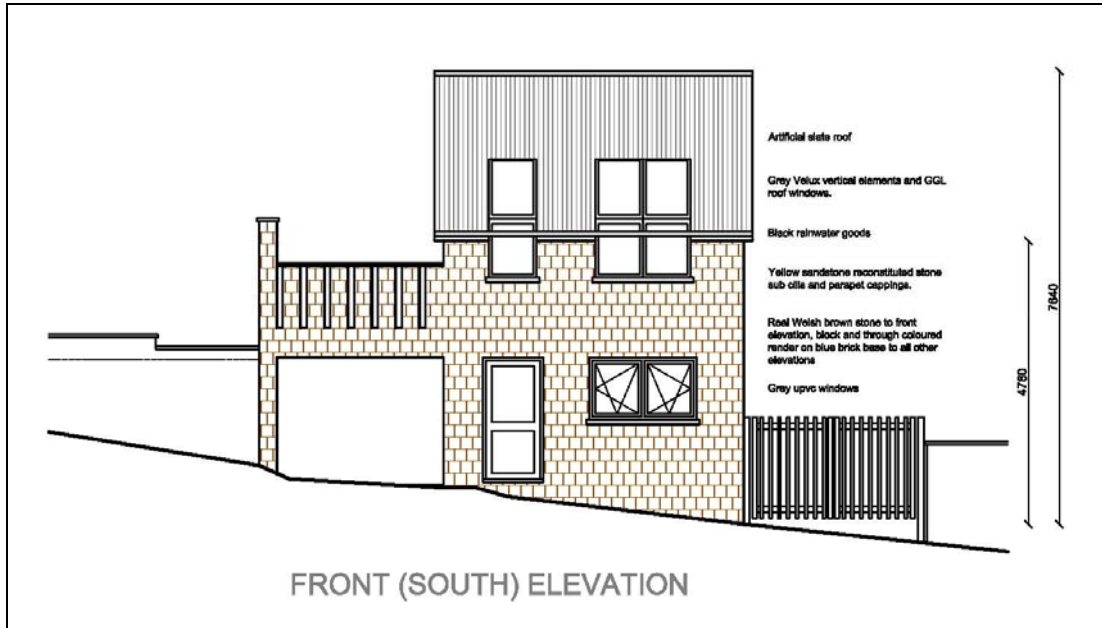


**LAND TO BROOK STREET, AND REAR OF 1 LAKE STREET, FERNDALE, CF43 4HE**  
**Design and Access Statement**

**PREVIOUS APPLICATIONS**

There have been two previous applications for this site. Both are still current.

Application 07/0761/10 established acceptable eaves and ridge heights:



Application 08/0373/10 established the principle at Committee of a two-bed scheme with one off-road parking space:



This new application is being made to overcome perceived design and construction limitations in the 08 permission.

The planning of the rooms is not user friendly as the bedroom floor is between the living room and the kitchen. The structure is expensive as there is no vertical alignment in the walls on the junction between stone house and timber extension. The palette of materials is too expensive for the location and fussy in its variety for such a small building. Indeed timber boarding is not an established part of the architectural language of Ferndale. Any drainage solution is expensive as the garage, where internal manholes will need to be, is higher than the lowest point for the SVP for the kitchen, leading to unnecessarily deep manholes.

## **USE**

The present planning application is to create a new two-bedroom house with one off-road parking space to replace an existing semi-derelict garage and stores.



The steepness of the slope of the site means that unassisted disabled access is difficult without installing expensive lift technology, which could not recover its cost in any asking price for an approved house on this site. However the ground floor is accessible to disabled users with a toilet for them under the stairs, in accordance with the Building Regulations.

## **LAYOUT**

Garage and kitchen/diner occupy the ground floor; living room and a bedroom are on the first floor; and a master bedroom and a terrace make up the second floor. The garage is on the lowest part of the site so that manholes can be positioned in it with both foul and surface water drainage gravity feeding into them. The terrace is treated as an outside room with its own walls and glazed screen.

The house is planned so that all principal rooms are on Brook Street with ancillary spaces behind. The southern elevation is the only one in which clear glazed windows can be placed without overlooking issues arising.

## **SCALE**

A stepped section and minimum ceilings over stairs are used to keep the overall height of the building down to just 565mm more than the approved scheme 07/0761/10. This is despite the introduction of an extra floor. The roof is kept flat also to keep the height down and it is further chamfered towards 1 Lake Street to provide a localised eaves height here.

## **AMENITY SPACE**

The terrace is orientated south and has been placed to the left of the design rather than to the right so that it does not directly overlook the yard of 1 Lake Street. It is screened from the garden of 43 Frederick Street with an opaque glass wall which provides privacy whilst admitting light to the terrace.

## **APPEARANCE**

The historical material palette of Ferndale is stone with brick detailing. There is also some render on gable end walls and on the school a few hundred yards up the hill from the site.

Given that there are economic challenges to developing the Ferndale area this design is predominantly rendered block work to keep the build cost down. However the windows have brick surrounds in accordance with local tradition and at ground level stone cladding references the Victorian past, whilst the brick on the east and north walls will serve as a material reminder of the stores once they are demolished.

Though there are cheaper options than powder-coated steel/aluminium, this choice unifies screen, railings, copings, windows and guttering. So there should be trade discounts available from a fabricator for the size of the order.





Ian Robertson  
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