

## MP OBJECTION & PETITION

COMMITTEE DATE: 08/11/2017

APPLICATION No. **17/01435/MNR** APPLICATION DATE: 23/06/2017

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Mr CURRIE

LOCATION: 23-24 WORDSWORTH AVENUE, ROATH, CARDIFF, CF24 3FF

PROPOSAL: PARTIAL DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 1 x 4BED HOUSE AND EXTENSION & CONVERSION TO FORM 7 SELF CONTAINED APARTMENTS (3 X 2BED AND 4 X 1BED) WITH ON SITE PARKING, CYCLE, REFUSE AND AMENITY FACILITIES

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**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 10.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.)
2. The Development shall be carried out in accordance with the following approved plans:
  - AL(90)10 Rev E – Site and Location Plan
  - AL(00)100 – Existing Floor Plans
  - AL(00)101 - Existing North West Elevation
  - AL(00)102 – Existing East Elevation
  - AL(00)103 – Existing West Elevation
  - AL(00)104 – Existing South East Elevation
  - AL(01)15 Rev B – Proposed Front Elevation
  - AL(01)16 Rev C – Proposed Side Elevation
  - AL(01)17 Rev C – Proposed Rear Elevation
  - AL(01)18 Rev C – Proposed Side Elevation
  - AL(01)14 Rev C – Proposed Street Elevation
  - AL(01)10 Rev C – Proposed Basement Plan
  - AL(01)11 Rev D – Proposed Ground Floor Plan
  - AL(01)12 Rev D – Proposed 1<sup>st</sup> Floor Plan

- AL(01)13 Rev D – Proposed 2<sup>nd</sup> Floor Plan
- AL(02)2 Rev E – Proposed House Elevations
- AL(02)01 Rev C – Proposed House Floor Plans
- AL(03)01 – Proposed Cycle and Bin Store
- AL(01)19 - Stone Wall Treatment
- AL(04)01 - Window Detail

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. Prior to beneficial occupation of the development hereby approved details of a waste strategy including storage of waste provision (both internal and external) shall be submitted to and approved in writing with the Local Planning Authority. The approved details and strategy shall be implemented prior to beneficial occupation and shall thereafter be retained.

Reason: To ensure sufficient storage and servicing of the proposed waste in accordance with Policy W2 of the adopted Cardiff Local Development Plan (2006-2026)

4. Prior to the commencement of the development hereby approved, including any demolition works, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of, but not be limited to the following: the access/parking of construction and deliveries vehicles, hours of operation, details of the management of loading and unloading and proposed dust/noise mitigation measures. The approved details shall be maintained during the construction of the development hereby approved.

Reason: to ensure the development does not cause unacceptable harm to adjoining neighbours or the highway, in accordance with policies T5, T6 and EN13 of the adopted Local Development Plan (2006-2016).

5. Notwithstanding the submitted details, no development shall take place until full details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Proposed finished levels.
- Earthworks.
- Hard surfacing materials.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology (minimum 5 years) prepared by a qualified landscape architect.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026)

6. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 5, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).

7. Notwithstanding the submitted elevation drawings ref: AL(01)14 Rev C – Proposed Street Elevation and AL(01)15 Rev B – Proposed Front Elevation, the windows proposed on the Wordsworth Avenue elevations of the No. 23 and 24 Wordsworth Avenue shall be sliding wooden sash windows in accordance with Drawing No. AL(04)01 (Window detail).

Reason: To ensure that the character and appearance of the conservation area is preserved in accordance with policies KP5, KP17 and EN9 of the adopted Cardiff Development Plan (2006 – 2026).

8. Notwithstanding the submitted elevation drawings ref: AL(01)14 Rev C – Proposed Street Elevation and AL(01)15 Rev B – Proposed Front Elevation, details of any replacement doors to the Wordsworth Avenue elevations of No's 23 and 24 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that the character and appearance of the conservation area is preserved in accordance with policies KP5, KP17

and EN9 of the adopted Cardiff Development Plan (2006 – 2026).

9. Following the demolition of the garage/coach house, the remaining wall of the building forming the boundary Woodland Place, shall be finished in accordance with plan ref: AL(01)19 – Stone Wall Treatment and shall thereafter be maintained.  
Reason: To ensure that the character and appearance of the conservation area is preserved in accordance with policies KP5, KP17 and EN9 of the adopted Cardiff Development Plan (2006 – 2026).
10. Following the demolition of the garage/coach house, any resulting damage to wall of the former Taibah School building shall be constructed and finished, including painting, to match that of the existing wall.  
Reason: To ensure that the character and appearance of the conservation area is preserved in accordance with policies KP5, KP17 and EN9 of the adopted Cardiff Development Plan (2006 – 2026).
11. The first and second floor windows on the south-east elevation of the former Taibah School Building (Drawing Ref: AL(01)18 Rev C) shall be non-opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.  
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
12. Prior to beneficial occupation of the development hereby approved, details of the privacy screens to be provide at the side of the proposed balconies illustrated on drawing ref: AL(01)17 Rev C – Proposed Rear Elevation, shall be submitted to and approved in writing by the Local Planning Authority, installed and shall thereafter be retained.  
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
13. The proposed car/cycle parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and thereafter maintained and retained at all times for those purposes in association with the development.  
Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic. In accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026).
14. No development shall take place until samples of the external finishing materials for the detached dwelling have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the adopted

Cardiff Local Development Plan (2006 - 2026).

15. No development shall take place until details of the means of site enclosure, (excluding the stone wall) have been submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.  
Reason: To ensure that the amenities of the area are protected in accordance with policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
16. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.  
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with policy EN10 of the adopted Cardiff Local Development Plan (2006 - 2026).
17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.  
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan (2006 -2026).
18. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation.

Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan (2006 -2026).

19. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan (2006 -2026).

**RECOMMENDATION 2:** The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 3 :** The applicant is advised to contact Dwr Cymru / Welsh Water on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com) regarding any connection to the public sewer under S106 of the Water industry Act 1991.

**RECOMMENDATION 4 :** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 5 :** Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management procedure) (Wales) (Amendment) Order 2016.

**RECOMMENDATION 6 :** Any changes proposed to the existing access from Wordsworth Avenue should be submitted to and agreed, and subject of a highway licence. For further information contact [assetmanagement@cardiff.gov.uk](mailto:assetmanagement@cardiff.gov.uk).

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought for the conversion of the existing Taibah School Building (No. 24 Wordsworth Avenue) and adjoining semi-detached residential property (No.23 Wordsworth Avenue) into 7 flats (4 x 1 bed and 3 x 2 bed) and for the erection of a 2 storey detached dwelling within the former playground area.
- 1.2 The detached dwelling at the rear of the site would be located adjacent to No.10 Woodland Place, one of 10 listed properties arranged around a cul-de-sac. The proposed dwelling would be set back approximately 7m from the front elevation of No. 10 Woodland Place and approximately 1m off its side

elevation.

- 1.3 The detached dwelling would have a private rear garden measuring approximately 98m<sup>2</sup> whilst each of the proposed flats would have a private balcony or terrace area measuring of a minimum of 4m<sup>2</sup>. A small area of shared landscaped amenity space would also be provided to the rear of the flats.
- 1.4 The coach house to the side and annexe to the rear of the former Taibah school building would be demolished as part of the application proposal and a 3 storey, pitched roof, extension added to its rear. An additional floor with flat roof would be added to the existing rear annexe of No. 23. A pitched roof would also be added to the currently flat roofed side annexe of the property with pitch matching that of its the properties principal roof.
- 1.5 Vehicular access to the site would be achieved via a new access road leading along the southern boundary of the site in the location of the existing coach house/garage. The initial part of the access road would measure 4.5m in width with the road widening out within the car park proposed towards the rear of the site. Residents would also be able to access the rear of the site via a secure entrance door located just forward of the recessed section linking the two buildings.
- 1.6 Dedicated refuse and cycle stores will be located to the rear of site set the car park.
- 1.7 A total of 8 car parking space would be provided which would serve the proposed flats, with an additional 2 dedicated spaces proposed for the detached dwelling.
- 1.8 Revised plans have been received either at the request of the planning officer or at the applicant's discretion, which include the following amendments.
  - The omission of one of the pair of semi-detached dwellings proposed to the rear of the site, leaving a single detached property here.
  - The simplified design and finish of the remaining dwelling to the rear of the site.
  - The introduction of a 3 storey pitched roof annexe to the rear No. 24.
  - An increase in the height of the rear annexe to No. 23.
  - A revised car park layout with an additional space provided serving the proposed flats.
  - A revised design and finish for the glazed section linking No's 23 and 24.
  - The introduction of a pitched roof above the side annexe of No. 23.
  - The provision of details regarding replacement windows to the front elevation of No's. 23 and 24.
  - The provision of balconies, terraces and an area of shared amenity space serving the proposed flats.

## 2. **DESCRPTION OF SITE**

- 2.1 The application site measures 0.123 ha in size and is located on the corner of Wordsworth Avenue and Woodland Place within the Wordsworth Avenue Conservation Area. The site consists of a pair of Victorian properties, one forming part of a pair of semi-detached residential dwellings and the other the former Taibah School Building.
- 2.2 The former Taibah school building is a 3 storey pitched roof building with 3 storey pitched roof rear annexe and attached coach house/garage. The building benefits from detailing such as quoins, window surround detailing, wooden sliding sash windows, ground floor ashlar effect rendering and large ground floor bay window on its prominent front elevation. No. 23 Wordsworth Avenue is a 4 storey (including basement) semi-detached property with 3 storey side and rear annexes. The building has a bay on its front elevation at basement, ground and first floor levels. The building benefits from wooden sliding sash windows on its front elevation. The two buildings are linked via a recessed 3 storey flat roofed link element which rises just above eaves level of both properties.
- 2.3 Wordsworth Avenue is lit and has footways on both sides leading to Newport Road, a main arterial route into the city centre.
- 2.4 The site is located adjacent to Woodland Place a cul-de-sac containing numerous Grade II listed 2 storey residential properties.
- 2.5 Access to the development is proposed via an access road leading along the southern boundary of the site. This would require the removal of the existing garage/coach house.
- 2.6 No trees with Tree Protection Orders are located on the site though a number of protected trees are located on the opposite side of the boundary wall between the site and Woodland Place.

## 3. **SITE HISTORY**

- 3.1 No relevant history.

## 4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales (Edition 9) November 2016
- 4.2 Technical Advice Notes  
Tan 12: Design (March 2016)  
Tan 18: Transport (March 2007)
- 4.3 The Cardiff Local Development Plan (Adopted January 2016) provides the local planning policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design  
KP6: New Infrastructure  
KP7: Planning Obligations  
KP8: Sustainable Transport  
KP13: Responding to Evidenced Social Needs.  
KP14: Healthy Living  
KP15: Climate Change  
KP17: Built Heritage  
H3: Affordable Housing  
H6: Change of Use or Redevelopment to Residential Use  
T1: Walking and Cycling  
T5: Managing Transport Impacts  
T6: Impact on Transport Networks and Services  
EN3: Landscape Protection  
EN9: Conservation of the Historic Environment  
EN10: Water Sensitive Design  
EN13: Air, Noise, Light Pollution and Land Contamination  
C3: Community Safety/Creating Safe Environments  
C5: Provision for Open Space Outdoor Recreation, Children's Play and Sport  
W2: Provision for Waste Management Facilities in Development

4.4 Further advice is provided in the following adopted Supplementary Planning Guidance documents: (SPG's)

Planning Obligations (January 2017)  
Residential Design Guide (January 2017)  
Waste Collection and Storage Facilities (October 2016)

The documents below were approved as supplementary guidance to the City of Cardiff Local Plan which was superseded by the Cardiff Local Development Plan on 28th January, 2016. The Council will shortly be embarking on a programme of updating and revising previously approved SPG. Notwithstanding this position, the advice contained within the SPG is consistent with the aims of relevant LDP policies and therefore remains pertinent to the consideration of the current application, assisting in informing the assessment of relevant matters.

Infill Sites (April 2011);  
Access, Circulation and Parking (January, 2010);  
Trees and Development (March, 2007);  
Biodiversity (part 1&2) (June 2011);

4.5 Wordsworth Avenue Conservation Area Appraisal (2008)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 **Transportation**

The Operational Manager Transportation raises no objection to the application

proposal, subject to conditions regarding construction management and parking areas.

The application meets the SPG criteria of 1 car parking space per residential development, these are also off street so shouldn't have an impact on what's currently on street.

Although relatively narrow, two cars will be able to pass with care along the access road serving the car park. Drivers will also be able to see any large vehicle using the driveway before they are committed at either end. Even if they have to reverse out, the traffic flow in that part of Wordsworth Avenue will be very low and slow.

## 5.2 Conservation

I note that the elevation drawings are not annotated and that no plans for windows have been received, however uPVC for either doors or windows would not be supported for any replacements to the front elevation. Detailed drawings or a sample window (as previously discussed with the applicant) should be provided, preferably prior to decision.

The revised form of the linking section is considered an improvement on the previously submitted plan, as are the retention of the stepped entrance to number 23 and the retention of front door to number 24. Reinstatement of boundary railings would enhance the character of the area. The brick wall below would replace an unsympathetic concrete block wall, however the choice of brick is queried – it would be preferable to use stone or render, as opposed to introducing an alien brick type to the street scene. Detailed plans of this boundary treatment should be secured by condition.

The demolition of the side garage has been discussed directly with the applicant as this has been commenced some time ago. On balance the loss of this is considered acceptable when assessed against the benefits brought about by the sustainable residential reuse of the site. The retention of the majority of the gable end (facing south), which has a characterful random rubble stone finish should be considered. Clarity on this matter should be sought, as there is no detail on this within the plans.

The revised scale, detailing and materials for the proposed house to the rear are considered to be sensitive to its setting. The dwelling would be set well back (approx. 7m) from the Woodland Place frontage and concealed from prominent viewpoints by the existing high stone boundary wall and protected trees. Glimpsed views may be possible towards the first floor and roof of the house, however this would not be materially different to the existing view of the large annexe to 20 Wordsworth Avenue beyond. The house would not affect the way in which the 8-10 Woodland Place would be experienced. Beyond the group value of the cul-de-sac and the strong sense of enclosure, specific views out from these listed buildings are not considered to be a fundamental part of their historic character. Therefore it is considered that the setting of the listed properties at 1-10 would therefore be preserved.

### 5.3 Drainage

The Operational Manager (Drainage) has been consulted and no comments have been received.

### 5.4 Affordable Housing

The Housing Strategy Manager states that, in line with the adopted LDP, an affordable housing contribution of 20% of the 8 units (1 unit) is sought on this brown-field site.

The to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements (DQR) for purchase by a nominated Registered Social Landlord (RSL) partner. However, if the affordable housing cannot be delivered on-site then we would consider accepting financial contribution. On this scheme, we would seek a financial contribution of **£77,430** (in lieu of 1 unit) which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).

### 5.5 Parks

The Operational Manager Parks states that the existing highway trees located in front of the property on Wordsworth Avenue could be harmed during construction. Therefore a BS5837:2012 tree assessment should inform design and a method statement would be required concerning tree protection measures, including tree box protection for street trees.

#### Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure) and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be **13.7**. This generates an open space requirement of **0.033ha** of on-site open space based on the criteria set for **Housing accommodation**, or an off-site contribution of **£14, 214**.

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open

space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest area of recreational open space is Shelley Gardens, with Roath Recreation Ground, Roath Brook and Roath Pleasure Gardens also accessible.

## 5.6 Trees

There are no trees within this site meriting retention. There are however TPO trees bounding from Woodland Place and street trees bounding from Wordsworth Avenue, all of which could be harmed by demolition, excavation and construction. A BS5837:2012 tree assessment should inform design, but be based on the principle of maintaining or improving existing ground conditions within the site – i.e. not using sealed paving, not excavating below existing sub-base materials and allowing for free water percolation and gas exchange. A method statement would be required concerning tree protection measures, including tree box protection for street trees.

I welcome the de-sealing proposed as part of development and advise that a detailed, upfront landscaping scheme is submitted to support submitted plans. This should include a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan view, planting methodology and aftercare methodology. I have annotated the submitted 'Site & Location Plan' with my recommendations, including x3 new trees (*Malus baccata* 'Street Parade' and *Gleditsia triacanthos* 'Draves Street Keeper' in 12m<sup>3</sup> and 13m<sup>3</sup> pits respectively). New planting soils will need to be imported to an agreed specification.

Following receipt of amended plan, the tree officer notes that the amended layout differs somewhat in terms of the provision for soft landscaping from the original submission, with a more substantial bed shown accommodating indicatively, x2 trees. To avoid problems of mutual suppression and over-dominance, he suggest a single medium-large tree here with appropriate companion shrubs and herbaceous elements, seating etc. Suitable trees include *Betula maximowicziana* and *Gleditsia triacanthos* 'Draves Street Keeper' or 'Imperial'.

A single, small, relatively upright tree can be accommodated in the bed bounded by car-parking – I suggest a *Malus baccata* 'Street Parade'.

Bounding the rectangular amenity space, x5 small trees are shown indicatively. This sort of approach could work, using a compact tree such as *Crataegus x lavalleei*, but an alternative would be to plant a single

medium-large tree close to the bin store – e.g. *Magnolia kobus*.

As per my previous observations, a detailed, upfront landscaping scheme is preferred, comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section, planting methodology and aftercare methodology.

Tree protection measures will need to be as per the previously submitted report, cross-referencing the updated plans. Alternatively, the tree planning / hard and soft landscaping scheme of the site should be controlled by way of condition.

## 5.7 **Waste Management**

5.8 The Operational Manager Waste advises that the refuse storage area proposed is considered acceptable.

5.9 The refuse storage area should be large enough to accommodate the following recommended provisions for 7 apartments and 1 house.

Dry Recyclables:	1 x 1100 litre bulk bin
Compostable waste:	1 x 240 litre bin
General waste:	1 x 1100 litre bulk bin
Food Waste	1 x 240 litre bin

Provided in a manner consistent with the Councils SPG.

## 5.10 **Shared Regulatory Services – Pollution Control – Contaminated Land**

Shared Regulatory Services – Pollution Control raise no objection to the proposal subject to conditions in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan:

## 5.11 **Ecology**

No comments received

## 6. **EXTERNAL CONSULTEE RESPONSES**

### 6.1 **Welsh Water**

No objections subject to conditions and advisory notes.

## 7. **REPRESENTATIONS**

7.1 Neighbouring properties have been notified with additional publicity undertaken by site and local press notices. A total of 6 letters of representation have been received to the proposed development. A letter was also received from Jo Stevens MP, the comments of which were also echoed in a number of

the representations received from neighbouring residents. (See Paragraph 7.5 for these comments)

7.2 A summary of the other representation received are below;

- 1) If there is enough room for green space and parking at the rear of the site, parking should take priority.
- 2) The proposed development would add to parking pressures existing along Wordsworth Avenue, as there appears to be insufficient parking proposed in the plans to avoid adding to the current difficulties.
- 3) Increase parking along Wordsworth Avenue resulting from the proposed development could result in further difficulties for emergency service vehicles passing along the street.
- 4) There should be parking for approximately 16 cars for this development one for each flat, 2 for each house and an additional overflow of 5 spaces for those people in the apartments who have second cars & visitor parking for the site.
- 5) The creation of overlooking issues upon neighbouring properties due to the addition of windows in the eastern elevation of the former school building.
- 6) The scale and design of the pair of semi-detached dwellings is out of keeping with the Victorian conservation area. As Woodland Place properties have listed building status, they should have a more sympathetic design?
- 7) The close proximity of the proposed dwellings to No's. 9 and 10 Woodland Place would result in a loss of light to this property.
- 8) The windows proposed in the upper floors of the proposed dwellings would overlook the garden of No's. 9 and 10 Woodland Place resulting in a loss of privacy.
- 9) There is already some work underway on the site and residents should be consulted on access and site management if this development goes ahead.
- 10) How the work will be achieved on site without serious impact to current residents in the area.
- 11) The plans have not given serious consideration to detail and retention of the current property style and characteristics. The use of wooden cladding, replacement windows not in keeping with character, etc, is not in keeping with the style of the street.

- 12) The development seems to have been designed with the idea of maximising the dwellings on the site, with very little sensitivity to the impact it would have on other residents living in surrounding properties and the impact on parking.
- 13) Residents living in Woodland Place would be unfairly impacted, through lack of light and diminished privacy from new buildings which will be overlooked, by the development of new flats and new buildings being built in a space, never designed to be used in this way.
- 14) The front garden wall to the property has already been removed as well as a partial demolition of the garage that joins the property. Is this wall/garage going to be rebuilt in a similar style once work is complete? This is not made clear from plans and is shown on one example and not in others.
- 15) Any work undertaken to the current buildings should have due consideration to the conservation area setting of the site and of the potential impact upon the listed buildings in Woodland Place.
- 16) It is not clear if the roof pitch of the 2 detached dwellings would match that of the neighbouring properties within woodland place.

7.3 Local Ward Councillors have been consulted and any comments received will be reported to committee.

7.4 A petition of 68 signatures has been submitted in objection to the proposed scheme on the behalf of the Wordsworth Avenue Residents Association, on the following grounds:

- Backland Development and impact on residential amenity. The proposed 4 bed houses to the rear of the site are a form of unacceptable backland development, which will negatively impact the conservation area and the Listed Buildings in Woodland Place.
- Lack of amenity space and impact on parking. The over development of the site reduces the amount of space available for on-site parking. Development to the rear of the main property will result in a lack of green/garden space for the proposed flats.

7.5 Jo Stevens, (MP - Member of Parliament for Cardiff Central) has commented on the behalf of her constituents. Whilst she welcomes the reuse of the empty property for residential purposes, she objects to the proposed development on the following grounds:

- **Backland Development.** The two proposed four bedroom houses are unacceptable backland development. The design guidance provided in the Council's Infill Sites Supplementary Planning Guidance 2011, should be applied. This confirms that backland development should be a subservient form of development. This part of the site abuts listed buildings in Woodland

Place and is therefore a sensitive location. If development is to be permitted here, it should be a lower scale mews-style development.

- **Lack of amenity space.** The proposed development of two four-bedroom houses to the rear of the main property will result in a lack of green/garden space for the proposed apartments. It also reduces the amount of space available for on-site parking for the apartments. Parking is already an issue in the conservation area, with commuter parking and parents and carers' parking to drop off and collect children at St Peter's Primary School, a very significant issue for residents. It regularly presents a danger to pedestrians and traffic problems. Residents' permit parking applies to less than 50% of Wordsworth Avenue.
- **Materials.** Concern has been expressed about the use of timber cladding on the main building annexes and the proposed houses. The Wordsworth Avenue Conservation Area Appraisal makes clear that the predominant material in the conservation area is painted render. The conservation area is covered by an Article 4 Direction where special planning controls over wall surfaces are in place. The proposed timber cladding is not an appropriate material.
- **Boundary treatment.** The plans submitted with the application do not indicate whether the boundary wall to the Wordsworth Avenue frontage will be reinstated. This boundary wall has recently been removed. The Conservation Area Appraisal sets out how the front gardens have a significant role in forming the character of the street scene and it also highlights the issue of the loss of boundary wall and gateposts.
- **Architectural detailing.** Bearing in mind the fact that this is a Conservation Area and has Article 4 status, there are concerns about the proposed replacement of original timber sash windows with double glazed alternatives. The submitted plans appear to show the loss of sliding sash windows on the primary elevation and the loss of the main front door. These are key architectural details in this landmark building. There is also a lack of detail submitted about the glazed link building and the use of materials here.

7.6 Amended plans for the proposed scheme were received. These were advertised by way of neighbour and objector notification.

7.7 Local members were consulted on the amended plans but no comments have been received in response.

7.8 A second letter of representation has been received from Jo Stevens (MP) regarding the amended plans. She raises concerns on the following grounds;

- The side elevation now has a number of windows proposed and there are two large balconies to the rear, which may detrimentally impact Woodland Place and number 25 Wordsworth Avenue, as they will be overlooked.

- In relation to the proposed new house at the back, there is no plan showing a cross section as viewed from the Listed buildings in Woodland Place. This drawing is needed to assess the context of the new dwelling and the impact on adjoining residents.
- The submitted plan does not indicate the footprint of number 10, Woodland Place and therefore the impact on Woodland Place.
- The privacy of numbers 9 and 10 Woodland Place cannot be assessed.
- The owner of number 10 Woodland Place would appear to have no access to the side elevation of her property in order to maintain it.

7.9 5 letters of representation have been received from the public in opposition to the proposed scheme, as amended. A summary of the representations are below;

- There is no plan showing a cross section between the proposed detached dwelling, as viewed from the listed buildings in Woodland Place. This drawing is needed to assess the context of the new dwelling and the impact on adjoining residents.
- The submitted plan does not indicate the footprint of No. 10, which is directly adjoining the development site and therefore the impact on Woodland Place, especially the privacy of No's. 9 & 10 cannot be assessed.
- It is unclear as to how the resident in No.10 will be able to gain access to the side elevation of their property in order to maintain it.
- Any new development needs to be in line with the back of 10 Woodland Place and be subservient to the houses on Woodland Place in order not to impede upon the character of the area.
- If the detached dwelling is as high as the properties in Woodland Place and close to the boundary wall then the building would completely destroy the 'feel' of Woodland Place and impact upon its value as one of the few listed places in Cardiff.
- The stone wall that is a boundary between Woodland Place and 24 Wordsworth Avenue is an integral part of the close and the conservation feel of the area. Any development needs to be set back from this boundary wall.
- If the development was to be approved, the materials, quality of materials and design needs to be in keeping with the design ethics of the close.
- The approval of planning for the house in the rear of this development would be to the detriment of the conservation area.

- The development will result in increased traffic along Wordsworth Avenue.
- The number of windows on the side aspect of the property has been increased from 1 to 7, these windows need to be opaque in order to allow the Coach House on the corner of Wordsworth Avenue not to be overlooked.

7.10 A request was also made that petition previously submitted be carried through in order to allow the lead petitioner the right to speak at committee.

7.11 1 letter was received in support of the revised scheme stating:

- I am support the amended application with one proviso that the sides of the glass fronted balconies on the South East elevation of the property which directly overlook the garden of no 22 Wordsworth Avenue be constructed with brick or similar impervious material and be high enough so that the privacy of the said garden may be maintained.
- The new owner has obviously tried to maintain the integrity of the building, which hitherto had fallen into dangerous decline and should be applauded for taking on such a mammoth project. The completed project will only enhance the whole avenue and bring the once dilapidated school building back to its former imposing state. The property will be conserved, albeit in a different guise but nonetheless be an imposing and integral part of this all but forgotten conservation area.

## 8. **ANALYSIS**

### 8.1 **Land Use**

The site is located within the settlement boundary as defined by the LDP proposals map. The site falls within the Wordsworth Avenue Conservation Area but has no specific allocation within the plan. The site does however fall within a residential area and therefore the principle of the proposed use would raise no land use policy objection.

The existing Taibah School Building has been vacant for a considerable time and whilst it contributes positively to the Wordsworth Avenue Conservation Area, the building has fallen into a poor state of repair. The proposed conversion of the building, albeit for residential purposes, would therefore be welcomed in bringing the building back into beneficial use.

### 8.2 **Impact upon the character and appearance of the conservation area and setting of the adjacent listed buildings**

S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The character of the conservation has been assessed through the Council's

adopted Wordsworth Avenue Conservation Area Appraisal (2008).

Having regard to the above, the proposed development would bring two redundant buildings back into beneficial use. As such, subject to the use of appropriate material and detailing in their conversion, the proposal would be considered to make a positive contribution to the conservation area.

The proposed scheme would require elements of the existing buildings to be demolished, however these, with the exception of the garage/coach house, are located to the rear of the buildings and therefore make little contribution to the conservation area and would not therefore be resisted. The removal of the sections of the buildings proposed for demolition also fall outside of the control of planning.

Following discussions between the applicant and the Council's Conservation Officer it was agreed that the windows and doors proposed on the front elevation of No's. 23 and 24 shall be replaced with materials in keeping with the character and appearance of the conservation area. Nevertheless, a condition requiring details of the replacement windows and doors has been included above.

The revised form of the linking section is considered an improvement on the previously submitted plan, as is the retention of the stepped entrance to number 23 and the retention of the front door to number 24. Reinstatement of boundary railings would enhance the character of the area. Detailed plans of this boundary treatment shall be secured by condition.

On balance, the loss of the coach house/side garage is considered acceptable when assessed against the benefits brought about by the sustainable residential reuse of the site.

Details have been submitted of the proposed finish of the boundary wall following the demolition of the coach house/garage. This along with the making good of the external wall of the former school building is covered by conditions.

The revised scale, detailing and materials for the proposed house to the rear are considered to be sensitive to its setting. The dwelling would be set well back (approx. 7m) from the Woodland Place frontage and concealed from prominent viewpoints by the existing high stone boundary wall and protected trees. Glimpsed views may be possible towards the first floor and roof of the house, however this would not be materially different to the existing view of the large annexe to 20 Wordsworth Avenue beyond. The house would not affect the way in which the 8-10 Woodland Place would be experienced. Beyond the group value of the cul-de-sac and the strong sense of enclosure, specific views out from these listed buildings are not considered to be a fundamental part of their historic character. Therefore it is considered that the setting of the listed properties at 1-10 would therefore be preserved.

### **8.3 Siting, scale, massing, form and finish**

The number of dwellings proposed at the rear of the site has been reduced from a pair of semi-detached dwellings to a single detached property. The design of the building has also been amended with the gable fronted, partially wood clad contemporary finish originally proposed replaced with a dwelling more in keeping with the vernacular of the listed properties located within Woodland Place.

The single dwelling now proposed would be set approximately 7m back from the front elevation of the adjacent property, No. 10 Woodland Place and would project no further back than that of the two storey rear annex of it. No.10 has no windows in its side elevation abutting the application site and the proposed dwelling would be located approximately 1m from No. 10.

The proposed dwelling would measure approximately 8.4 in length and 5.8m in width; have an eaves height of approximately 5.6m and ridge height of 8.8m. The dwelling would have a double bay feature to its front elevation, vertically emphasised windows. The finishing material for this dwelling will be controlled by way of condition. Given the setback the dwelling would have from 8-10 Woodland Place, it is not considered that it would read as part of this terrace. As such, a marginal increase in the ridge and eaves height would not be considered unreasonable or unacceptable on these properties.

While the dwelling would represent a form of backland development, it is not considered that its, siting, scale, form or finish would be inconsistent with the guidance set out in the Council's Infill Sites SPG. The dwelling would be of a subservient scale to that of the No's 23 and 24 Wordsworth Avenue and would be of a consistent scale and form to that of the properties in Woodland Place without harming the setting of the listed buildings within this cul-de-sac.

The scale of the extension proposed to the rear of the former school building is considered acceptable.

The introduction of a pitched roof to the side annexe of No. 23 is considered acceptable. The pitch would match that of the principal roof of the building and be finished consistently with it.

The addition of a further storey to the rear annexe of No. 23 is considered acceptable. While the revised annexe would have a flat roof which would be at a higher level than that of the eaves of its parent building, given that this is at the rear of the site it would not form a prominent addition within the area and is therefore, on balance, considered acceptable.

### **8.4 Amenity of Neighbouring Occupiers**

The amended scheme proposes the introduction of 7 windows in the side (south-eastern) elevation of former Taibah School building. These windows would be located approximately 15.7m away from the side elevation of No. 25

Wordsworth Avenue, which contains a number of windows that directly face the application site, including windows serving habitable rooms. Given the relatively close proximity between the proposed windows and No. 25, it is considered reasonable for the first and second floor windows of the 7 proposed to be obscurely glazed. The imposition of this condition would not prejudice the amenity of any future occupiers of the development hereby approved.

The windows proposed in the ground floor of the side (south-eastern) elevation of former Taibah School building would be positioned behind the existing 2m high stone wall which runs along the boundary of the site with Woodland Place. As such, it is not considered that the introduction of the windows here would prejudice the amenity of the neighbouring occupier within No. 25 Wordsworth Avenue.

With regard to the separation between the proposed flats and detached dwelling, a distance of greater than 10.5m would be provided between the rear windows and balconies of the flats and the amenity space associated with the dwelling proposed to the rear of the site and woodland Place properties beyond.

In terms of the provision of the proposed balconies and terraces, the provision of privacy screens is proposed on the sides of the balconies and terraces serving the flats in order to protect the amenity of neighbouring residents. The design and finish of the proposed screens shall be controlled by way of condition. Though the provision of appropriate screens would not eliminate potential overlooking of neighbouring gardens, they are considered necessary to restrict any overlooking potential to an acceptable level. It should however be noted that within this urban environment, a level of overlooking over garden areas would be expected, especially within terraced properties.

In terms of the positioning and relative orientation of the proposed detached dwelling to No. 10 Woodland Place, the addition of this property would not unreasonably overshadow or block light from No. 10 or its associated amenity space. Whilst the first floor and dormer windows proposed at the rear of the dwelling would enable a degree of overlooking upon the amenity space associated with No. 10 Woodland Place, it is not considered that this would be any greater than that which is common within terraced properties. The proposed detached dwelling would be positioned approximately 1m from the side elevation of No. 10 Woodland Place. As such, a sufficient gap would be provided to ensure that the side elevations of both No. 10 and the proposed the dwelling could be maintained in the future.

In terms of potential overlooking between the proposed dwelling and properties in Woodland Place. It is considered that there would be no greater overlooking created by the introduction of the proposed dwelling than already exists between properties in Woodland Place. It would therefore be difficult to sustain an objection to the proposal on this basis.

## **Transport Impacts**

There are 8 parking spaces proposed for the 7 flats and 2 parking spaces for the detached dwelling. The proposed parking provision accords with the guidance set out in the Councils Access Circulation and Parking SPG.

The Council's transportation department raise no objection to the proposal on highways grounds. However, it is noted that access to the site is via the main road into the cul-de-sac. As this is the only route in and out it is considered necessary for this road to be reasonably free from obstruction during construction and given the existing designated on street parking, which is in front of the access to the site. It is therefore considered necessary to ensure there is not a conflict between the two. It is also recognised that during construction there will be some disruption to residents. A construction management condition has been imposed to address this.

There is no evidence to suggest that the proposed development would place any greater pressure on parking within Wordsworth Avenue than already exists and therefore it would be unreasonable to suggest that it would restrict any emergency service vehicles from travelling down the street.

### **8.5 Amenity space**

It is considered that the amenity space provision proposed for the flats, by way of the balconies, terraces and the shared amenity space, would accord with the guidance set within the Council's approved 'Residential Design Guide' SPG. It should also be noted that the 2 bedroom flats, which could be used as family accommodation, benefit from larger terraces than the balconies proposed for the 1 bed flats.

### **8.6 Other matters not assessed above**

Issues relating to trees and landscaping will be controlled by way of conditions.

There is no specific requirement for the proposed detached dwelling to match the form and finish of the adjacent properties within Woodland Place.

A boundary wall with railings will be reinstated along the Wordsworth Avenue frontage of the site. This will be secured by way of condition.

While certain works have already been undertaken on site, conservation area consent is not required for the extent of demolition works proposed. Additionally, any works undertaken internally with the existing buildings falls outside of the control of planning.

## **9. OTHER CONSIDERATIONS**

### **9.1 Crime and Disorder Act 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local

Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

#### 9.2 Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

#### 9.3 Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

#### 9.4 *Environment (Wales ) Act 2016*

The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.

#### 9.5 *Flood and Water Management Act 2010*

Section 12 (3) of the Flood and Water Management Act 2010 places a duty on risk management authorities (e.g. a county council for the area) to have regard to the national and local strategies and guidance when exercising any other function in a manner which may affect a flood risk or coastal erosion risk. The relevant strategies and guidance have been taken into consideration in the determination of this application.

### 10. **PLANNING OBLIGATIONS**

10.1 National Policy and CIL regulations outline the legal requirements for a valid Planning obligation. The Council's approved Planning Obligations SPG

provides further guidance.

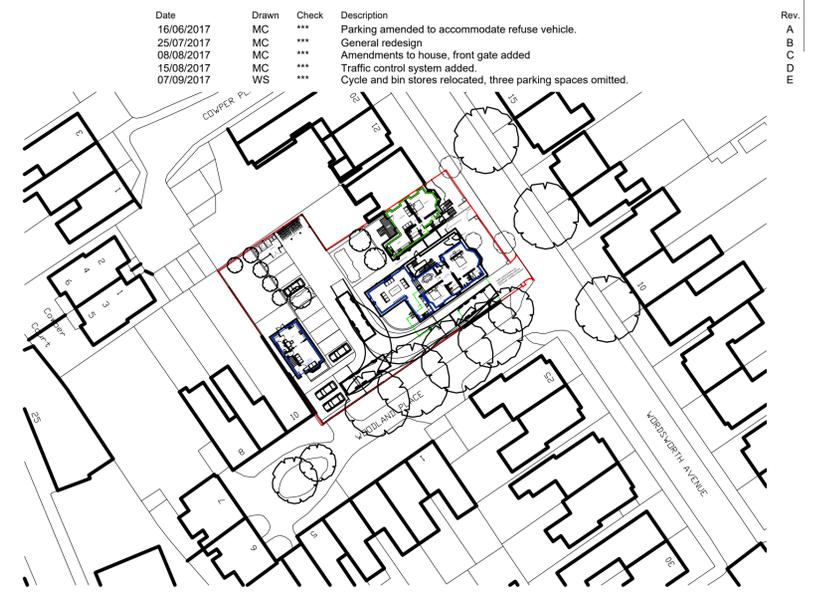
- 10.2 The following financial contributions are required: £77,430 towards affordable housing provision and £14,214 towards public open space in lieu of on-site requirements. Having regard to policy and legal requirements outlined above it is considered that the requests meet the necessary tests and policy requirements. The agent has confirmed that his client is willing to enter into an agreement to secure these contributions.

11. **CONCLUSION**

- 11.1 Having regard to the material matters raised and considerations outlined above, the proposal is recommended for approval.



Site Plan  
1:250 @ A3



Location Plan  
1:1250 @ A3

Date	Drawn	Check	Description	Rev.
16/06/2017	MC	***	Parking amended to accommodate refuse vehicle.	A
25/07/2017	MC	***	General redesign	B
08/08/2017	MC	***	Amendments to house, front gate added	C
15/08/2017	MC	***	Traffic control system added	D
07/09/2017	WS	***	Cycle and bin stores relocated, three parking spaces omitted.	E

Block paviors to delineate public walkways set at same level as road

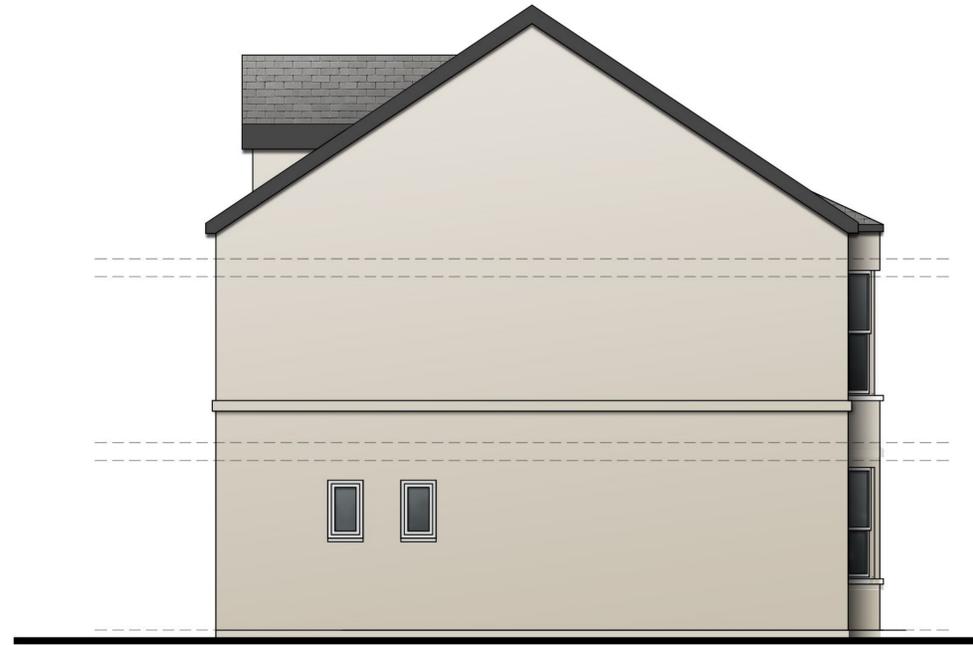
Tarmac surface to road

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(90)10
		Rev.	E
Title Site & Location Plan			
Date	Drawn	Scale	
10/05/2017	WS	1:250/1250 @ A3	
		Architects · Town planners	
		Environmental & Urban design	
Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL		www.c-architects.co.uk tel: 029 20452100	

Date	Drawn	Check	Description	Rev.
25/07/17	MC	***	General redesign	B
25/07/2017	MC	***	Additional dormer, bay window redesign and amendments following planner comments	C
11/08/2017	MC	***	Bay window reaches two storeys	D



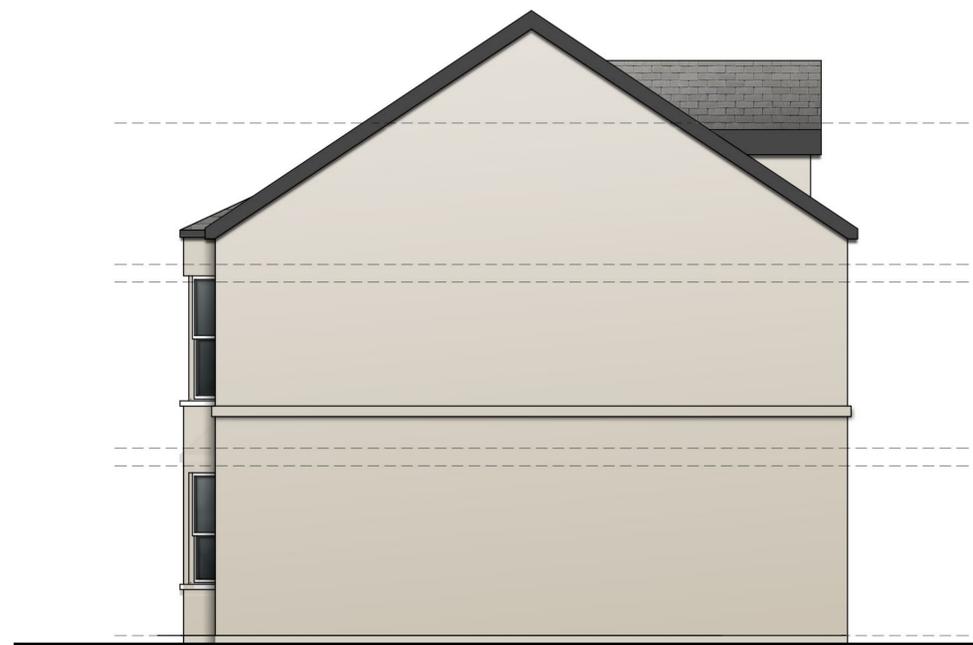
**Front Elevation**  
1:100 @ A3 (1:50 @ A1)



**Side Elevation**  
1:100 @ A3 (1:50 @ A1)



**Rear Elevation**  
1:100 @ A3 (1:50 @ A1)



**Side Elevation**  
1:100 @ A3 (1:50 @ A1)

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(02)2
		Rev.	E
Title Proposed House Elevations			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	

**C<sup>2</sup>** Architects · Town planners  
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tel: 029 20452100



Street Elevation  
 1:100 @ A3 (1:50 @ A1)

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(01)14
		Rev.	C
Title Proposed Street Elevation			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	

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 tel: 029 20452100

Date	Drawn	Check	Description
15/06/2017	WS	***	Door omitted from rear of basement flat.
25/07/2017	WS	***	General redesign
08/08/2017	WS	***	Kitchen window design amended.

Rev.  
A  
B  
C



Rear Elevation  
1:100 @ A3 (1:50 @ A1)

Wordsworth Avenue, Cardiff		Job No.	17_042
Proposed Residential Development		Dwg No.	AL(01)17
		Rev.	C
Title Proposed Rear Elevation			
Date	Drawn	Scale	
18/05/2017	WS	1:100 @A3 / 1:50 @A1	

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