
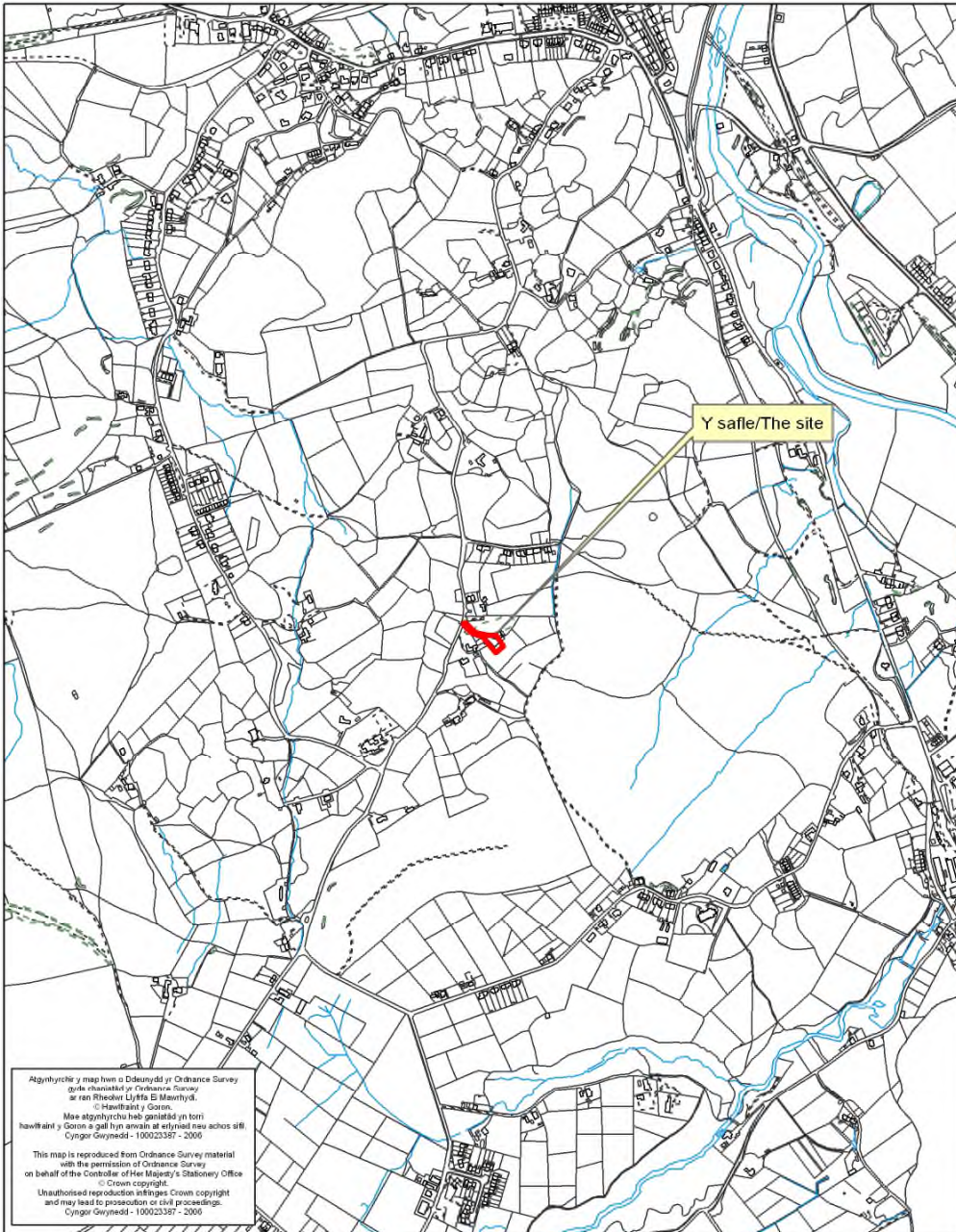


Number: 2

 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: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

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 At the Planning Committee meeting on 15 December, 2014, the members resolved to postpone a decision on the application in order to arrange a site visit.
- 1.2 Also, and in response to the concerns noted previously in relation to the size of the proposed extension, the applicant submitted an amended plan which omitted the extension that had originally been proposed for the front of the building. A second full consultation was held following this recent amendment.
- 1.3 This is a full application for converting and extending agricultural single-storey buildings into a two bedroom affordable living unit.
- 1.4 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 dispersed and ranges in terms of appearances and size.
- 1.5 An existing access with a private track leads to the site off the closest public road with open land to the north, the south and the east of the site. There are residential homes in the south-west direction with the closest part of one premises around 20 metres from the buildings that are the subject of this application.
- 1.6 This proposal aims to combine current 'L' shaped agricultural buildings to create a residential unit. The existing building has a mono-pitch roof made of corrugated steel sheets. The internal layout of the proposal would provide a living room, kitchen/dining room, two bedrooms and a bathroom. The application has been amended from its original submission by removing a window shown to be included on the rear of the building and by removing the extension as mentioned above.
- 1.7 The existing buildings are placed on part of a broader site that includes a separate yard and stables. The buildings themselves are made of natural stone and include temporary mono-pitch 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. It appears that reconstruction and renovation work has been undertaken to parts of the building.
- 1.8 The application is submitted to the planning committee at the local member's request.

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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.

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.

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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.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments 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

NCT 18: Transport

3. Relevant Planning History:

3.1 Application C02A/0461/16/LL – the erection of an extension to an agricultural building - approved 07.11.02

4. Consultations:

Community/Town Council: Supportive. Following the second consultation, confirmation was again received that it supported the application.

Transportation Unit: No objection, the existing entrance is in use and there is sufficient parking and turning space within the site.

Natural Resources Wales: No objection, it is acknowledged that the bat survey was standard and that no traces of protected species were discovered, but it will be necessary to contact again if traces are discovered during the work. Following the second consultation, confirmation was received that the original observations were still valid.

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Welsh Water: No observations as it is proposed to use private treatment facilities.

Public Protection Unit: No observations

Strategic Housing Unit: An assessment was undertaken by Tai Teg of the applicant's need for an affordable house. It found that they did comply with the definition of local need for an affordable house. On this basis the Housing Strategic Policy Unit supports the application.

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

- A window at the back of the building affecting the privacy of a neighbouring premises

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

- Animals making noise
- 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 second 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

As is already noted, a second consultation was held following a further amendment to the application. This period has ended and three letters of support were received noting the following:

- As the closest neighbour, we continue to support the proposal
- No strong observations
- We support opportunities for local Welsh speakers to have affordable housing

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5. Assessment of the material planning considerations:

5.1 The principle of the development

- 5.1.1 Several factors must be considered in relation to this application, but the main considerations are the suitability of the building to be converted and also the principle of converting such a building for residential use. Therefore, in terms of the principle of the proposal, policies C4 and CH12 of the UDP are the main local policies.
- 5.1.2 The site is within open countryside and is outside any recognised development boundary. An application to erect a new dwelling on such a site would not be acceptable and proposals to convert existing buildings are strictly controlled.
- 5.1.3 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 entirely, which are the policy requirements regarding developing affordable units in the countryside, and whether it can be proven first that a suitable economic use cannot be secured for the building in addition to the suitability of the building for its conversion. In addition to policies C4 and CH12 of the UDP, paragraph 3.2.1 of TAN 6 states: “when assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the proposed new use is acceptable for the building in planning terms...”
- 5.1.4 In terms of proving that an economic use cannot be secured for the building, formal assessments have been submitted with the application in the form of a Planning Statement along with a Valuation/Marketing report from a local estate agent. However, 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.
- 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. Also, it can be noted that the size of the proposed house is now considered to be affordable and that it complies with the size of a two bedroom single-storey affordable house (as noted in SPG: Affordable Housing and TAN 2). Despite this confirmation, it does not overcome or outweigh the requirements of policy CH12 which state clearly “that conversions of buildings for residential use will not be permitted unless it is proven first that a suitable economic use cannot be secured for the building”. A recent appeal for Tŷ Coch Glasinfryn stated “it is essential in open countryside that converting buildings for residential use is not approved unless the four criteria of policy CH12 can be met”. It is considered that this appeal provides a clear stance on interpreting policy CH12.
- 5.1.6 On these grounds, and despite there being proof of the need for affordable local need housing, the officers have not been convinced that strong evidence has been submitted to prove that in the first place a suitable economic use cannot be secured for the building as the policy requires. Therefore, it is not considered that the proposal satisfies policy CH12 or the requirements of national policy which endorse policy CH12.
- 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 and condition as it is,

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without having to add too much to it or re-build it to make it habitable. This is supported by national advice in paragraph 3.2.1 of TAN 6 which states: “when assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the proposed new use is acceptable for the building in planning terms...”

- 5.1.8 It is acknowledged that the application has been amended by removing the proposed extension to the front of the building that would make its size excessive in terms of the sizes of affordable units noted in the relevant guidance. Nevertheless, there is also doubt regarding the condition of the building and the extent of the proposed changes and extensions including replacing the existing roofs with pitched roofs and whether or not these would comply with policy C4, requirements of SPG: ‘Converting Buildings in Open Countryside and in Rural Villages’ or the advice provided in TAN 6.
- 5.1.9 It is therefore not believed that the principle of the proposal is acceptable, as it does not satisfy the requirements of policies C1 (Locating New Development), C4 and CH12 of the UDP or the advice in SPG: ‘Converting Buildings in Open Countryside and in Rural Villages’ or the advice provided in TAN 6.

5.2 Visual amenities

- 5.2.1 These houses are located approximately 120 metres away from the closest public road. An existing private track connects this road to the site. Around the site, dispersed trees and bushes can be seen within surrounding fields and gardens, while tall hedgerows grow adjacent to several parts of the public road. The surrounding land is mostly on a slope, especially when approaching Mynydd Llandygai from the Tregarth direction.
- 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.
- 5.2.3 It is not considered that the proposal would have an impact on the area's visual amenities to an unacceptable degree based on its 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 Conservation Area. It is not believed that the proposal would affect the features and form of the local landscape (which is scattered in terms of its built form) and the appearances 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 There are residential houses located comparatively close to the rear 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, compared with what is there at present.
- 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

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building. This element was amended by completely removing the window from the proposal. Further observations were received acknowledging that this had satisfied their largest 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 amendments to the plan satisfy the largest concerns of the residents located nearest to the 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 waiting on the road itself. The site includes sufficient space in front of the buildings for parking and turning.

- 5.4.2 As confirmed by the transportation 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

- 5.5.1 A bat survey was submitted with this application and no traces of protected species were discovered within these buildings. Therefore, neither the Council's Biodiversity Unit nor Natural Resources Wales have objections to the proposal in terms of Biodiversity matters; it is therefore believed that the proposal meets the requirements of policy B20.

6. Conclusions:

- 6.1 Based on the above assessment and having considered all the relevant matters including 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 acceptable as it does not conform to the requirements of the policies noted above.

7. Recommendation:

- 7.1 To refuse – reasons

1. The proposal is contrary to Policy CH12 of the Unitary Development Plan as it is not considered that it has been proven beyond doubt that a genuine attempt has been made to market the property thoroughly enough for a sufficient time in order to secure economic use for the building.
2. The proposal is contrary to Policy C4 of the Unitary Development Plan, the advice of Supplementary Planning Guidance 'Converting Buildings in Open Countryside and Rural Villages' and to the advice of Technical Advice Note 6 as it is not considered that the existing building is suitable for its proposed use without the need for substantial changes of construction work.

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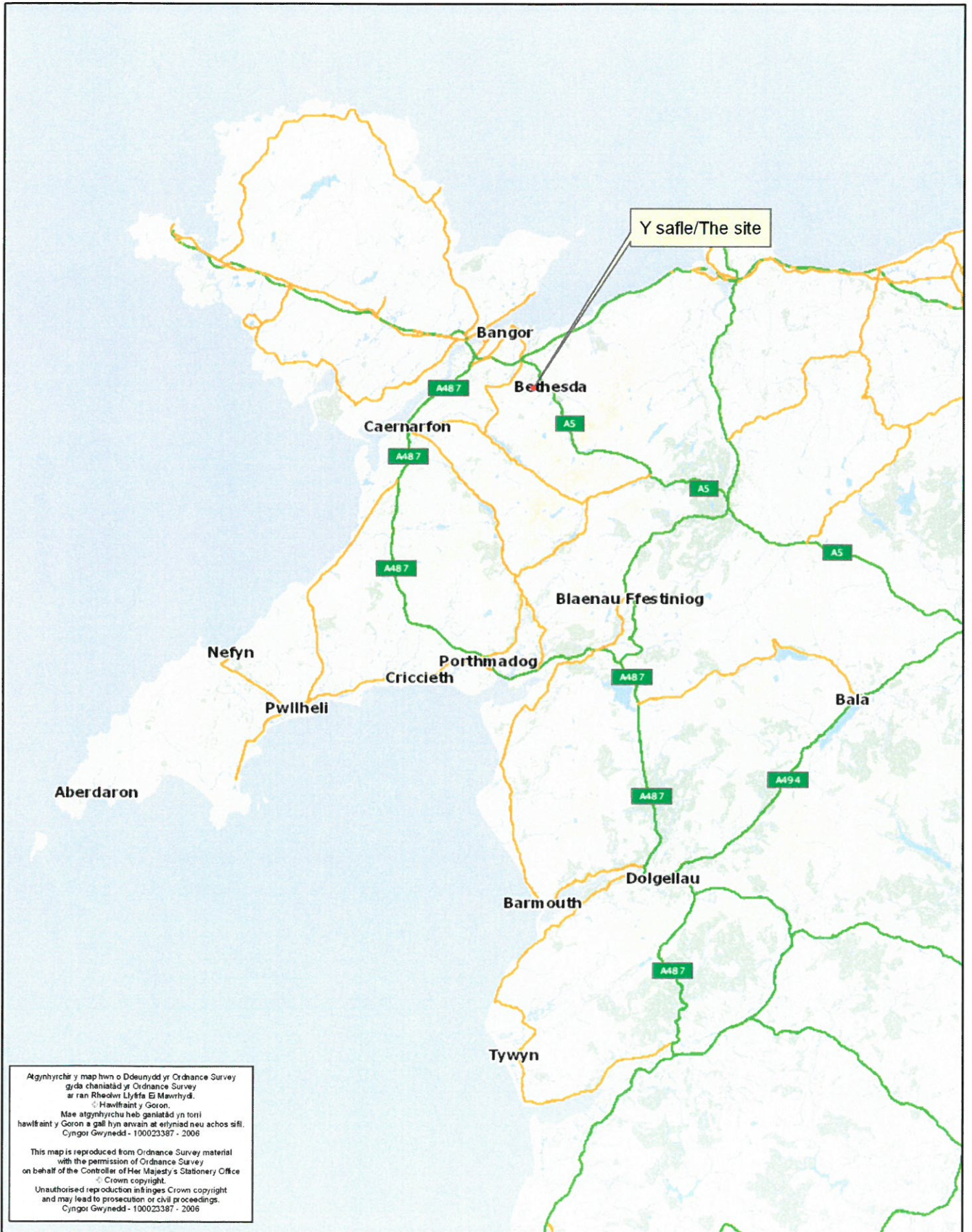
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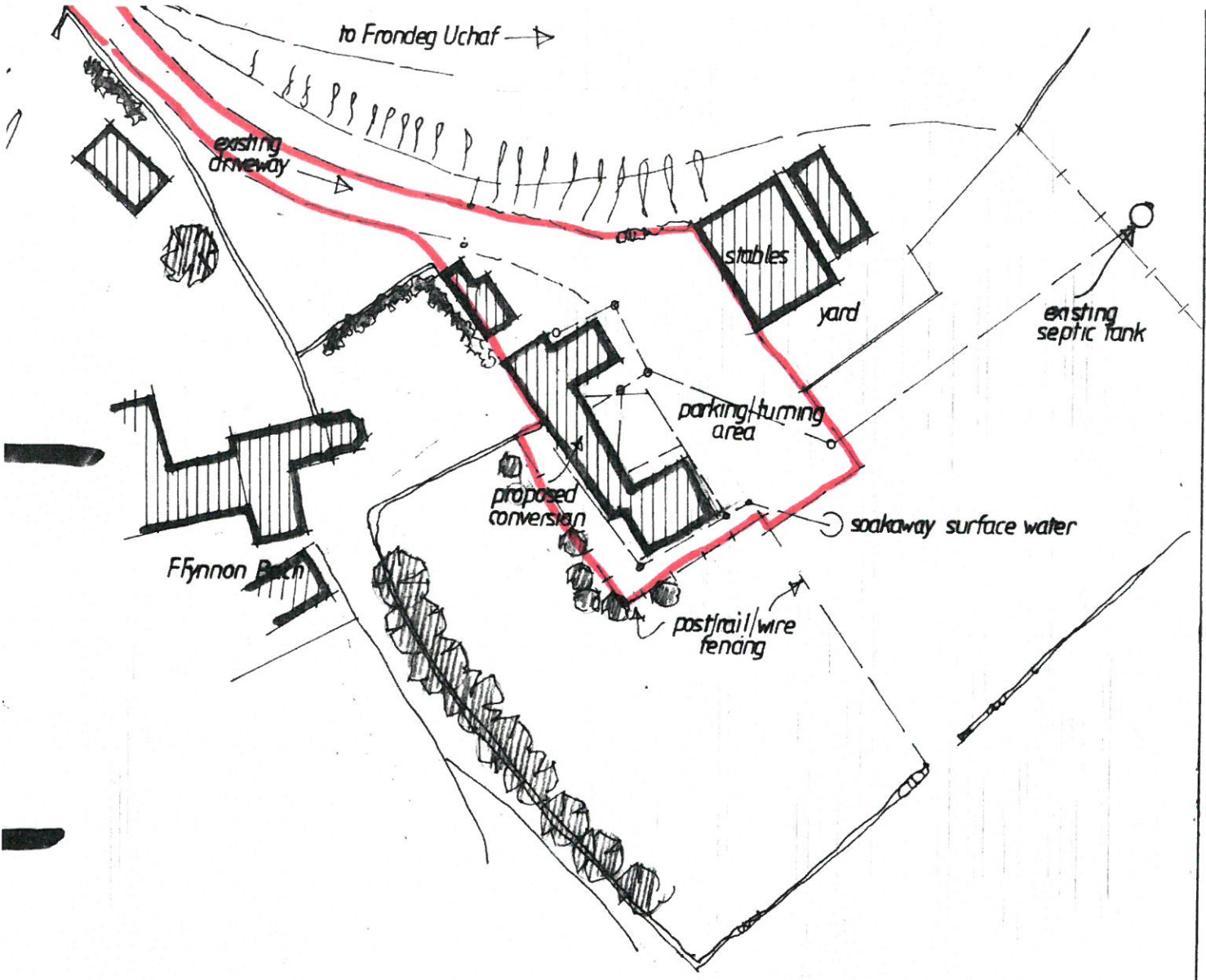
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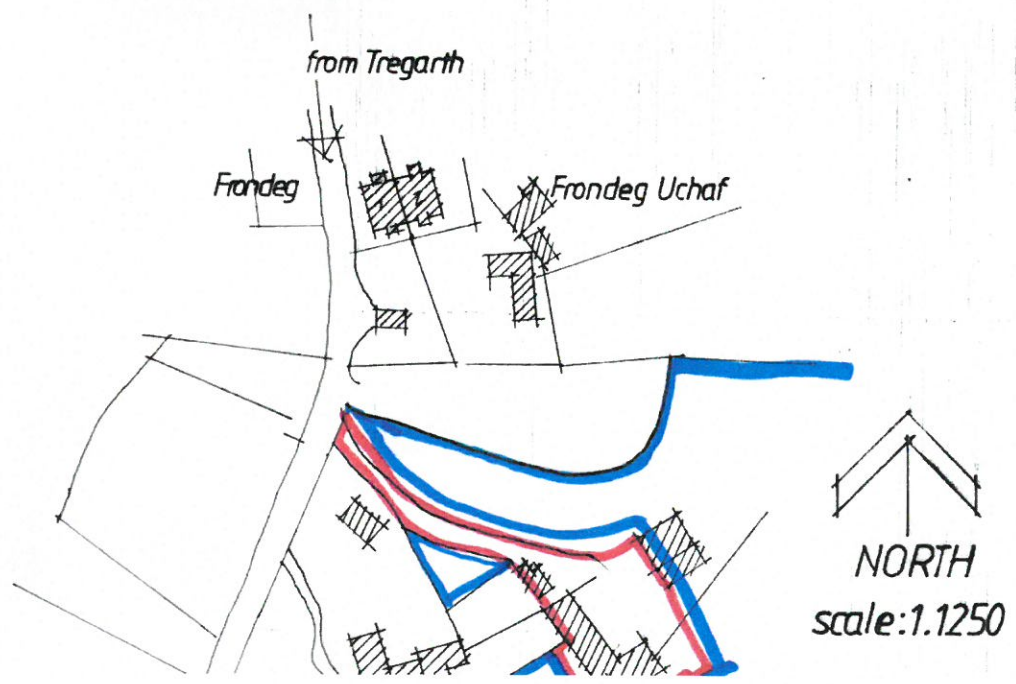


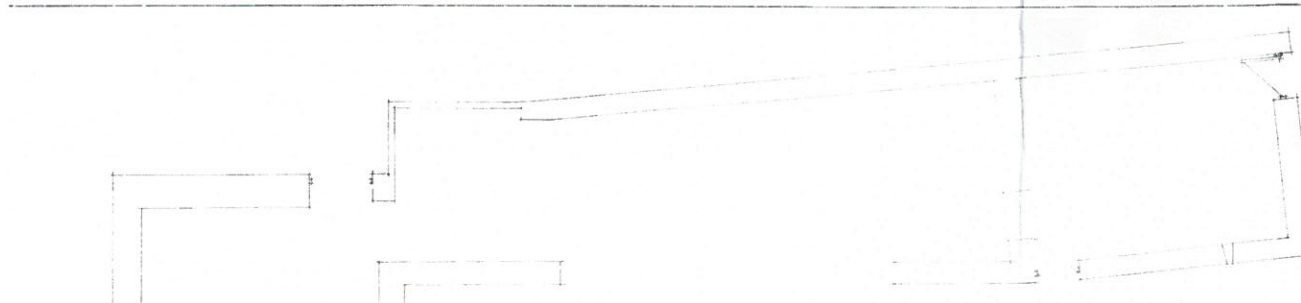
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SITE PLAN 1:500





EXISTING FLOOR PLAN

VENTILATION TO ROOMS
(Compliance with PART F1)

Background ventilators and intermittent extractors

a) **PURGE**
Provide opening vent to new windows equivalent to a minimum of 6% (1/20th) of floor area of rooms where windows are operable to a fixed position greater than 30 degrees or 1/10th of floor area if less than 30 degrees

b) **BACKGROUND**
Provide trickle vents to each window providing min 5000^{l/h} of continuous ventilation (equivalent area) The equivalent area is to be clearly marked on the product to confirm compliance with Approved Document F1

c) **MECHANICAL**
Provide mechanical extraction as follows:
Kitchen: capture or remove extractor ducted to discharge externally and capable of extracting at a rate not less than 80 litres per second or a motorised in a cooker hood capable of extracting at a rate not less than 30 litres per second

EXTERNAL WALLS
External walls constructed of 100mm GPM block over leaf 50mm clear cavity 50mm Kingspan Kooltherm K18 insulation boards and 100mm GPM block inner leaf. But leaves constructed in solid concrete blockwork or common brickwork up to eave level. MCA NA GPM or similar block with equivalent thermal conductivity and resistance.

NOTE - Comprehensive list of requirements shall be in accordance with requirements of Section 2001 and BS Standards and BS EN Standards and as given in Section 2 and 10 of Approved Document 2

NOTE - All ceiling extractors to be fitted with condensation traps

VENTILATION TO FIRE ALARMS IN SITTING ROOM
Provide 2 No. Stachon BM 418 Black Hole Vario Vent Core (all ventilators in external wall) (Each with 100lit per hr flow including air blast coil and with draught trap)

EXTERNAL WALLS
External walls constructed of 100mm GPM block over leaf 50mm clear cavity 50mm Kingspan Kooltherm K18 insulation boards and 100mm GPM block inner leaf. But leaves constructed in solid concrete blockwork or common brickwork up to eave level. MCA NA GPM or similar block with equivalent thermal conductivity and resistance.

NOTE - Comprehensive list of requirements shall be in accordance with requirements of Section 2001 and BS Standards and BS EN Standards and as given in Section 2 and 10 of Approved Document 2

NOTE - All ceiling extractors to be fitted with condensation traps

VENTILATION TO FIRE ALARMS IN SITTING ROOM
Provide 2 No. Stachon BM 418 Black Hole Vario Vent Core (all ventilators in external wall) (Each with 100lit per hr flow including air blast coil and with draught trap)

INTERNAL WALLS
Clear cavity of eave level and M cavity at base of walls with lean max concrete to within 225mm of eave level. Provide stainless steel cavity wall ties at 750 centres horizontally and 450 centres vertically and staggered with additional ties at 225 centres vertically within a distance of 225mm from the vertical edges of all openings, movement joints and roof verges where appropriate. Provide Furts stainless steel extension profiles where new brick abuts existing walls.

WALL TIES (Stonework)
Provide stainless steel wall ties in external leaf of blockwork at 500 centres horizontally and 450 centres vertically to retain stonework.

THERMAL ELEMENTS
V. Values
Levels of insulation are based on elemental approach in accordance with Approved Document 1(A) / L1B 2010 Edition and provide by maximum values required in accordance with Approved Document 1. 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)
FLOOR: U value 0.18 W/m²K (rafter level)
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 work.

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 Technologies Ltd Span Tables for dwellings with strength classes C 16 and C 24 and as indicated on plan and sections.

INTERNAL LINING TO EXISTING WALLS
External walls to be lined internally with 100 x 50mm treated sw studing at 600mm centres and fixed 25mm clear of wall surface.
Provide 75mm Kingspan Kooltherm insulation boards between studing.
Line internal face of studs with 125mm plasterboards and skim on Visqueen 1200 gauge vapour control layer.

MICLED ROOF (TRUSSES)
Roof constructed of natural Welsh slates on 50 x 25mm treated softwood battens on TYVEK micro porous underlay on link type gungulated roof trusses manufactured in accordance with BS 5258 Part 3 with members to TR26 grade timber with site fixing at 400mm centres.

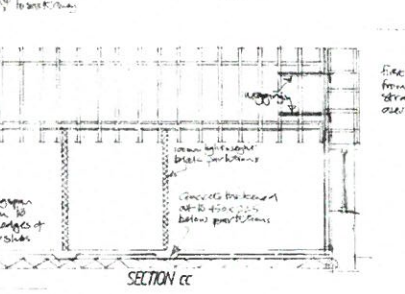
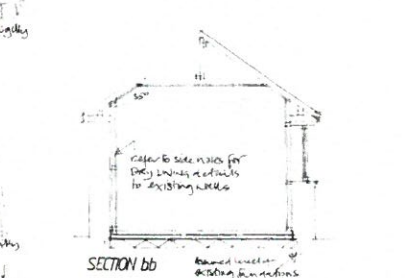
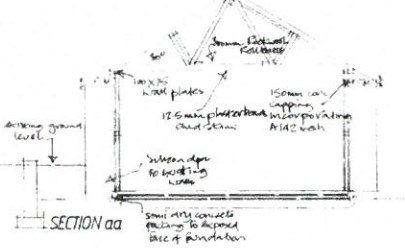
BRACING TO TRUSSES
Bracing to trusses to be in accordance with BS 5258 Part 3 1998 Annex A. All bracing to be ex 25mm x 100mm and fixed in every truss using minimum 2 No 3.35mm x 65mm galvanised round wire nails. All lap joints to be side by side and over at least two trusses. Refer to Manufacturers Truss and Bracing Layout Plan and Notes.

INSULATION
Lay 300mm Rockwool Roll Batts insulation to the horizontal roof void (150mm between posts and 150mm at right angles). Provide and fix 100mm Kingspan Kooltherm K18 insulation boards between rafters to existing ceiling areas as shown with min 25mm air space above to provide a space to drain treatable. Vapour membrane (U value 0.18 W/m²K). Provide 42mm Kingspan Kooltherm K18 insulated plasterboards with 3mm skim coat to underside of rafters.

LATERAL SUPPORT
Provide 1m x 305mm galvan MS straps at max 2m centres at eaves and gable ends and levels to give lateral support to walls. All in accordance with diagrams 16 & 17 Approved Document 2002 Building Regulations (2004 Edition).

CEILING
New ceilings to be 125mm plasterboards with skim finish.

PREVENTION OF THERMAL BRIDGING AROUND OPENINGS
1) Lintels: Lintels to have internal insulation with internal faces covered with min 15mm of lightweight plaster.
2) Jambes: Close cavities at reveals with finished type approved insulated cavity closure in accordance with Diagram 13 Section 5 Approved Document C.
3) Gills: Cavity wall insulation to be brought up to tightly to underside of window sills.



SECTION aa
SECTION bb
SECTION cc

COMPLIANT DWYRGREID REVISED PLAN
The information on this plan is valid until 01.01.15

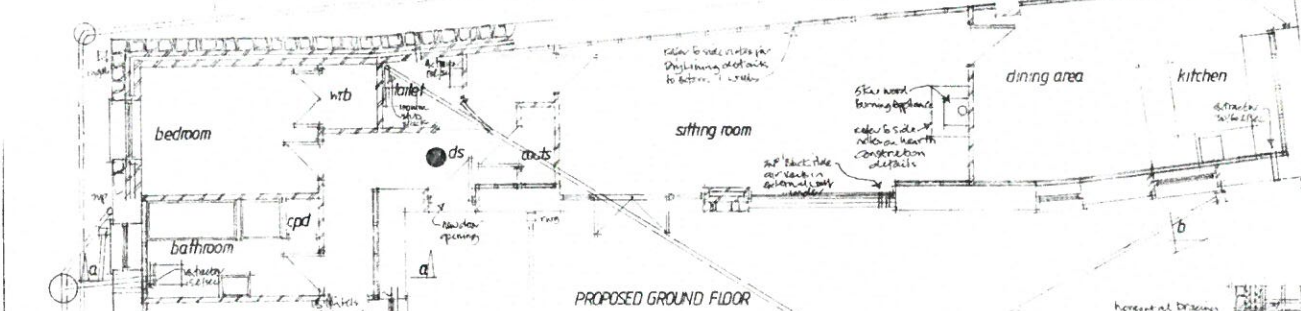
VENTILATION TO ROOMS
(Compliance with PART F1)

Background ventilators and intermittent extractors

a) **PURGE**
Provide opening vent to new windows equivalent to a minimum of 6% (1/20th) of floor area of rooms where windows are operable to a fixed position greater than 30 degrees or 1/10th of floor area if less than 30 degrees

b) **BACKGROUND**
Provide trickle vents to each window providing min 5000^{l/h} of continuous ventilation (equivalent area) The equivalent area is to be clearly marked on the product to confirm compliance with Approved Document F1

c) **MECHANICAL**
Provide mechanical extraction as follows:
Kitchen: capture or remove extractor ducted to discharge externally and capable of extracting at a rate not less than 80 litres per second or a motorised in a cooker hood capable of extracting at a rate not less than 30 litres per second



DISC TO EXISTING WALLS
Provide silicon disc by section to existing stone walls. Treatment to be carried out by specialist subcontractor and is to carry a 30 year guarantee.
SAFEGUARD CHEMICALS DISC SYSTEM AGREEMENT CERT NO 970301

FOUNDATIONS
Foundations to be constructed in accordance with Section 2E of Approved Document A of 2000 Building Regulations 2004 Edition and designed in accordance with prevailing ground conditions. Generally foundations to external cavity walls shall be constructed 100mm wide 425mm thick concrete (grade S72 or GEN 1 Concrete to BS 8500-2) or in accordance with Table 10 Section 2E of Approved Document A and shall be taken down to load bearing ground but in any case shall have 600mm concrete Foundations to load bearing internal block partitions shall be 450x225mm thick. New foundations to external walls are to be stepped up 150mm above base of existing wall foundations where they abut. Foundations to some faced external walls shall be 300mm x 250mm thick.

AS STEPS IN FOUNDATIONS WHERE NECESSARY TO BE IN ACCORDANCE WITH DIAGRAM 22 SECTION 2E OF APPROVED DOCUMENT A
Concrete slab beneath non-load bearing lightweight block partitions is to be thickened out to 225mm or suitably reinforced.

EPIC SAFETY
Provide 2 no self contained and inter-connected smoke alarms and 1 no fire detector permanently wired to separately fused control or distribution board and installed to conform to IEE Regulations. In accordance with BS 5833 Part 6 optical smoke alarms should be installed in circulation areas such as hallways and landings and some alarm chamber based smoke alarms should be used in rooms such as living or dining rooms. Alarms in the circulation areas is to be within 7.5 metres of the door into every habitable room. Where the alarm area is not separated from the stairway or circulation space by a door then an additional composite optical heat detector should be fitted in the kitchen.

ALARMS TO BE LOCATED AT CEILING LEVEL A MINIMUM OF 300mm FROM ANY WALL OR LIGHT FITTING AND GENERALLY AT AN ALTITUDE WITH SECTION 1 APPROVED DOC. B 2000 EDITION CONSOLIDATED WITH 2000 AND 2002 AMENDMENTS

ESCAPE WINDOWS
Escape windows as indicated on plan to have clear opening min. 500mm wide x 1000mm high with sill height between 600 and 1100mm above floor level and shall be lockable without the use of a key.

SAFETY GLAZING
Glazing to external doors, windows with sill heights below 800mm and all glazing in critical areas as defined in Approved Document B is to be TOUGHENED Glass and is to be marked as such in accordance with BS 6206

HOT AND COLD WATER SUPPLIES
A hot and cold water supply is to be provided to the kitchen (bath and wash hand basins in the...)

HEATING SYSTEM
Central Domestic Hot Water System to be Compressing Conifer roof mounted boiler with horizontal discharge boiler flue - oil fired system.

HEATING EFFICIENCY
Refer to have SEDBUK (Seasonal efficiency of a domestic boiler in UK) of not less than as follows:
Oil fired Combi: SEDBUK Band A
System is to be installed in accordance with BS5446 1990 and BS5446 1989 and shall include for limiting 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 body on completion to comply with requirements of paragraph 1.49 of Approved Document 1.1.

NOTICE PLATE FOR BOILER FLUE
Provide a robust and indelibly marked SAFETY INFORMATION NOTICE to be permanently located adjacent to the Consumer Unit and providing the following information:
1) Location of boiler and flue
2) Category of flue and generic types of appliance that can be safely used in the location
3) The type and size of flue and manufacturer's name
4) The installation date

HEATING CONTROLS/INSULATION
Heating system to be controlled by room thermostat and motorised valves to be provided throughout. All hot water pipes to be insulated to comply with BS5442 1977.

PREVENTION OF AIR INFILTRATION
1) Draught-stripping to be provided to all windows, doors and lift-hatch
2) All service pipe ducts at floor and ceiling levels to be sealed.

HEATING EFFICIENCY
Refer to have SEDBUK (Seasonal efficiency of a domestic boiler in UK) of not less than as follows:
Oil fired Combi: SEDBUK Band A
System is to be installed in accordance with BS5446 1990 and BS5446 1989 and shall include for limiting 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 body on completion to comply with requirements of paragraph 1.49 of Approved Document 1.1.

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2) All service pipe ducts at floor and ceiling levels to be sealed.

RADON GAS
No radon gas protection measures required.

Job
PROPOSED CONVERSION OF OUTBUILDING INTO A DWELLING AT BRYN LLYWELYN TREGARTH
PLANS AND SECTIONS
Scale: 1:50 Drawing No: 708.1

Eric Hughes
Building Design Services
Gwasanaeth Cymunedol Adeiladu
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FRONT ELEVATION



REAR ELEVATION

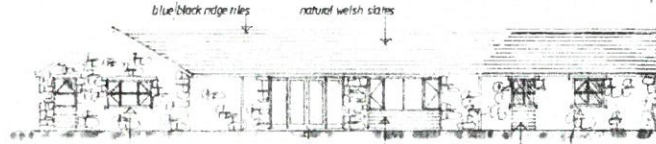


SIDE ELEVATION



SIDE ELEVATION

EXISTING ELEVATIONS



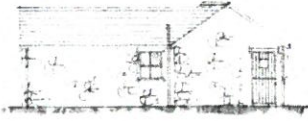
FRONT ELEVATION

blue/black ridge tiles
natural welsh slates
painted timber windows and doors

vertical slate chimneys
stone sills



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 when not required all 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 25m² of floor area of lighting or one per four fixed light fittings or 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 in comply with requirements of BS 2550 in respect of air leakage rate: max leakage per m² of ceiling area not to exceed 0.08m³/h at 1Pa.
All downlighters to meet requirements of BS 4747 Parts 1 and 2 in respect of 10000 minutes fire rating and ROBUST DETAILS Ltd 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 firing and temperature control settings.
- 2) What routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service intervals of the system(s).

DISPOSAL

Drains to be Omega or similar approved UPVC system complying with BS457: 4869 (382 and 545).

Drain pipes to be 100mm dia. Laid on 150mm pea gravel bedding (see gravel bed and surround beneath floors). Gradients to be 1 in 40 or thereabouts.

Drains passing through walls to be protected with pre-cast concrete linings over pipes. 40mm gap to be provided around pipe which is to be packed with or polystyrene board.

Drains installed within 1 metre of building with eaves. Below foundation level are to be banked with lean mix concrete to level of underside of adjacent foundation.

Any drains passing beneath driveways or parking areas to be encased in 150mm concrete. Concrete is to be topped with at least 10mm of slip resistant surface.

Provide FLEVECELL (shoved) at each point beneath concrete surround.

Surface water drains are to connect to soakaway pits located a minimum of 5 metres from the building.

The precise position and size of soakaway to surface water drains are to be determined by means of percolation tests.

Inspection chambers are to be constructed in 225mm Class B Eng. Brickwork on 150mm concrete base or D25MA or similar UPVC precast chamber.

Covers to be light duty galv. Steel in pedestrian areas and museum duty in parking/shed areas.
Insight chambers to have double seal covers secured in frame with non-corrosive bolts.
NOTE: All lightweight covers to be bricked down.

All gullies on both foul and surface water drainage systems to be O2MA or similar better type fitted with removable baffles for cleaning purposes.
Surface water system to have rodding points on system at all changes in direction.

CYNLLUN DIWYGIEDIG
REVISED PLAN
Date of this Revision: 09.01.15
Submitted: 09.01.15

SOILVENT PIPE

Soilvent pipe is to be 100mm dia. Upvc terminating in balloon grazing min 600mm 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 screen access bag is to be provided at the head of each waste run for cleaning purposes.

RAINWATER DISPOSAL

Gullies to be 112mm dia. round upvc with 6mm dia. Downspouts.

LOCATION OF OIL STORAGE TANKS

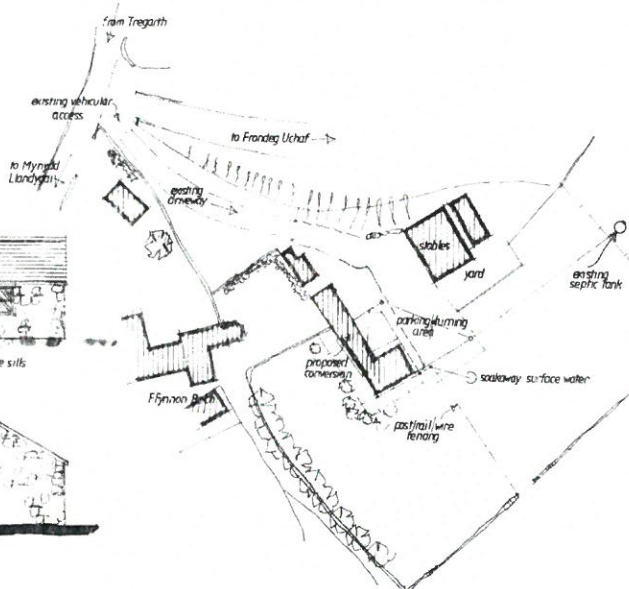
Where possible the oil storage tank shall be located at least 1800mm from any building within the curtilage and at least 750mm from any boundary.

1. Less than 1800mm from any part of a building.
Walls of building in line at least 30 metres the resistance including eaves and extending 300mm beyond each side of tank to be clad with non-combustible material.

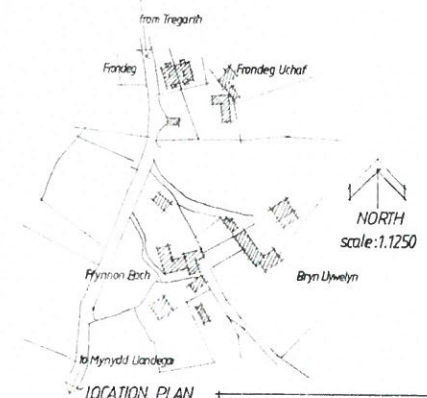
OR Provide a rigid masonry wall between tank and any part of the building within 1500mm of the tank and construct the walls as above. The wall shall extend 300mm above and beyond each affected part of the tank.

2. Less than 600mm from a boundary.
Provide a 300mm high 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 GRASS OR WATERWAYS IN THE EVENT OF LEAKAGE FROM THE TANK THEN A PROPRIETARY BUNDED TANK SHALL BE USED IN THIS INSTANCE.



SITE PLAN 1:500



NORTH
scale: 1:1250

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.

Job:
PROPOSED CONVERSION OF OUTBUILDING INTO A DWELLING AT BRYN LLYWELYN TREGARTH
ELEVATIONS
SITE and LOCATION PLANS
Scale 1:100 Drawing No. 768.2

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