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***Y PWYLLGOR  
CYNLLUNIO***

***27 GORFFENNAF 2017***

***RHANBARTH Y  
DWYRAIN***

**PLANNING  
COMMITTEE**

**27 JULY 2017**

**AREA  
EAST**



# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

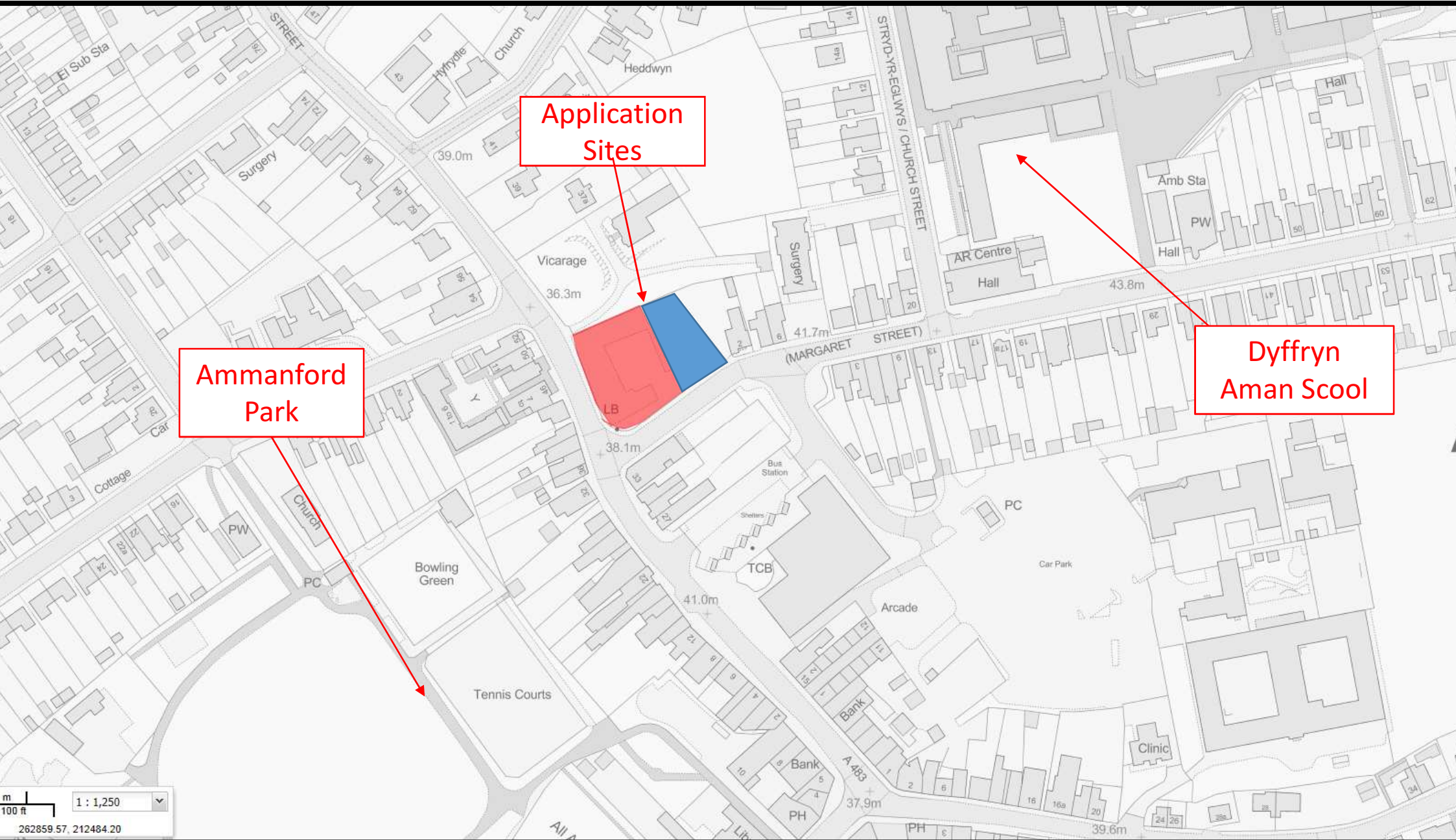
**APPLICATIONS RECOMMENDED FOR  
APPROVAL**



# E/34907 & E/35622

# E/34907 E/35622

# LOCATION PLAN



Ammanford Park

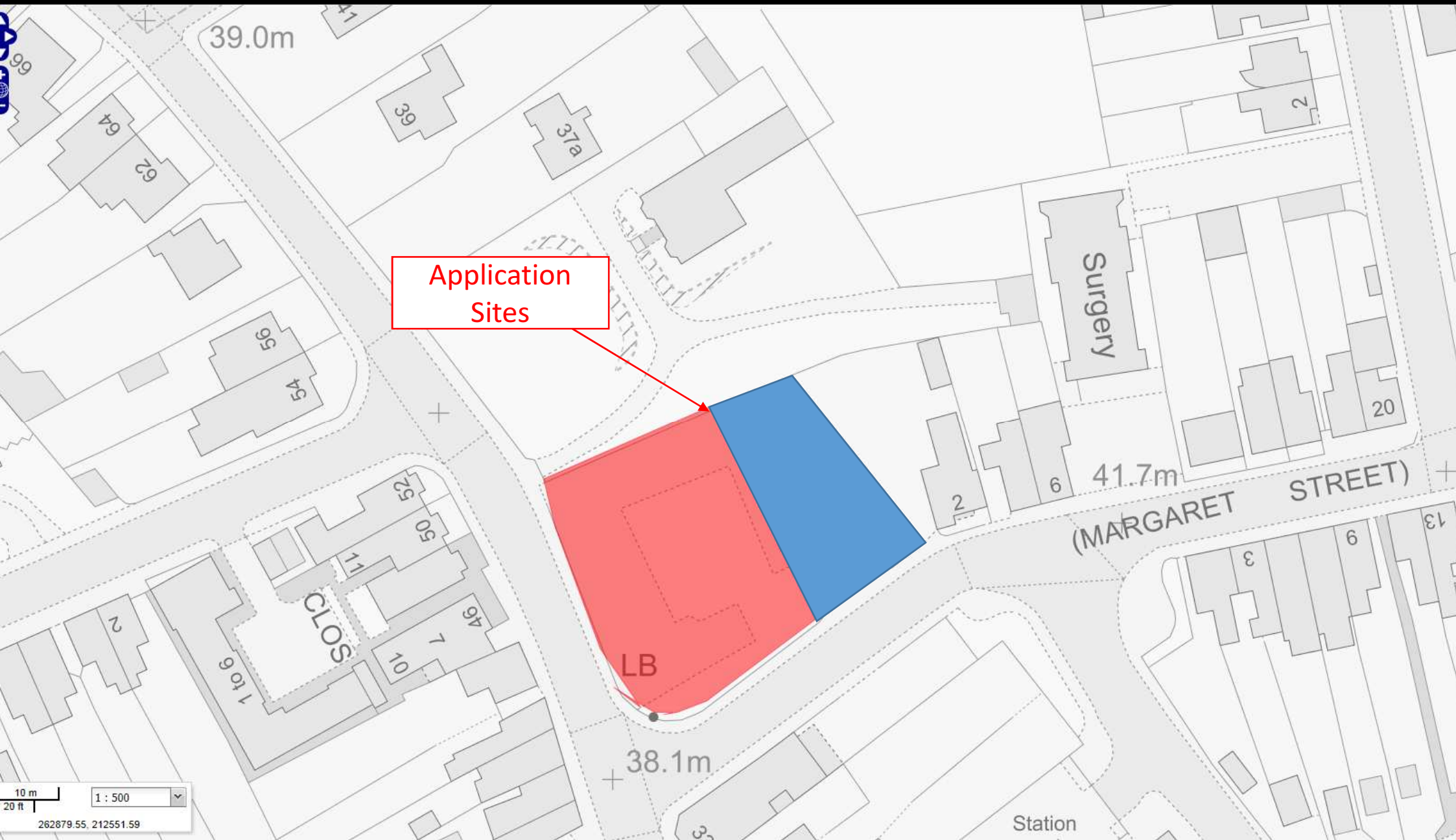
Application Sites

Dyffryn Aman Scool



E/34907 E/35622

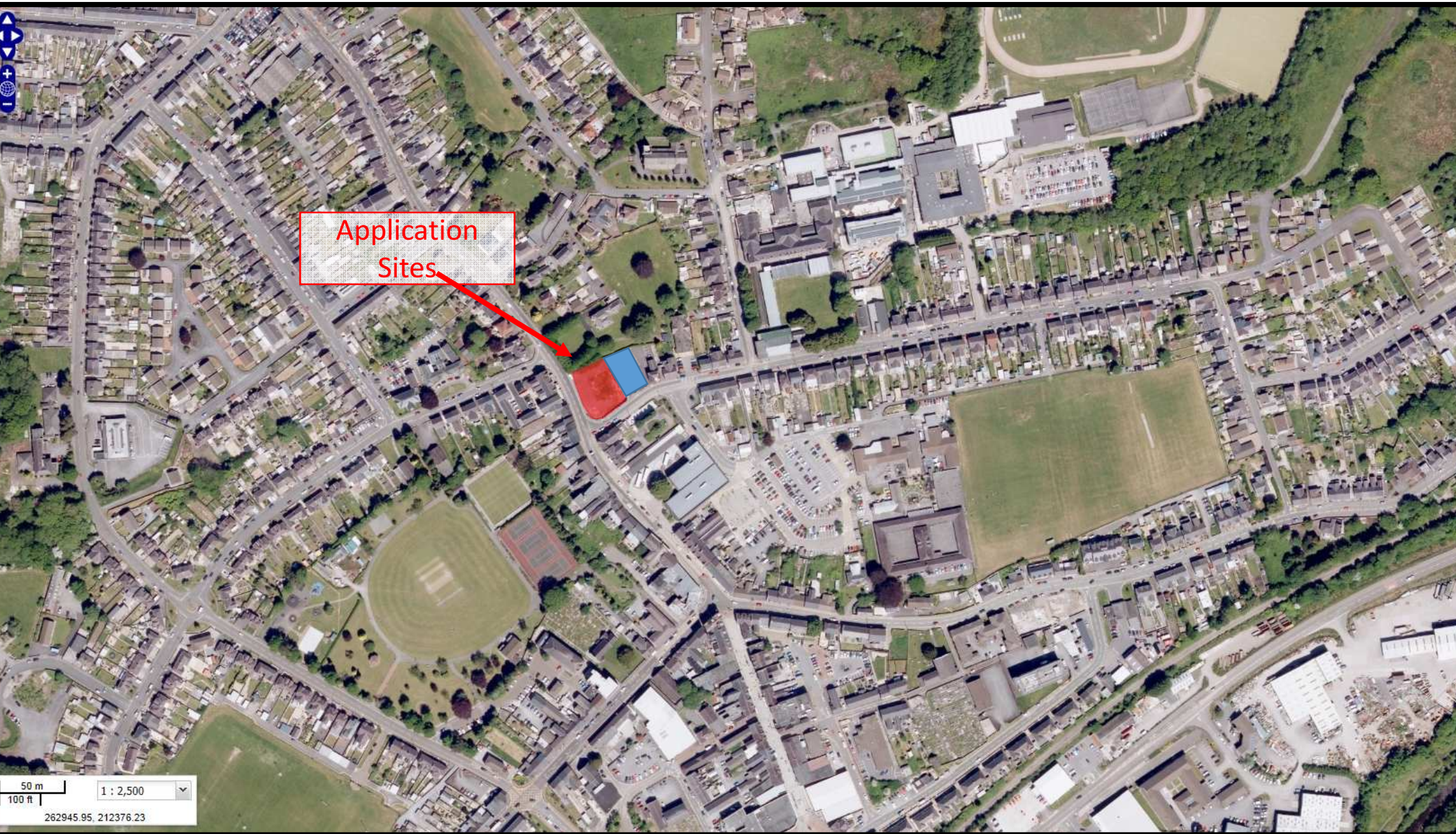
# SITE PLAN





E/34907 E/35622

# AERIAL PHOTO OF APPLICATION SITES





E/34907 E/35622

Google Streetview



E/34907 E/35622

Google Streetview





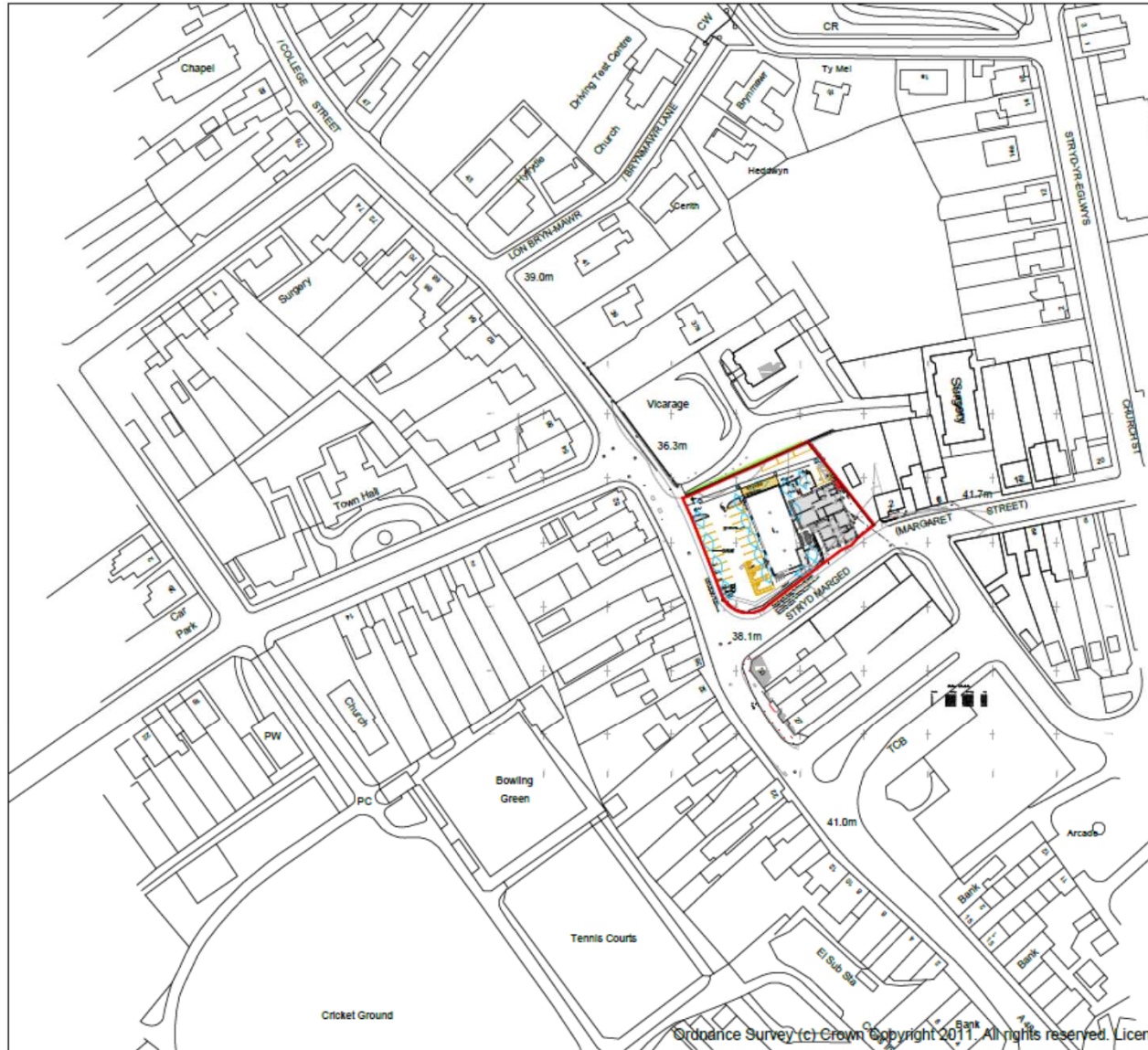
E/34907 E/35622

Google Streetview



# E/34907

# LOCATION PLAN



Paper size  
**A3**

**DR**  
**Design**

Architectural Services

Davies Richards Design Ltd.

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Mumbles - 01792 347692

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WEB - [www.daviesrichardsdesign.com](http://www.daviesrichardsdesign.com)

JOB TITLE :

Aspect developments  
Former Police Station  
College Street  
Ammanford  
SA18 2PN

Do Not Scale From This Drawing

DRAWING TITLE :

Location plan

Original paper size - A3

SCALE :

1/1250

DWG STATUS:

Planning

DRAWN BY :

CJW

DATE:

12/7/2016

PLAN No

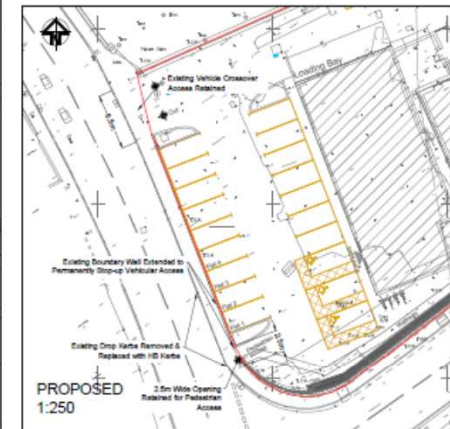
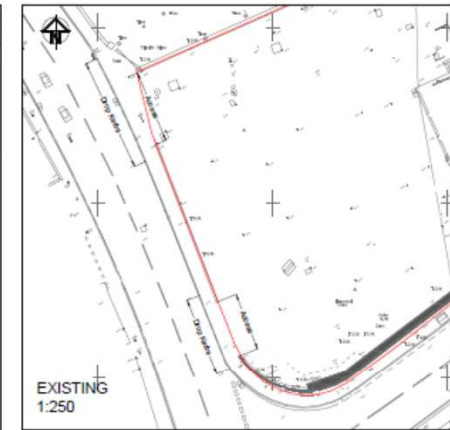
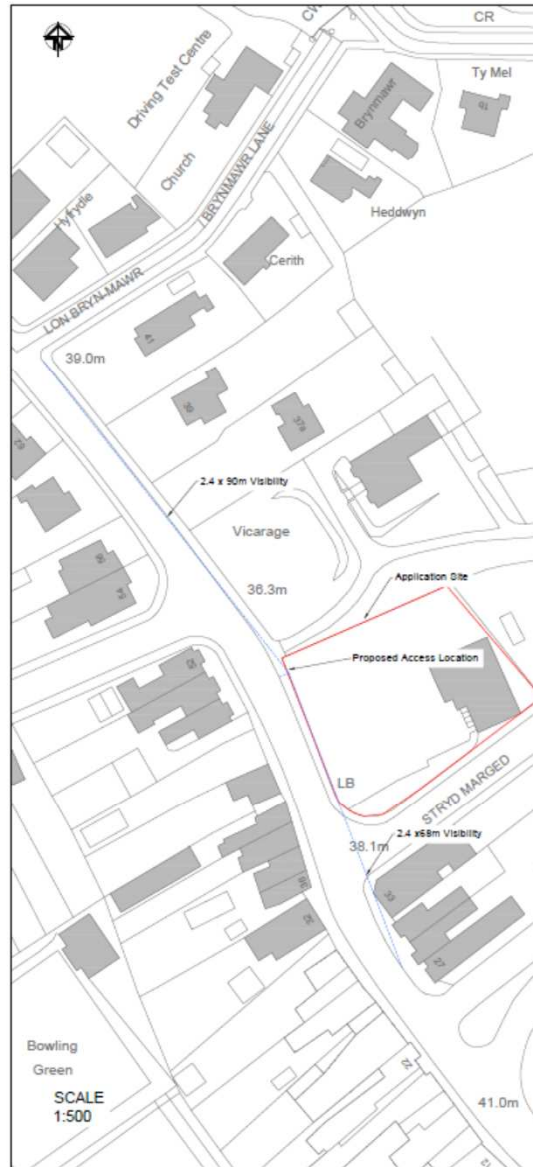
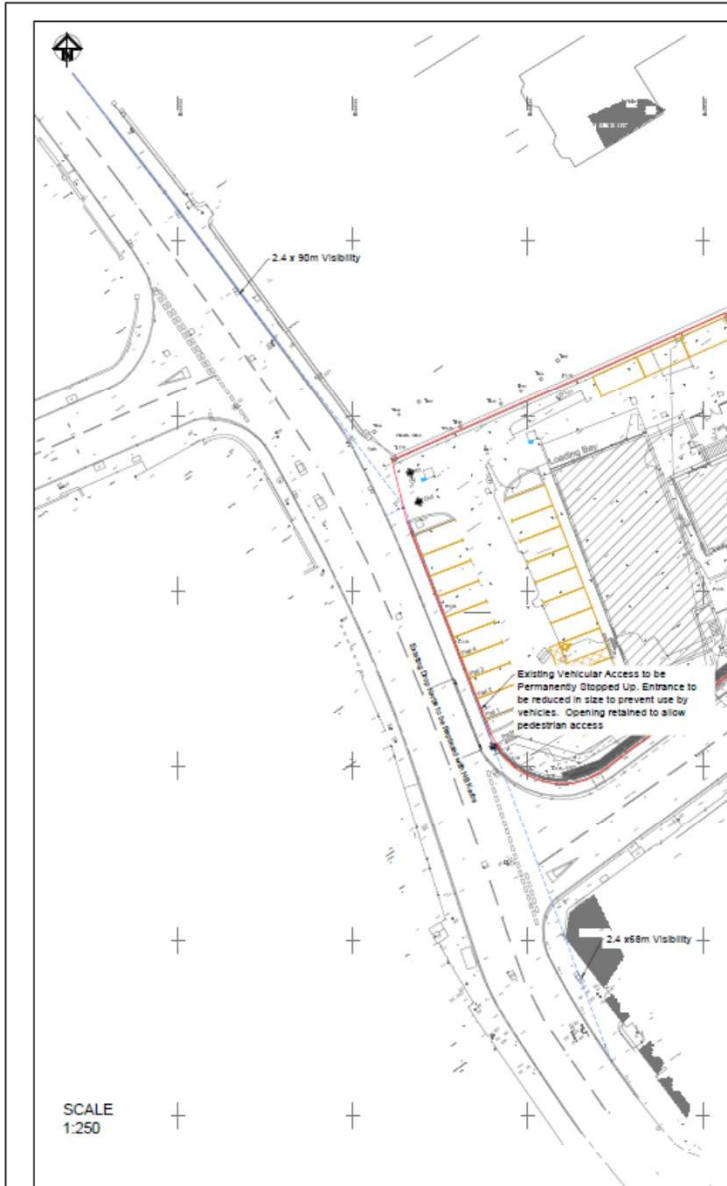
CW489/03

REVISION



# E/34907

# ACCESS PLANS

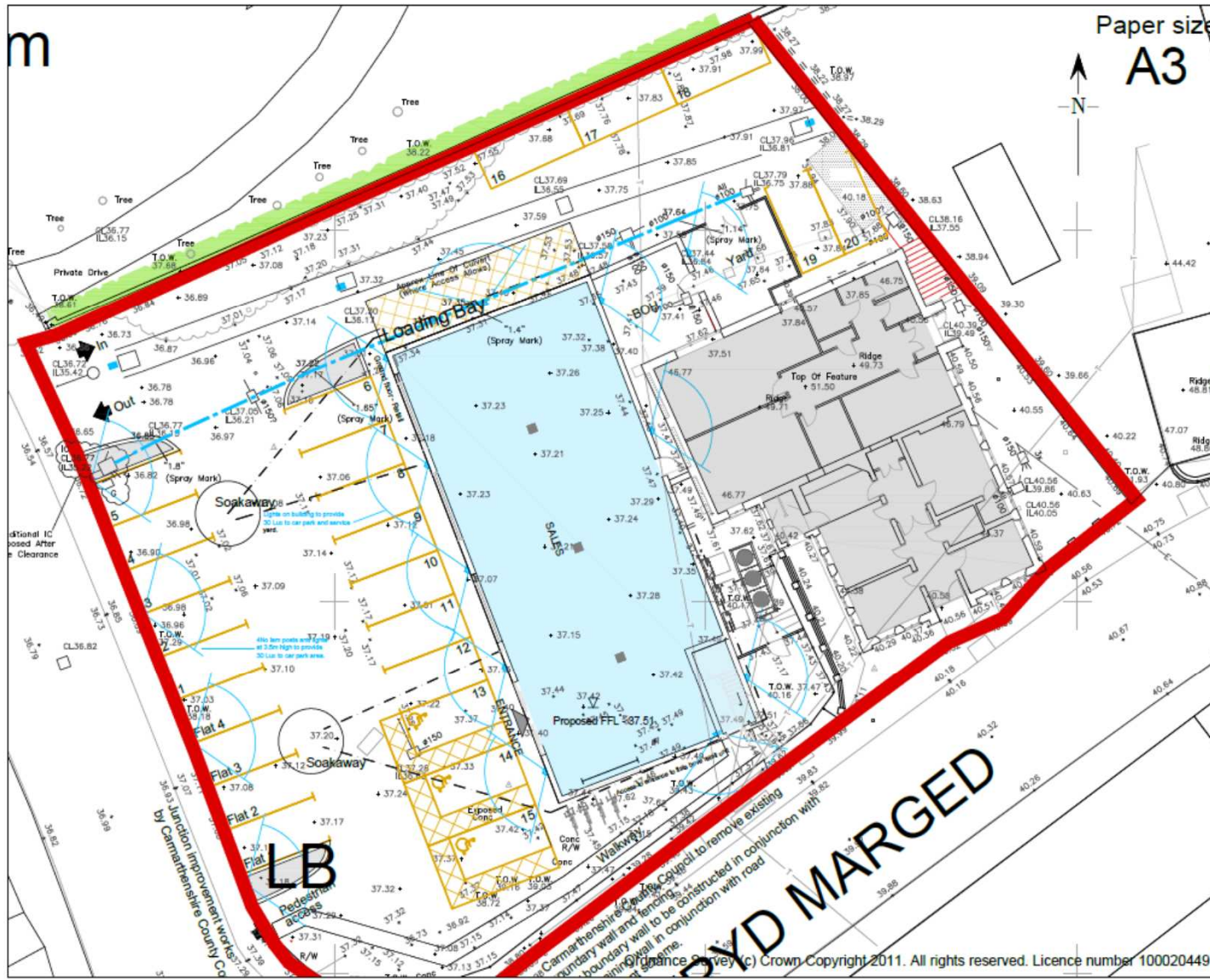


A	Final Issue	05/03/17
<p>acstro Providing a Broadband Highways &amp; Transportation Solutions. Since 1984. 0145 543 317 www.acstro.com T4 0553 82400</p>		
<p>PROPOSED DEVELOPMENT AT FORMER POLICE STATION &amp; COURTHOUSE, AMMANFORD</p> <p>PROPOSED ACCESS</p>		
1016	101	A
1:250 & 1:500		© A1

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# E/34907

# SITE PLAN



Paper size  
**A3**

**DR  
Design**  
Architectural Services  
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JOB TITLE :  
Aspect developments  
Former Police Station  
College Street  
Ammanford  
SA18 2PN

Do Not Scale From This Drawing

DRAWING TITLE :  
Site plan

Original paper size - A3

SCALE : 1:200	DWG STATUS: Sketch
DRAWN BY: CJW	DATE: 12/7/2016
PLAN No CW489/02	REVISION D



# E/34907

# PROPOSED PLANS

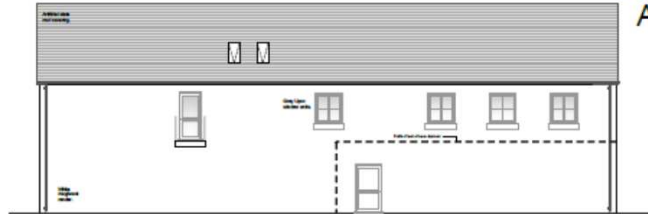
DO NOT SCALE FROM THIS DRAWING  
Paper size  
A1



Front elevation (W)



Side elevation (S)



Rear elevation (E)

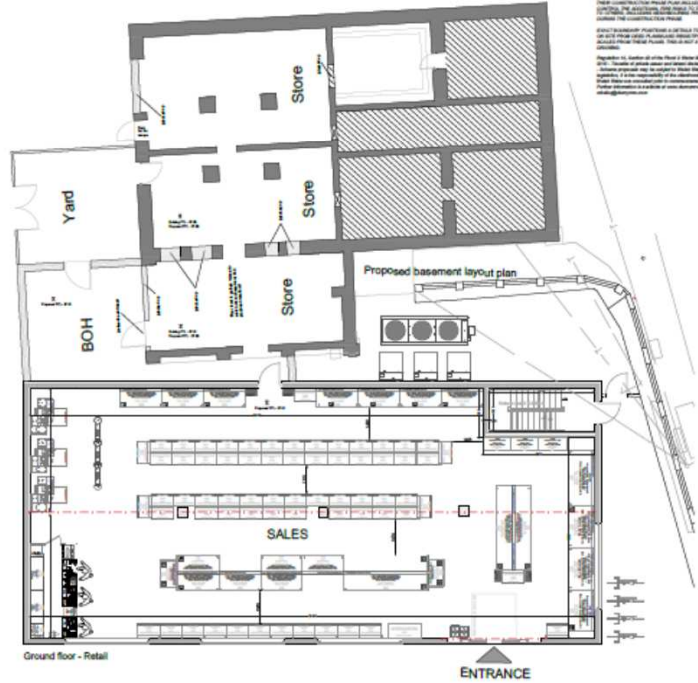


Street scene - Margaret Street

ALL DIMENSIONS TO BE CHECKED ON SITE.  
IF THE PROPOSED PLAN IS TO BE SUBMITTED FOR CONSIDERATION BY THE LOCAL AUTHORITY, THE ARCHITECTURAL DRAWINGS MUST BE ACCOMPANIED BY A LETTER FROM THE ARCHITECT, CONFIRMING THAT THE PROPOSED PLAN IS IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS AND THAT THE ARCHITECT HAS ADVISED THE ARCHITECTURAL SERVICES OF ANY RELEVANT MATTERS.  
THE ARCHITECT'S RESPONSIBILITY IS TO CHECK THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND TO ADVISE THE ARCHITECTURAL SERVICES OF ANY RELEVANT MATTERS.  
THE ARCHITECT'S RESPONSIBILITY IS NOT TO CHECK THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND TO ADVISE THE ARCHITECTURAL SERVICES OF ANY RELEVANT MATTERS.  
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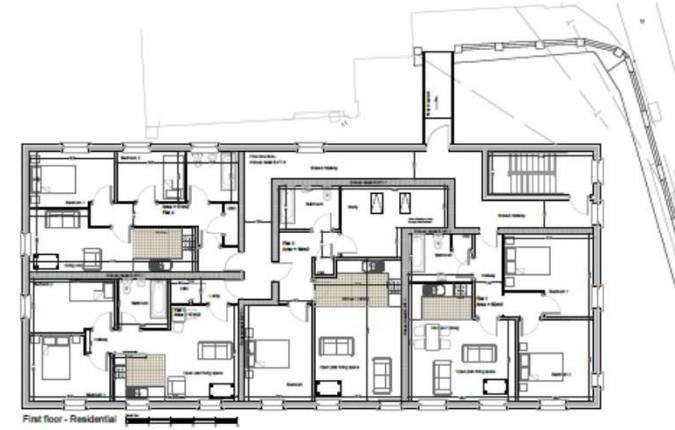


Side elevation (N)



Ground floor - Retail

ENTRANCE



First floor - Residential

REV	DESCRIPTION	DATE
E	Basement layout added	13.17
D	Flat 4 re-design	9.2.17
C	Dormers re-positioned	15.12.16
B	Street scene added	27.10.16
A	Rooflights added	20.10.16

**DR Design**  
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CLIENT:  
**Aspect Developments**

JOB TITLE:  
**Former Police Station  
College street  
Ammanford  
SA18 2PN**

DRAWING TITLE:  
**Propose layout plans and elevations for retail and residential unit**

SCALE: 1:100  
DWG STATUS: Sketch

DRAWN BY: C.J.W. DATE: 3/8/2016

PLAN No: CW489/01  
REVISION: E

ALL DIMENSIONS TO BE CHECKED ON SITE.

# E/34907

# PROPOSED PLANS



Elevation (W)



Side elevation (S)

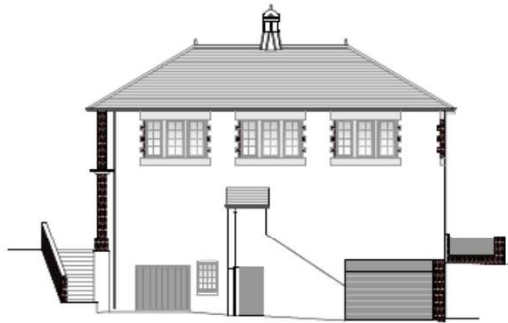


Street scene -  
Margaret Street



# E/35622

# EXISTING PLANS



DO NOT SCALE FROM THIS DRAWING

Paper size  
**A1**

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES OR SERVICES TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IF IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO AVOID THE NECESSARY PARTY SHALL ACT PROUDLY AND BE RESPONSIBLE FOR THE NECESSARY PARTY.

CONTRACTOR CLIENTS HAVE LEGAL OBLIGATIONS UNDER THE CONSUMER PROTECTION ACT 2008. PLEASE CHECK YOUR OBLIGATIONS UNDER THE ACT BEFORE YOU SIGN ANY CONTRACT WITH THE NECESSARY PARTY.

IF YOU ARE AN ADDITIONAL PARTY PLEASE CONTACT THE NECESSARY PARTY FOR A COPY OF THE CONTRACT WITH THE NECESSARY PARTY. IF YOU ARE AN ADDITIONAL PARTY PLEASE CONTACT THE NECESSARY PARTY FOR A COPY OF THE CONTRACT WITH THE NECESSARY PARTY.

D		
C		
B	FF Windows surbedged	21.3.17
A	Ceiling height shown	15.3.17
REV	DESCRIPTION	DATE

**DR**  
**Design**  
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CLIENT:  
Aspect Developments

JOB TITLE:  
Former Courthouse  
College street  
Ammanford  
SA18 2PN

DRAWING TITLE:  
Existing layout plans  
and elevations

Original paper size: A1  
SCALE: 1:100  
DWG STATUS: Sketch

DRAWN BY: CJW  
DATE: 28/7/2016

PLAN No: CW489/10  
REVISION: B

# E/35622

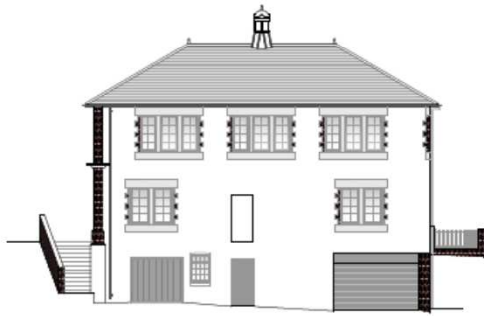
# PROPOSED PLANS



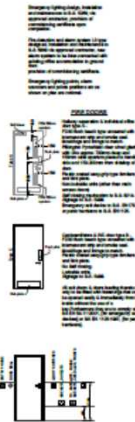
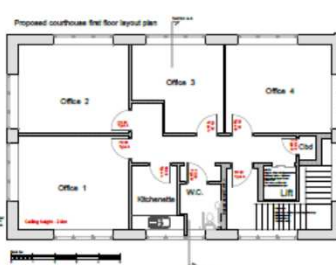
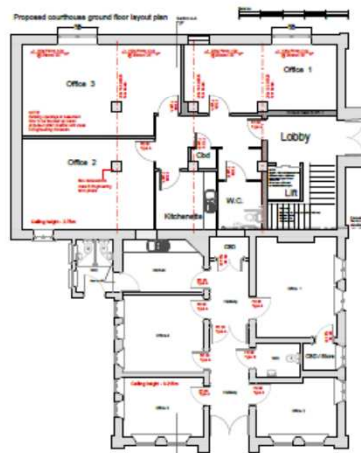
South elevation



East elevation



East elevation



**NOTES RELATING TO PART B**

1. Fire safety information to be provided in accordance with Regulation 38 of the Building Regulations 2010 & ASB Vol 2 (Part A2B Vol 2: 3.12 & Appendix G.)  
 Please note an appropriate fire assessment should be completed prior to submitting any safety information. This will also need to account for the safe evacuation of disabled persons in the event of an emergency. It will require that all necessary persons on site receive fire safety instructions. Guidance on formulating the procedure document may be obtained from BS 5830.  
 To further assist you a selection of Fire Safety Guides are available from the advisory office or alternatively via the Department for Communities and Local Government website: [www.communities.gov.uk](http://www.communities.gov.uk)
2. An electrically operated fire alarm system should comply with BS 5830-1:2013 (Fire detection and alarm systems for buildings. Code of practice for system design, installation, commissioning and maintenance. Refer to be included to Category L3 standard).  
 Sec 1.34 A suitable method of warning (e.g. a siren and audible fire alarm signal) should be provided for buildings where it is anticipated that one or more persons with impaired hearing may be in the building. Such systems should be to other suitable method of warning them.  
 Clause 10 of BS 5830-1:2013 provides detailed guidance on the design and selection of the alarm warning for people with impaired hearing.  
 Sec 1.38 Where fire detection and fire alarm systems are used to initiate the operation, or change of state, of other systems, such as smoke control systems, fire extinguishing systems, water supply systems for fire-fighting, and electrical control and shut-down, it is essential that the interface between the fire detection and fire alarm system and any other system required for completion with the building they interface is designed to achieve a high degree of reliability. Particular care should be taken if the interface is achieved via another system, such as a smoke control system, where any part of BS 5830 applies to installation of other systems, the recommendations of the standard should be followed.
3. Sec 5.7 Fire-fighters may routinely walk walking areas for short periods. They are not areas where disabled people should be left alone unattended with, because of the fire and rescue service, or until the fire is extinguished.  
 A refuge should be provided for each protected stairway affording access from each store, except where complying with category of protected store.  
 Sec 5.9 Each refuge should provide an area accessible to a wheelchair or user within a 1400mm x 1400mm or wheelchair user day bedded station. Where a refuge is a protected stairway or protected lift of protected store, the wheelchair space should not be situated at the width of the escape route. Where the wheelchair space is a protected stairway, access to the wheelchair space should not obstruct the flow of persons walking.  
 Sec 5.11 To facilitate the effective evacuation of people from refuges an emergency voice communication (EVC) system should be provided. It is essential that the occupants of each refuge are able to seek other pages that they are in need of assistance and for them to be instructed that the evacuation will be continuing.  
 Sec 5.12 The EVC system should comply with BS5830-6:2003 and consist of Type B sub-stations which communicate with a master station located in the building control room (where one readily adjacent to the fire alarm panel).  
 Sec 5.13 In some buildings it may be more appropriate to use an alternative approach such as the use of wireless technology.
4. Door schedules to be provided.  
 Sec 5.11 All exit doors and doors leading thereto are only to be fitted with hardware that can be opened readily and immediately from the side approached by people using that means of egress, where a secure door is operated by a code, combination, keypad or proximity card, equipment, use of an alternative means, it should also be capable of being operated from the side approached by people making their escape.  
 Electrically powered locks should return to the unlocked position:  
 a. on operation of the fire alarm system;  
 b. on loss of power or system error;  
 c. on activation of a manual door release unit (Type A) to BS 5830-2:11:2007 positioned at the door on the side approached by people making their escape. Where the door provides escape in other direction, a unit should be installed on both sides of the door.  
 Sec 5.17 Vision panels are needed where doors or escape routes are both side control, or where one door is being to swing both ways. Vision panels are provided in Approved Document B (Means of Escape) in the form of lighting, including vision panels in doors and escape routes and glass partitions, and the provisions for the safety of glazing in Approved Document B (Safety - safety of glazing in doors, opening and closing).  
 Sec 5.18 All escape routes should have adequate lighting. Routes and areas listed in Table 14 should also have escape lighting which fulfils the Code of Practice which this briefing material refers to design hierarchy table.  
 Lighting for escape routes should be on a separate circuit from that supplying any other part of the building.  
 Methods for the installation of a system of escape lighting are given in BS 5266-1:2016.  
 Sec 11.2 Pipes which pass through a fire-resisting element (unless the pipe is in a protected shaft), shall meet the appropriate provisions in elements A, B or C below.  
 Alternative D: Proprietary needs (only pipe diameter)  
 Sec 11.3 Provide a proprietary sealing system which has been shown by test to maintain the resistance of the wall, floor or cavity barrier.  
 Alternative E: Proprietary needs with a restricted diameter  
 Sec 11.7 Provide a proprietary sealing system to be used. The glazing may be used around the pipe, leaving the opening as small as possible. The nominal internal diameter of the pipe should not be more than the nominal diameter given in Table 14.  
 The dimensions given in Table 14 for pipes of specification (3) used in situation (2) assumes that the pipes are left off their drums through storage and will be enclosed in cover in Diagram 38 if they are not, the smaller diameter given for situation (3) should be used.  
 Alternative F: Sealing  
 Sec 11.8 A pipe of steel, aluminium, stainless steel, fibre-reinforced or PVC with a maximum nominal internal diameter of 100mm, may be used with a sealing of non-combustible pipe as shown in Diagram 39. The specification for non-combustible and PVC pipes is given in the code in Table 14.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

Paper size  
**A1**

ALL PLANS TO BE MADE IN CONFORMANCE WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO CHECK ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR DEPTH OF SERVICES SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONTRACTOR CLIENTS HAVE LEGAL DUTY UNDER THE CONSTRUCTION (DESIGN AND MANAGEMENT) ACT 2004 TO CHECK THE ADDITIONAL AND ADD TO THEIR RESPONSIBILITIES TO LIAISON, INCLUDING MEANS-ENDS PROVISIONS, DURING THE CONSTRUCTION PHASE.

TEMPERATURE POINTS AND ADDITIONAL AREA LIMITS, THE WORKS AND COMPLETE PROTECTION OF ORIGINAL THE PROPOSED PLAN FORWARDED & APPROVAL CLADDING. THE PROPOSED PLAN FORWARDED & APPROVAL CLADDING. THE PROPOSED PLAN FORWARDED & APPROVAL CLADDING. THE PROPOSED PLAN FORWARDED & APPROVAL CLADDING.

EXACT BOUNDARY POSITIONS A DETAIL TO BE DETERMINED ON THE PROPOSED PLANS AND HISTORY DATA & A SET OF LOCAL BOUNDARY PLANS. THIS MUST BE COMPLETED PRIOR TO COMMENCEMENT OF WORKS.

Regulation 14, Section 12 of the Road & Motor Transport Act 2003: Function of private sewer and storm drainage to House Water Drainage should not be used to drain from any other building. Regulation 14, Section 12 of the Road & Motor Transport Act 2003: Function of private sewer and storm drainage to House Water Drainage should not be used to drain from any other building. Further information is available at [www.draintec.com](http://www.draintec.com) or [info@draintec.com](mailto:info@draintec.com)

REV	DESCRIPTION	DATE
D	FF WC layout	21.3.17
C	FF Windows surveyed	21.3.17
B	B Regs details	20.3.17
A	Fire escape omitted	20.10.16

**DR**  
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Munslow - DT102 3AF  
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E: [info@davidrichardsdesign.com](mailto:info@davidrichardsdesign.com)  
[www.davidrichardsdesign.com](http://www.davidrichardsdesign.com)

CLIENT:  
Aspect Developments

JOB TITLE:  
Former Courthouse  
College Street  
Ammanford  
SA18 2PN

DRAWING TITLE:  
Proposed layout plan  
and elevations

Scale: 1:100  
DWG STATUS: Sketch

DRAWN BY: C.J.W. DATE: 28/7/2016

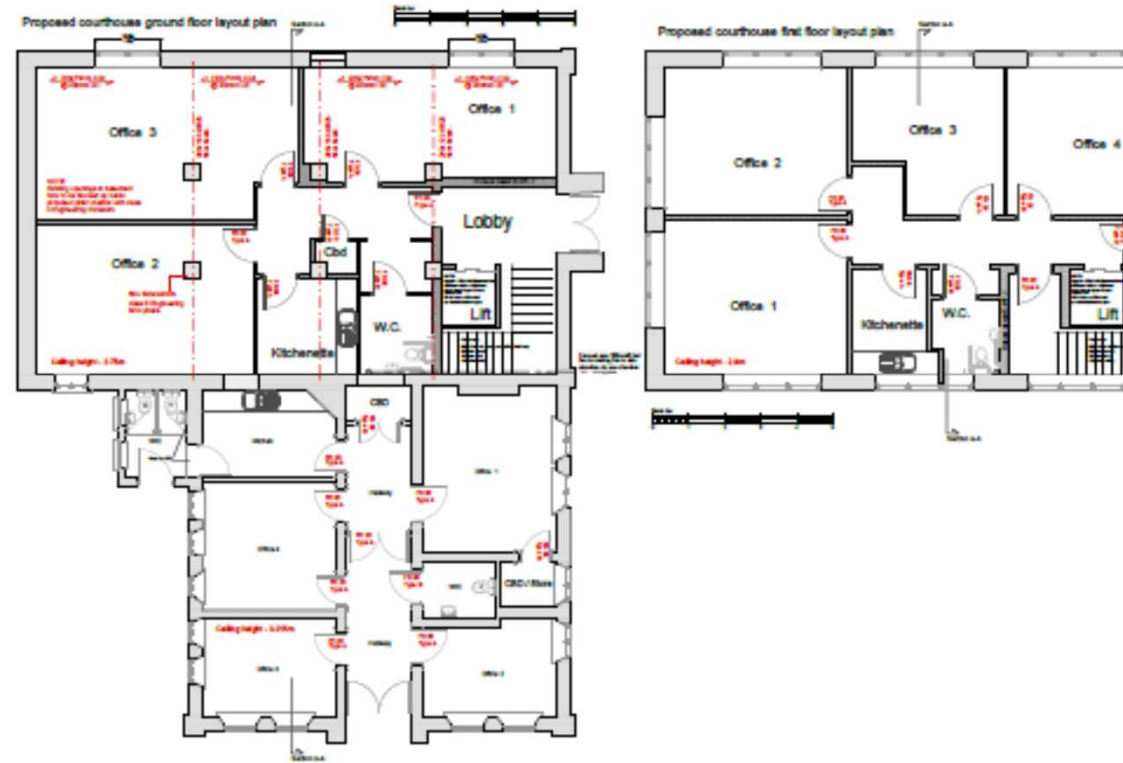
PLAN No: CW489/11  
REVISION: D



# E/35622



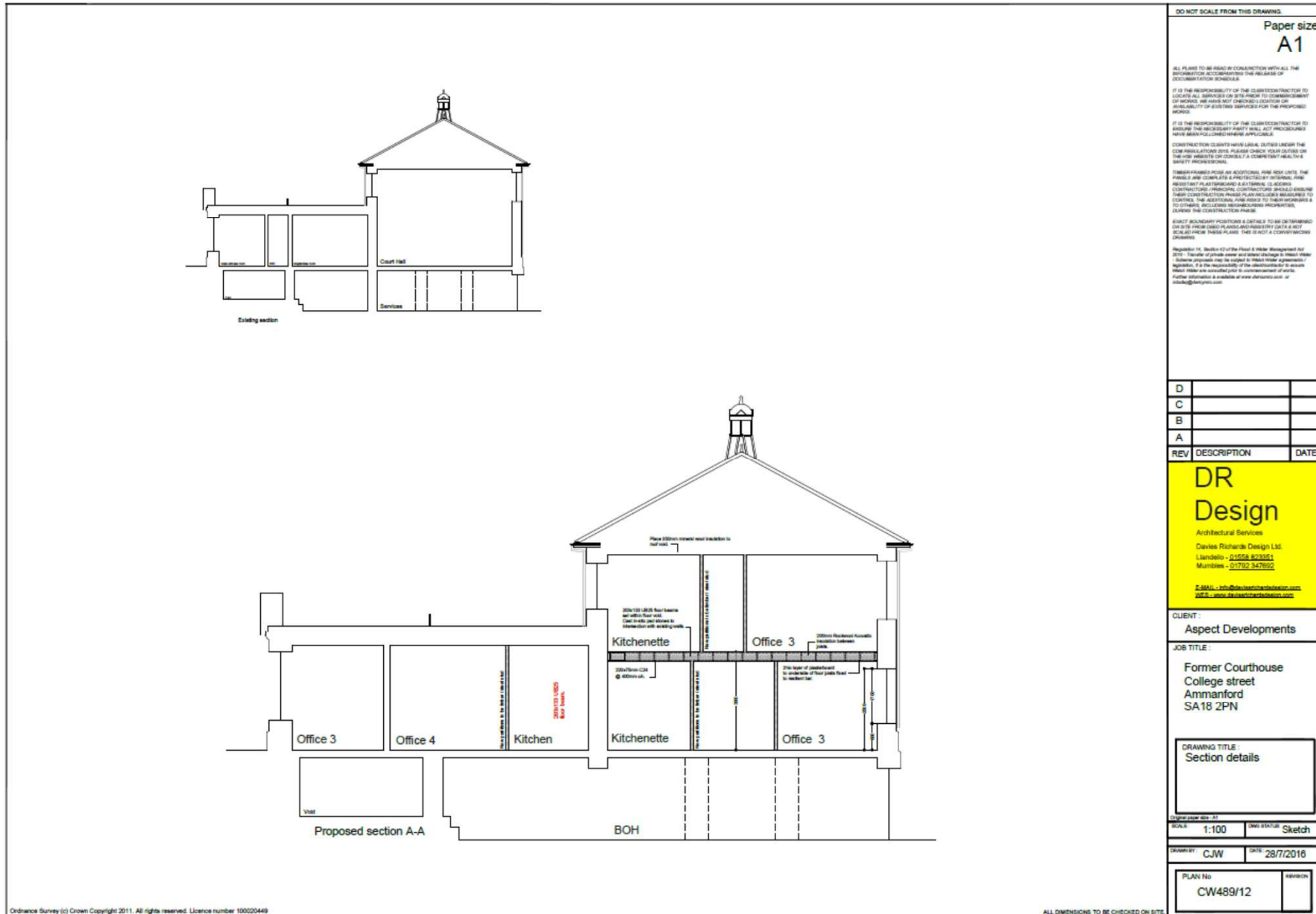
**EXISTING**



**PROPOSED**

# E/35622

# PROPOSED SECTION PLANS



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Paper size  
**A1**

ALL PLANS TO BE READ IN COLLECTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE AND IDENTIFY OR BE RESPONSIBLE TO COMPLETION OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO SECURE THE NECESSARY PARTY WALLS AND PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONTRACTOR QUOTE HAVE LOCAL, SURVEY UNDER THE TIME REGULATION 2016. PLEASE CHECK YOUR QUOTE OF THE WORK NEEDS TO CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TEMPERATURES ACROSS AN ADDITIONAL AREA AREA UNITS. THE PRICES ARE GIVEN AS A PROTECTIVE MEASURE. THE CONTRACTOR/PROFESSIONAL CONTRACTORS SHOULD CHECK THEIR CONSTRUCTION PHASE PLANS AND BE RESPONSIBLE TO CONTROL THE ADDITIONAL RISKS TO THE PROPOSED TO CHANGING, INCLUDING MANUFACTURING PROCEDURES, DURING THE CONSTRUCTION PHASE.

EXACT NECESSARY POSITIONS & DETAILS TO BE DETERMINED ON THE PROPOSED PLANS/CONTRACTS BY THE CLIENT AND SOCIAL FACTOR THESE PLANS THIS IS NOT A CONSTRUCTION DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010. For details of private sewer and storm drainage & flood water scheme provisions must be subject to flood water agreement. It is the responsibility of the client/contractor to ensure flood risks are controlled prior to commencement of work. Further information is available at [www.dra.gov.uk](http://www.dra.gov.uk) or [info@dra.gov.uk](mailto:info@dra.gov.uk)

D		
C		
B		
A		

REV	DESCRIPTION	DATE
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**DR**  
**Design**

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Mumbles - 01792 347692

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WEB - [www.daviesrichardsdesign.com](http://www.daviesrichardsdesign.com)

CLIENT:  
Aspect Developments

JOB TITLE:  
Former Courthouse  
College street  
Ammanford  
SA18 2PN

DRAWING TITLE  
Section details

Scale	1:100	DWG STATUS	Sketch
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Drawn by	C-JW	Date	28/7/2016
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PLAN No	CW489/12	revision	
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**E/34907**

**SITE PHOTO**



**E/34907**

**SITE PHOTO**





**E/34907**

**SITE PHOTO**



**E/34907**

**SITE PHOTO**





**E/34907**

**SITE PHOTO**



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**SITE PHOTO**





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**SITE PHOTO**



**E/35622**

**SITE PHOTO**





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**SITE PHOTO**





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**SITE PHOTO**



**E/35622**

**SITE PHOTO**





**E/35622**

**SITE PHOTO**

