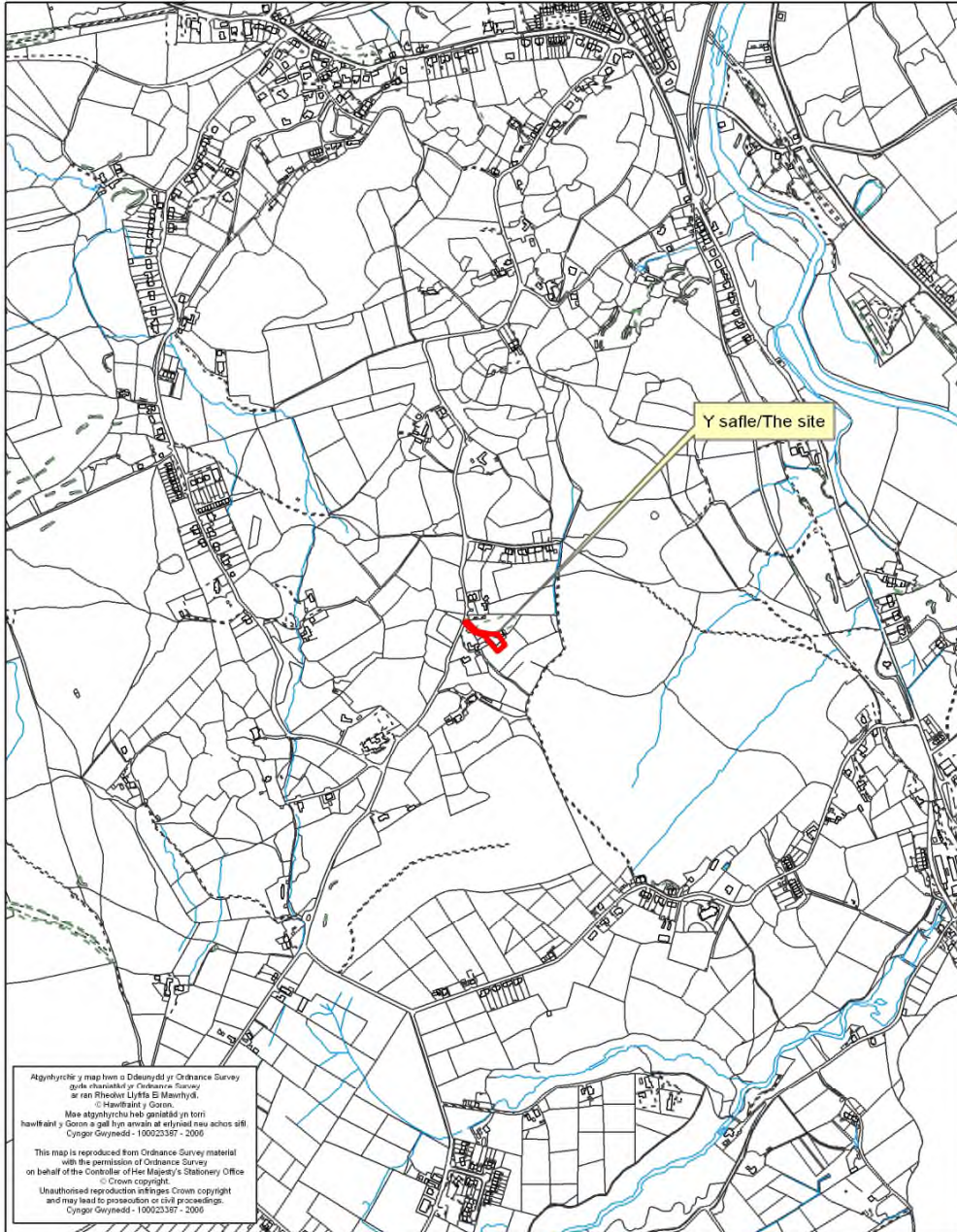


Number: 1



Rhif y Cais / Application Number : C14/0062/16/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

Application Number: C14/0062/16/LL
 Date Registered: 29/01/2014
 Application Type: Full - Planning
 Community: Llandygai
 Ward: Tregarth and Mynydd Llandygai

 Proposal: CONVERTING AN EMPTY BUILDING INTO AN AFFORDABLE HOUSE
 Location: BRYN LLYWELYN OUTBUILDING, TREGARTH, BANGOR, GWYNEDD, LL574PA

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 This is a full application for converting and extending partly empty agricultural single-storey buildings to a two bedroom affordable living unit.
- 1.2 The site is located in open countryside between the villages of Tregarth and Mynydd Llandygai, the current pattern and housing distribution in the area is scattered and ranges in terms of appearances and size.
- 1.3 An existing access with a private track leads to the site from the closest public road with open lands to the north, south and east of the site. There are residential houses in the south-west direction with the closest part of one property around 20 metres from the closest part of the buildings that are the subject of this application.
- 1.4 This proposal aims to combine current 'L' shaped agricultural buildings and erect an extension on part of the front of the buildings. Internally, this would provide a living/dining room, a kitchen, a utility room, two bedrooms and a bathroom. The application has been amended from its original submission by removing the windows that were shown to be installed on the back of the building.
- 1.5 The current buildings are placed on a part of a broader site that includes a separate yard and stables. The buildings themselves are made of natural stone and include temporary roofs made of corrugated steel sheets. The proposal would replace the current roof finishes and would re-construct the roofs as they would have been originally; a pitched roof made of natural slate. These buildings have been assessed by an Engineering Consultant who confirms in a formal structural report that the buildings are suitable to be converted without the need for substantial reconstruction work.
- 1.6 The application is submitted to the planning committee at the local member's request.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B10 – PROTECT AND ENHANCE LANDSCAPE CONSERVATION AREAS - Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant harm to recognised features.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C1 - LOCATING NEW DEVELOPMENT – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE – Proposals to adapt buildings for re-use rather than demolish them will be approved provided they conform to specific criteria relating to the suitability of the building, visual considerations, design and the effect on the vitality of neighbouring towns and villages.

POLICY CH12 – CONVERSION OF BUILDINGS IN RURAL VILLAGES AND IN OPEN COUNTRYSIDE FOR RESIDENTIAL USE Approve the conversion of buildings to residential use within rural villages and the countryside if a suitable economic use cannot be secured for the building, and that criteria relating to local need, affordability, impact on the character of the area and occupancy of the dwelling can be met.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new development, extension of existing development or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

In addition to GUDP policies, full consideration is given to the Authority’s adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations. The following are considered to be relevant in this case:

- Converting buildings in open countryside and in rural villages
- Affordable housing
- Landscape character

2.3 National Policies:

Planning Policy Wales – edition 7, 2014

Technical Advice Note (TAN) 2: Planning and Affordable Housing

TAN 6: Planning for Sustainable Rural Communities

TAN 12: Design

TAN 18: Transport

3. Relevant Planning History:

3.1 Application No. C02A/0461/16/LL – the erection of an extension to an agricultural building - approved 07.11.02

4. Consultations:

| | |
|--------------------------|--|
| Community/Town Council: | Supportive |
| Transportation Unit: | No objection, the current entrance is used and there is sufficient parking and turning space within the site. |
| Natural Resources Wales: | No objection, it is acknowledged that the bats survey was standard and that no traces of protected species were discovered, but it will be necessary to re-contact if traces are discovered during the work. |
| Welsh Water: | No comment as it is proposed to use private treatment facilities. |
| Public Protection Unit: | No observations |
| Strategic Housing Unit: | Support the application. |

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

Public Consultation: A notice was posted on site and neighbouring residents were notified. The original advertising period has ended and correspondence was received objecting on the following grounds:

- A window on the back of the building affecting a neighbouring property's privacy

In addition to the above objections, objections were received that were not valid planning objections which included:

- Animals making noise
- A misleading name on the plans/information

The above letters also included support for the application based on:

- Supporting local people's rights to have houses

A revised plan was received following the above observations, and a re-consultation took place based on these changes, this period has also come to an end and correspondence was received stating:

- The revised plan has removed the main concern but it is requested, if the plan is approved, that conditions are included to protect the privacy of residents of neighbouring properties

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 Several factors in relation to this application must be considered, but the main considerations are the proposal to convert a building such as this one for residential use, the location of the development and the issue of affordability. The attributes of the proposal must be considered against the robust requirements of the relevant policies involving development within a rural area as well as the requirements of general policies. The main policies are the C4 and CH12 policies.

5.1.2 The site is within an open countryside area and is outside any recognised development boundary. An application to erect a new dwelling on such a site would not be acceptable and therefore proposals to convert current buildings is the only option that could be considered. Developments in the countryside such as these are strictly controlled and developments are required to meet the requirements of all relevant policies and guidelines.

5.1.3 This type of application is supported in principle as long as the clear and specific requirements of the policies relating to converting buildings, as well as guidelines regarding affordable units, are followed and that proposed developments fully comply with the criteria of these requirements.

5.1.4 It is believed that there are two matters, both completely vital matters in relation to an application such as this, that have not been met completely, which are the policy

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

requirements regarding developing affordable units in the countryside, namely the size of the building to be converted and the attempt to market it for another economic use.

Converting a building for residential use

- 5.1.5 It is acknowledged that the applicant has been identified as someone who needs an affordable house as a result of a formal assessment from Tai Teg and therefore there is no doubt about the need in this case. Despite this, policy CH12 only approves residential use if an economic use for the building cannot be ensured in the first place.
- 5.1.6 It is accepted that formal assessments have been submitted in the form of a Planning Statement along with a Valuation/Marketing report from a local estate agent. Nevertheless, it is not believed that these reports are thorough and specific to the site. It is not believed that a genuine attempt has been made to market the buildings thoroughly for a sufficient period of time, and therefore it is not accepted beyond any doubt that the criteria of policy CH12 have been met.

Size of the building

- 5.1.7 The requirements of policy C4 state that a building that is to be converted in the countryside must be suitable in terms of the ability to convert without having to change much of its form, i.e. it has to be of an acceptable size as it is, without having to add too much to it to make it habitable.
- 5.1.8 It is seen in this case that a new extension is to be erected at the front of the current buildings that would provide a bathroom and a bedroom. This new extension measures around 21m², which brings the total surface area of the entire building to a little over 102m² on completion.
- 5.1.9 Additional to policy C4 is paragraph 5.16 of the SPG: Affordable Housing which notes that “the size of dwellings must not be excessive in relation to the size of the property that is required in order to meet the targeted need.” Following on from this, the SPG states that a maximum of 80m² would be an acceptable size for a single-storey two bedroom house. Due to the extension and the total surface area of this proposed house, it is believed that the proposal is unsuitable to provide an affordable house and therefore is contrary to the needs of policies C12, C4 and the Affordable Housing SPG.
- 5.1.10 It is therefore not believed that the principle of the proposal is acceptable, as it does not fully comply with the requirements of policies C1, C4 and CH12 along with the SPG guidelines: Affordable Housing, SPG: Converting buildings in open countryside and in rural villages and with relevant national guidance within Planning Policy Wales and TAN 2.

5.2 Visual amenities

- 5.2.1 These houses are located approximately 120 metres away from the closest public road. A current private track connects this road towards the site. Around the site, trees and bushes can be seen scattered within surrounding fields and gardens, while high hedgerows are adjacent to several parts of the public road. The surrounding land is mostly on a slope, especially while approaching Mynydd Llandygai from the Tregarth direction.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

5.2.2 Consequently, it is likely that the development would only be partly visible due to the element that would see the current partly flat roof replaced by a traditional pitched roof. The proposed extension to the front of the building follows a form similar to the current one, it is to be finished with natural stone that is in keeping with current appearances.

5.2.3 It is not considered that the proposal would impact on the area's visual amenities to an unacceptable degree based on form and appearances, and therefore it is not believed that the application is contrary to the requirements of policies B22, B23, B24 and B25.

5.2.4 The site is located comparatively close to an area designated as a Landscape Conservation Area. It is not believed that what is proposed would impact on the features and form of the local landscape (which is scattered in terms of its built form) and the views within and outside this area based on the current condition of the buildings, design and proposed finishes. It is therefore considered that the proposal satisfies the requirements of policy B10.

5.3 General and residential amenities

5.3.1 Current residential houses are located comparatively close to the back of the buildings. There is some open land between these houses and the site of the application, however, if the proposal was approved it would affect the residents of these houses, when comparing what is there at present and what is proposed.

5.3.2 Observations were originally received from the residents of the closest property, stating concerns about a window that was to be included on the back wall of the building. This element was amended by completely removing the window from the proposal. Further observations were received acknowledging that this had satisfied their biggest concern, however they have made a request to include conditions that would ensure their privacy and would protect their residential amenities.

5.3.3 The amendment made to the plan satisfies the biggest concerns of the closest residents to this site. They wish to include conditions to protect their amenities for the long term, and it is likely that it would be possible to include an element of this if the application was to be approved. On this basis, it is not believed that the application is contrary to Policy B23.

5.4 Transport and access matters

5.4.1 There is already an entrance into this site with a private track leading towards the site itself. The entrance is set back from the public road which means it is possible to turn in without staying on the road itself. The site includes sufficient space in front of the buildings for parking and turning.

5.4.2 As was confirmed by the transport unit, there is no objection to the proposal regarding transport and access matters, it is therefore believed that the proposal conforms to the requirements of policies CH30, CH33 and CH36.

5.5 Biodiversity Matters

A bat survey was submitted with this application, no traces of protected species were discovered within these buildings. As a result the proposal is not objected in terms of

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 15/12/2014 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | DOLGELLAU |

Biodiversity matters by the Council's Biodiversity Unit or Natural Resources Wales, it is therefore believed that the proposal meets the requirements of policy B20.

6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, it is not believed that this application to convert agricultural buildings to be used as an affordable house is completely acceptable in this case and that it does not fully conform to the requirements of the policies noted above.

7. Recommendation:

- 7.1 To refuse – reasons

1. It is not believed that this application is fully acceptable due to the need to extend the buildings to make them habitable which would mean that the total size of the affordable unit would be more than what is noted within the relevant guidelines for a two bedroom affordable house. As well as this, it is not believed that sufficient evidence has been submitted to state beyond doubt that these buildings have been marketed first for a suitable economic use. Therefore, the proposal is considered contrary to policies C1, C4 and CH12 of the Gwynedd Unitary Development Plan as well as specific requirements in the Supplementary Planning Guidance: Affordable Housing, Supplementary Planning Guidance: Converting buildings in open countryside and in rural villages, Planning Policy Wales, Chapter 9 (Edition 7, 2014) and Technical Advice Note 2: Planning and Affordable Housing.
-



Rhif y Cais / Application Number : C14/0062/16/LL

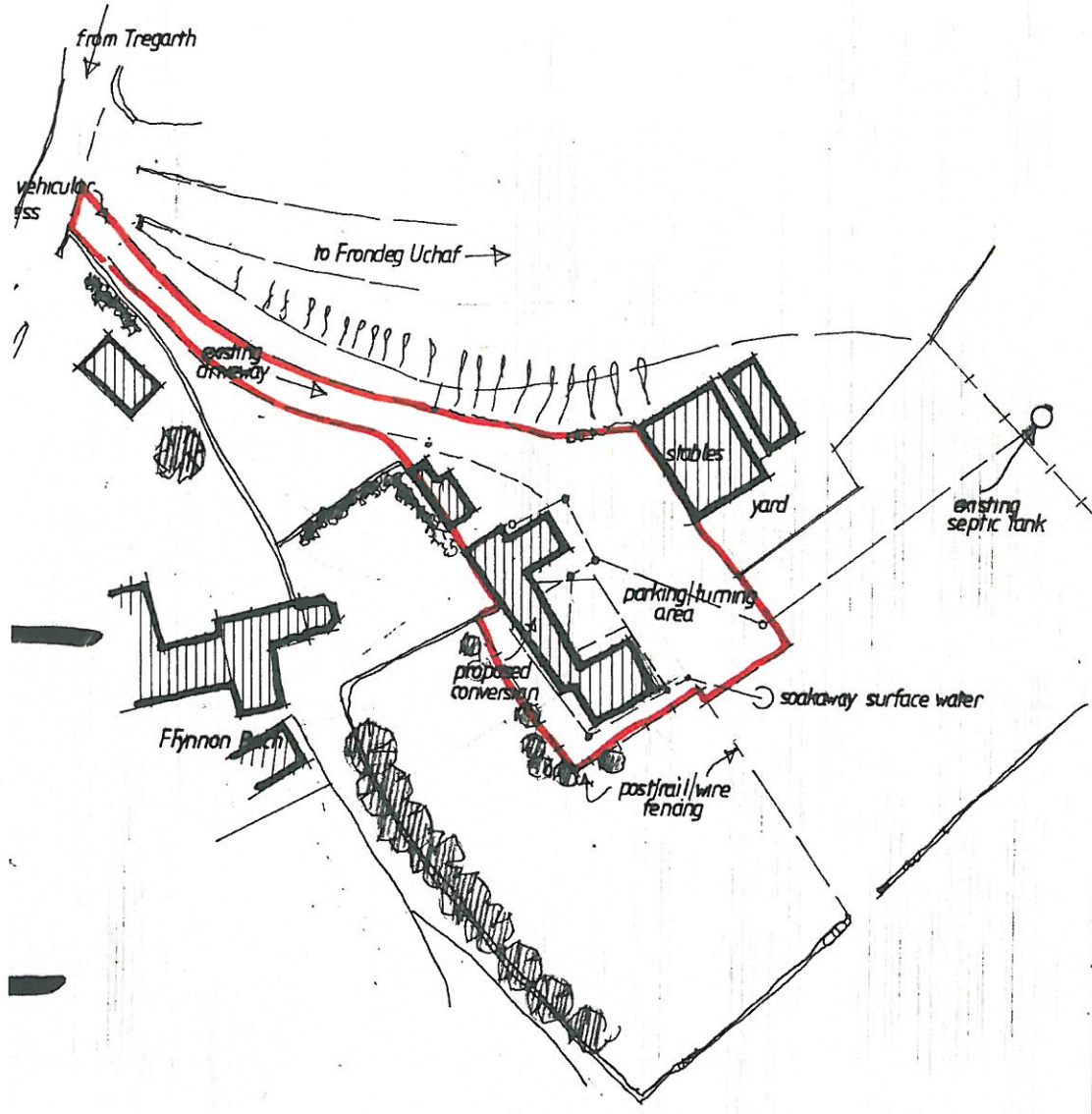


Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.

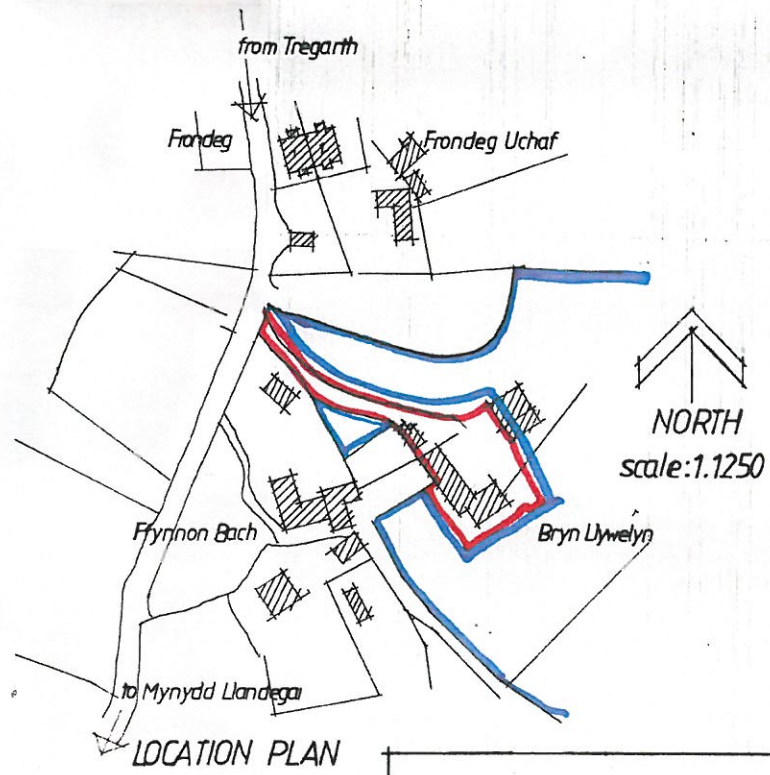


Algyhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi.
© Hawlfraint y Goron.
Mae algyhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
Cyngor Gwynedd - 100023387 - 2006

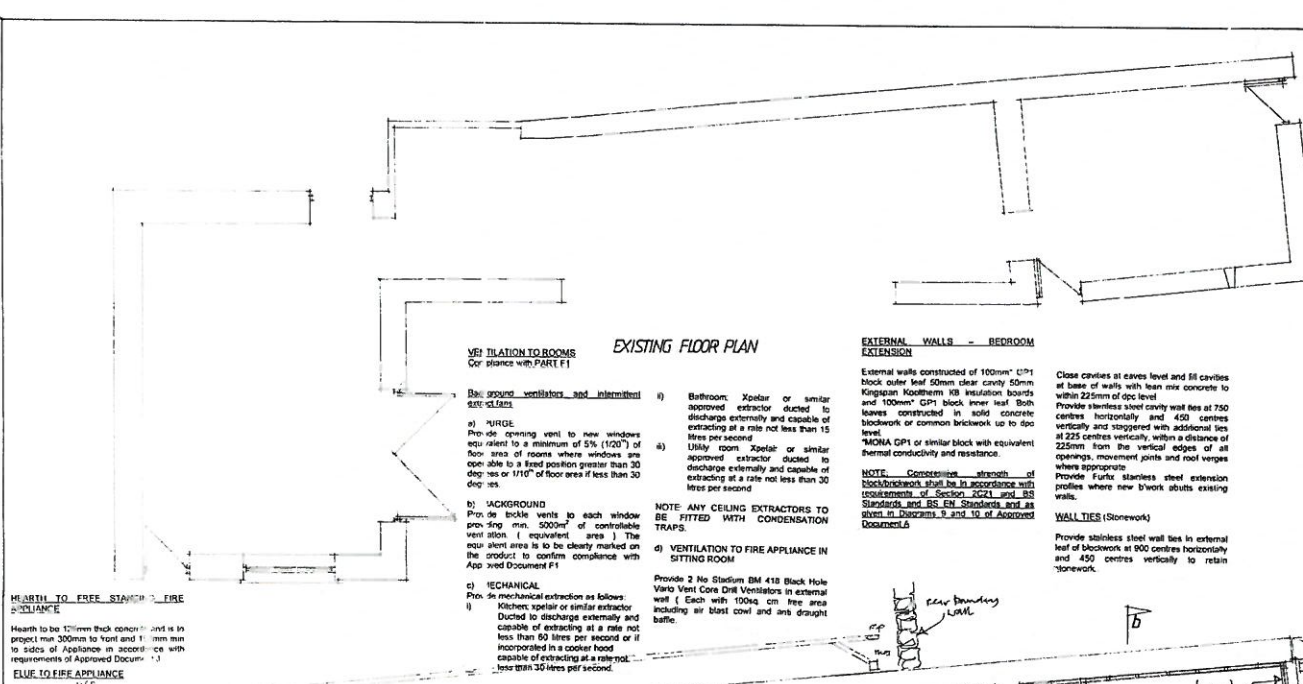
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Cyngor Gwynedd - 100023387 - 2006



SITE PLAN 1:500



LOCATION PLAN



VENTILATION TO ROOMS
See plans with PART F1

- a) **Basement ventilation and internal air vents**
- b) **BACKGROUND**
- c) **MECHANICAL**

EXISTING FLOOR PLAN

- 1) **Bathroom**: Xpelar or similar approved extractor ducted to discharge externally...
- 2) **UTILITY ROOM**: Xpelar or similar approved extractor ducted to discharge externally...
- 3) **NOTE**: All CEILING EXTRACTORS TO BE FITTED WITH CONDENSATION TRAPS.
- 4) **VENTILATION TO FIRE APPLIANCE IN SITTING ROOM**
- 5) **MECHANICAL**: Provide 2 No. Studio BM 418 Black Hole Vario Vent Core Duct Ventilators in external wall...

EXTERNAL WALLS - BEDROOM EXTENSION

External walls constructed of 100mm CP11 block outer leaf 50mm clear cavity 50mm Kingspan Kooltherm K3 insulation boards and 100mm GPH block inner leaf. Both leaves constructed in solid concrete blockwork or common brickwork up to 200 level.

NOTE: Compressive strength of blockwork shall be in accordance with requirements of Section 9.2.1.1.1 and BS Standards and BS EN Standards and as stated in Diagrams 9 and 10 of Approved Document 4.

HEARTH TO FREE STANDING FIRE APPLIANCE
Hearth to be 120mm thick concrete and is to project min 300mm to front and 100mm to sides of appliance in accordance with requirements of Approved Document J.

FLUE TO FIRE APPLIANCE
Flue to be 125mm external diameter twin wall stainless steel flue terminating 600mm above ridge level. 50mm clearance to be provided between outer casing of flue and any combustible material. A storm collar and adjustable flashing is to be provided where flue exits the roof.

PREVENTION OF COLD BRIDGING AT EAVES AND GROUND FLOOR LEVELS
Continue wall insulation board 150mm below eave and penetrate floor insulation level. Apply a minimum of 50mm layer of compressible mineral wool or similar over wall and ensure left insulation meets wall insulation. Fully clear cavity with mineral wool or calcium silicate boards.

CEILING LIGHTING FIXTURES
Provide 100mm wide Hybrid or similar approved duct to base of walls with duct to meet wall linked to down in floor. Provide 150mm wide duct to meet wall of new openings. Provide Viscosec 1200 duct in new floors. Provide cavity tray over heads of openings in new cavity walls incorporating stop ends and weeps.

DECORATIVE EXISTING WALLS
Provide silicon oil by injection to existing stone walls. Treatments to be carried out by specialist subcontractor and is to carry a 30 year guarantee. (SAFEGUARD CHEMICALS DPC SYSTEM AGREEMENT CERT. NO 97/2363)

FOUNDATIONS
Foundations to be constructed in accordance with Section 2E of Approved Document 4 of 2000 Building Regulations 2004 Edition and designed in accordance with prevailing ground conditions. Generally foundations to external cavity walls shall be constructed of 450x225mm brick courses (grade ST1.1) concrete to BS 5592-2 for in accordance with Table 20 Section 2E of Approved Document 4 and shall be taken down to load-bearing ground but in any case shall have 600mm cover. Foundations to load-bearing internal block partitions shall be 450x225mm brick. New foundations to external walls of existing wall foundations where they abut. Foundations to stone faced external walls shall be 900x225mm brick.

UNITS
Provide Catnic lintels over heads of all new openings in cavity walls. Provide Spancrete or similar approved prestressed concrete lintels over new openings in existing walls. Lintels to have 3 courses in new brickwork but over 10m prestressed unit. NOTE: Lintels over openings exceeding 1200mm to have an end bearing of 150mm.

GROUND FLOOR
New floors constructed of 100mm concrete (grade ST2) to BS5262 part 2 on Viscosec 1200 vapour barrier on 100mm Kingspan Kooltherm K3 insulation boards on Viscosec 1200 concrete on 150mm compacted hardcore. Provide 25mm insulation to edge of floor sub at external perimeters.

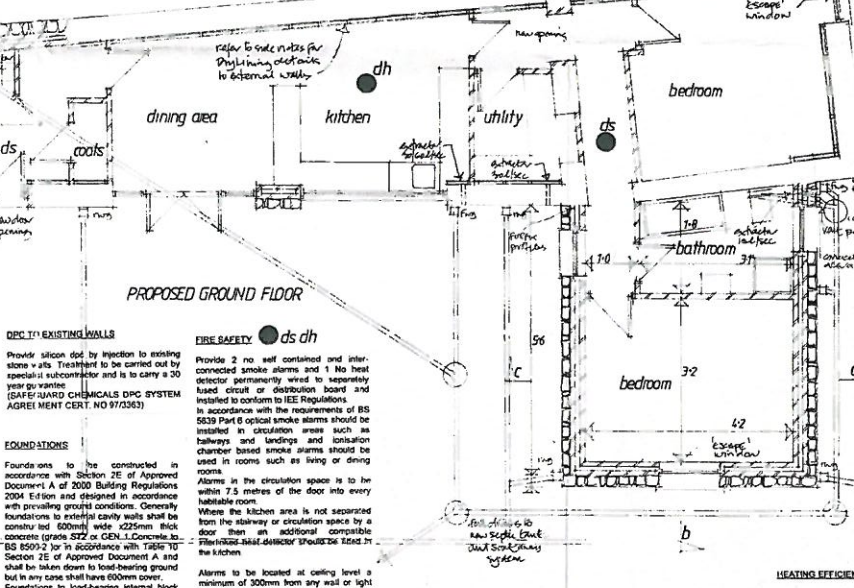
ALL electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Escape windows
Escape windows as indicated on plan to have clear opening min. 500mm wide x 850mm high with all height between 800 and 1100mm above floor level and shall be lockable without the use of a key.

SAFETY GLAZING
Glassing to external doors, windows with all heights below 800mm and all glazing in critical areas as defined in Approved Document 4 is to be TOLKHEIMED Glass and it to be marked as such in accordance with BS 6206.

HEATING SYSTEM
Central/Domestic Hot Water System to be Condensing Combi floor mounted boiler with horizontal discharge balanced flue - of fired system.

SECONDARY HEATING
Secondary heating source to be slow wood burning stove in sitting room.



PROPOSED GROUND FLOOR

FIRE SAFETY

Provide 2 no self contained and inter-connected smoke alarms and 1 No heat detector permanently wired to separately fused circuit or distribution board and installed to conform to IEE Regulations. In accordance with the requirements of BS 5839 Part 6 optical smoke alarms should be installed in circulation areas such as hallways and landings and ionisation chamber based smoke alarms should be used in rooms such as living or dining rooms. Alarms in the circulation space is to be within 7.5 metres of the door into every habitable room. Where the kitchen area is not separated from the stairway or circulation space by a door than an additional compatible flame-retardant self-closing fire door is to be fitted in the kitchen.

ESCAPE WINDOWS
Escape windows as indicated on plan to have clear opening min. 500mm wide x 850mm high with all height between 800 and 1100mm above floor level and shall be lockable without the use of a key.

SAFETY GLAZING
Glassing to external doors, windows with all heights below 800mm and all glazing in critical areas as defined in Approved Document 4 is to be TOLKHEIMED Glass and it to be marked as such in accordance with BS 6206.

HEATING EFFICIENCY
Boiler to have SEDBUK (Seasonal efficiency of a domestic boiler in UK) of not less than as follows:
Of fired Combi SEDBUK Band A 80.1%
System is to be installed in accordance with BS5449:1999 and BS5884:1998 and shall include for timing and anti-cycling controls.

COMMISSIONING CERTIFICATE
A suitable commissioning certificate or written declaration of successful commissioning including any oil storage tank if applicable shall be made available to the Client and Building Control Dept in respect of the stove and associated flue installations.

THERMAL ELEMENTS

U-Values

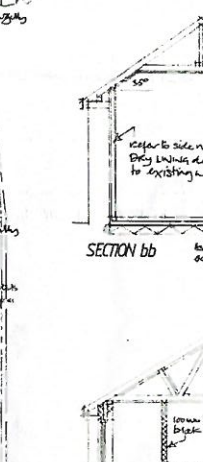
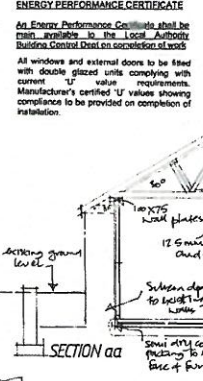
Levels of insulation are based on elemental approval in accordance with Approved Document L1A / L1B 2010 Edition and provide for maximum values required in accordance with Approved Document L. Windows and external doors to be fitted with double glazed units.

The following U values are to be achieved:
WALLS: U value 0.28 W/m2K
ROOF: U value 0.18 W/m2K (ceiling level)
ROOF: U value 0.18 W/m2K (rafter level)
FLOOR: U value 0.22 W/m2K
WINDOWS: U value 1.2 W/m2K

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate shall be made available to the Local Authority Building Control Dept on completion of works.

All windows and external doors to be fitted with double glazed units complying with current U value requirements. Manufacturer's certified U values showing compliance to be provided on completion of installation.



TIMBER

All timber used in permanent construction work is to be in accordance with TRADA Technology Ltd Span Tables for dwellings with strength classes C 16 and C 24 and is as indicated on plan and sections.

INTERNAL LINING TO EXISTING WALLS

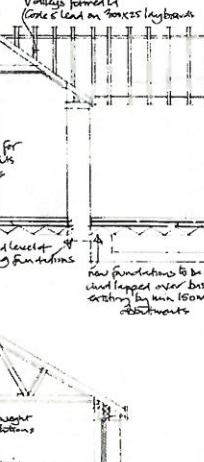
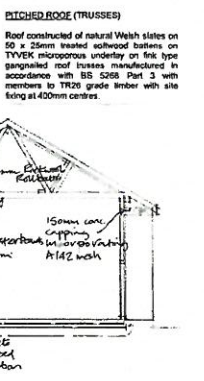
External walls to be lined internally with 100 x 50mm treated softwood studs at 600mm centres and fixed 25mm clear of wall surface.

Provide 75mm Kingspan Kooltherm insulation boards between studing.

Line internal face of studs with 12.5mm plasterboards and skim on Viscosec 1200 gauge vapour control layer.

PITCHED ROOF (TRUSSES)

Roof constructed of natural Welsh slates on 50 x 25mm treated softwood battens on TYVEK microporous underlay on firik type gable-steel roof trusses manufactured in accordance with BS 5268 Part 3 with members to TR20 grade timber with site fixing at 400mm centres.



BRACING TO TRUSSES

Bracing to trusses to be in accordance with BS 5268 Part 3 1998 nnee A. All bracing to be ex 2: min x 100mm and fixed to every truss at a minimum of No 3.35mm x 85mm galvanised round wire nails. All top joints to 1:10 by side and over at least two truss.

INSULATION

Provide 300mm Rockwool Roof Batts insulation to new horizontal roof void 150mm between joists and 150mm at 1/1 angles. Provide and fix 100mm Kingspan Kooltherm K3 insulation board between rafters to sloping ceiling eaves as shown with min 25mm air space above to provide a space to drape breathable sarking membrane (U value 0.16 W/m2K) Provide 42.5mm Kingspan Kooltherm K18 insulation plasterboards with 2mm skim coat to underside of rafters.

LATERAL SUPPORT

Provide 1m x 25mm galvan MS straps at max 2m centres at eaves and gable ends to give lateral support to walls. All in accordance with diagrams 10 & 17 Approved Document 2002 Building Regulations (2004 Edition).

CEILING

New ceilings to be 12.5mm plasterboards with skim finish.

PREVENTION OF THERMAL BRIDGING AROUND OPENINGS

- 1) **Lintels**: Lintels to have internal insulation. With internal boxes covered with min. 15 mm of lightweight plaster.
- 2) **Jambes**: Close cavities at reveals with lined type approved insulated cavity closers in accordance with Diagram 13 Section 5 Approved Document C.
- 3) **Cavity wall insulation**: Insulation to be brought up tightly to underside of window sills.

CYMLLUN DWYGIEDIG REVISED PLAN

10/12/2014

Eric Hughes

Building Design Services

Gwasanaethau Cymylu Adolodau

Tel/Fax: (01243) 670660

PROPOSED CONVERSION OF OUTBUILDING INTO A DWELLING AT BRYN LYWELYN TREGARH

Scale: 1:50

Drawing No: 768.1A

25 NOV 2014

Eric Hughes Building Design Services Gwasanaethau Cymylu Adolodau Tel/Fax: (01243) 670660



FRONT ELEVATION



REAR ELEVATION

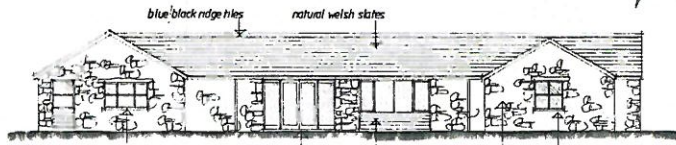


SIDE ELEVATION

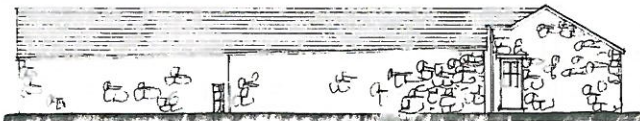


SIDE ELEVATION

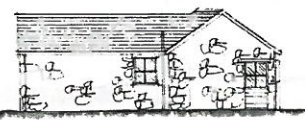
EXISTING ELEVATIONS



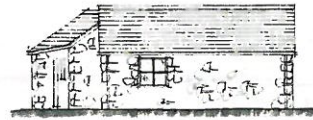
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PROPOSED ELEVATIONS

EXTERNAL LIGHTING

Provide external lighting with a capacity not exceeding 150 watts per light.
All external lighting shall extinguish automatically when there is sufficient light and where not required at night or have sockets that can only be used with lamps having efficacy greater than 40 lumens per circuit watt.

FIXED INTERNAL LIGHTING EFFICIENCY

Provide fixed energy efficient light fittings, one per 20m² of floor area of dwelling or one per floor fixed light fittings (energy efficient lighting outlets that can only take lamps having a luminous efficacy greater than 40 lumens per circuit watt eg fluorescent tubes or compact fluorescent lamps).

INTERNAL LIGHTING - DOWNLIGHTERS

All downlighters to comply with requirements of BS 5250 in respect of air leakage (leakage per m² of ceiling area not to exceed 0.00m³/h at 2Pa).
All downlighters to meet requirements of BS 478 Parts 1 and 2 in respect of 3063/ minutes fire rating and ROBUST DETAILS List Appendix F - acoustic performance of Timber Separating Floors incorporating downlighters.

OPERATING AND MAINTENANCE INSTRUCTIONS

A set of operating and maintenance instructions shall be made available in respect of the Heating System(s) and should include:
1) The making of adjustments to the timing and temperature control settings.
2) What routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service life of the system(s).

DRAINAGE

Drains to be Omega or similar approved UPVC system complying with BS47, 4699, 4902 and 5481.
Drain pipes to be 100mm dia. Laid on 150mm pea gravel bedding (pea gravel bed and surround beneath floors). Gradients to be 1 in 40 or thereabouts.
Drains passing through walls to be protected with prestressed concrete lineth over pipes. 50mm gap to be provided around pipe which is to be packed with polystyrene board.
Drains located within 1 metre of building with inverts below foundation level are to be backfilled with lean mix concrete to level of underside of adjacent foundation.
Any drains passing between driveways or parking areas to be enclosed in 150mm concrete. Concrete is to be topped short at each point to allow for movement.
Provide FLEXCELL fibreboard at each joint between concrete surround.
Surface water drains are to connect to soakaway pits located a minimum of 5 metres from the building.
The precise location and size of soakaways to surface water drains are to be determined by means of porosity tests.
Inspection chambers are to be constructed in 225mm Class B Eng. Brickwork on 150mm concrete base or OSMA or similar UPVC preformed chambers.
Covers to be light duty poly. Steel in pedestrian areas and medium duty in parking/driveway areas.
Internal chambers to have double seal covers secured in frame with non-corrosive bolts.
NOTE: All lightweight covers to be bolted down.
All gulleys on both roof and surface water drainage systems to be OSMA or similar bottle type fitted with removable baffle for clearing purposes.
Surface water system to have routing points on solum at all changes in direction.

SOLVENT PIPE

Solvent pipe is to be 100mm dia Upvc terminating in balloon draining min. 900mm above window opening.

WASTES/TRAPS

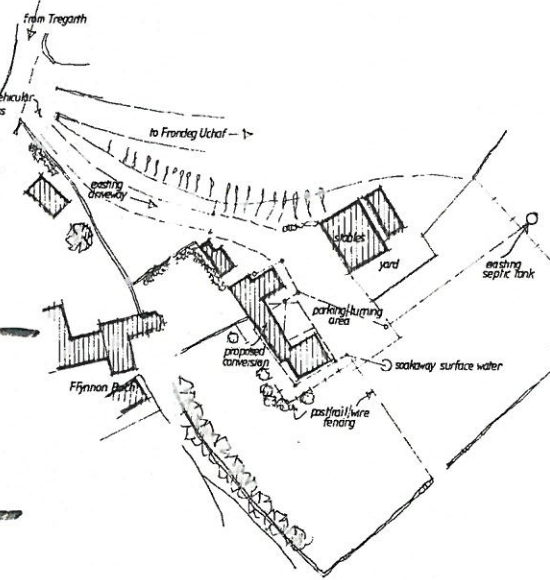
Wastes to bath, shower and sink unit to be 40mm dia. Upvc and 32mm dia. To wash basin.
Each to be fitted with 75mm dia. Deep seal trap.
A screwed access plug is to be provided at the head of each waste run for cleaning purposes.

RAINWATER DISPOSAL

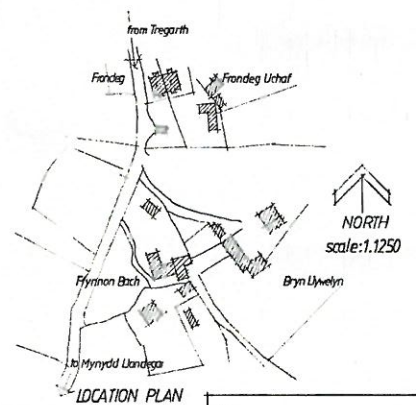
Gutters to be 112mm half round upvc with 68mm dia. Downspouts.

LOCATION OF OIL STORAGE TANK

Where possible the oil storage tank shall be located at least 1800mm from any building within the curtilage and at least 760mm from any boundary.
1. Less than 1800mm from any part of a building:-
Walls of building to have at least 30 minutes fire resistance including eaves and extending 200mm beyond each side of tank. (to be clad with non combustible material) OR Provide a rigid masonry wall between the tank and any part of the building within 1800mm of the tank and construct the eaves as above. The wall should extend 300mm above and beyond each affected part of the tank.
2. Less than 600mm from a boundary:
Provide a 30 minutes fire resistant rigid masonry fire wall between the tank and the boundary wall and extending at least 300mm higher and wider than the sides and top of tank.
AS THERE IS A POSSIBILITY OF POLLUTION OF DRAINS OR WATERCOURSE IN THE EVENT OF LEAKAGE FROM THE TANK THEN A PROPRIETARY RINNED TANK SHALL BE USED IN THIS INSTANCE.



SITE PLAN 1:500



STORAGE OF SOLID WASTE

A suitably located enclosure shall be provided within 30 metres of the dwelling located away from windows and ventilators preferably in a shaded area and generally in accordance with the requirements of Approved Document H.

CYNLLUN DIWYGIEDIG
REVISED PLAN
Deddywyd/Placeddar 25.02.14
Lloches/Signature: [Signature]

Job:
PROPOSED CONVERSION OF OUTBUILDING INTO A DWELLING AT BRYN LLYWELYN TREGARTH
ELEVATIONS
SITE and LOCATION PLANS
Scale: 1:100 Drawing No: 768.2A
25.02.14
Eric Hughes
Building Design Services
Gwasanaethau Cynllunio Adolodau
Tel/Fax: (01248) 679840