reason so as to maintain economic viability of the project development.

The applicant urges the local planning authority, in consideration of the above laid out statement to mind that the proposals are justified and should be permitted.

### ***External Consultations***

#### ***KME UK TECU Technical Consulting office:***

*A meeting was held with KME to provide technical assistance in the specification of the metal roof detailing. Copper proved to be the most sustainable material relative to other metal alternatives such as aluminium or zinc or coated steel pending further cost appraisals.*

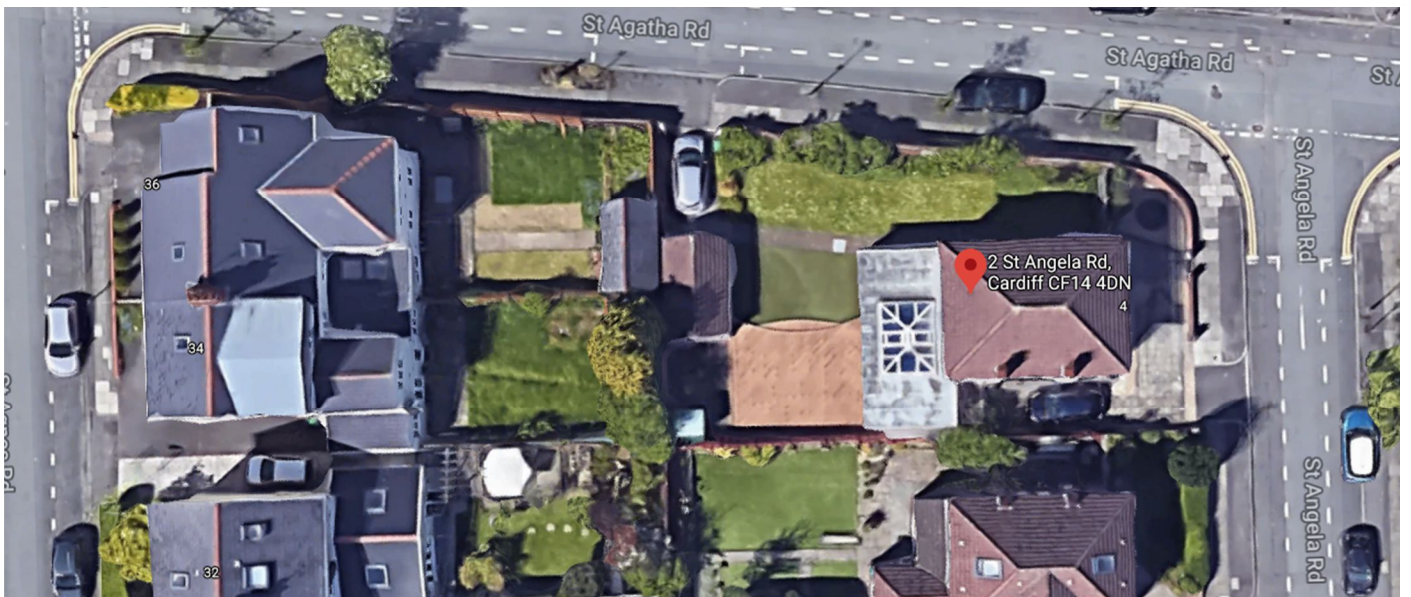
#### ***Bauder Ltd:***

*Meetings with Green Roof specialists Bauder Ltd have been very productive and the roof will be installed by specialist approved contractors by Bauder Ltd.*

#### ***Build Collective Ltd:***

*Meetings and on site inspections have been carried out with the Applicant's appointed Structural Engineer, Build Collective Ltd (Bristol) who also are highly skilled in sustainable technology, civil and structural design, particularly working with timber and passive Haus build approaches in construction. Trial holes and trial pits have been carried out more recently to ascertain soil samples and identify the nature and conditions of existing foundations.*





*Aerial View of the Site (as existing)*

**CLIENT'S AGENT for this statement :**

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