

17 TY MAWR ROAD, LLANDAFF NORTH CARDIFF

DESIGN STATEMENT

Number 17 Ty Mawr Road is a corner property with a two storey garage and storage building occupying the rear of the garden. The new owner of the property has no use for the building as storage and would like to use it to provide an additional small dwelling.

Although the building is structurally sound and largely weatherproof, it is not suitable for conversion without change and it is thought that it would be more appropriate to replace it with a new construction, more suited to today's requirements and meeting current and proposed environmental standards.

The proposal maintains the current footprints of the buildings and the two storey/single storey relationship. However, by turning the roof of the two storey element so that it faces East/West rather than North/South, it allows the height of the proposed dwelling to be lower than the gable of the existing unit, with the eaves kept at the current height and the use of the south facing roof for solar photovoltaic panels.

The height of the boundary to the rear of the existing single storey unit is also reduced with the introduction of a 2M wall between No 19 and the open outdoor space of the proposed. Although the first floor element is slightly longer than the existing, the total area of wall on the boundary is 1.5M² less than the existing.

The proposed building is for a single bedroom dwelling with multi use space on the ground floor, with a total ground floor area of 25M² and a first floor, excluding the stairs, of 18.5M². In addition, the external store for bikes and bins is 4M² and the open area is 6.5M².

For privacy and security, there are no windows on the ground floor, other than onto the open area but a large south facing window to the stairs on the first floor directs light, including sunlight, down to the ground floor with a sloping ceiling that will create a sense of space and high natural lighting levels. The bedroom and bathroom are provided with their own windows for light and ventilation.

The existing houses either side have brick walls with stone infill in either the garden or main walls and this has been picked up with the proposal for a stone ground floor wall, which also provides a strong visual base for the building and one which is resistant to damage and which should reduce the risk of graffiti. Elsewhere, the gable walls are of render, to improve the light reflectance onto adjoining properties, or red brick, where the property owner has requested it. The timber cladding is intended to reflect the use of timber in the large doors to the existing building and to bring in a modern aesthetic to clad the proposed timber frame construction of the building whilst locating the material about a level where it could be damaged.

ACCESSIBILITY

The building will benefit from a level access with a low level threshold to the door directly off the footpath and compliance with building legislation for an accessible ground floor, including WC.

CHARACTER

The existing buildings are located at the rear of the garden of number 17 Ty Mawr Road, which appears to have been, at one time, a shop. It is possible that the use of the garage and store were associated with the building's former use. The shop aspects of the building were converted to a dwelling many years ago, with some windows/doors blocked up and rendered.

The existing building is of red brick with a slate roof and large timber doors and the buildings alongside, and opposite, include areas of yellow brick, stone and render. The proposal uses a mix of these materials, albeit in different relationships, with stone to the ground floor street elevation, timber cladding over and render or brick to the other walls.

The aim of this is to retain aspects of the character of the existing, and adjoining, buildings whilst creating a more contemporary appearance for the proposed dwelling.

The roof to the first floor section is proposed to be of slate to match the existing, albeit including some solar panels to the south elevation, and the lower roofs are of single ply membrane with a green roof to the storage area.

COMMUNITY SAFETY

There will be no negative impact of the proposed changes on community safety.

The retention of the walls in the existing positions and the use of sustainable robust materials at low level will reduce the risk of graffiti and the front, and service, door directly off the back of footpath will add to the sense of defensible space in this stretch of pavement between No 17 Ty Mawr Road and No2 Hawthorn Road West.

ENVIRONMENTAL SUSTAINABILITY

The site is very well located with regard to access on foot, by bike, using a bus or train. Local businesses are a very short walk away in one direction with a large park in the other. It is not envisaged that the proposed change will result in any more than one additional vehicle with provision included for secure cycle storage.

The building's construction is such that it will meet current and likely proposed energy standards.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT (See also Accessibility)

There will be no change to the current situation with easy access to and from the premises.