

Lynmouth Crescent, Rumney, Cardiff
Design & Access Statement
October 2024

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1.0 Introduction

1.1 Executive Summary

This document has been prepared in support of a planning application for the roof conversions, and forecourt improvements to Lynton Court, Lynmouth Court, Seaton Court, Sidmouth Court, Tiverton Court, Torrington Court, Exeter Court, Exmouth Court, Bideford Court, Barnstaple Court, and their associated grounds, located on Lynmouth Crescent, Rumney, Cardiff, CF3 4AT.

This application follows a pre-application submission (reference number PA/22/00118) and is a development of the advice received.

The existing courts are composed as 5 no apartment buildings on site, each with two common stair cores. Each apartment building comprises two courts and for clarity, are referred to within this document as Buildings A to E. The existing five apartment blocks are proposed to have their roofs extended to the Western pitch with mansard extensions to form 1 no proposed one bedroom apartments and 2 no proposed two bedroom apartments per block.

The orientation of the existing buildings on site provides a West facing primary aspect to each proposed apartment, with rooflights to the existing East facing pitched roof slope. The site is on a significant ground slope and the design of the roof extensions, their orientation and internal layouts have been carefully configured to result in no overbearing or overlooking impacts on existing or neighbouring properties.

As part of the proposed works we are looking to clean, repair and apply a render finish to the existing elevations. This will align with the improvements conducted to the adjacent properties on the West of Lynmouth Crescent and provide a backdrop to the proposed forecourt improvements.

The existing forecourts between buildings A to E and Lynmouth Crescent are in need of repair. They currently provide access to the building entrances and to the garages which are under the leasehold ownership of the existing residents. The forecourts are under freeholder ownership only and leaseholders are not entitled to park vehicles on the forecourts. Car parking is provided on site, both in each building's garages (with access only over the forecourts) and on Lynmouth Crescent, which falls within the ownership of the freeholder and is adopted by the local authority.

The proposal includes the repair and enhancement of the forecourts, the rationalisation of the vehicle entrance and exit points onto Lynmouth Crescent and an increase in pedestrian pavement. The forecourts are further improved through integrating planting and trees throughout.

There is currently limited provision for cycle storage on site. Cycle parking for the proposed dwellings is provided in the grounds of buildings A to E in secured, covered cycle stores.

Refuse storage on site is currently in the form of freestanding wheelie bins between each building. This will be retained and housed in timber enclosures.

The proposals are modest in size, appropriate for the setting, domestic in character and would materially match the existing buildings on site, while providing additional high quality accommodation in the local area. For these reasons, we feel that this proposal should be granted planning approval.

2.0 Site & Context

2.1 Site Location

The site is located on Lynmouth Crescent, Rumney, Cardiff, CF3 4AT. The site and surrounding topography has a significant slope from East (high) to West (low). Llanrumney fields is located to the West alongside the Rhymney river.

The site context comprises a mix of three to four storey plus roof apartment buildings to the West and two storey plus roof houses to the North and East.

The East of the site includes sloped rear gardens for the existing ground floor apartments and houses to Hatherleigh Rd, which is on higher ground than the site. Outlook from these houses at ground floor is at roof level of the existing buildings A to E. Outlook at first floor from these houses is above the existing buildings on site. These houses are over 22m from the existing buildings on site.

Rumney Police station is located to the South East of the site, in excess of 50m from the site.

The site itself is comprised of five apartments blocks, constructed in the 1960s; refer to within this document as buildings A to E for ease & clarity. Each block is three storey plus roof, with the ground floor storey comprising garages. Due to the sloped topography, the ground level at the rear of the buildings rises to the first floor level, meaning the buildings appear as two storey from the rear and 3 storey from Lynmouth Crescent.

Each building contains two common stair cores and a total of eight existing two bedroom apartments (two apartments per core, for each of the habitable two storeys at first and second floors). Private garden spaces are allocated to the ground floor apartments to the rear (the first floor apartments), however no private amenity space is allocated to the existing apartments at second floor level. Each block includes a front forecourt adjacent to Lynmouth Crescent, which is under freehold ownership only and is not demised to leasehold residents, other than for access to the existing garages.

Refuse and recycling is currently stored as freestanding wheelie bins and recycling bags in the gaps between buildings A to E. No cycle storage is present as existing on site.

The site and existing buildings do not hold a statutory listing, nor are they in a conservation area.



— Site Boundary

Buildings A to E

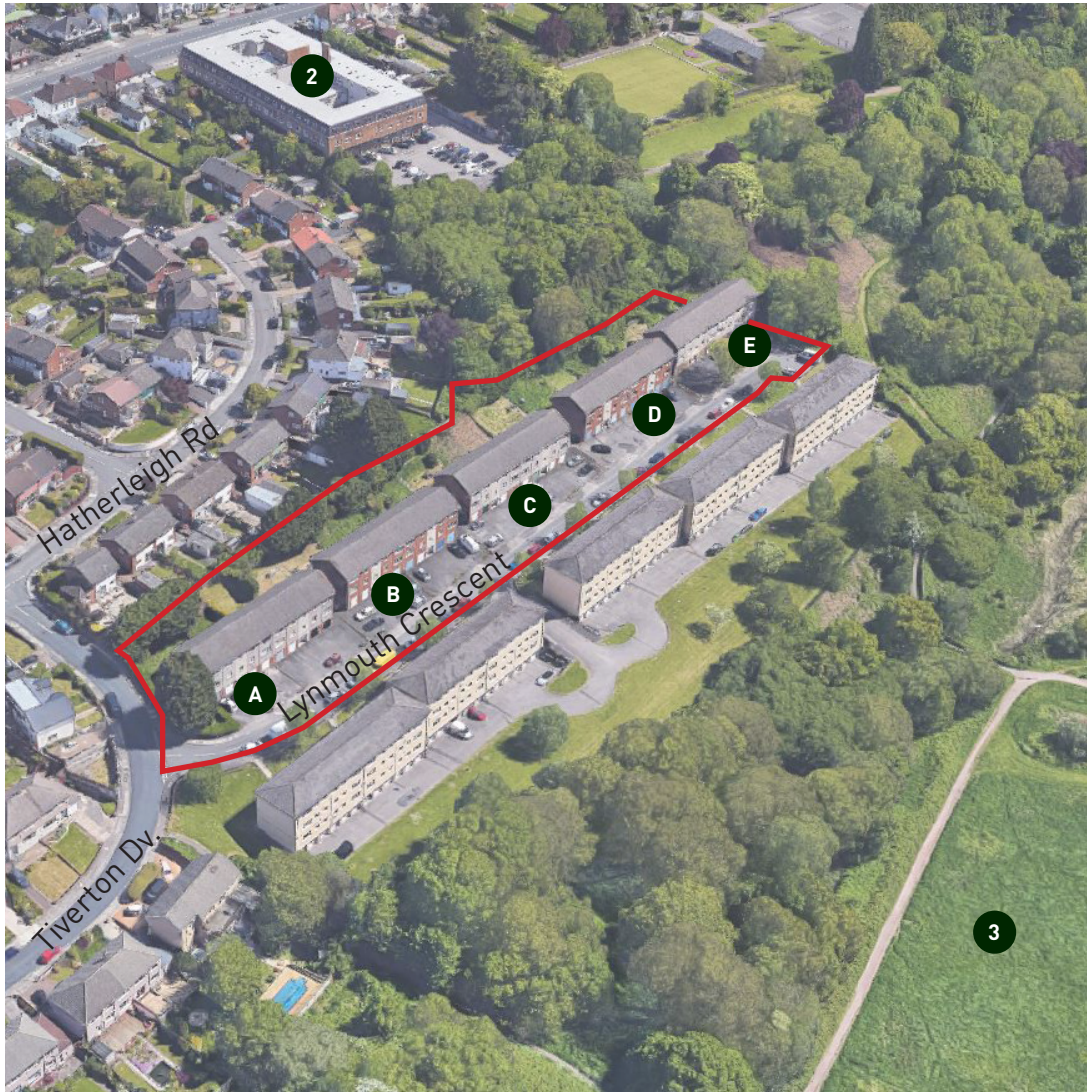
2 Rumney Police station

3 Llanrumney fields

2.2 Aerial Views



Aerial View (facing North East)



Aerial View (facing South East)

- Site Boundary
- # Buildings A to E
- 2 Rumney Police station
- 3 LLanrumney fields

2.3 Site Photographs



(A) Buildings A, B & C viewed from Lynmouth Crescent facing North East



(B) Buildings D & E viewed from Lynmouth Crescent facing South East



(C) Rear sloping gardens behind buildings A to E.



(D) View from Lynmouth Crescent Facing North



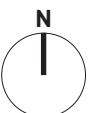
(E) View from Hatherleigh Rd showing existing roof heights due to sloping topography



(F) Existing refuse & recycling storage on site



Key Plan



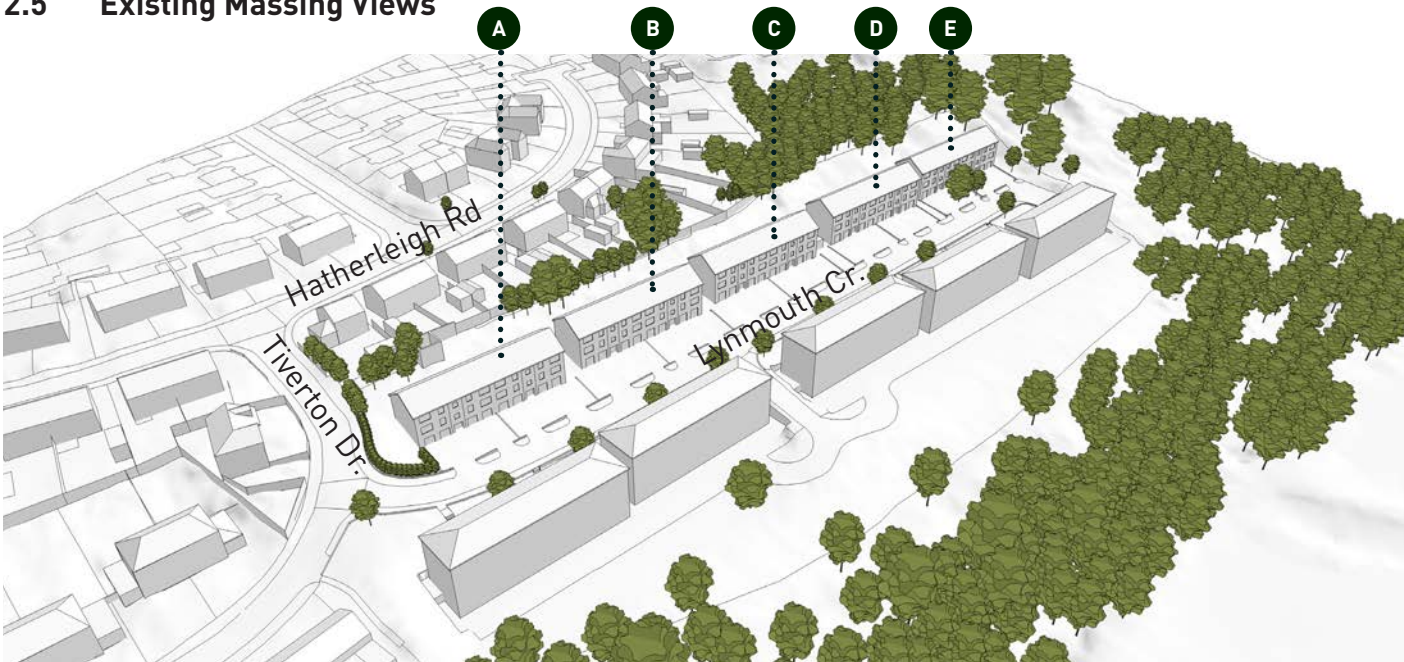
2.4 Existing Site Plan



- KEY
- Site Boundary
 - # Buildings A to E
 - 2 Rumney Police station
 - 3 LLanrumney fields

Site Plan

2.5 Existing Massing Views



(A) View facing South East



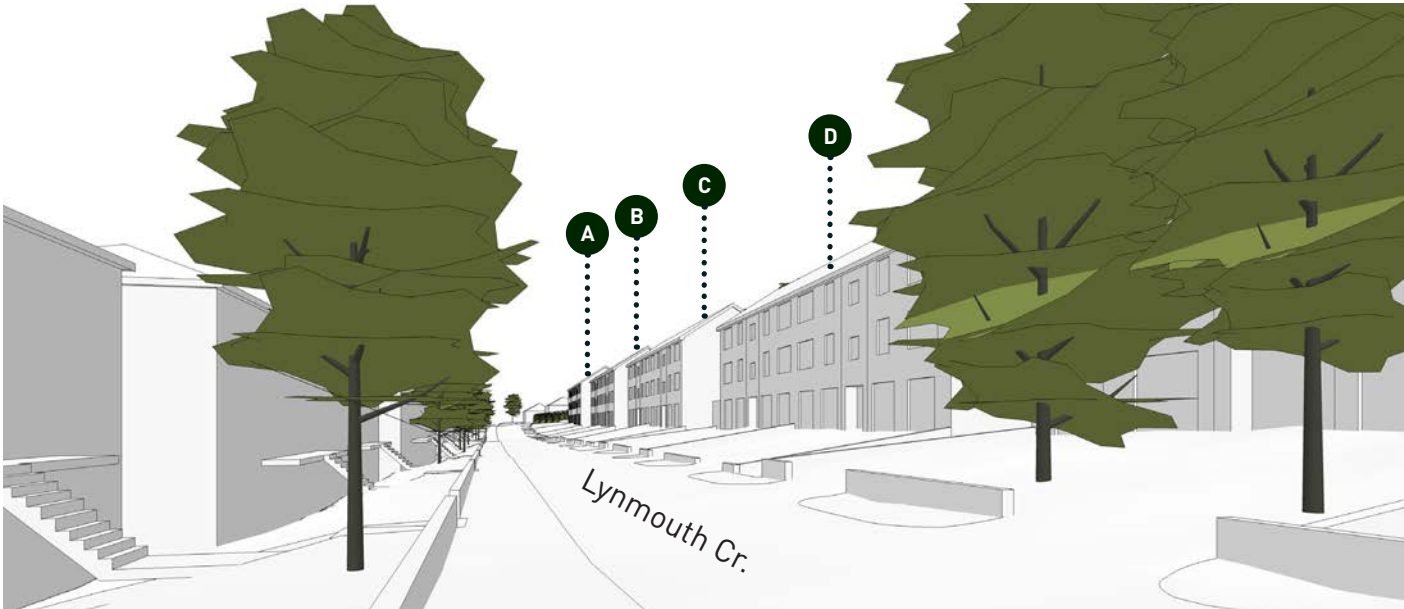
(B) View facing North West

- KEY
- Site Boundary
 - # Buildings A to E

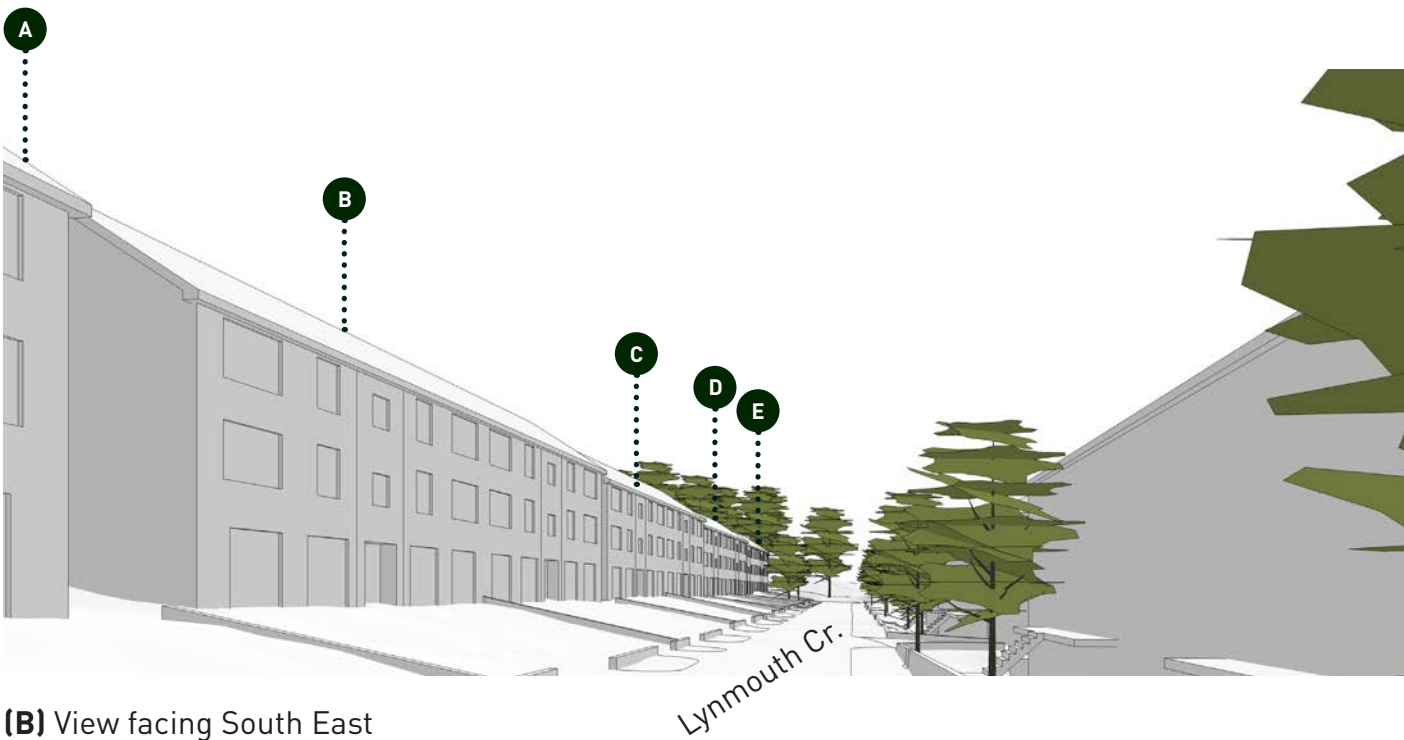


Key Plan

2.6 Existing Street Massing Views (Lynmouth Crescent)



(A) View facing North East



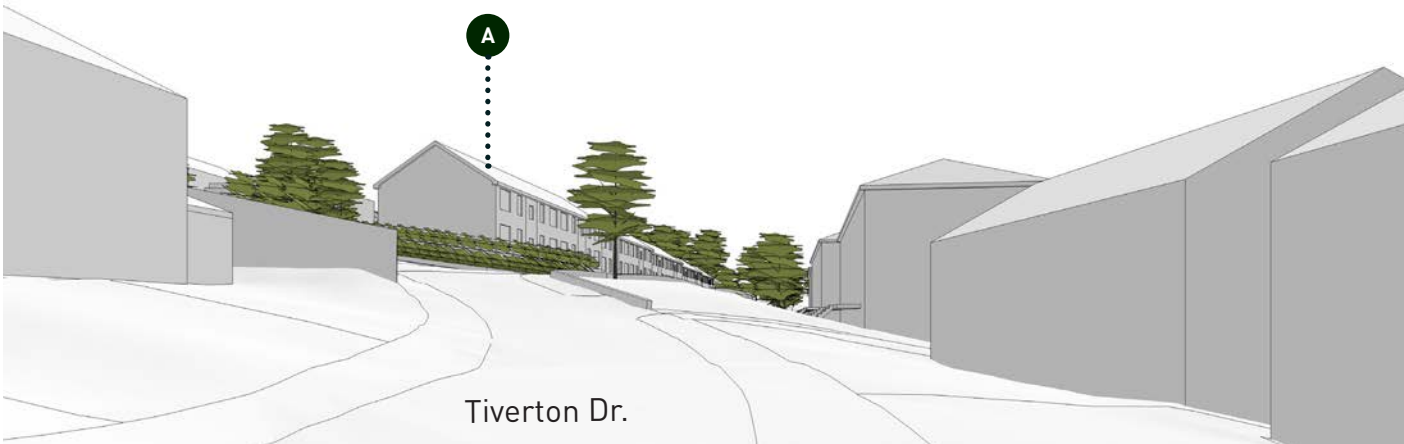
(B) View facing South East

- KEY
- Site Boundary
 - # Buildings A to E

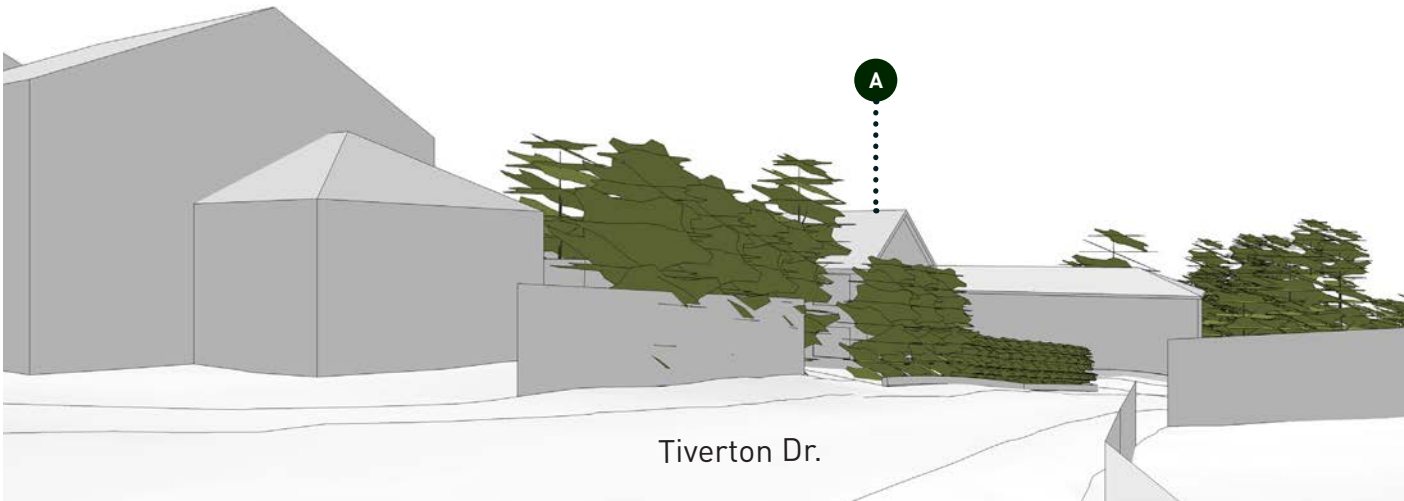


Key Plan

2.7 Existing Massing Street Views (Tiverton Drive)



(A) View facing South



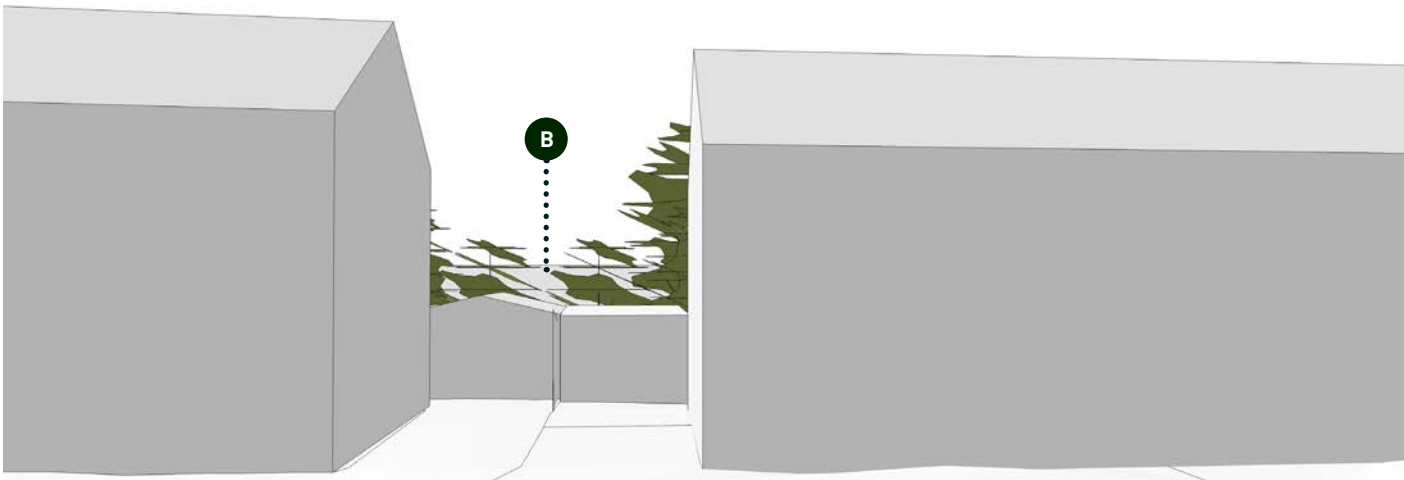
(B) View facing West

- KEY
- Site Boundary
 - # Buildings A to E

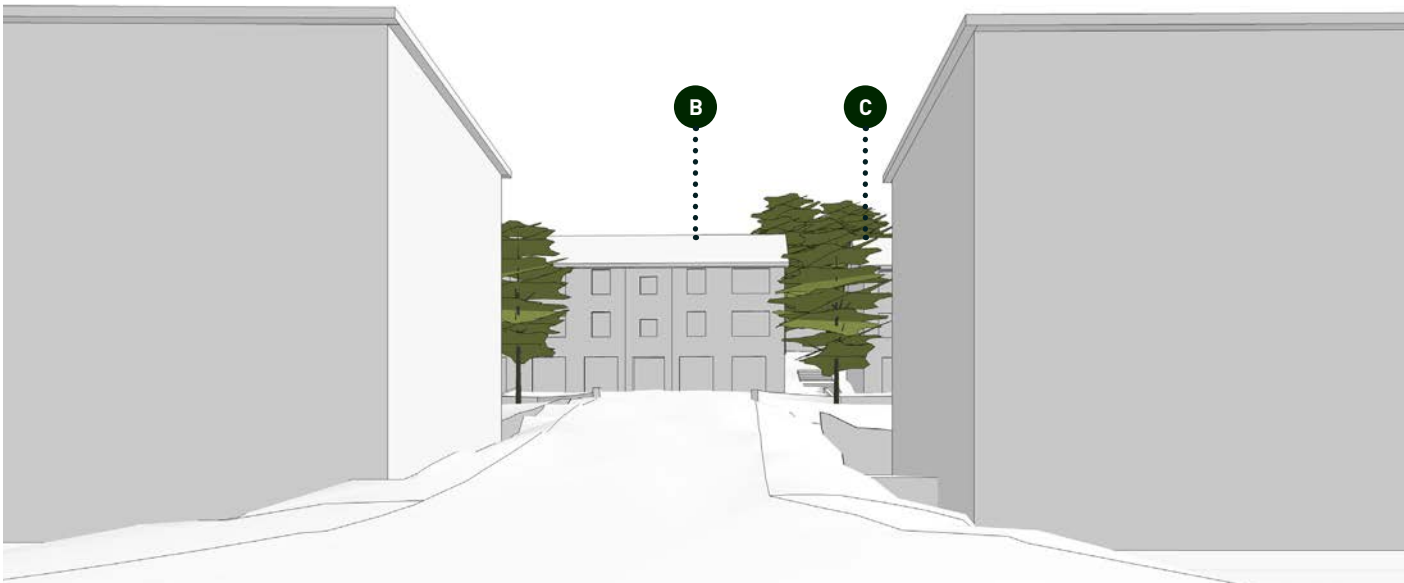


Key Plan

2.8 Existing Massing Street Views (Between buildings)

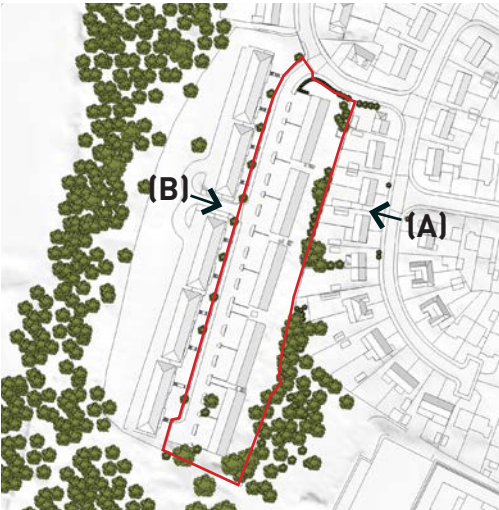


(A) View facing West (from Hatherleigh Rd)



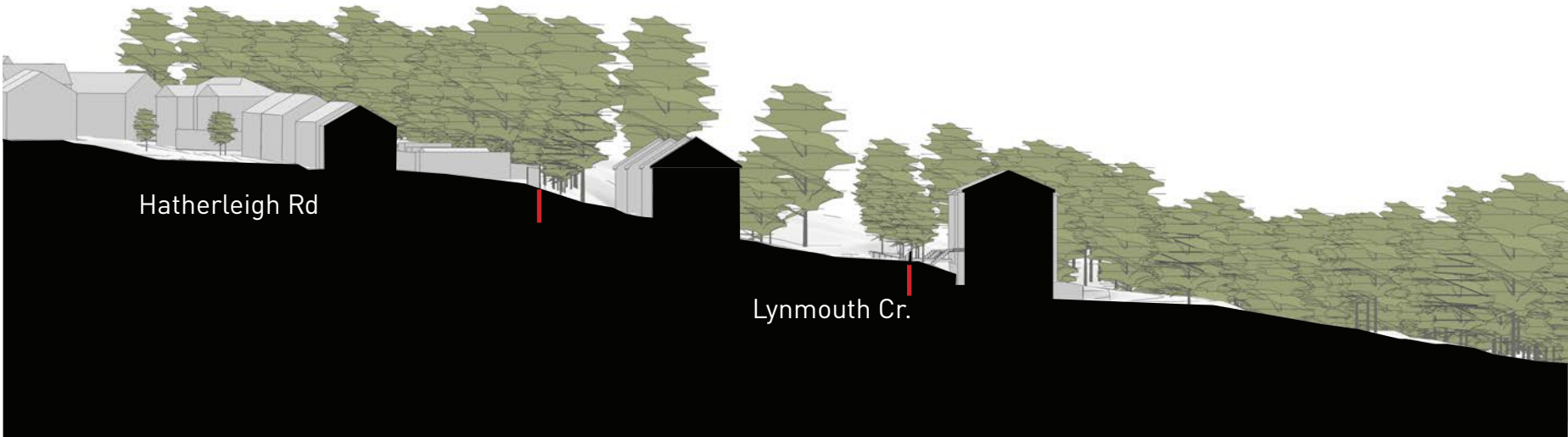
(B) View facing East

- KEY
- Site Boundary
 - # Buildings A to E

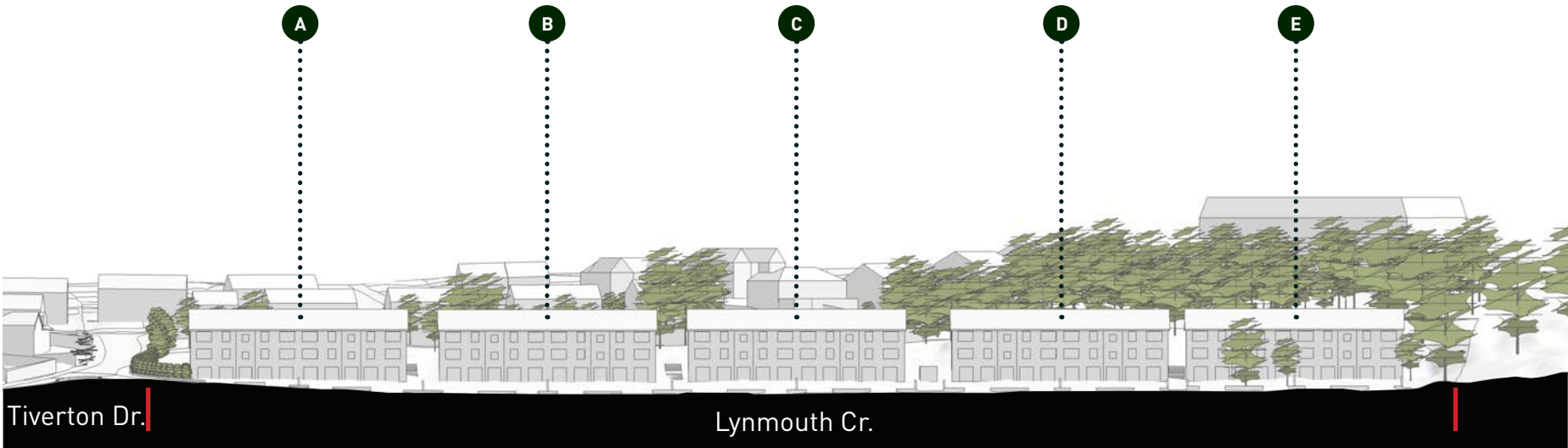


Key Plan

2.9 Existing Site Sections



Section AA



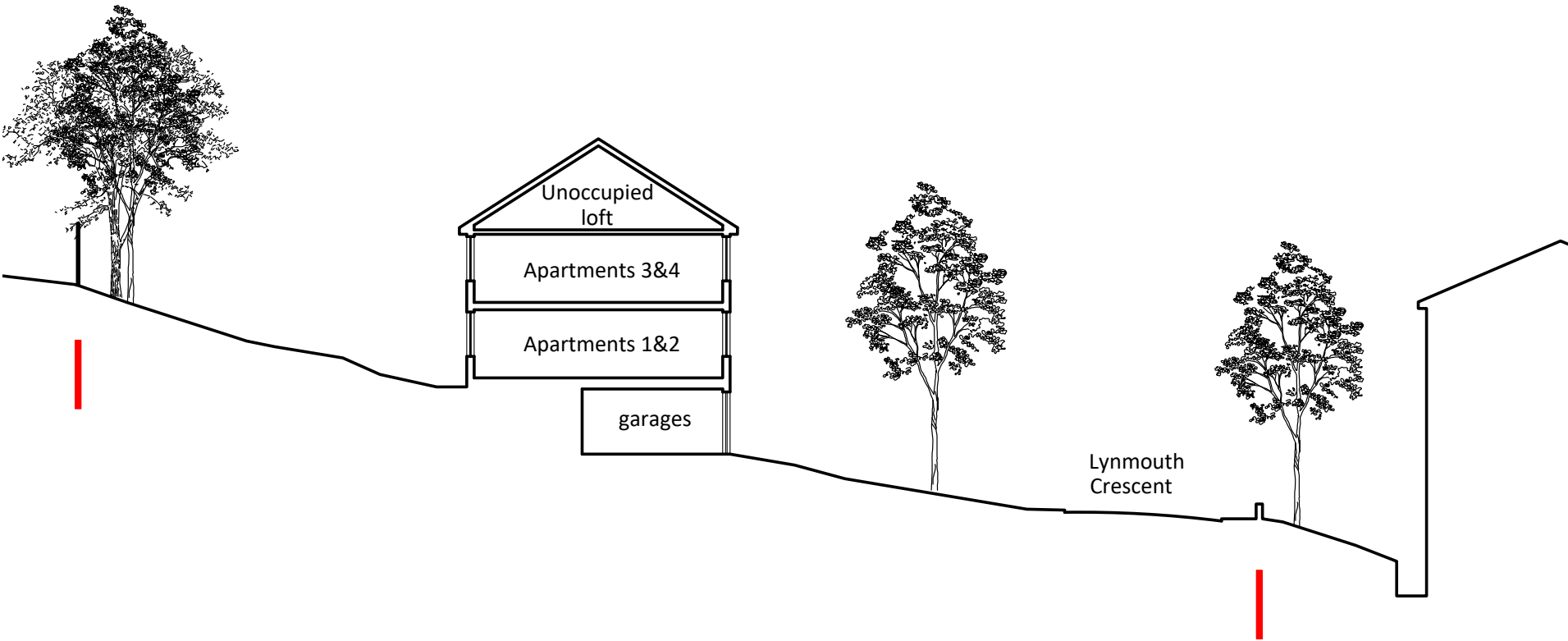
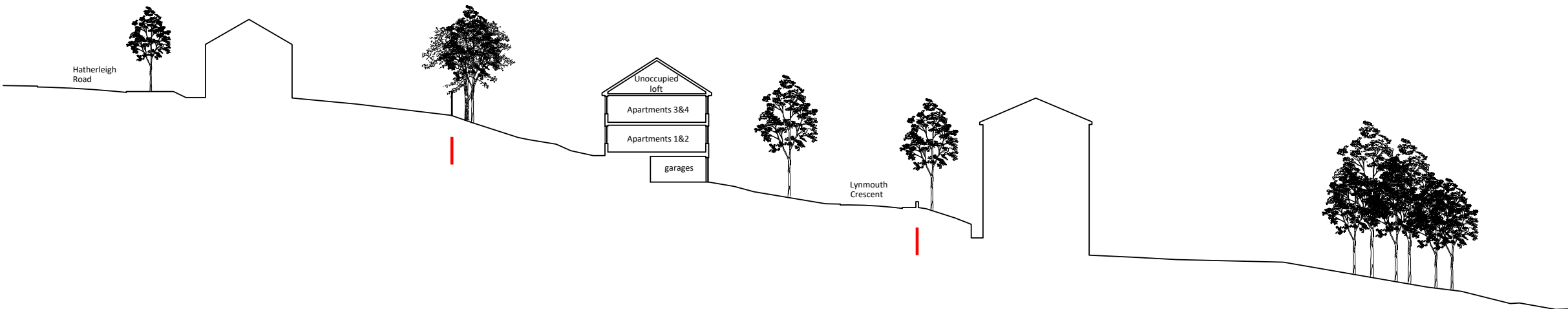
Section BB

- KEY
- Site Boundary
 - # Buildings A to E



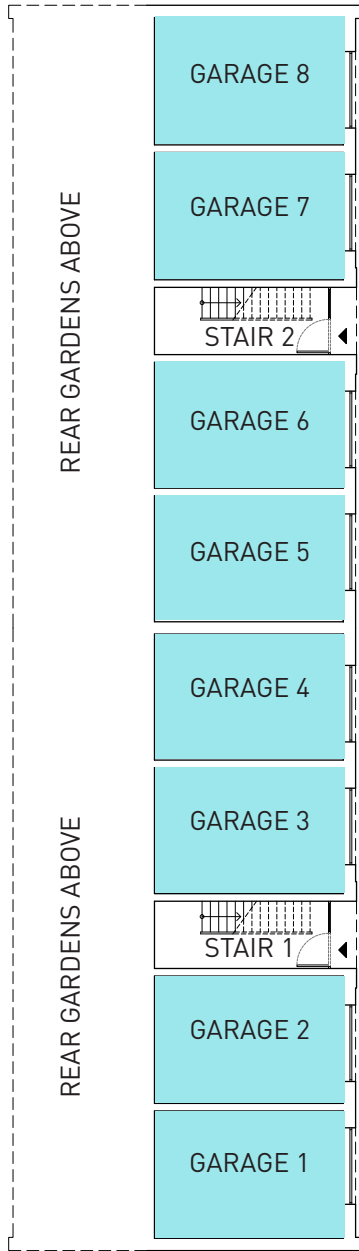
Key Plan

2.10 Existing Typical Section AA

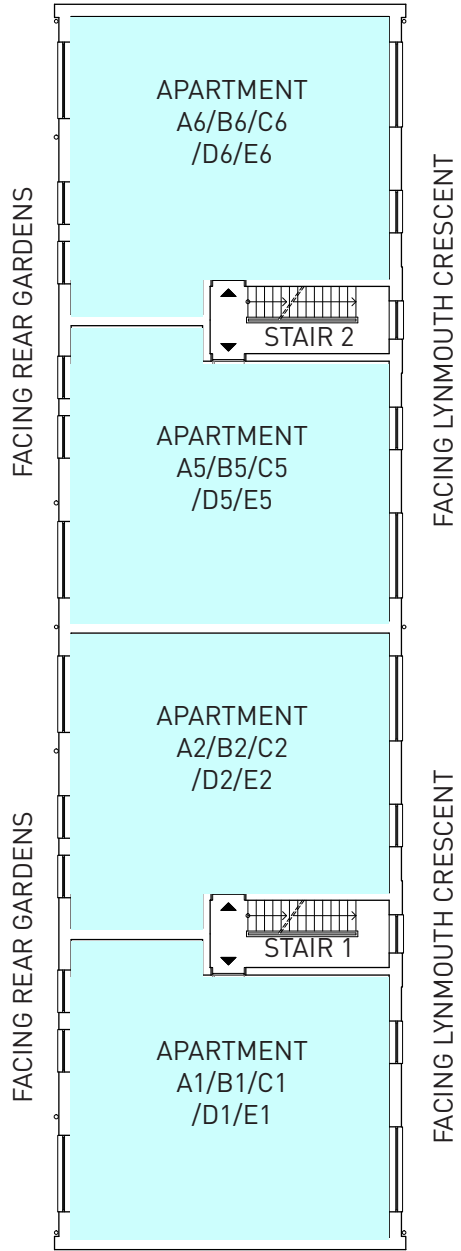


Key Plan
— Site Boundary

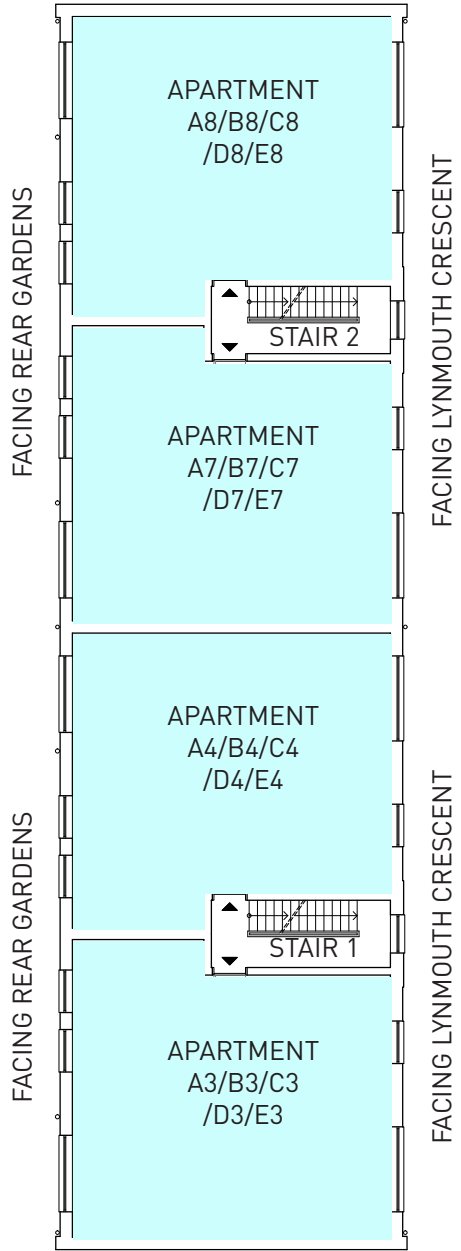
2.11 Existing Typical Plans



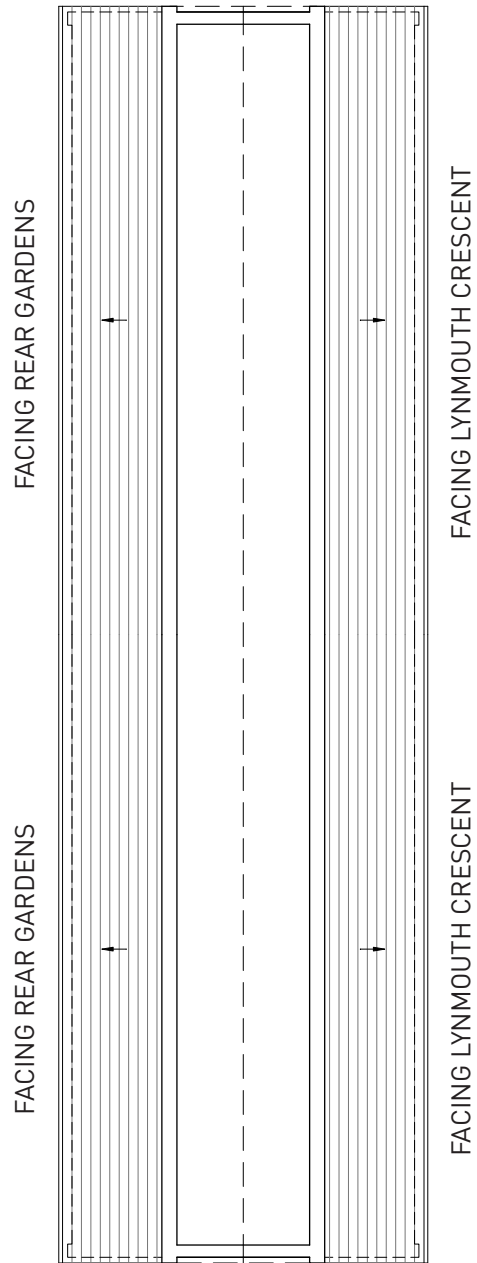
Ground Floor Plan



First Floor Plan



Second Floor Plan



Loft Plan

- KEY
- Existing apartments
 - Existing garages



2.12 Existing Forecourts

The existing forecourts between buildings A to E and Lynmouth Crescent are in need of repair and restoration. Walls and tarmacadam surfaces are damaged in several places and do not make a positive contribution to the street scene and public realm.

Conversely, the condition of the landscaping to the West of Lynmouth Crescent is in good condition and makes a stark contrast between buildings A to E and their counterparts to the West.

The existing forecourts include several vehicle entrance and exit points, providing vehicle access to the garages. However, too many access points from Lynmouth Crescent are present, limiting available pedestrian pavement.



Existing vehicle entrance and exit locations to forecourts



Damaged tarmacadam



Damaged walls



Landscaping to West side of
Lynmouth Crescent
(outside of site boundary)

2.13 Planning History

The existing site and the adjacent homes along Lynmouth Crescent do not have any current or prior planning applications.

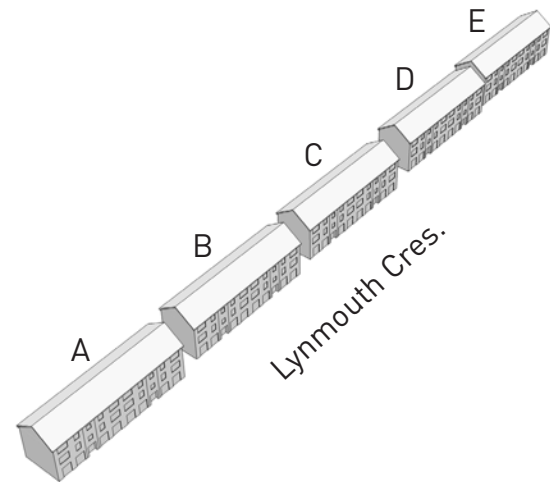
However, the adjacent properties to the North East of the site have benefitted from a recent refurbishment, with proposed changes included replacement windows and facade improvements (rendered external wall insulation.)

Within the wider surrounding area there is a similar application (reference: 24/00683/FUL) at Farlington Court, Cheriton Court, And Roehampton Court along Cranleigh Rise to provide additional homes at loft level.

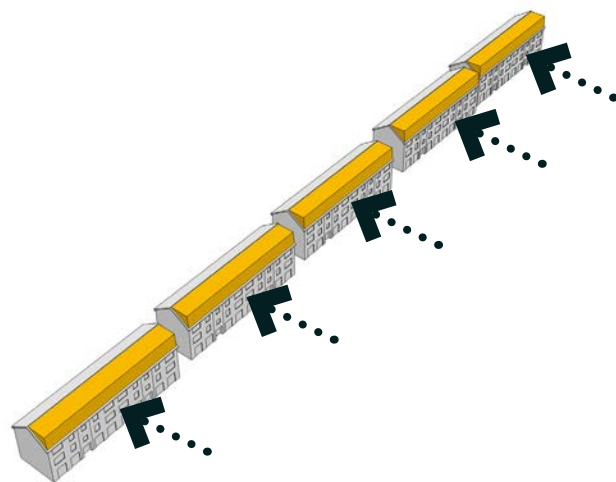
3.0 Design Development

3.1 Pre-application Proposal

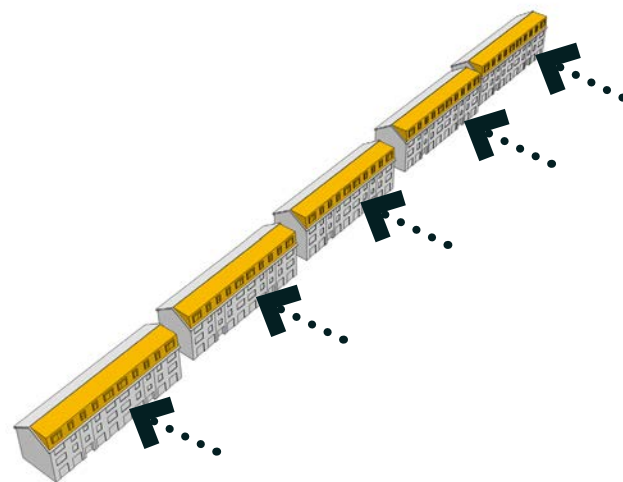
During the design development, pre-application advice was sought (reference number PA/22/00118) and feedback was returned on the 15/12/2022. The diagrams below illustrate the Pre-application scheme submitted.



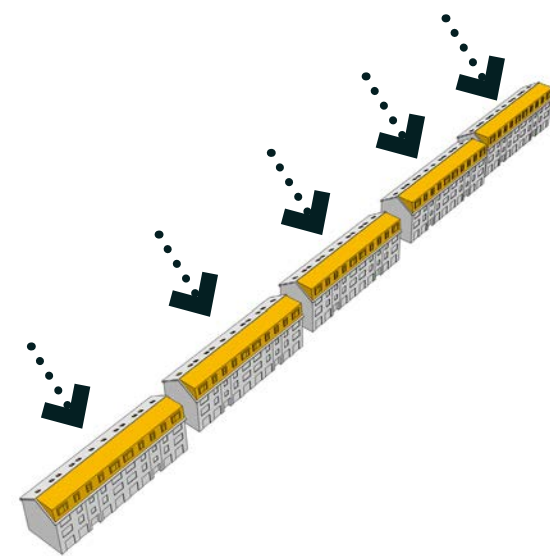
1. Existing buildings



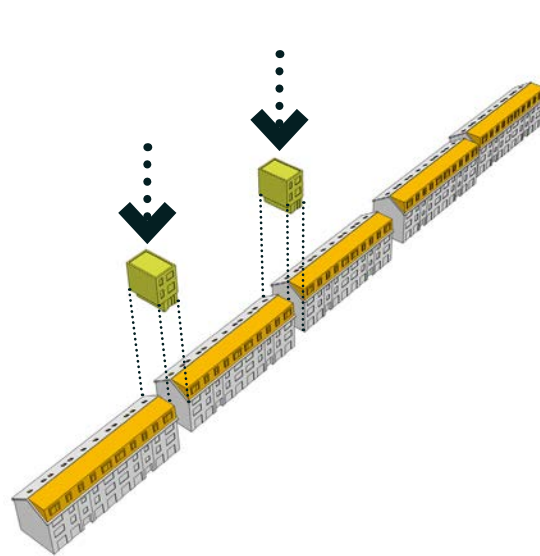
2. Proposed dormers included



3. Proposed windows align with the existing below



4. Proposed rooflights included to the existing rear roof pitch



5. Proposed duplex apartments included between buildings A, B & C



6. Proposed buildings and forecourt repair & enhancements

3.2 Pre-application Feedback

The table below details the pre-application advice received and the design response implemented as part of this application.

#	Pre-application Feedback:	Design Response:
	Forecourts and External Changes:	
1	Rather than focus on the rationalising of vehicular entrances, exits and parking, more attention is required to counteract the p.29, statement, that the existing forecourts do not make a positive contribution to the streetscene and public realm.The inclusion of the small verge for some incidental tree planting and a rationalisation of the parking is however welcomed. A question which could be asked is how will the quality of the buildings and their forecourts be comprehensively designed to ensure that the quality of the public realm contributes to high quality regeneration for the area?	The forecourt improvements now consider the street scene holistically through the following proposed public realm improvements: - Repair and cleaning to the existing facades along with a proposed render finish applied. Gutters to be replaced where needed. - Bin stores to be provided between blocks A-E helping to declutter the forecourt. - Sustainable transport promoted through proposed cycle stores for new homes. - Rationalised parking, verge and tree planting are included within the proposal. - Increased pedestrian pavements included as per the pre-application. Refer to Section 5 within the DAS for detailed information on the holistic improvements.
2	None of the properties facing Llynmouth Crescent include dormers nor rooflights at present and although the development of an alternative character could be accommodated, it is important that potential extensions appear to be designed as an integral part of the building and therefore contribute to the street as a whole.	The proposed dormer extension has been developed to be in-keeping with the existing facade through: - New fenestration aligns vertically with the existing elevation fenestration. Additionally proposed window sizes are to match the existing. This is to ensure the key alignments and rhythm of the existing building is maintained. - The new dormer is clad in tiles to match the existing roof, ensuring that the dormer is read as part of the roof. Refer to section 5.2 for further information.
3	The drawings don't give a clear sense of the quality of the proposal, but the proposed large box style dormers are prominent and would alter the character of the streetscene. Although the increased height may not cause concern for urban design, a more appropriate solution would be to reconsider both the roof style and architectural treatments, to ensure that the character change is seen as a positive addition to help regenerate the area.	The proposal has been developed to now include proposed enhancements to the existing facades. Section 5.2, 'Facade Improvements' shows the quality of the proposal in more detail.
4	The amenity/ambient light impacts would however need to be properly assessed on facing habitable rooms on the lower floors.	The previously proposed infill blocks included within the pre-application submission have been omitted.
5	In response to this suggestion, we would seek enhancements to the elevations to make the roof extensions and its character change acceptable.	Enhancements are now integrated within the proposal. Refer to Section 5.2 for more detail.
6	The joining up of blocks would create a large-scale block which would dominate the streetscene. Infilling the gaps is therefore considered an insensitive addition to its surrounding context and should not be supported.	The duplex apartments sitting between the existing blocks have been omitted and gaps are maintained.
	Amenity:	
7	The submitted plans are not to scale and this makes it difficult to accurately measure drawings. It would appear, that the proposed apartments offer 48m2 of internal amenity space for 1 bed 2 person apartments and 80m2 for 2bed 4 person apartments. The internal layouts offer a comfortable and functional living space as currently shown	An accommodation schedule is provide in section 4.9 and typical layouts are provide in section 4.8.
8	The increased height to include additional fenestration fronting Llynmouth Crescent would not cause overlooking or overshadowing concerns for neighbouring properties.	Height and fenestration has been kept as per the pre-application.
9	It is also unclear how much communal external amenity space is being provided. The CRDG, p.53 requires 75m2 and 10m2 of additional space for each additional unit. If three additional units are accepted on site, this would equate to a requirement of 135m2 of external amenity space per block.	133.5sqm of communal amenity is provided on site and the abundance are easily accessible. Landscaping, Public Realm and Amenity is detailed in section 5.6.

4.0 Proposal

4.1 Proposed Site Plan

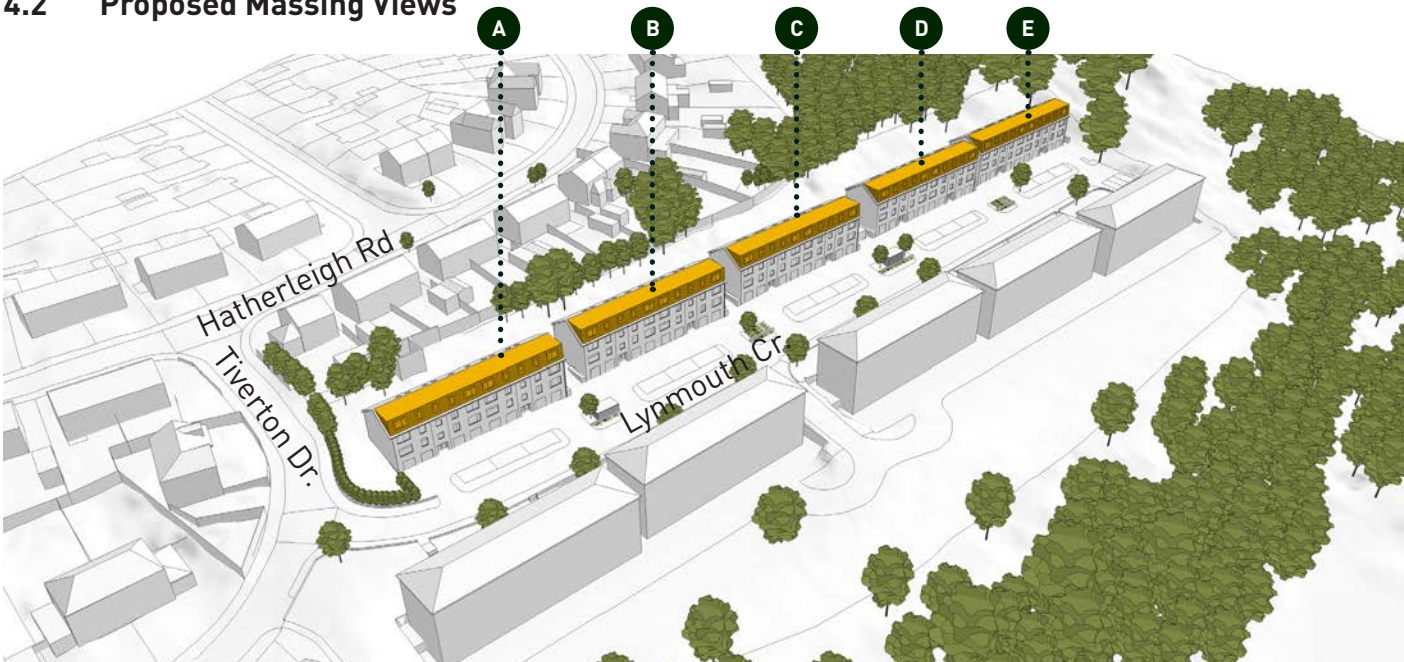


KEY

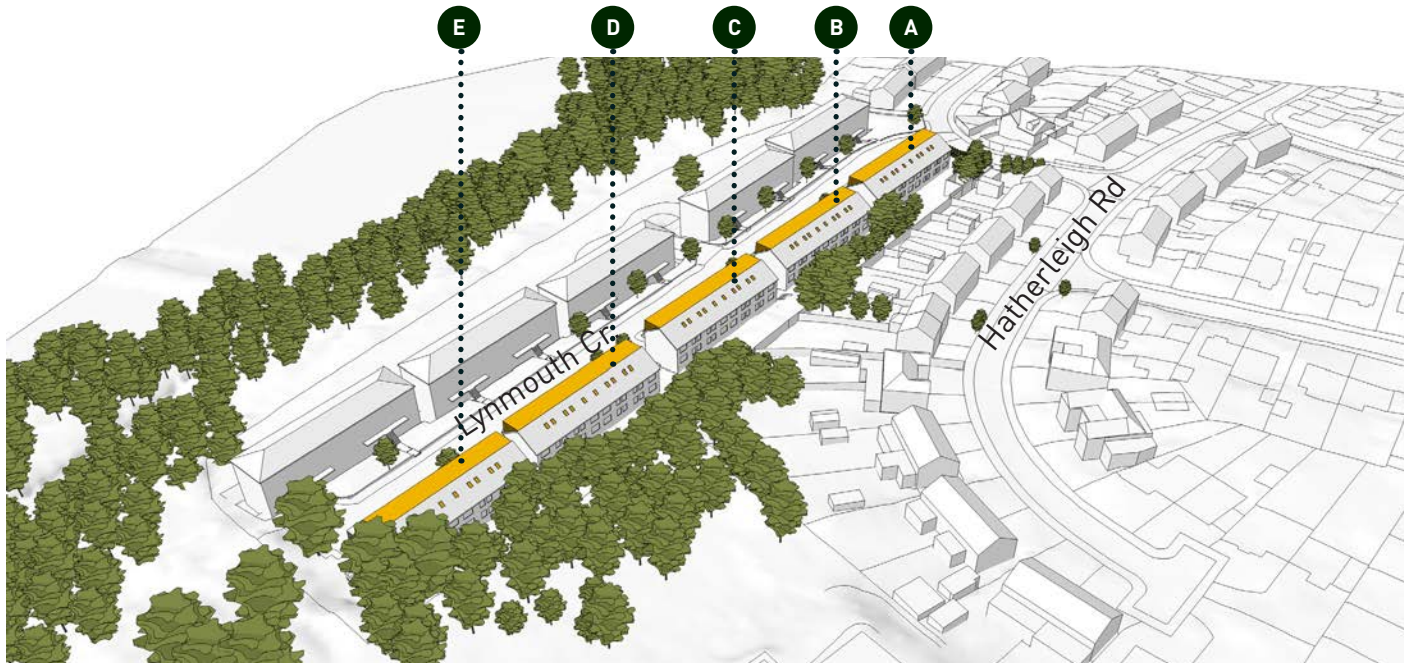
- Site Boundary
- # Buildings A to E
- 2 Rumney Police station
- 3 Llanrumney fields
- Proposed roof extensions

Site Plan

4.2 Proposed Massing Views



(A) View facing South East



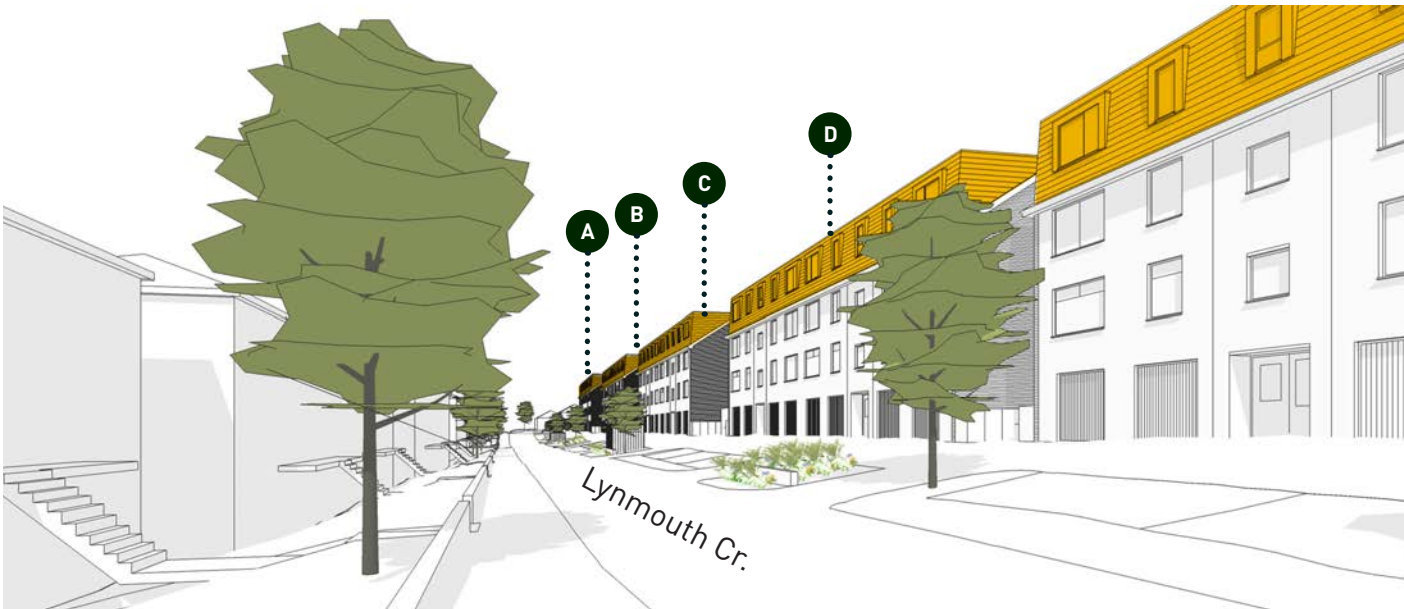
(B) View facing North West

- KEY
- Site Boundary
 - # Buildings A to E
 - Proposed roof extensions

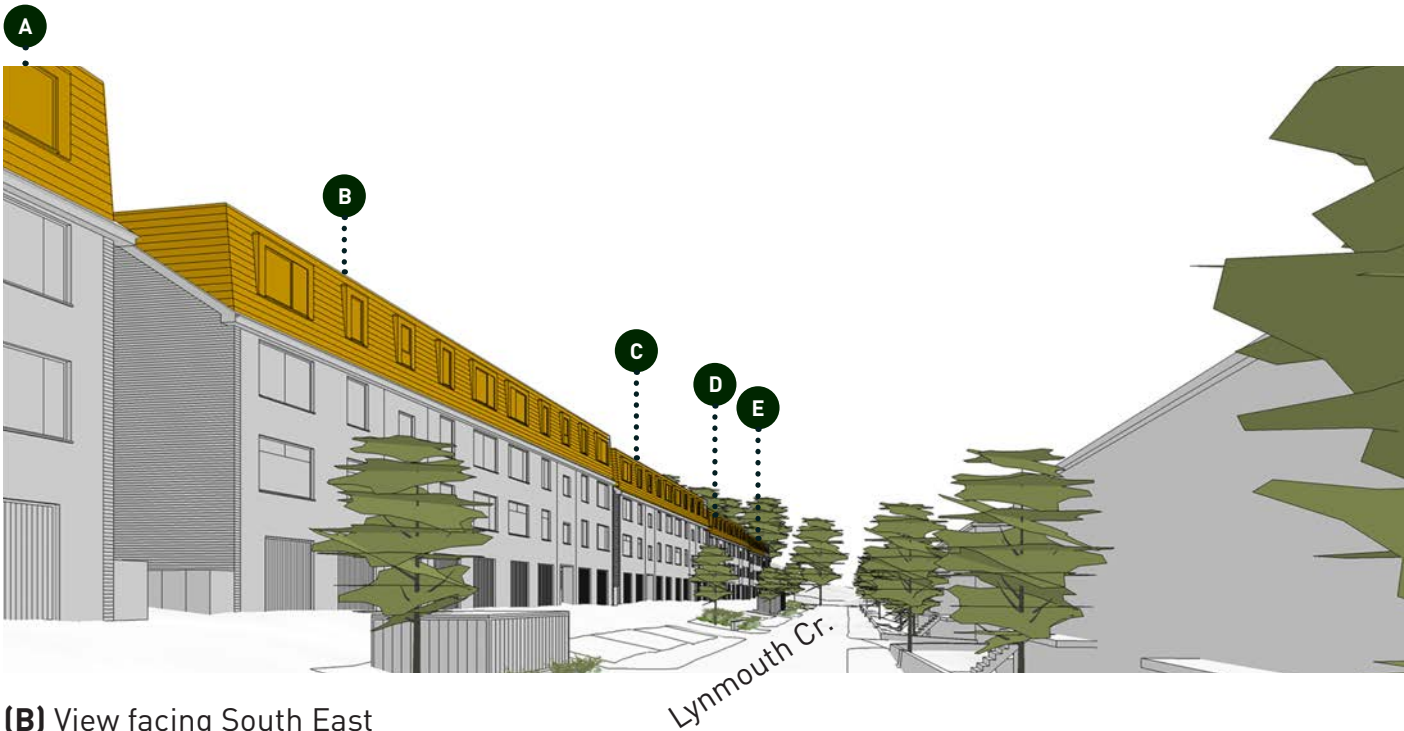


Key Plan

4.3 Proposed Street Massing Views (Lynmouth Crescent)

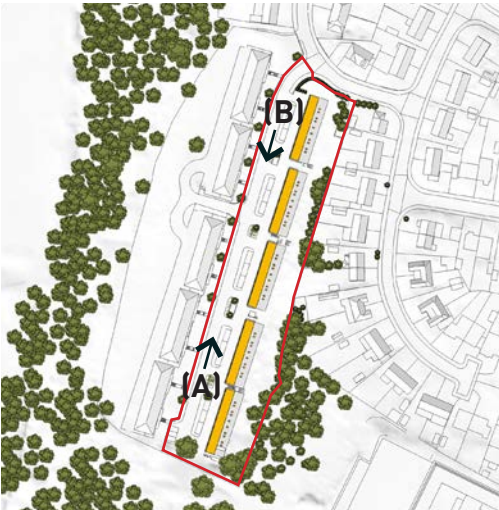


(A) View facing North East



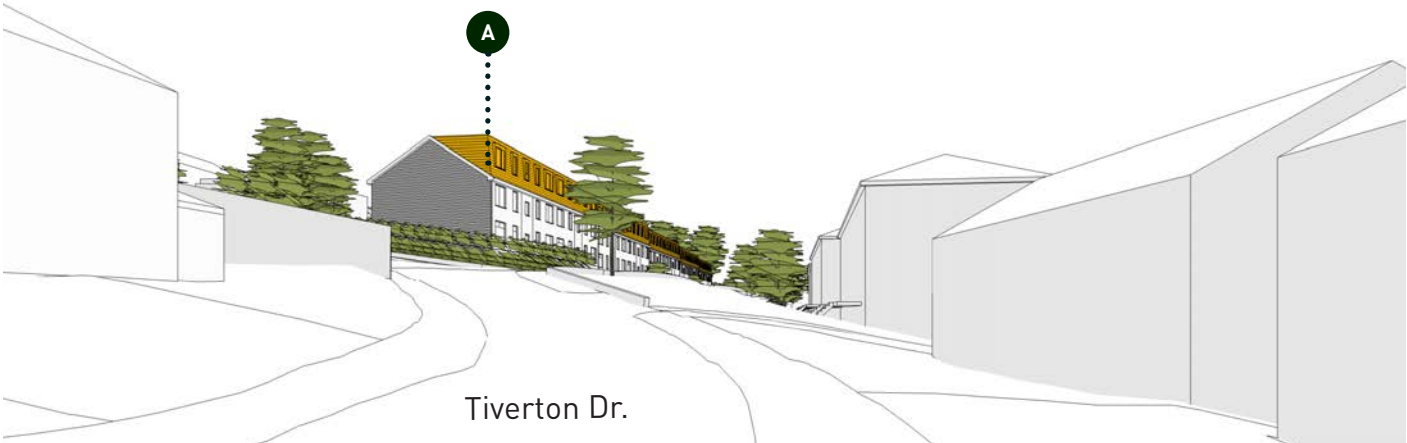
(B) View facing South East

- KEY
- Site Boundary
 - # Buildings A to E
 - Proposed roof extensions

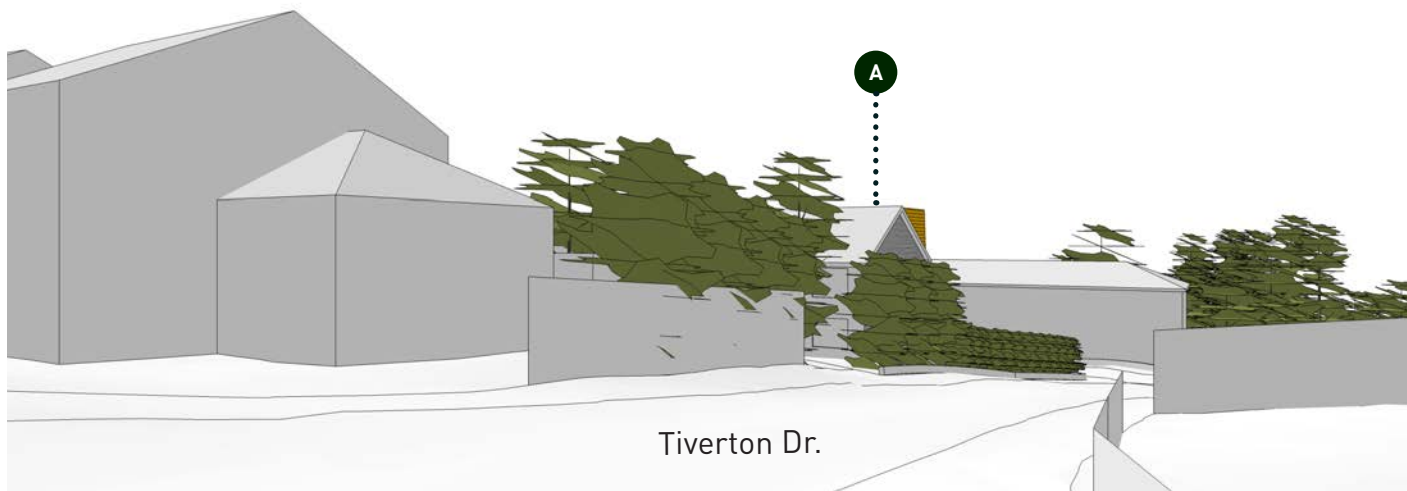


Key Plan

4.4 Proposed Street Massing Views (Tiverton Drive)

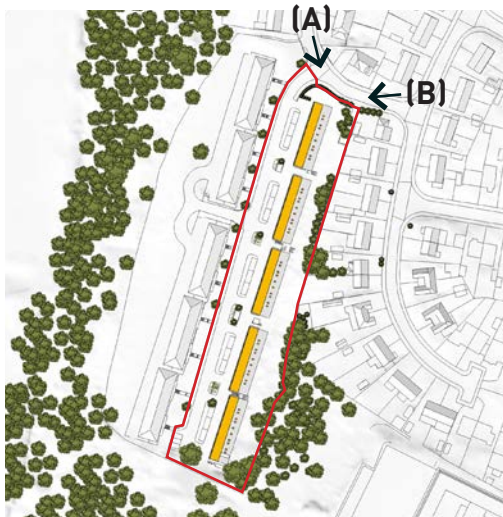


(A) View facing South



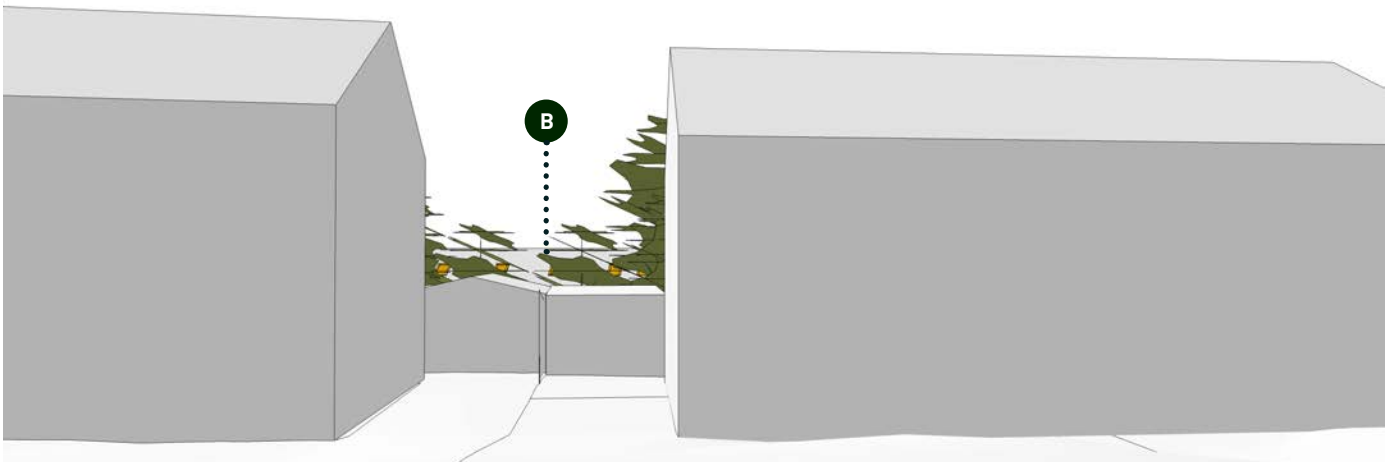
(B) View facing West

- KEY
- Site Boundary
 - # Buildings A to E
 - Proposed roof extensions



Key Plan

4.5 Proposed Street Massing Views (Between buildings)

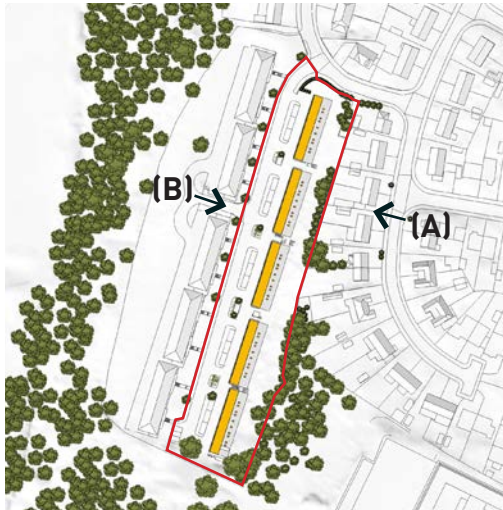


(A) View facing West (from Hatherleigh Rd)



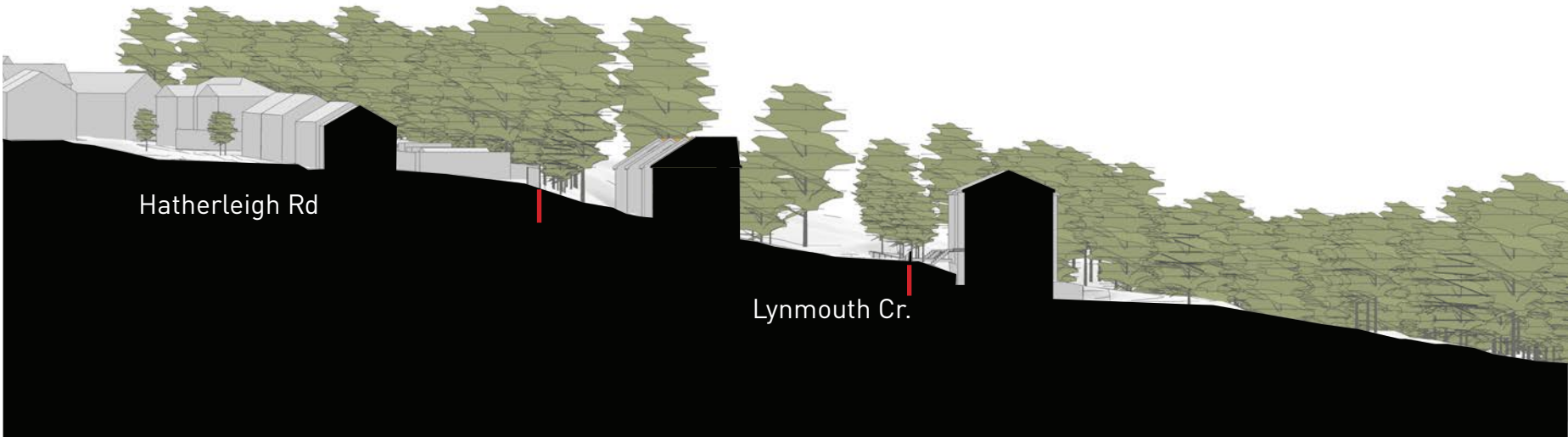
(B) View facing East

- KEY
- Site Boundary
 - # Buildings A to E
 - Proposed roof extensions

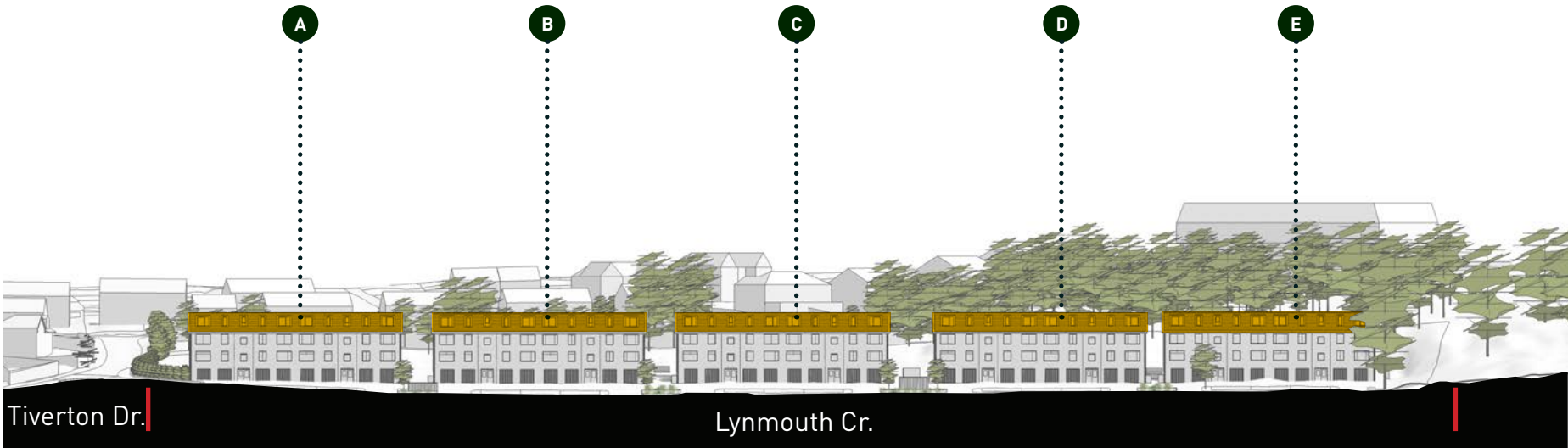


Key Plan

4.6 Proposed Site Sections



Section AA



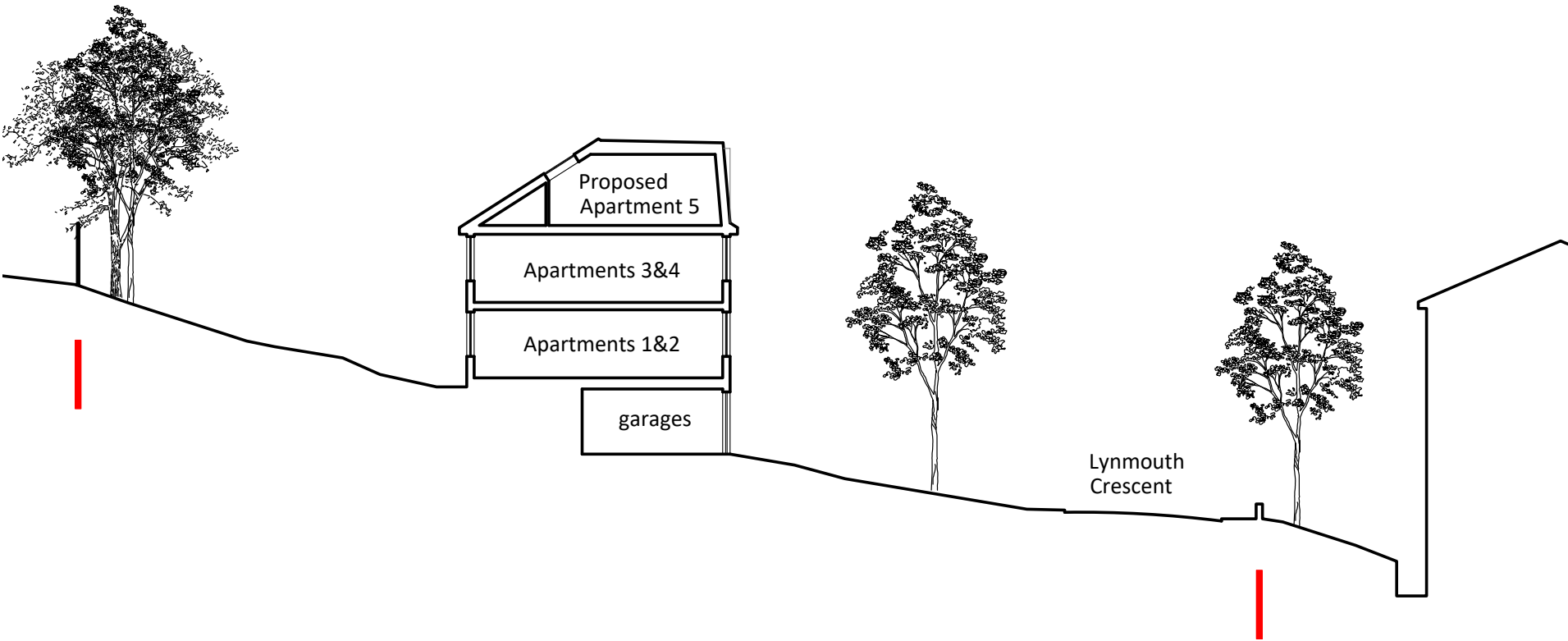
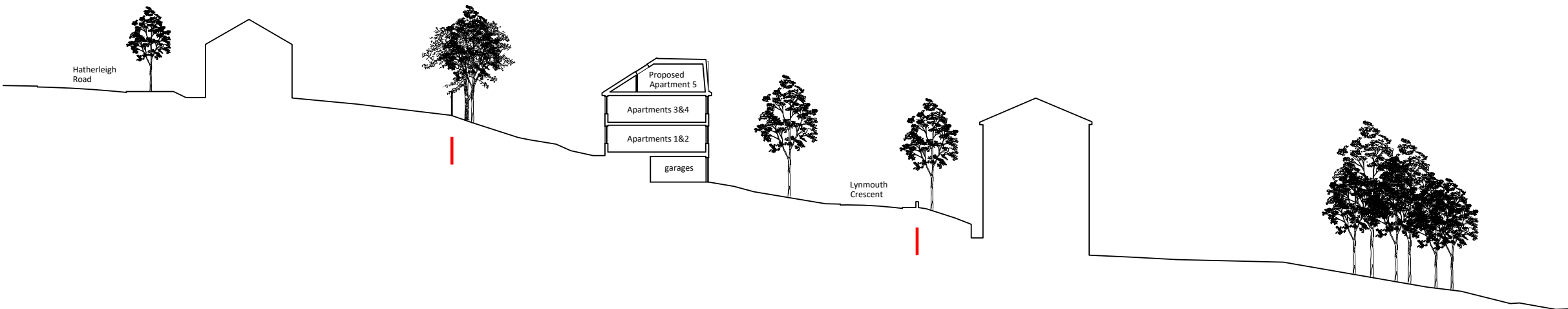
Section BB

- KEY
- Site Boundary
 - # Buildings A to E
 - Proposed roof extensions



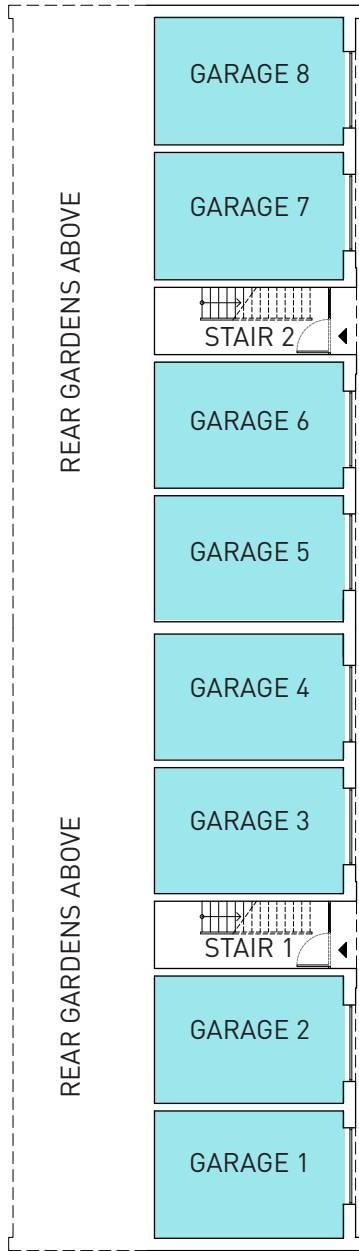
Key Plan

4.7 Proposed Typical Section AA

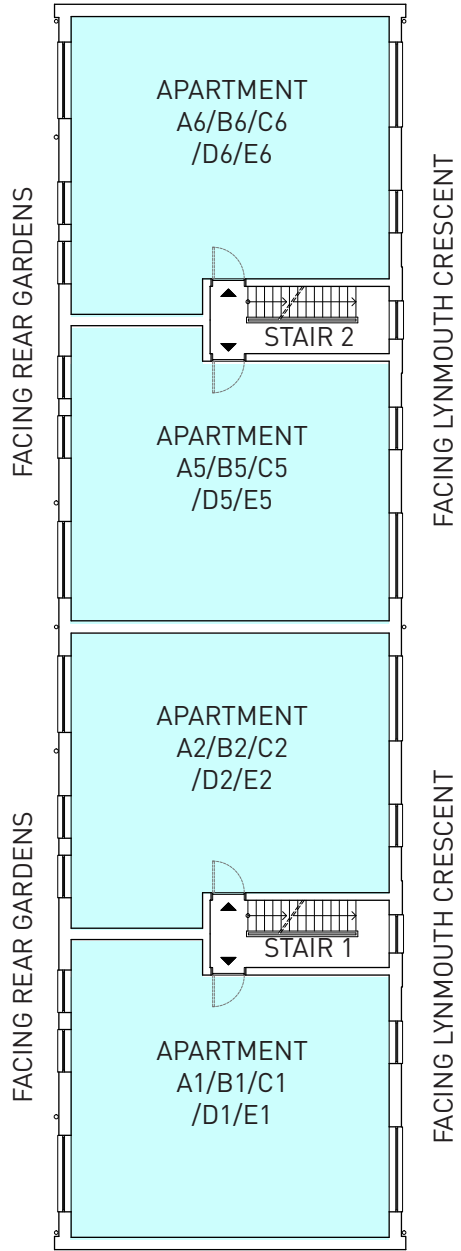


Key Plan
— Site Boundary

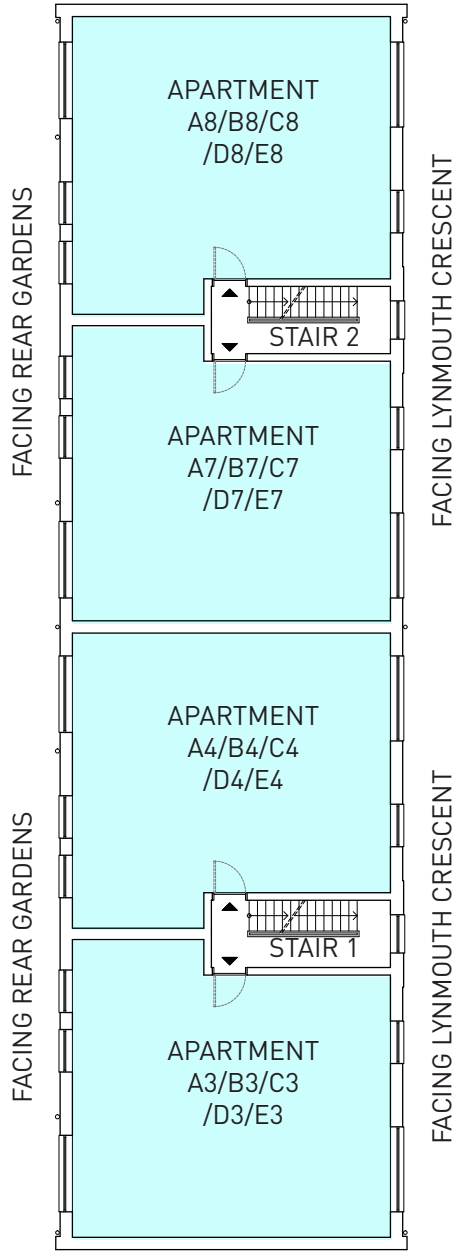
4.8 Proposed Typical Floor Plans



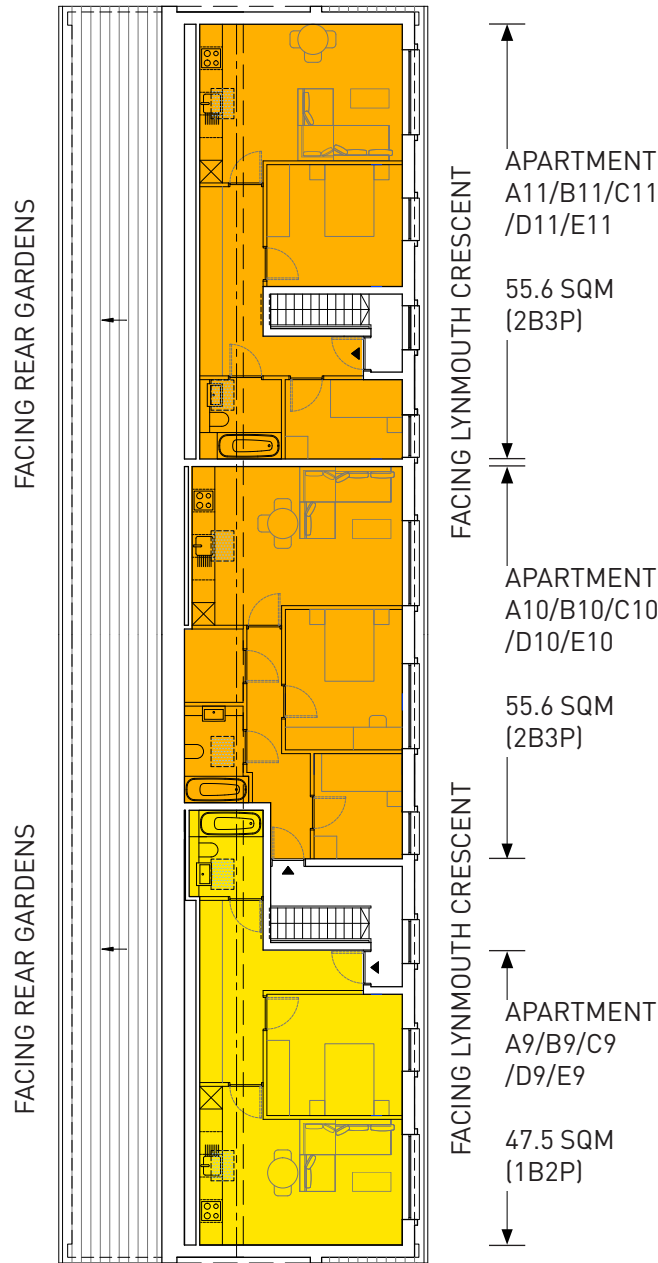
Ground Floor Plan



First Floor Plan



Second Floor Plan



Loft Plan

- KEY
- Existing apartments
 - Existing garages
 - Proposed 1 bedroom apartments
 - Proposed 2 bedroom apartments



4.9 Proposed Schedule of Accommodation

BUILDING A			
Lynmouth & Lynton Courts	Type	NIA [sqm]	GIA[sqm]
Ground floor			
Communal stair access & garages			
Floor total		0	148
First floor			
Existing Apartment A1	2B3P	60.5	
Existing Apartment A2	2B3P	59.5	
Existing Apartment A5	2B3P	60.5	
Existing Apartment A6	2B3P	59.5	
Floor total		240	266
Second floor			
Existing Apartment A3	2B3P	60.5	
Existing Apartment A4	2B3P	59.5	
Existing Apartment A7	2B3P	60.5	
Existing Apartment A8	2B3P	59.5	
Floor total		240	266
Proposed Loft floor			
Proposed Apartment A9	1B2P	47.5	
Proposed Apartment A10	2B3P	55.6	
Proposed Apartment A11	2B3P	55.6	
Floor total		158.7	186
Total		638.7	866

BUILDING D			
Exeter & Exmouth Courts	Type	NIA [sqm]	GIA[sqm]
Ground floor			
Communal stair access & garages			
Floor total		0	148
First floor			
Existing Apartment D1	2B3P	60.5	
Existing Apartment D2	2B3P	59.5	
Existing Apartment D5	2B3P	60.5	
Existing Apartment D6	2B3P	59.5	
Floor total		240	266
Second floor			
Existing Apartment D3	2B3P	60.5	
Existing Apartment D4	2B3P	59.5	
Existing Apartment D7	2B3P	60.5	
Existing Apartment D8	2B3P	59.5	
Floor total		240	266
Proposed Loft floor			
Proposed Apartment D9	1B2P	47.5	
Proposed Apartment D10	2B3P	55.6	
Proposed Apartment D11	2B3P	55.6	
Floor total		158.7	186
Total		638.7	866

BUILDING B			
Seaton & Sidmouth Courts	Type	NIA [sqm]	GIA[sqm]
Ground floor			
Communal stair access & garages			
Floor total		0	148
First floor			
Existing Apartment B1	2B3P	60.5	
Existing Apartment B2	2B3P	59.5	
Existing Apartment B5	2B3P	60.5	
Existing Apartment B6	2B3P	59.5	
Floor total		240	266
Second floor			
Existing Apartment B3	2B3P	60.5	
Existing Apartment B4	2B3P	59.5	
Existing Apartment B7	2B3P	60.5	
Existing Apartment B8	2B3P	59.5	
Floor total		240	266
Proposed Loft floor			
Proposed Apartment B9	1B2P	47.5	
Proposed Apartment B10	2B3P	55.6	
Proposed Apartment B11	2B3P	55.6	
Floor total		158.7	186
Total		638.7	866

BUILDING E			
Bideford & Barnstaple Courts	Type	NIA [sqm]	GIA[sqm]
Ground floor			
Communal stair access & garages			
Floor total		0	148
First floor			
Existing Apartment E1	2B3P	60.5	
Existing Apartment E2	2B3P	59.5	
Existing Apartment E5	2B3P	60.5	
Existing Apartment E6	2B3P	59.5	
Floor total		240	266
Second floor			
Existing Apartment E3	2B3P	60.5	
Existing Apartment E4	2B3P	59.5	
Existing Apartment E7	2B3P	60.5	
Existing Apartment E8	2B3P	59.5	
Floor total		240	266
Proposed Loft floor			
Proposed Apartment E9	1B2P	47.5	
Proposed Apartment E10	2B3P	55.6	
Proposed Apartment E11	2B3P	55.6	
Floor total		158.7	186
Total		638.7	866

BUILDING C			
Tiverton & Torrington Courts	Type	NIA [sqm]	GIA[sqm]
Ground floor			
Communal stair access & garages			
Floor total		0	148
First floor			
Existing Apartment C1	2B3P	60.5	
Existing Apartment C2	2B3P	59.5	
Existing Apartment C5	2B3P	60.5	
Existing Apartment C6	2B3P	59.5	
Floor total		240	266
Second floor			
Existing Apartment C3	2B3P	60.5	
Existing Apartment C4	2B3P	59.5	
Existing Apartment C7	2B3P	60.5	
Existing Apartment C8	2B3P	59.5	
Floor total		240	266
Proposed Loft floor			
Proposed Apartment C9	1B2P	47.5	
Proposed Apartment C10	2B3P	55.6	
Proposed Apartment C11	2B3P	55.6	
Floor total		158.7	186
Total		638.7	866

AREA SCHEDULE	Existing Totals		Proposed Totals		Combined Total	
	NIA [sqm]	GIA[sqm]	NIA [sqm]	GIA[sqm]	NIA [sqm]	GIA[sqm]
Building A	480	680	158.7	186	638.7	866
Building B	480	680	158.7	186	638.7	866
Building C	480	680	158.7	186	638.7	866
Building D	480	680	158.7	186	638.7	866
Building E	480	680	158.7	186	638.7	866
TOTAL ACCOMMODATION	2400	3400	793.5	930	3193.5	4330

MIX	Existing #	Existing %	Proposed #	Proposed %	Combined total #	Combined total %
1 bedroom: 2 person	0	0	5	33	5	9
2 bedroom: 3 / 4 person	40	100	10	67	50	91
TOTAL ACCOMMODATION	40		15		55	

Combined total	
Existing	100% 2 bedroom apartments
Proposed	33% 1 bedroom & 67% 2 bedroom apartments
Combined total	9% 1 bedroom & 91% 2 bedroom apartments

4.10 Shadow Studies

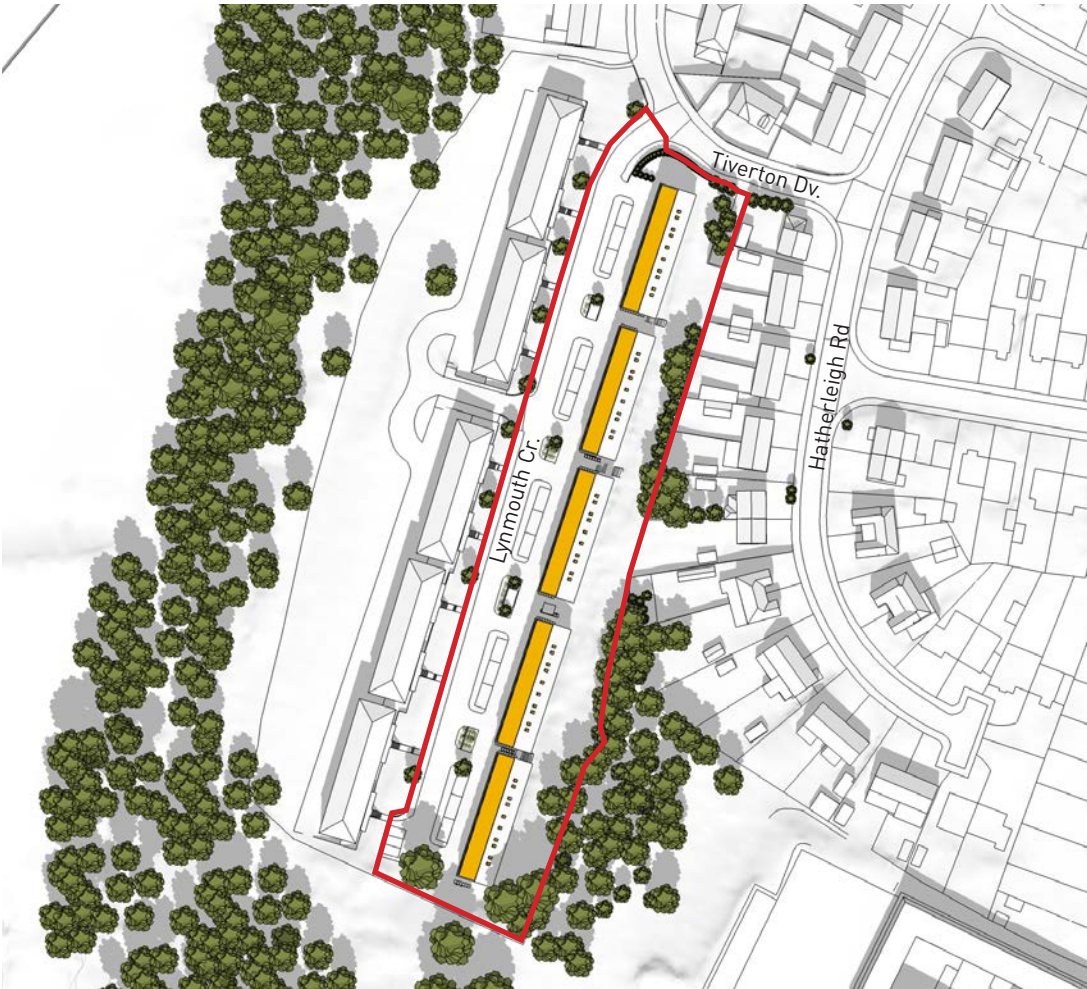
The orientation of the buildings on site are ideally suited to roof conversions and West extensions. The front roof pitches face West, providing excellent sunlight and daylight quality for the proposed apartments. The apartment layouts are arranged with habitable rooms to the West and bathrooms / kitchen spaces to the East, which will benefit from rooflights on the existing rear roof pitch.

There will be no negative sunlight or daylight impacts on the existing apartments, amenity spaces or neighbouring buildings. The shadow plans below show the existing and proposed shadows during the equinox.



Existing shadows

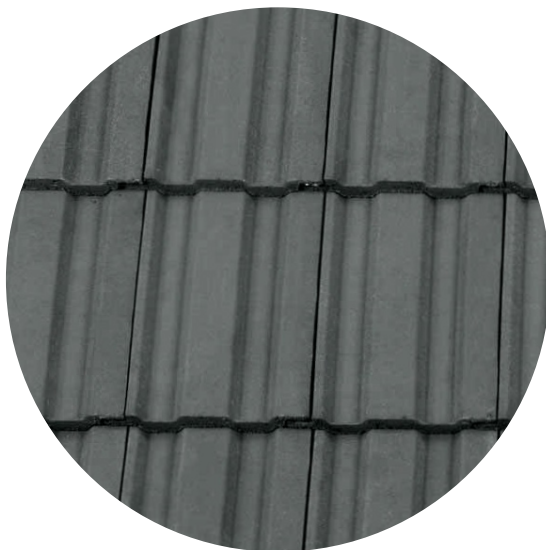
- KEY
- Existing apartments
 - Proposed apartments
 - Site Boundary



Proposed shadows



4.11 Materiality



Concrete tiles



Brickwork



UPVC framed double
glazing

Existing Materials

Proposed Materials



Hung tiles to suit existing



Brickwork to match existing



UPVC framed double glazing to
match existing



Render applied to
existing brickwork

5.0 Proposed Exterior Enhancements

5.1 Enhancements Overview

As part of the proposed works, the application seeks to make the following enhancements to the elevations and street scene:

Elevation Enhancements:

- Existing East and West elevations to be cleaned and a rendered coating applied.
- Proposed Mansard roof helps to provide a different character to the street scene
- New fenestration of loft level homes, aligns with sizing and vertical positioning of existing fenestration. This helps to emphasis the vertical alignments.
- Existing guttering to be replaced where needed.

Landscaping Improvements:

- The existing forecourts are proposed to be repaired and enhanced by rationalising vehicle entrance and exit locations onto Lynmouth Crescent.
- Proposed new planting and trees to be integrated into the forecourts landscape design.
- Dedicated timber bin stores to sit between residential blocks and at either end of the terrace. These will conceal bins and help to reduce odour enhance the external public realm.
- Increase in pedestrian pavement.

5.2 Facade Enhancements



Proposed East Elevation



Proposed West Elevation



West Elevation Vignette

- KEY
- ① Render to elevation
 - ② Rationalised car parking
 - ③ Integrated cycle stores
 - ④ Designated bin stores
 - ⑤ New trees
 - ⑥ Zones for planting
 - ⑦ Repair of existing tarmacadam

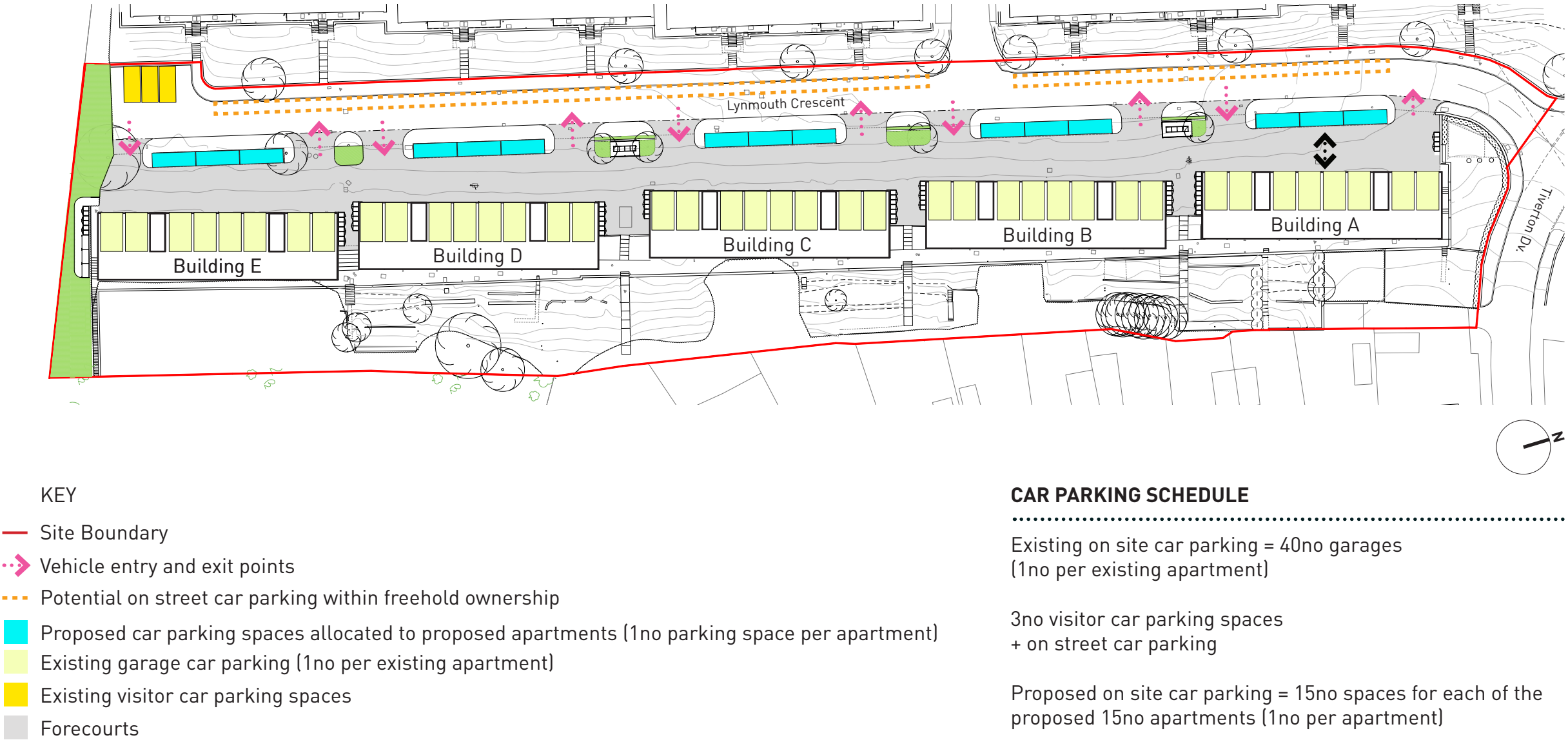
- ⑧ Dormer clad in tiles to match existing roof tiles.
- ⑨ Guttering and rainwater pipes replaced to match existing where required
- ⑩ Windows align vertically and dimensionally with existing lower floors.

5.3 Car Parking

The existing forecourts are under freeholder ownership and are not demised to leaseholders of the existing apartments, others than to provide them access to the existing garages at ground floor level. Leaseholders have no rights to park cars on the forecourts.

In addition to the existing garages there are three existing visitor spaces to the South of Lynmouth Crescent. The road Lynmouth Crescent is also within the freehold ownership of the site and ample additional on-street car parking could be provided if necessary.

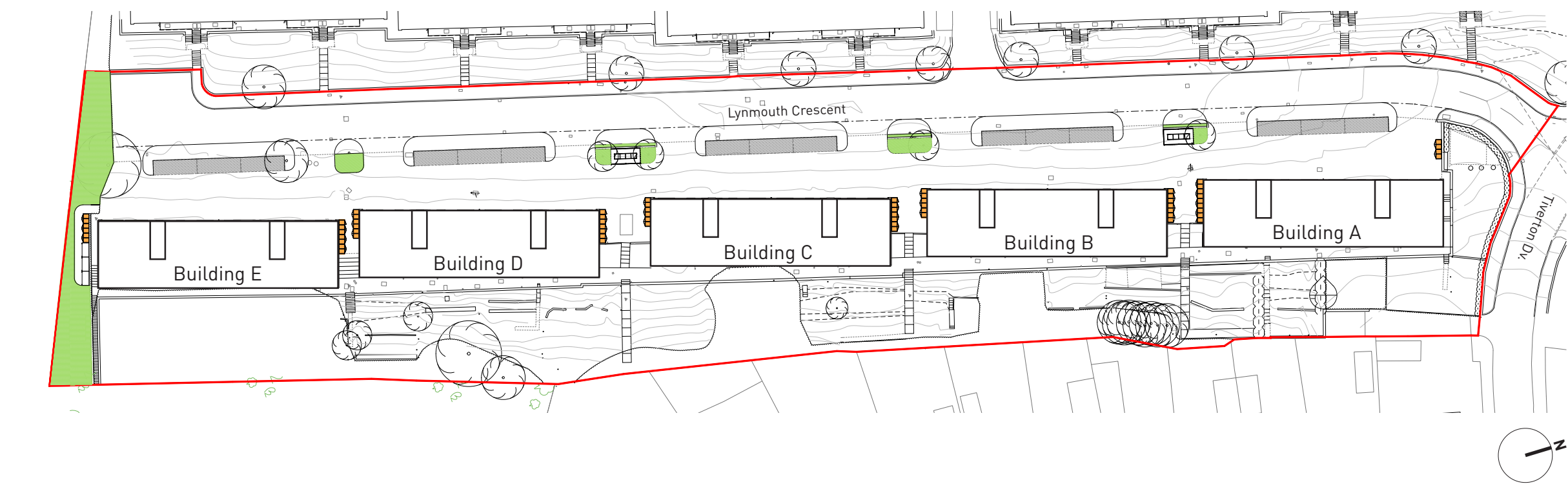
The existing forecourts are proposed to be repaired and enhanced by rationalising vehicle entrance and exit locations onto Lynmouth Crescent. This provides the opportunity to accommodate additional parallel car parking spaces for the proposed apartments. Each apartment would have 1no dedicated car parking space, positioned to retain ample vehicle access space for the existing leaseholders to access the ground floor garages.



5.4 Refuse

The existing refuse and recycling is located between the residential buildings. New bins are to be located within these areas and at either end of the site.

Along with increased refuse, recycling and food storage, the proposal seeks to construct timber bin store to help conceal bins, reduce odours and improve the street scene.

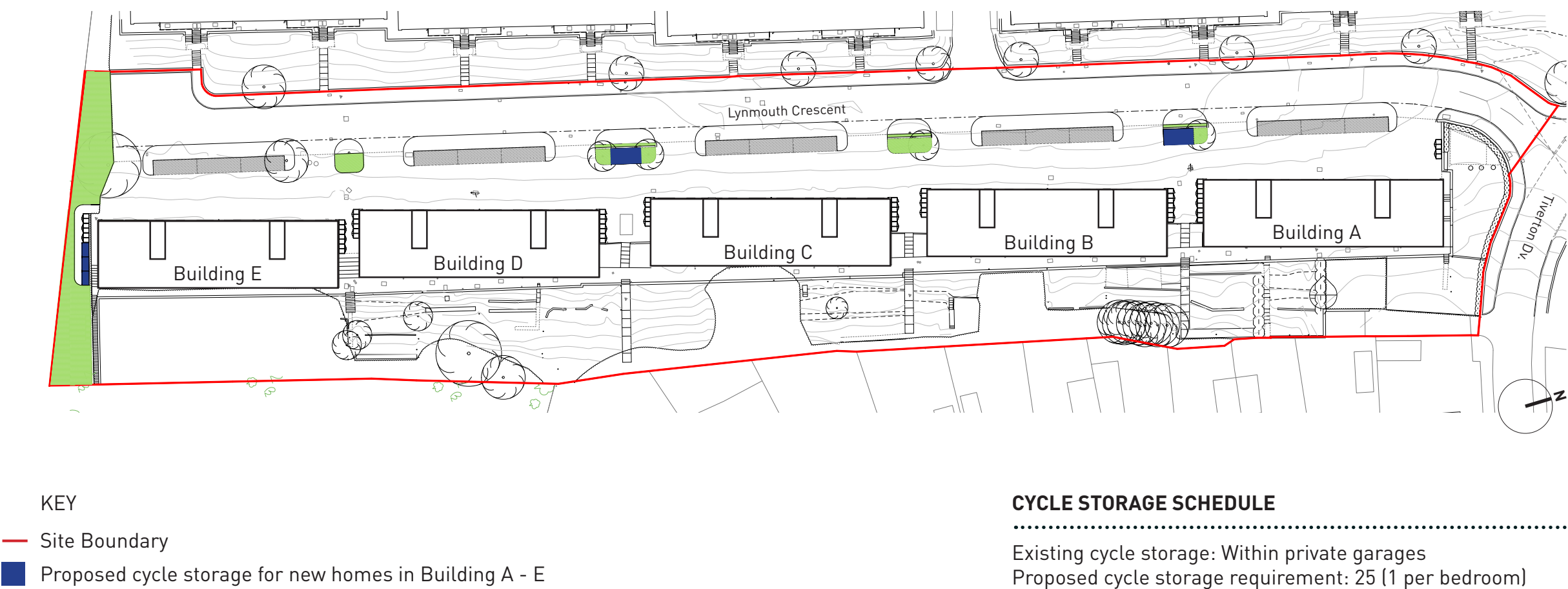


- KEY
- Site Boundary
 - Proposed refuse, recycling and food bin stores
(The total bin capacity is 65 no. of 240l wheelie bins)

REFUSE & RECYCLING SCHEDULE	
.....	
Existing refuse and recycling maintained (55 homes)	
Recycling: 5500L	22 no. of 240l bins
Refuse: 5500L	: 22 no. of 240l bins
Food: 500L	: 2 no. of 240l bins
Proposed refuse and recycling (15 homes)	
Recycling: 2200L	9 no. of 240l bins
Refuse: 2200L	: 9 no. of 240l bins
Food: 240L	: 1 no. of 240l bins
Total Bins: 65 Bins	

5.5 Cycles

Cycle storage is provided for the proposed apartments in communal cycle shelters adjacent to Lynmouth Crescent and to Gable end of Building E. The existing cycle storage is to remain as existing.



5.6 Landscaping, Public Realm & Amenity

The proposed repair and enhancements to the existing forecourts will positively contribute to the public realm. The increase in pedestrian pavement and planting beds will increase greenery along the street and meet the quality present to the West side of Lynmouth Crescent, bringing balance to the street and creating a landscaped vista.

There is 133.5sqm of communal amenity space to the South of the site. The site further benefits from abundant local amenities, which include the neighbouring Rumney Hill Gardens (public park) and LLanrumney fields which has sports playing areas and the Rumney Trail, both parks provide close public amenity in short walking distance.



6.0 Illustrations

6.1 Street View 1



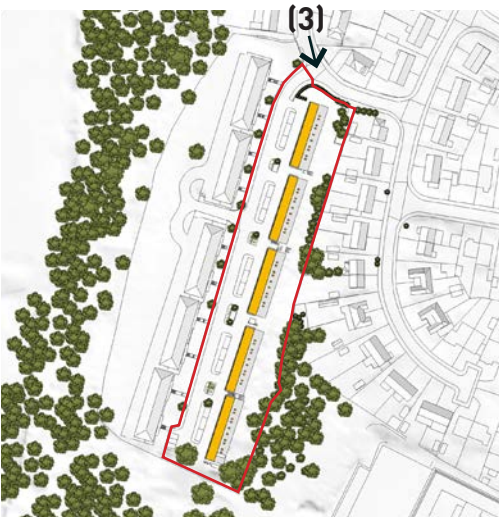
Key Plan

6.2 Street View 2



Key Plan

6.3 Street View 3



Key Plan

7.0 Conclusion

The proposal includes roof conversions and forecourt improvements to Lynton Court, Lynmouth Court, Seaton Court, Sidmouth Court, Tiverton Court, Torrington Court, Exeter Court, Exmouth Court, Bideford Court, Barnstaple Court, and their associated grounds, located on Lynmouth Crescent, Rumney, Cardiff, CF3 4AT. The existing courts are composed as 5no apartment buildings on site, each with two common stair cores. Each apartment building comprises two courts and for clarity, is referred to within this document as Buildings A to E.

The existing five apartment blocks are proposed to have their roofs extended to the Western pitch with mansard extensions to form 1no proposed one bedroom apartments and 2no proposed two bedroom apartments per block. In total, the proposal provides 5 no 1 bedroom apartments and 10 no 2 bedroom apartments. The existing building elevation are to be repaired, cleaned and have a render finish applied.

The existing car parking on site is provided in the form of garages under leasehold ownership. All of the existing allocated car parking on site is to be retained.

In addition 15no proposed additional car parking spaces are to be provided as part of repair and enhancement of the existing front forecourts between buildings A to E and Lynmouth Crescent. These enhancements to the forecourts will rationalise vehicle entry and exit locations onto Lynmouth Crescent and increase the quantity of pavement, improving the public realm for pedestrians. All existing visitor and on street car parking capacity will retain as existing.

Cycle storage is provided in the front forecourts in the form of communal cycle shelters.

Refuse & Recycling for buildings A to E will remain in their existing locations and can be comfortably increased in size to accommodate the additional wheelie bins required for the proposed apartments. Bin store will be provided to conceal and enhance the public realm.

The proposal has been carefully designed to be modest in size, appropriate

for the setting, domestic in character and would materially match the existing buildings on site, while providing additional high quality accommodation in the local area and public realm improvements.

For these reasons, we feel that this proposal should be supported.