



***Y PWYLLGOR
CYNLLUNIO***

15 MAI 2018

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

15 MAY 2018

**AREA
EAST**



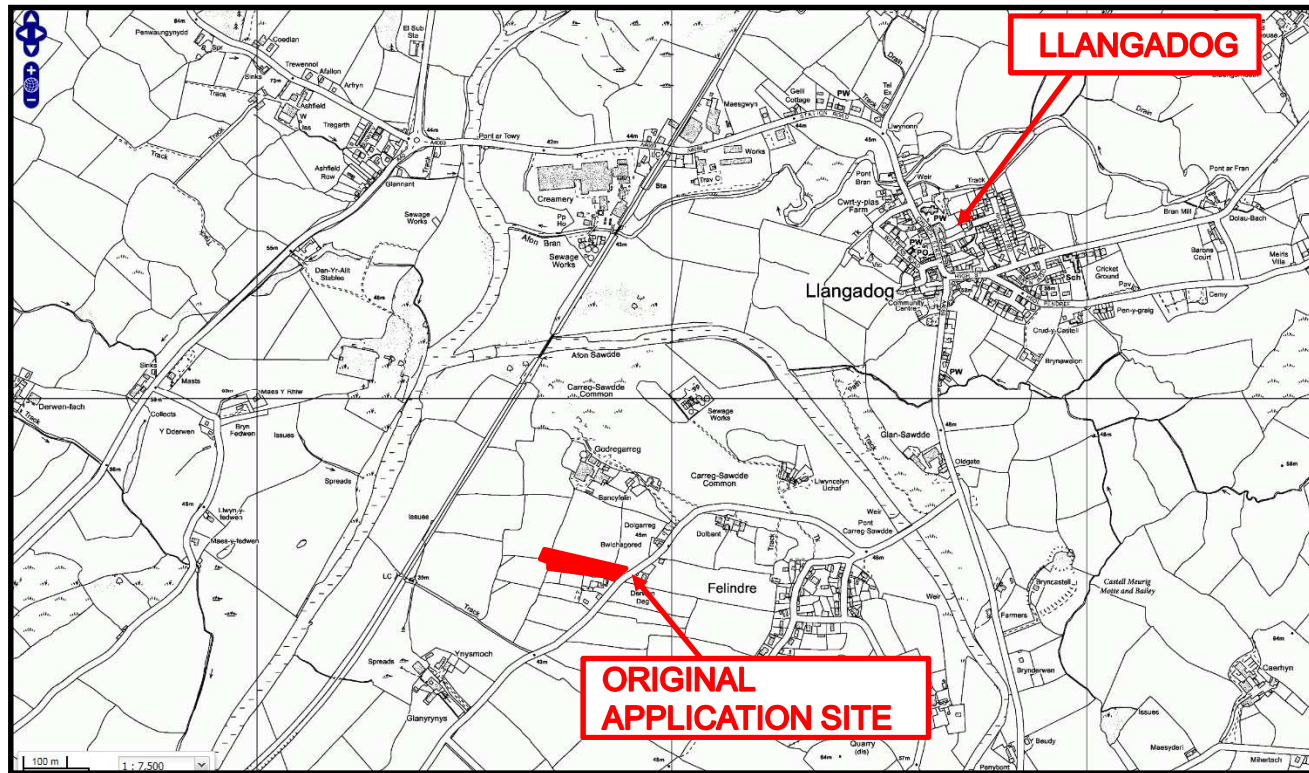
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



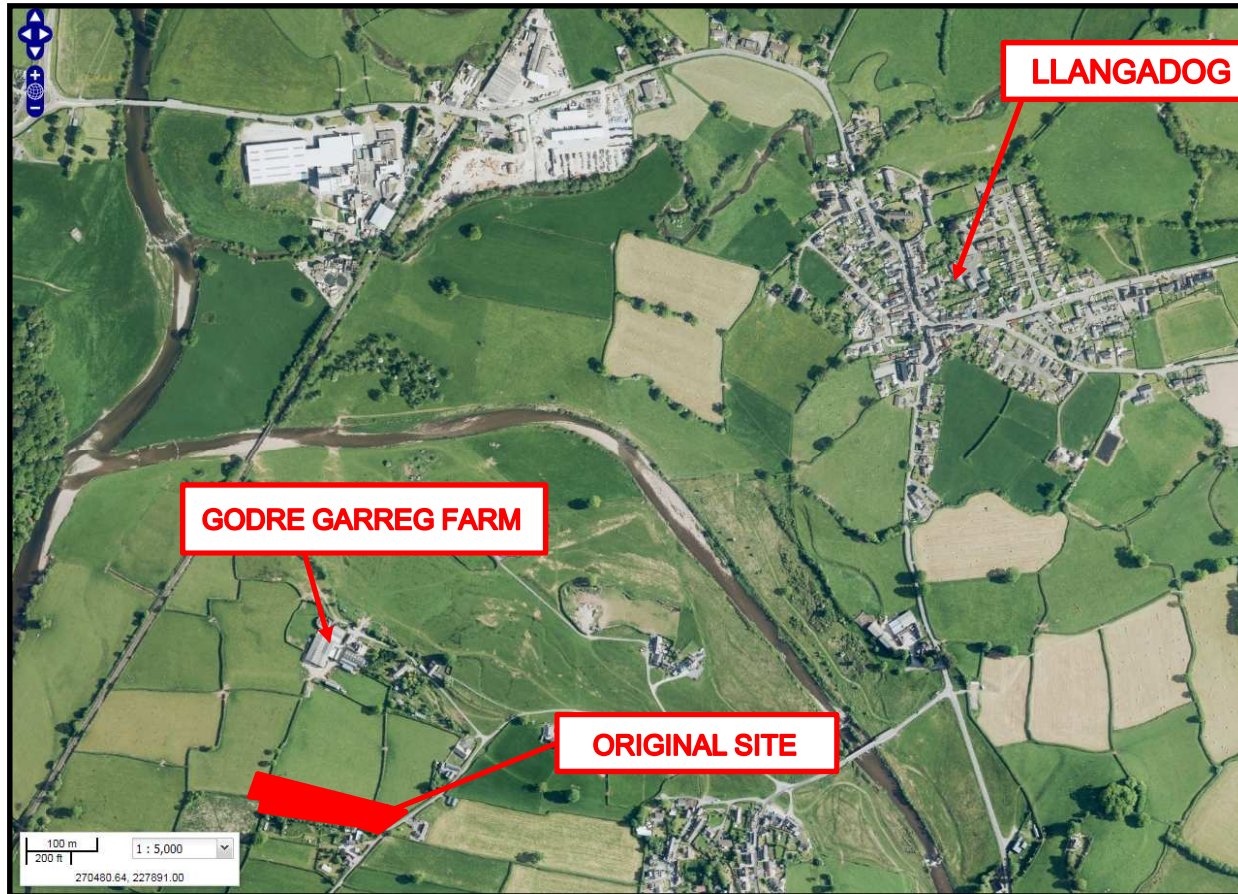
E/33695

E/33695 LOCATION PLAN-ORIGINAL SITING



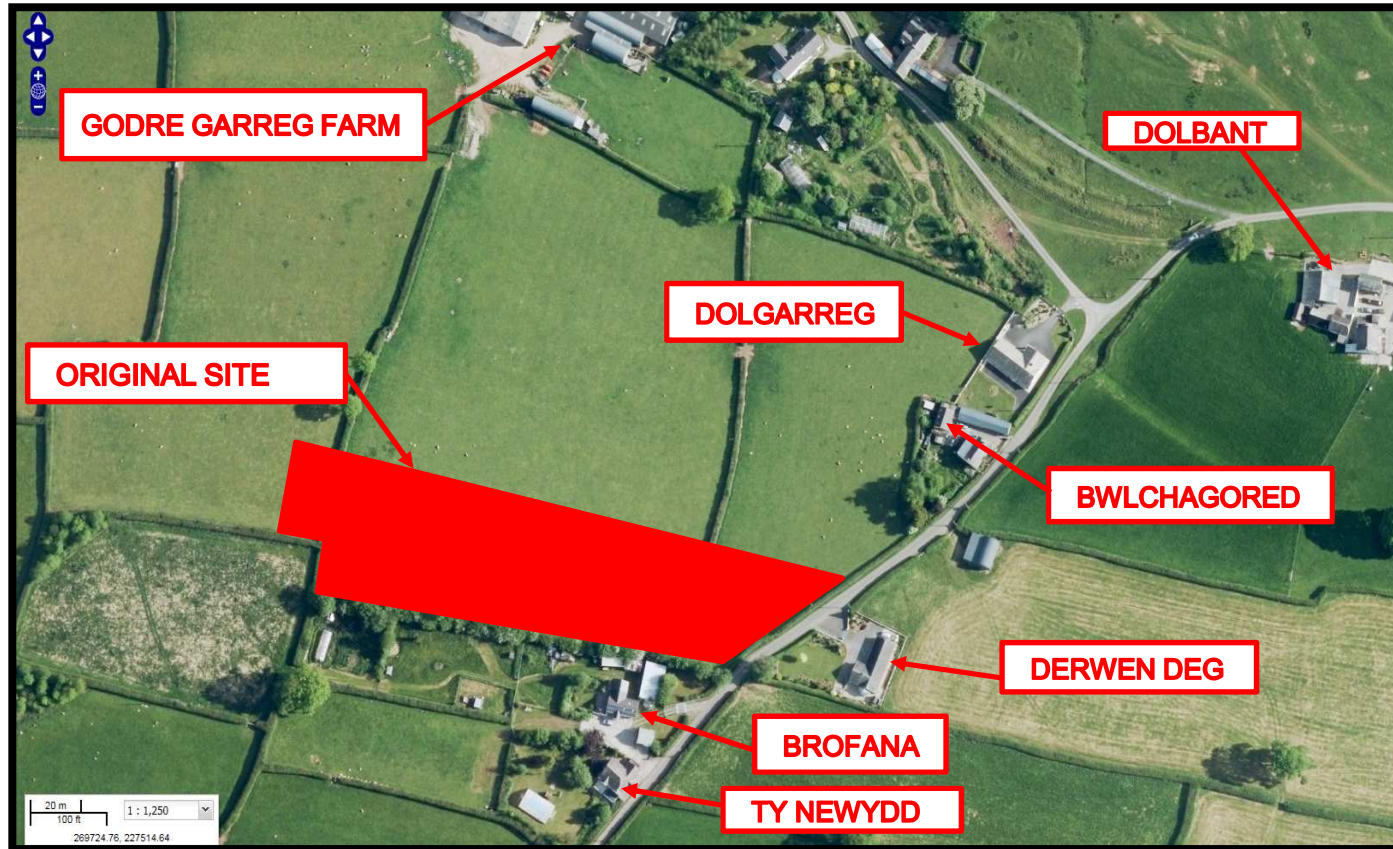
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AERIAL SITE PLAN-ORIGINAL SITING



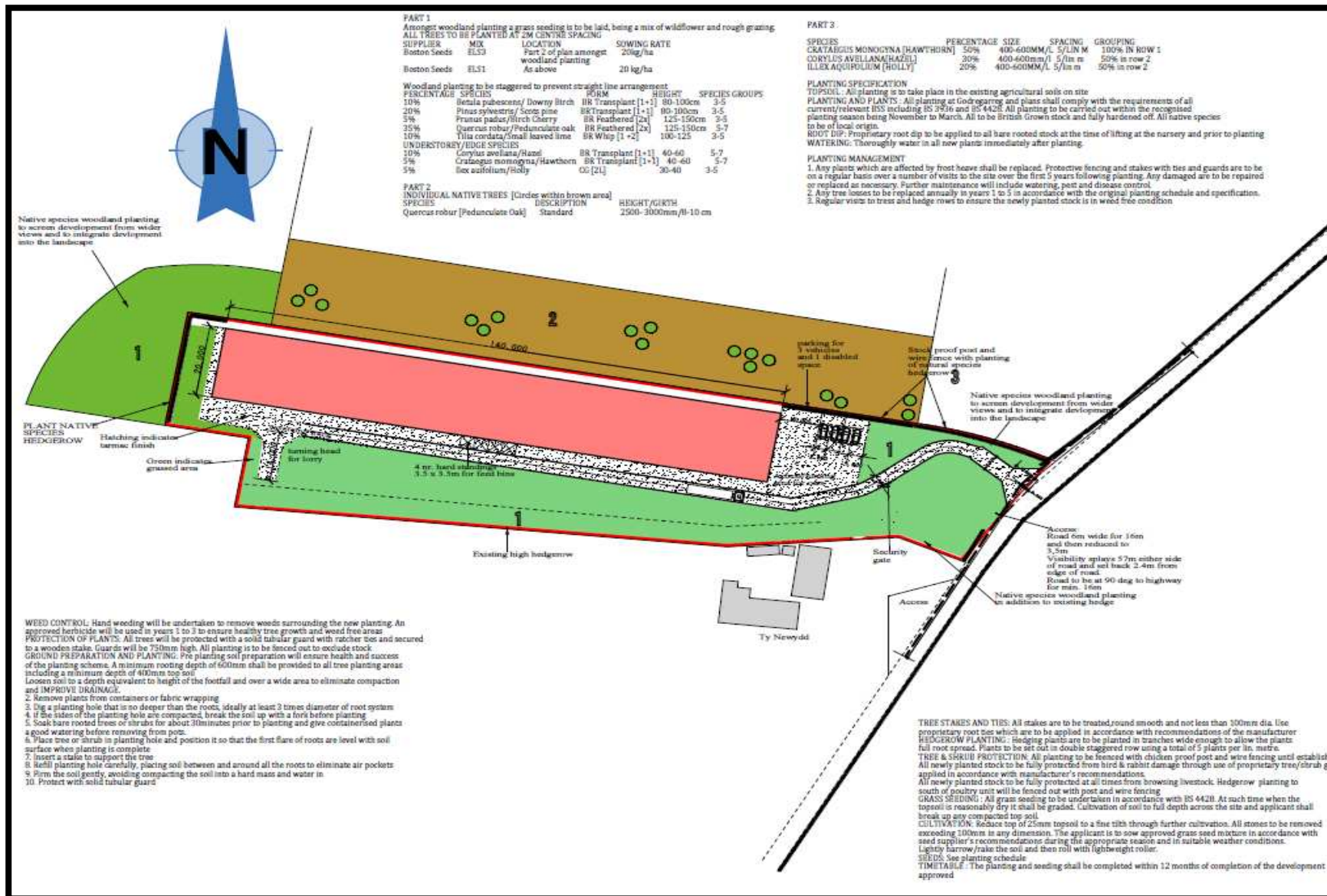
E/33695

AERIAL SITE PLAN-ORIGINAL SITING



E/33695

SITE AND LANDSCAPE PLAN-ORIGINAL SITING



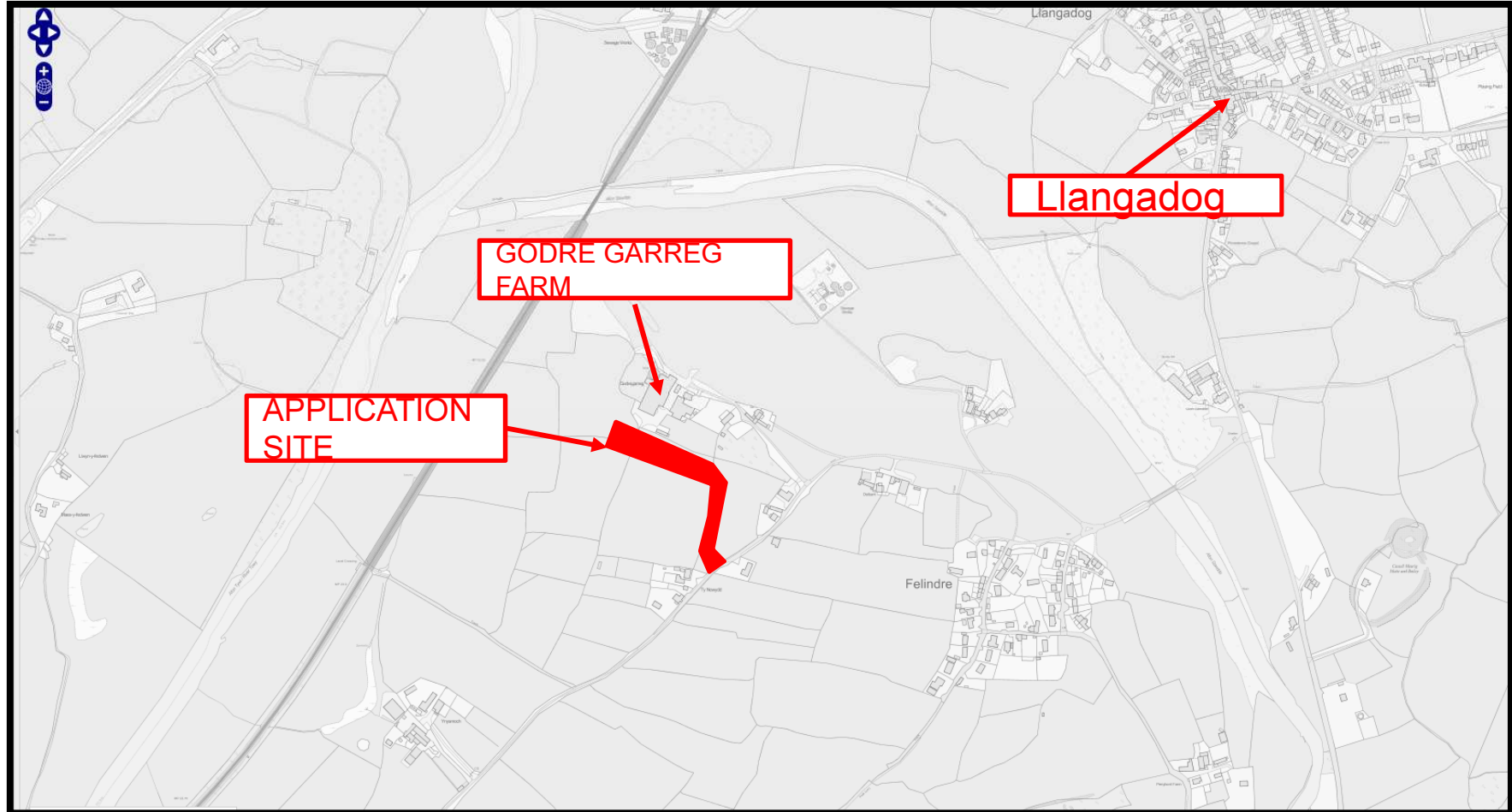
E/33695

PHOTO OF GODRE GARREG FARM FROM SOUTH



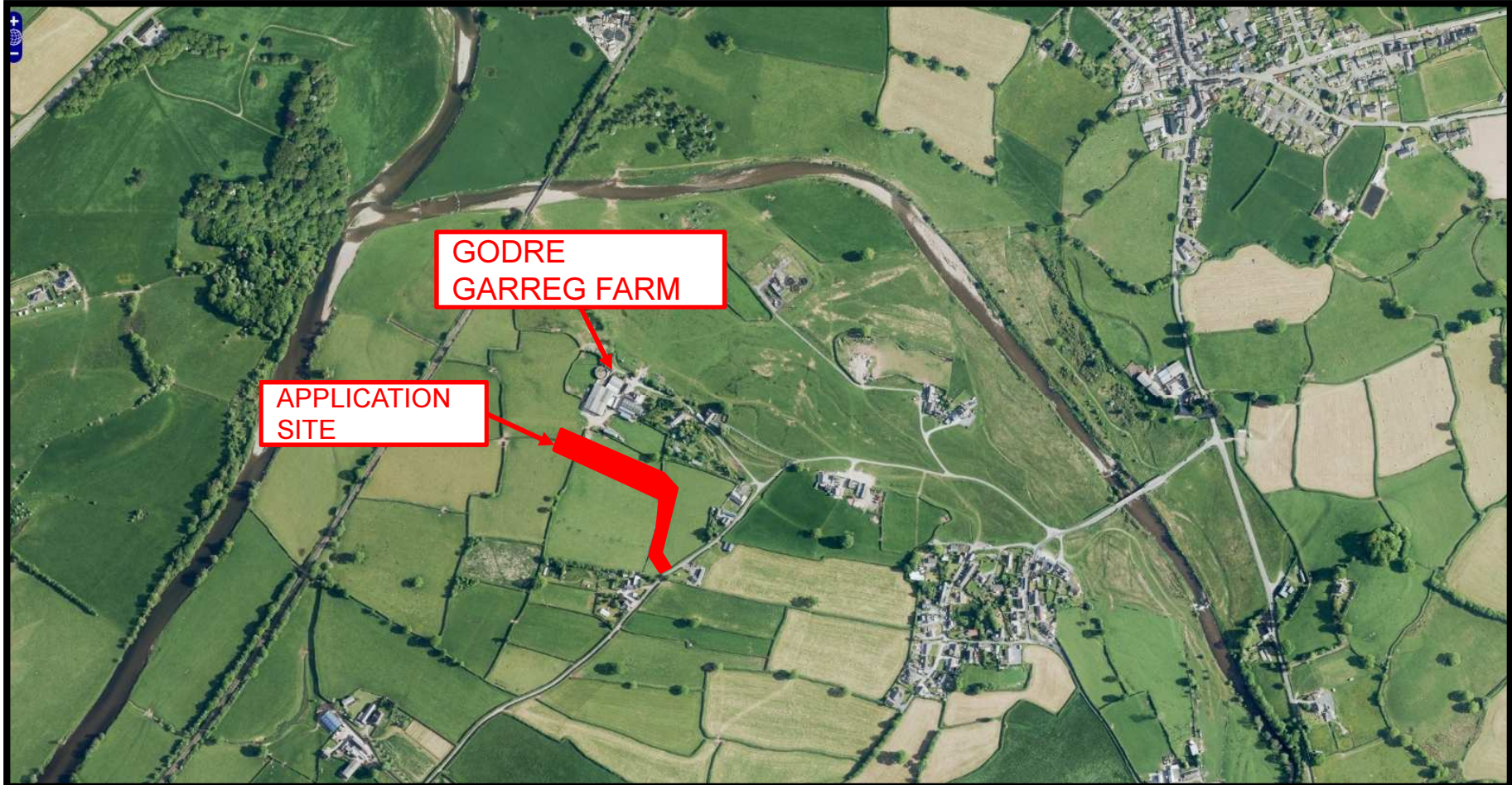
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LOCATION PLAN-REVISED SITING



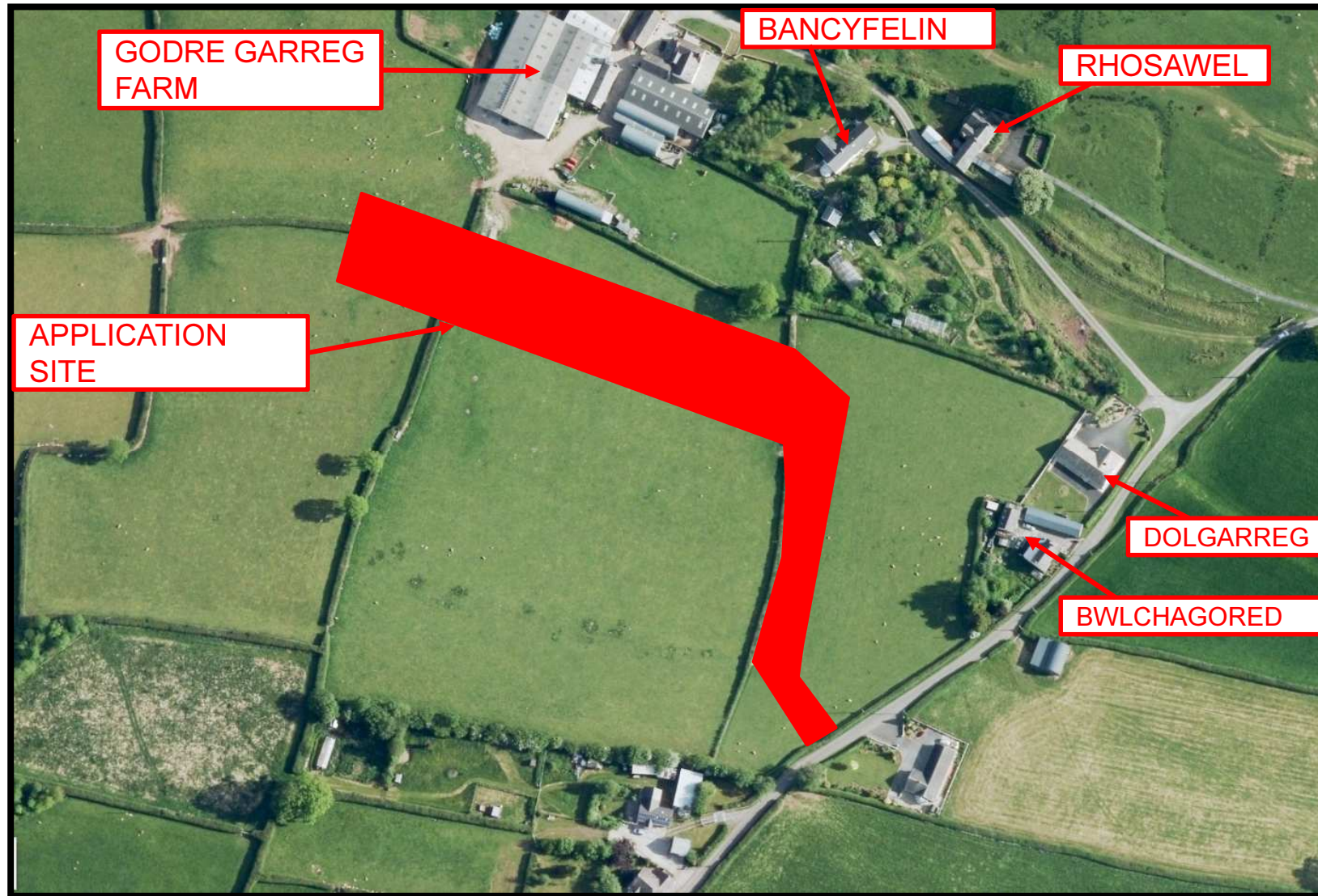
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AERIAL SITE PLAN-REVISED SITING



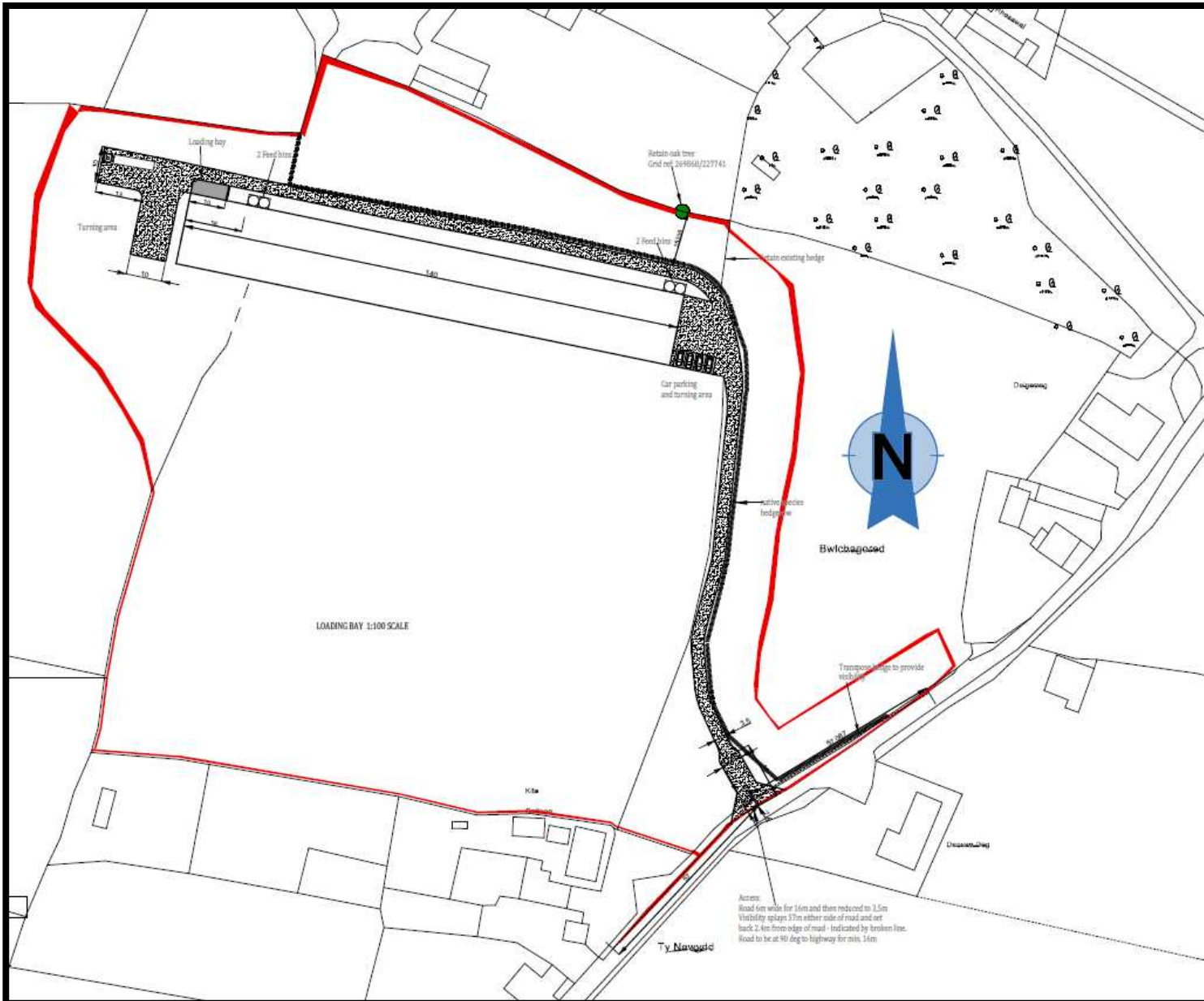
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AERIAL SITE PLAN-REVISED SITING



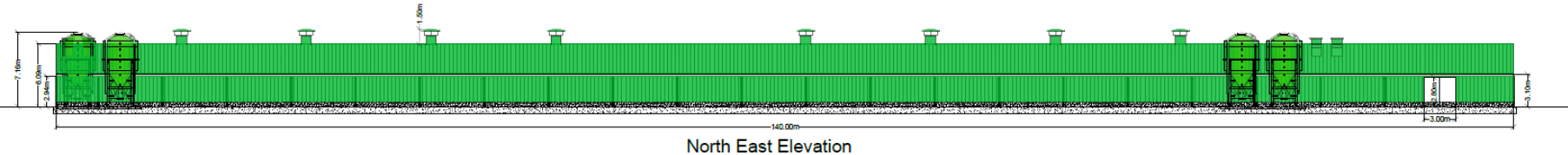
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REVISED SITE PLAN



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ELEVATION PLANS OF REVISED BUILDING



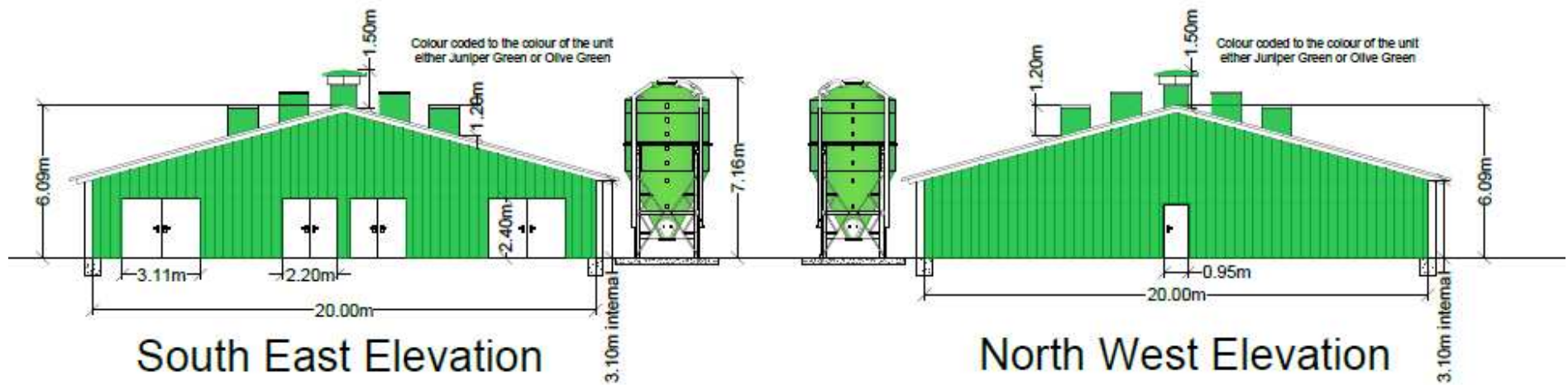
North East Elevation



South West Elevation

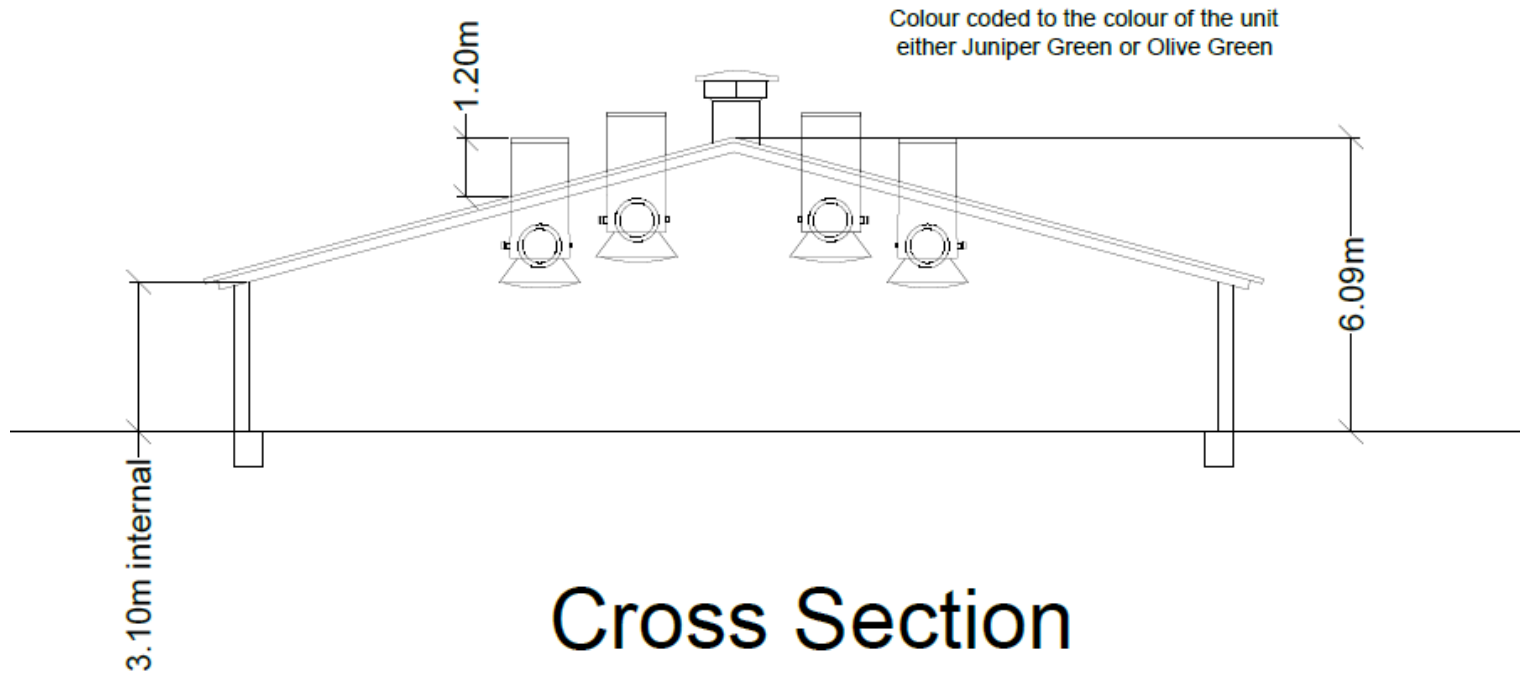
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GABLE ELEVATIONS OF REVISED BUILDING



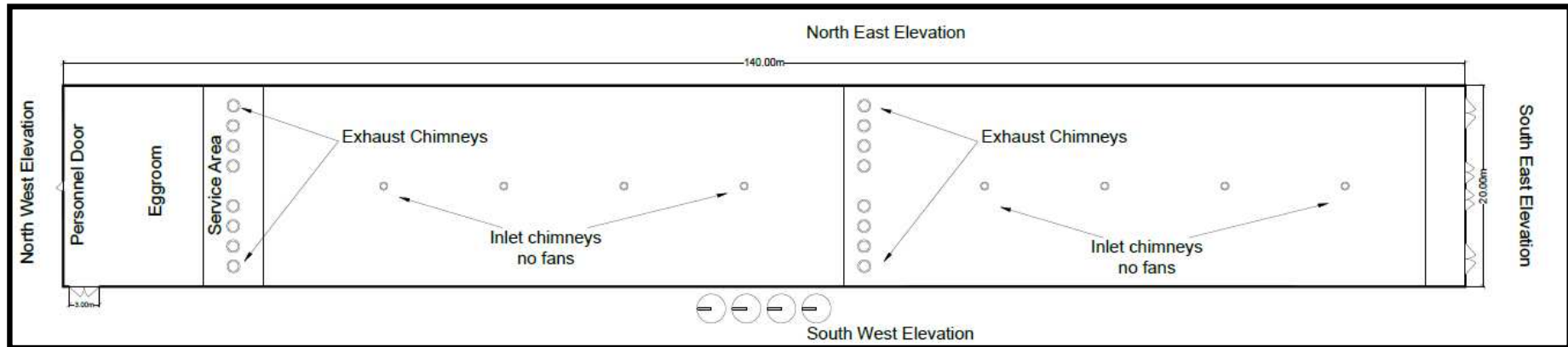
E/33695

CROSS SECTION OF REVISED BUILDING



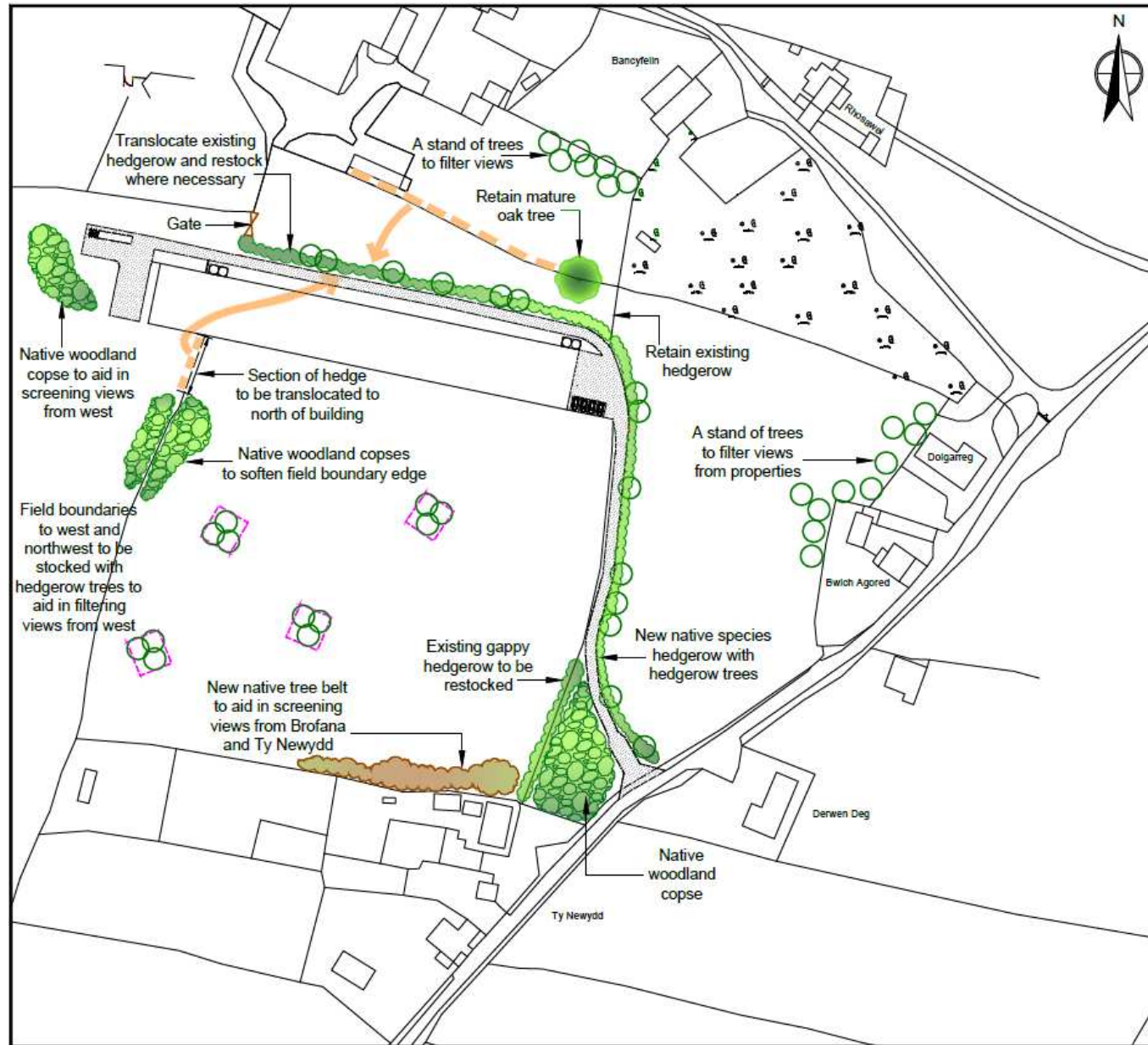
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LAYOUT PLAN OF REVISED BUILDING



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REVISED LANDSCAPING PLAN



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PHOTO OF SITE OF PROPOSED ACCESS



E/33695

SITE PHOTO



E/33695

SITE PHOTO



E/33695

SITE PHOTO



E/33695

SITE PHOTO



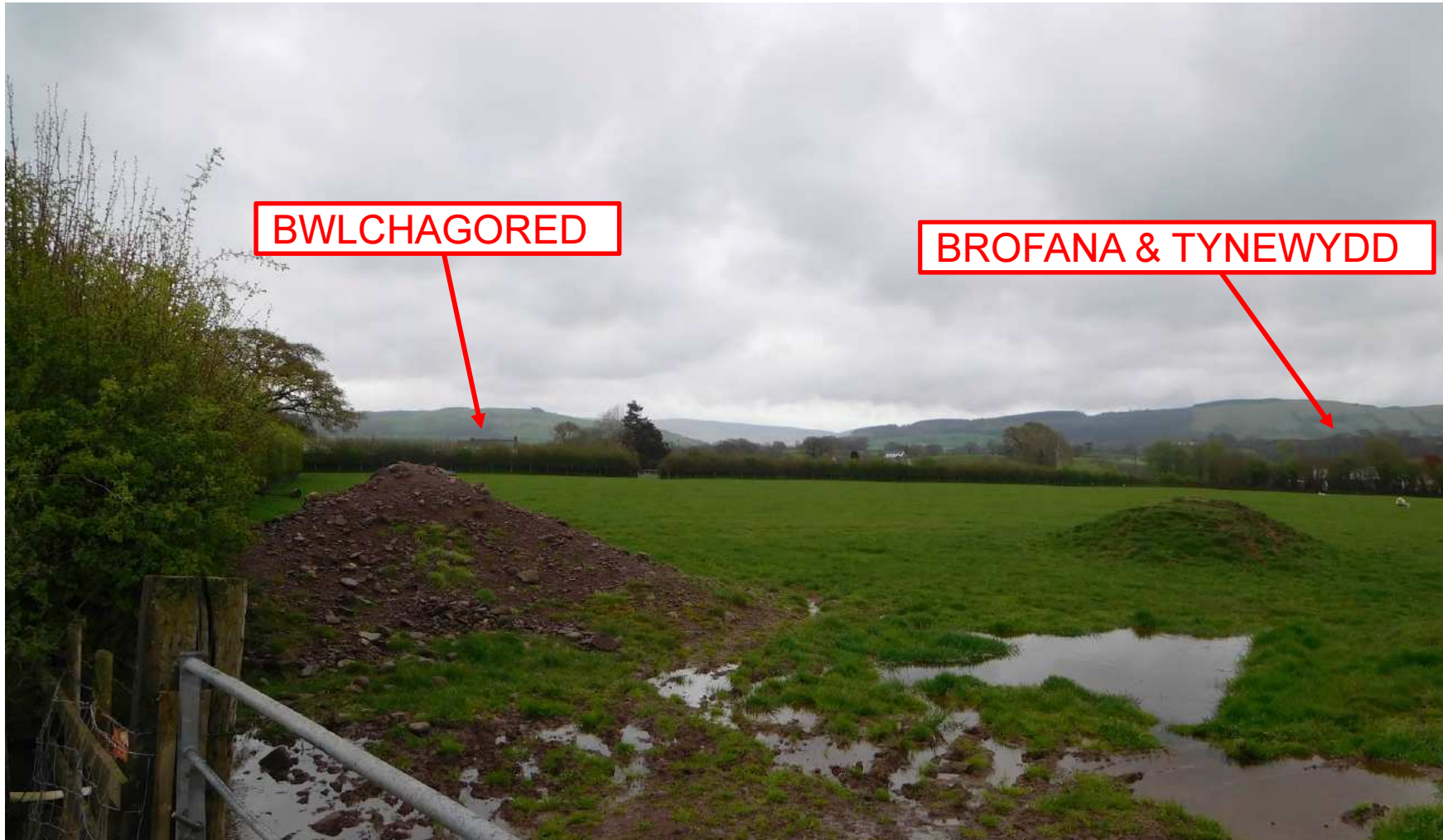
E/33695

SITE PHOTO



E/33695

SITE PHOTO



E/33695

SITE PHOTO



E/33695

SITE PHOTO



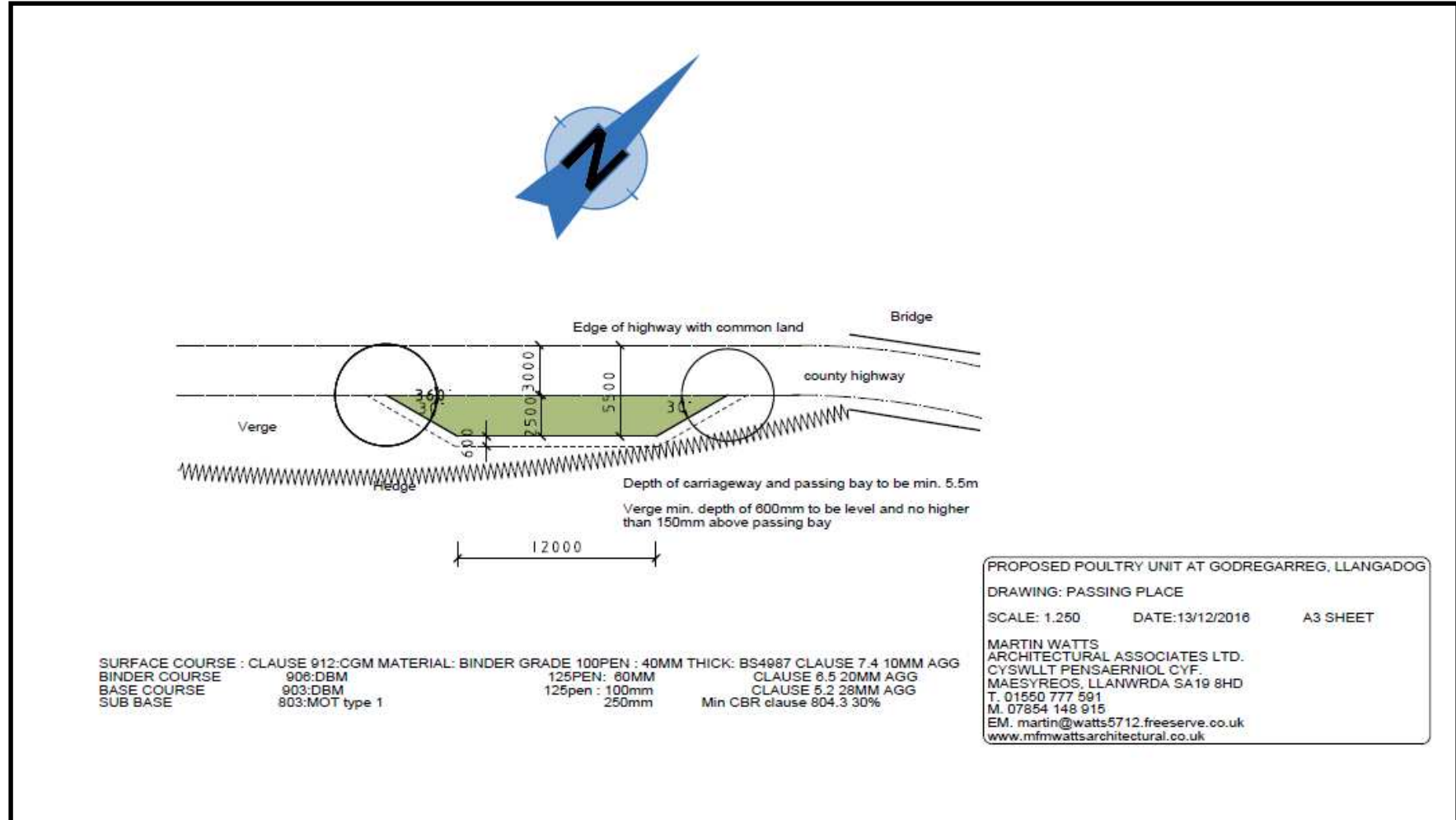
E/33695

SITE PHOTO



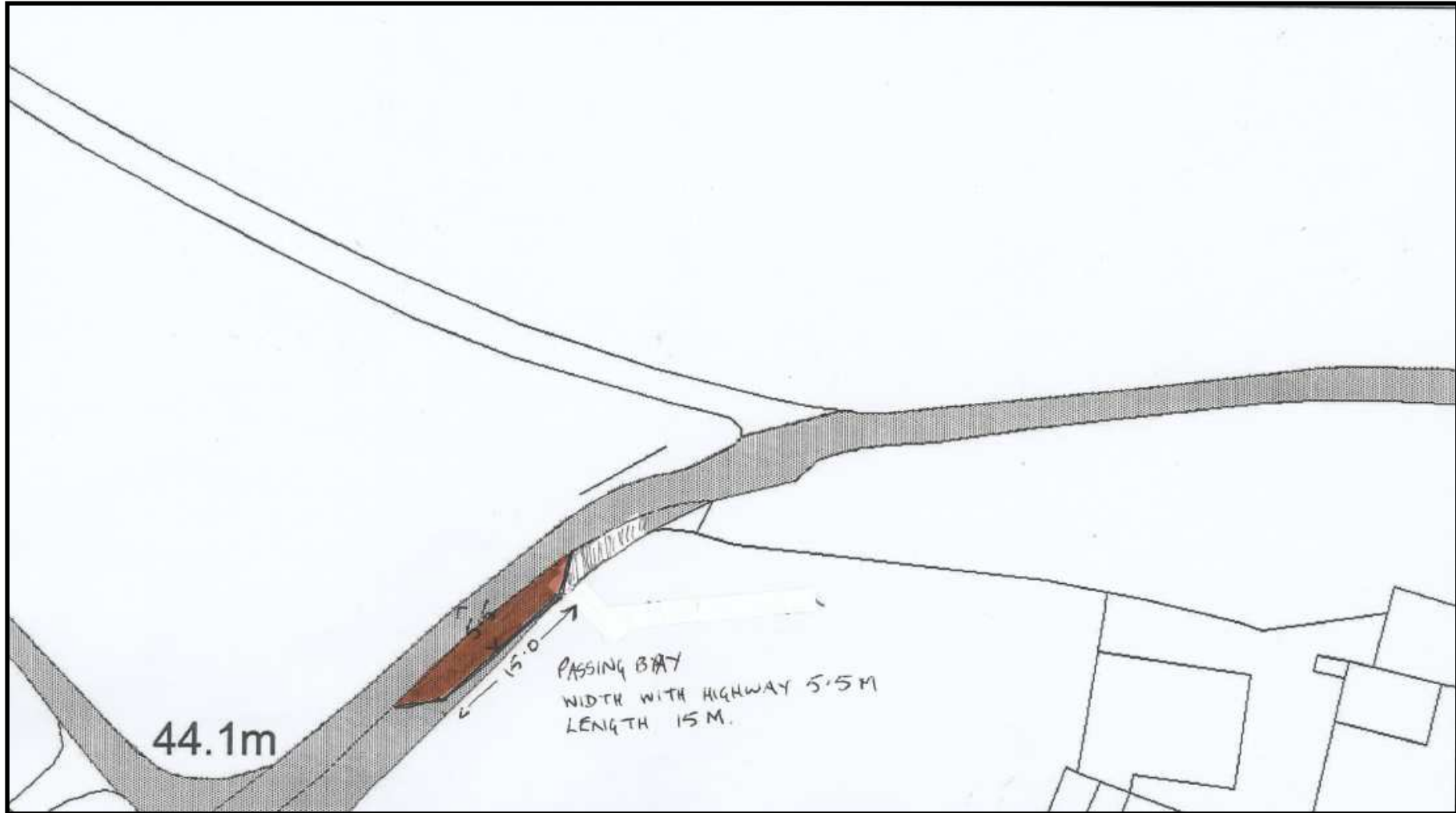
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SPECIFICATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



E/33695

LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT

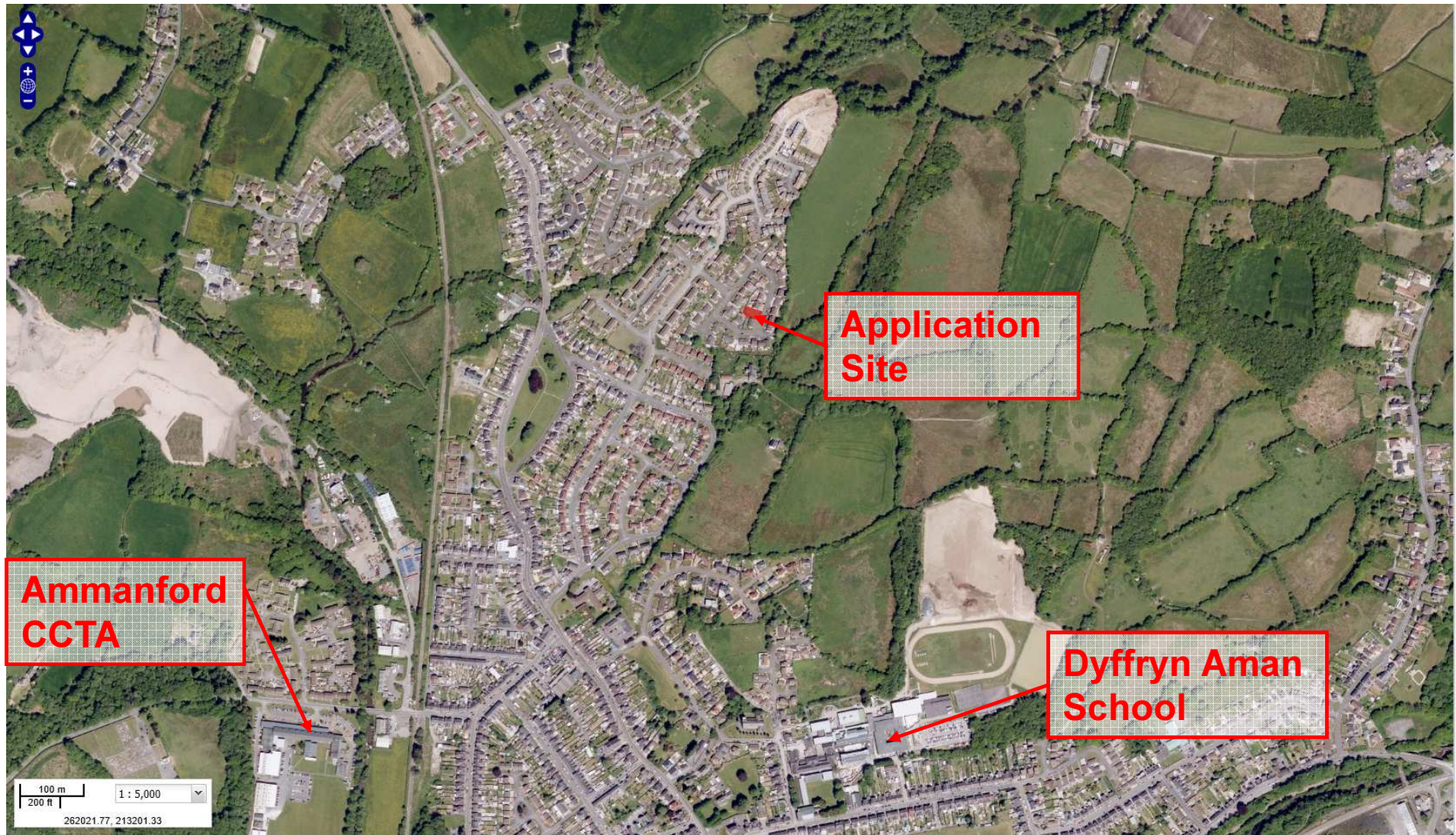




E/35873

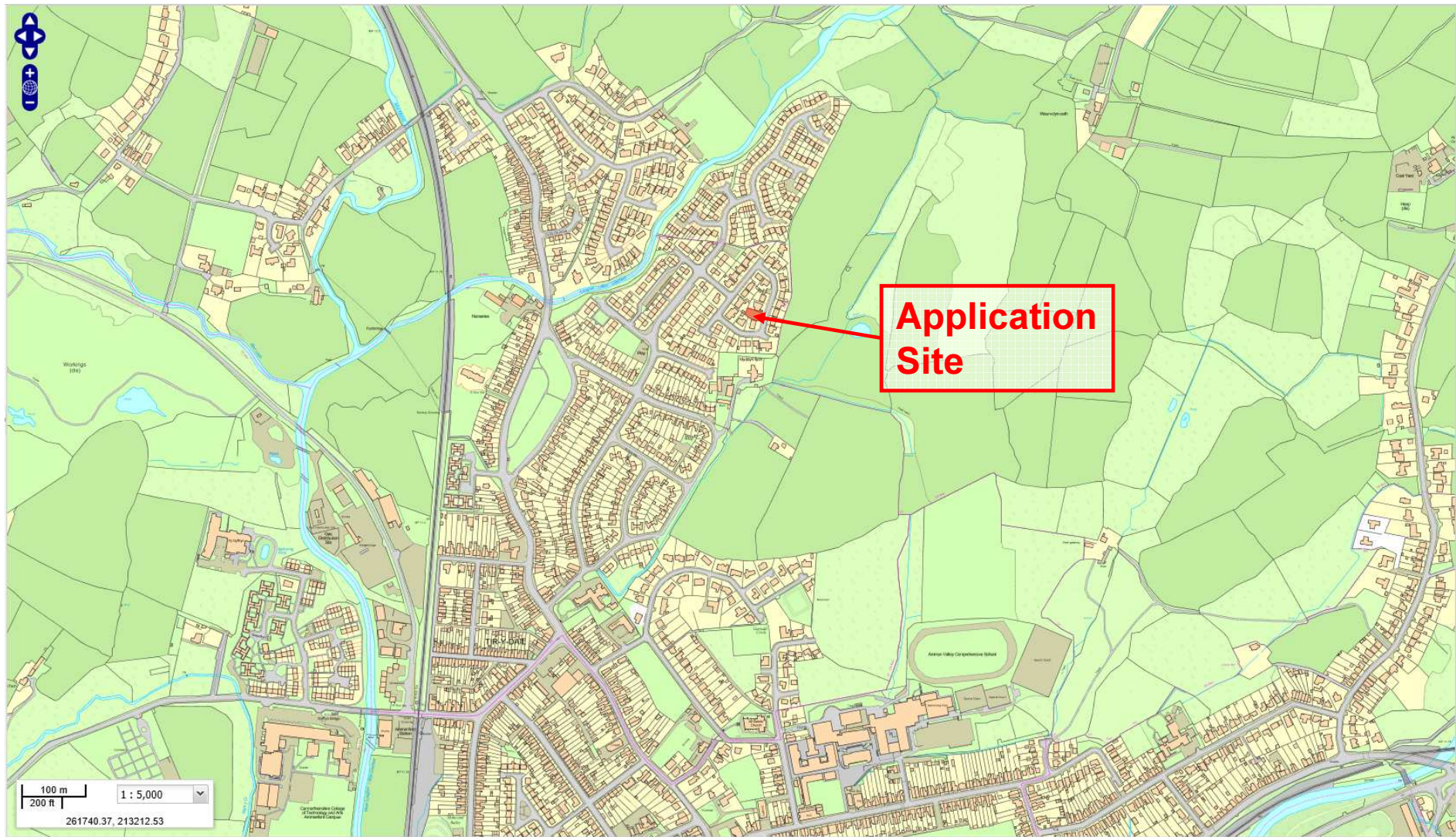
E/35873

Aerial Photograph



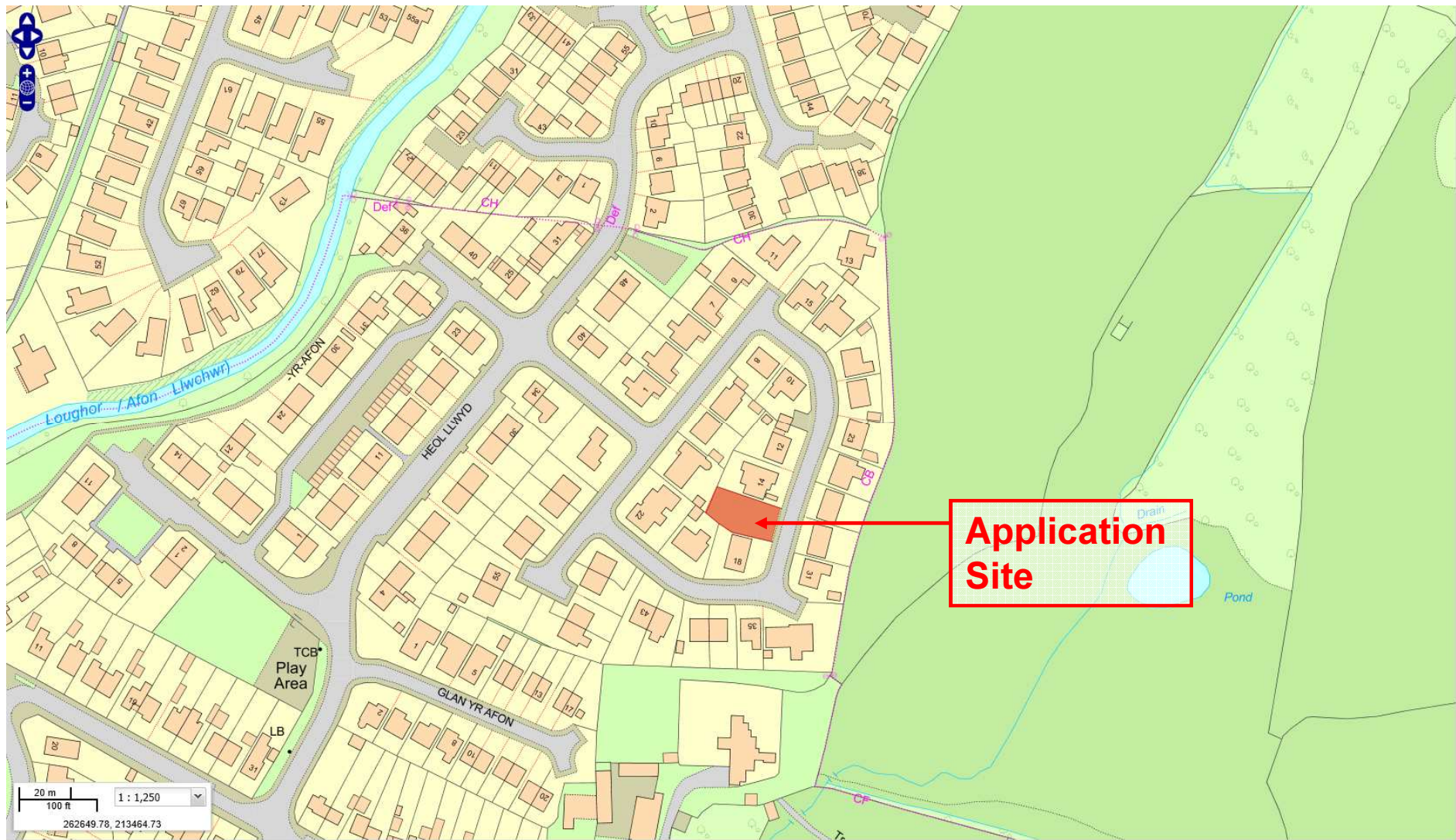
E/35873

Location Plan



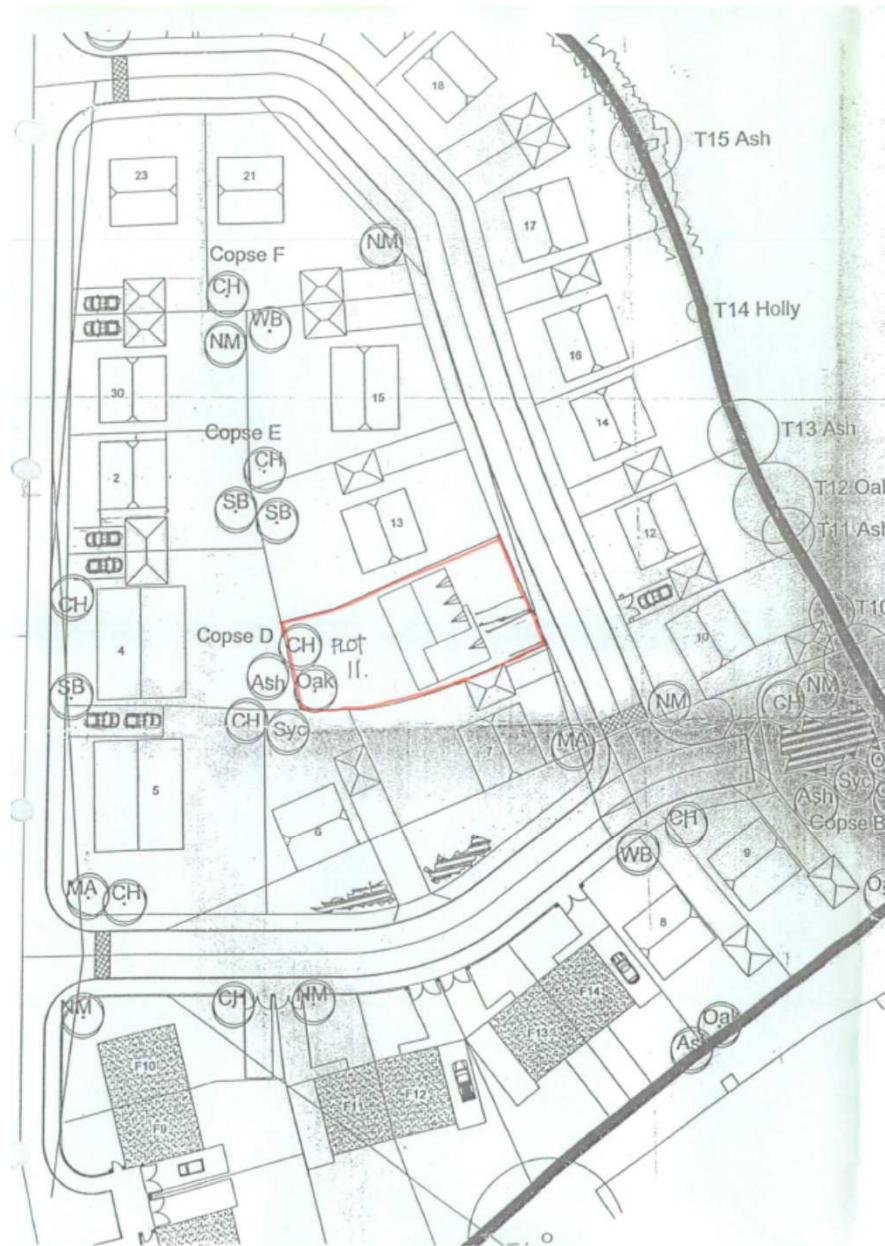
E/35873

Site Plan



E/35873

Location & Block Plans



Block Plan
Scale 1:500

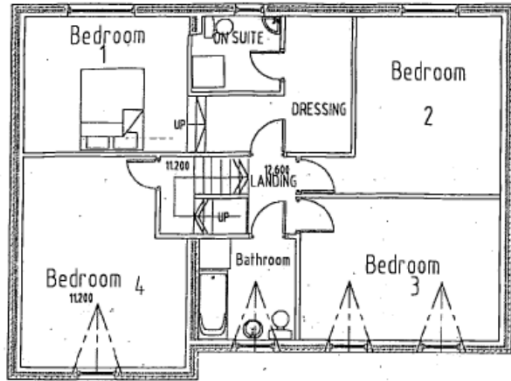
Robert Higgins	B.Sc., B.Arch.
Architect	Pensaer
105 Penybanc Road,	Penybanc,
Ammanford,	Cardiganshire.
Tel 01269 595663	SA18 3QP
Project:	
11 Gwaun-Henllan	
Tirdail, Ammanford	
Drawing	
LOCATION & SITE PLAN	
Scale	
1:2500	
1:500	
12.12.04	06:505 02

E/35873

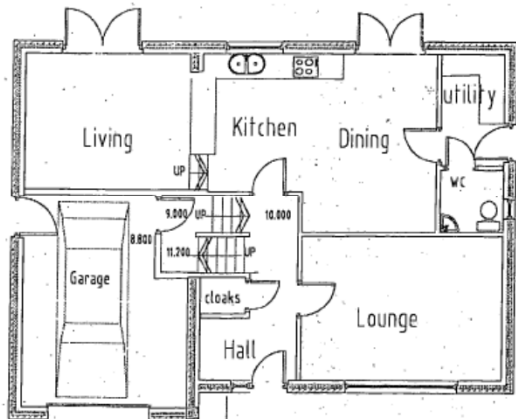
Plot Photo



E/35873 Elevation & Floor Plans



First Floor Plan



Ground Floor Plan

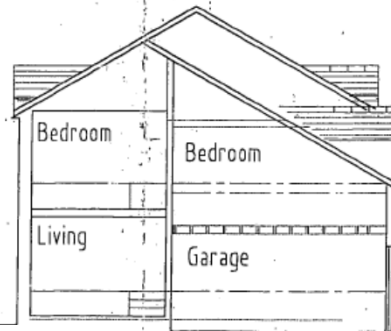


South West

Approved Coloured Facing Brick Plinth



North West

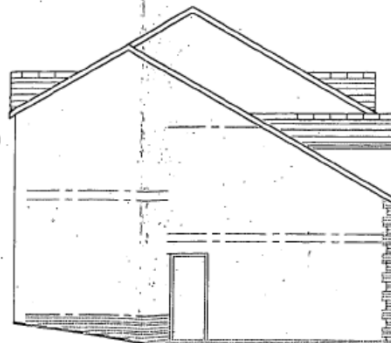


Section



North East

Approved Coloured Concrete Tiles



South East

Render Finish

Approved Coloured Facing Brick
REF. B 31.V.07 Rear Roof changed to dormer.
REF. A 15.5.07 Roof pitch 30 from 35

Robert Higgins B.Sc., B.Arch.
Architect Pensaer
105 Penybanc Road, Penybanc,
Ammanford, Carmarthenshire.
Tel 01269 595663 SA18 3QP

Project:
11 Gwain-Henllan,
Tirdail, Ammanford

Drawing
PROPOSED PLANS
And ELEVATIONS

Scale 1:50 1:100 12.12.04	REF. A B.	Dr's No. 06:845 01
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E/35873 View to Dwellings at Rear



E/35873 View to Dwellings Opposite



E/35873 View to Dwellings Opposite



E/35873 **View to Dwellings on the Estate**



E/35873 View to Dwellings Opposite

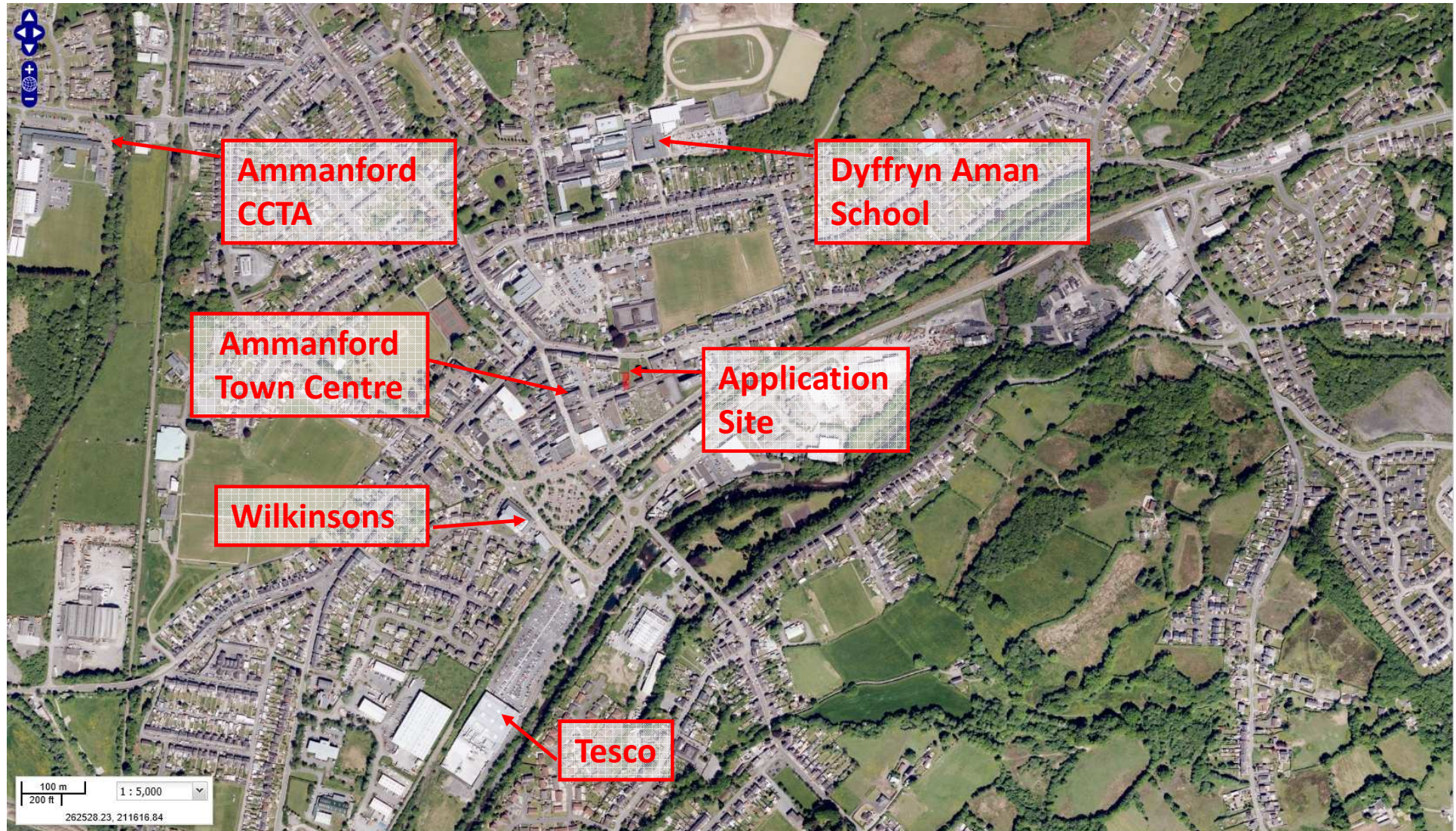




E/36854

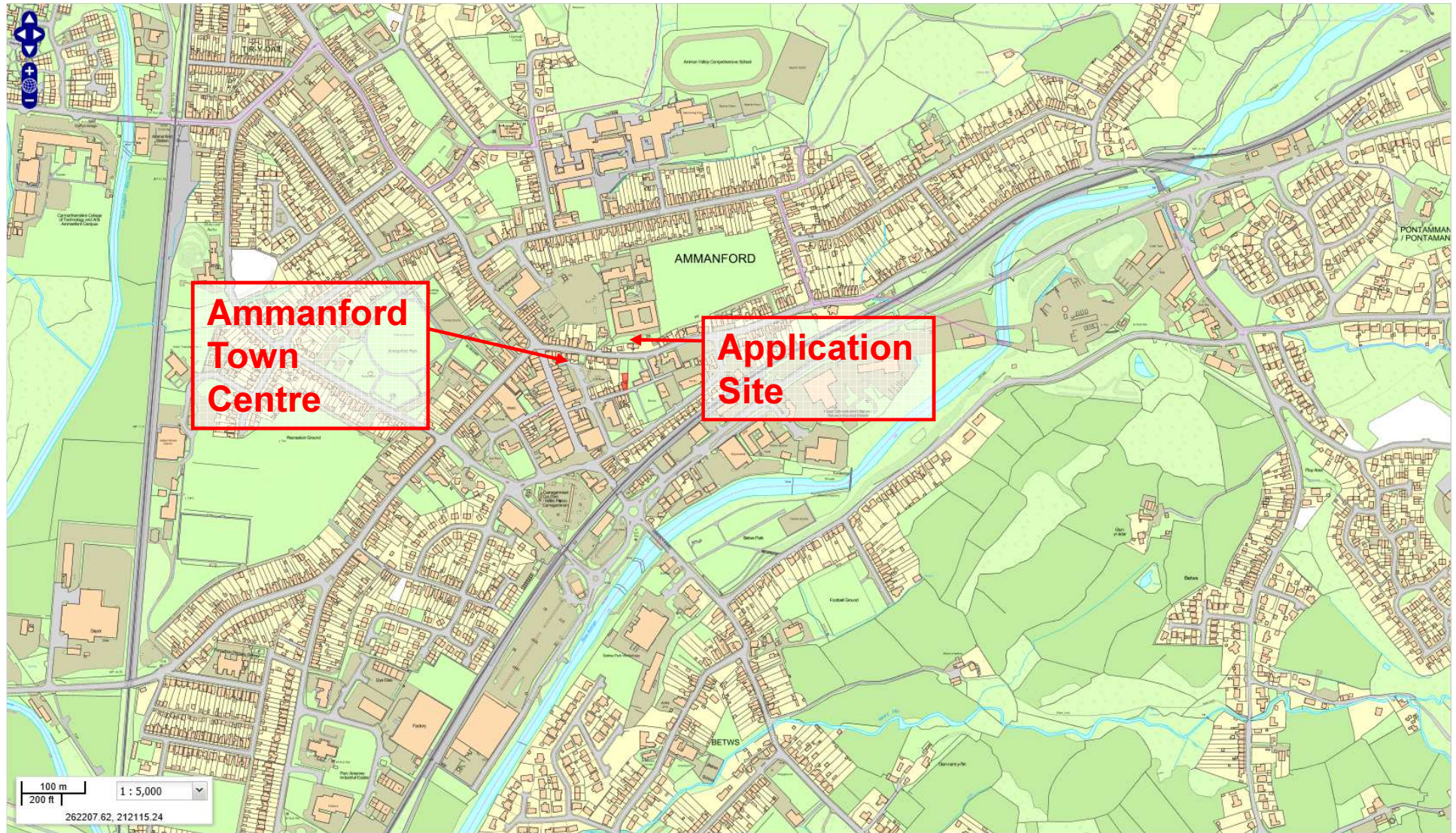
E/36854

Aerial Photograph



E/36854

Location Plan



E/36854

Site Plan

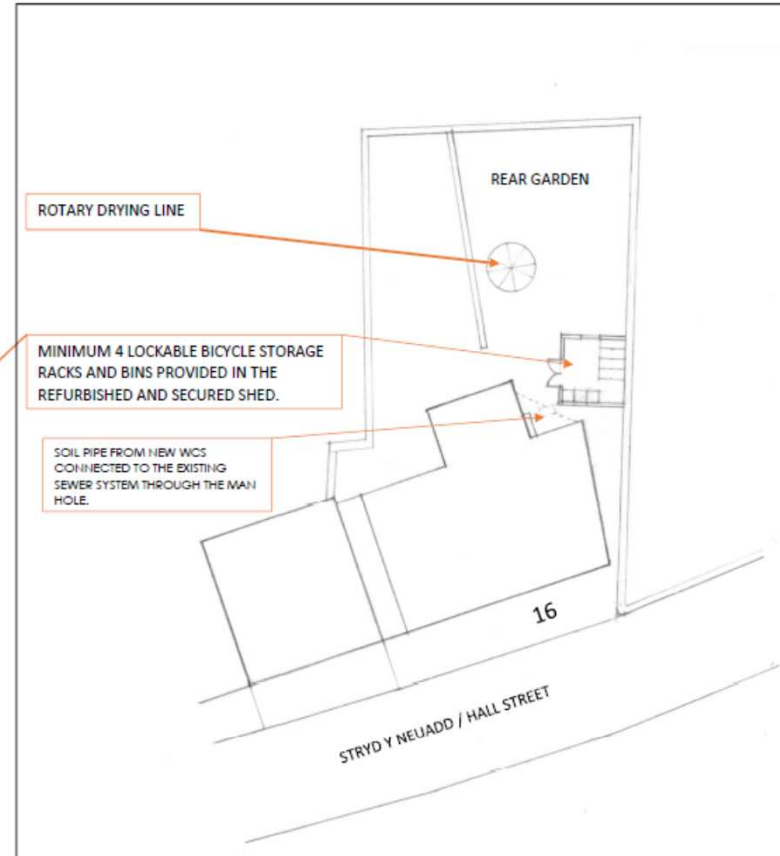
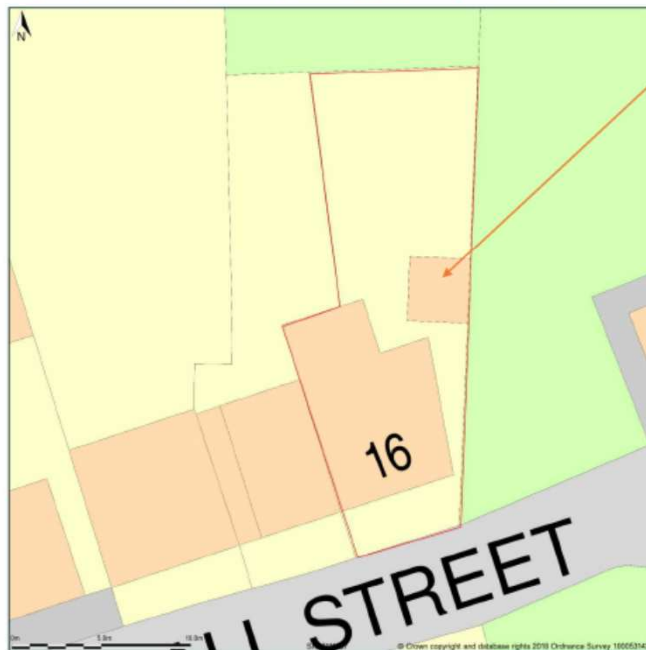


E/36854 Location and Site Plans

2 Allocated Car Park Spaces + 1 Visitor parking space to 16 Hall Street in the Public Car Park



LOCATION PLAN



SITE PLANS SHOWING THE ARRANGEMENT OF HOUSE TENANT AMENITIES

STUDIO FONTANELLE
ARCHITECTURE. DESIGN
ENQUIRIES:
T: 01554 228656
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CLIENT: PROP SOURCE WALES
PROJECT: 16 HALL STREET AMMANFORD
DRAWING: LOCATION PLAN @ 1:1250 & SITE PLAN @ 1:200
PLANNING JAN 18 SCALE: 1:1250,1:200@A3

113

P05 ~

E/36854

Existing Elevations



EXISTING LEAN-TO EXTENSION WITH POLYCARBONATE ROOF AND UPVC RAIN WATER GOODS.

REAR ELEVATION [FACING NORTH]



EXISTING WALLS ARE IN ROUGH CAST RENDER, DISCOLOURED AND REQUIRING CARE AND RE-PAINTING.
EXISTING WINDOWS ARE ALL TOP HUNG-BOTTOM FIXED WHITE UPVC WINDOWS MADE TO LOOK LIKE FAUX TRADITIONAL SASH.

HALL STREET ELEVATION OF No. 16 [FACING SOUTH]

STUDIO FONTANELLE
ARCHITECTURE . DESIGN

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CLIENT: PROP SOURCE WALES

PROJECT: 16 HALL STREET AMMANFORD

DRAWING: EXISTING ELEVATIONS - FRONT & REAR

PLANNING

JAN 18

SCALE: 1:50@A3

113

P03 ~

E/36854 Photo of Existing Building



E/36854 Proposed Elevations



EXISTING BATHROOM HIGH LEVEL SMALL WINDOW TO BE CAREFULLY EXTENDED BELOW CILL LEVEL TO MATCH ADJACENT WINDOWS.

ALL FIRST FLOOR BEDROOM WINDOWS TO BE MADE INTO ESCAPE WINDOWS WITH A MINIMUM OPENING AREA OF 0.33 SQM. ALL NEW WINDOWS ARE TO BE MADE TO MATCH THE EXISTING WINDOWS IN SIZE, PROPORTION AND STYLE BUT WITH THE BOTTOM HALF BEING MADE OPENABLE TO SERVE AS AN ESCAPE WINDOW.

THE EXISTING POLYCARBONATE ROOF IS TO BE REPLACED WITH A SOLID STRUCTURAL INSULATED ROOF TO MEET CURRENT BUILDING REGULATIONS AND FINISHED WITH GREY FIBREGLASS ROOFING MATERIAL OR SIMILAR. ALL CONSTRUCTION TO BE INSPECTED & CERTIFIED BY BUILDING CONTROL.

REAR ELEVATION [FACING NORTH]

HALL STREET ELEVATION OF NO. 16 [FACING SOUTH]

STUDIO FONTANELLE
ARCHITECTURE . DESIGN

ENQUIRIES:
T: 01554 228656
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CLIENT: PROP SOURCE WALES

PROJECT: 16 HALL STREET AMMANFORD

DRAWING: PROPOSED ELEVATIONS - FRONT & REAR

PLANNING

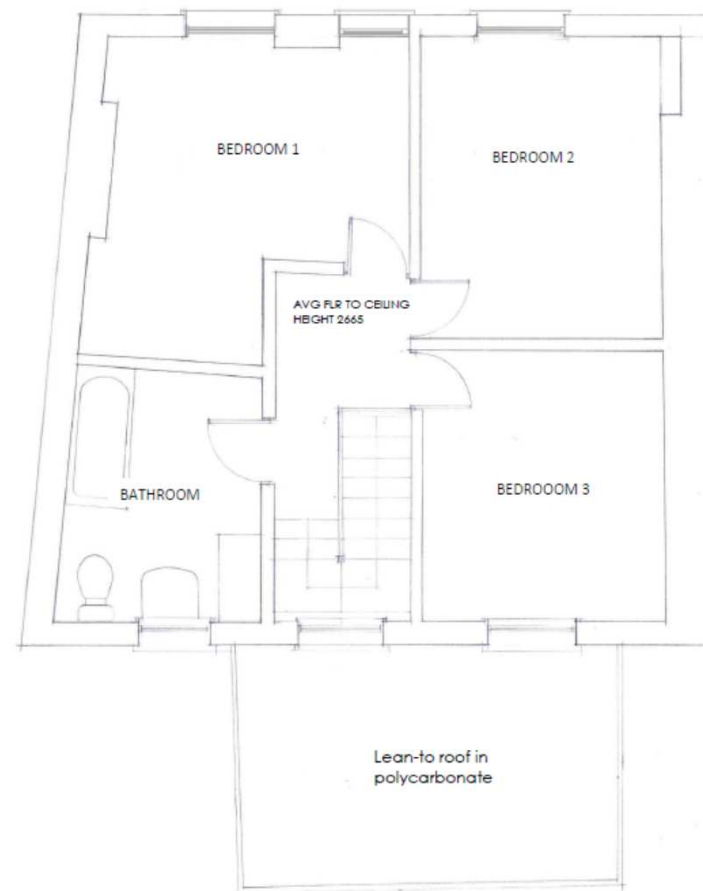
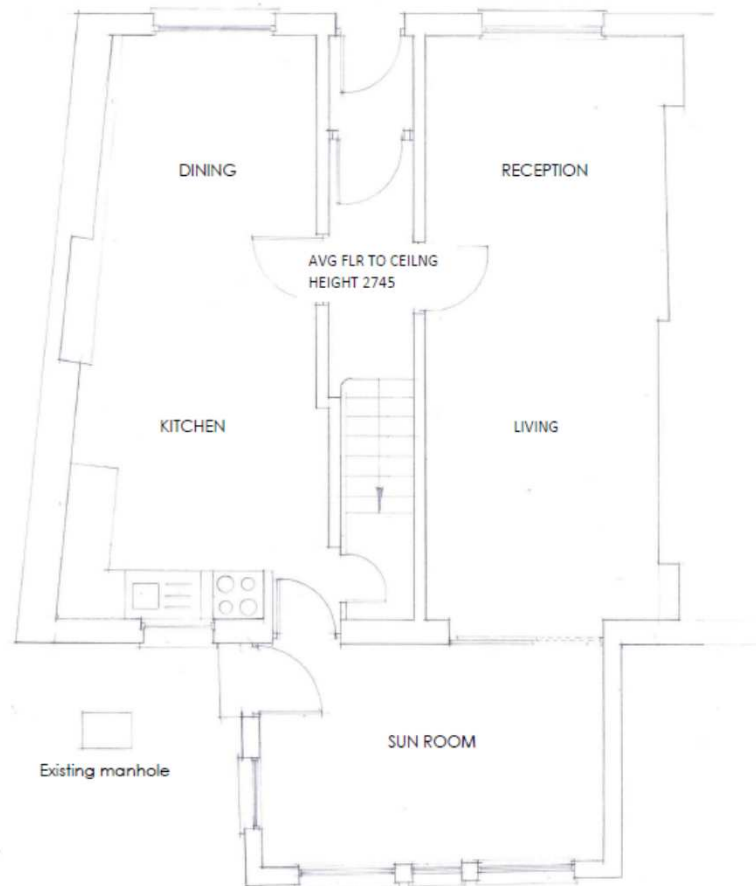
JAN 18

SCALE: 1:50@A3

113

P04 ~

E/36854 Existing Floor Plans



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ARCHITECTURE . DESIGN

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CLIENT: PROP SOURCE WALES
PROJECT: 16 HALL STREET AMMANFORD

DRAWING: GROUND AND FIRST FLOOR PLANS - EXISTING
PLANNING DEC 17 SCALE: 1:50@A3

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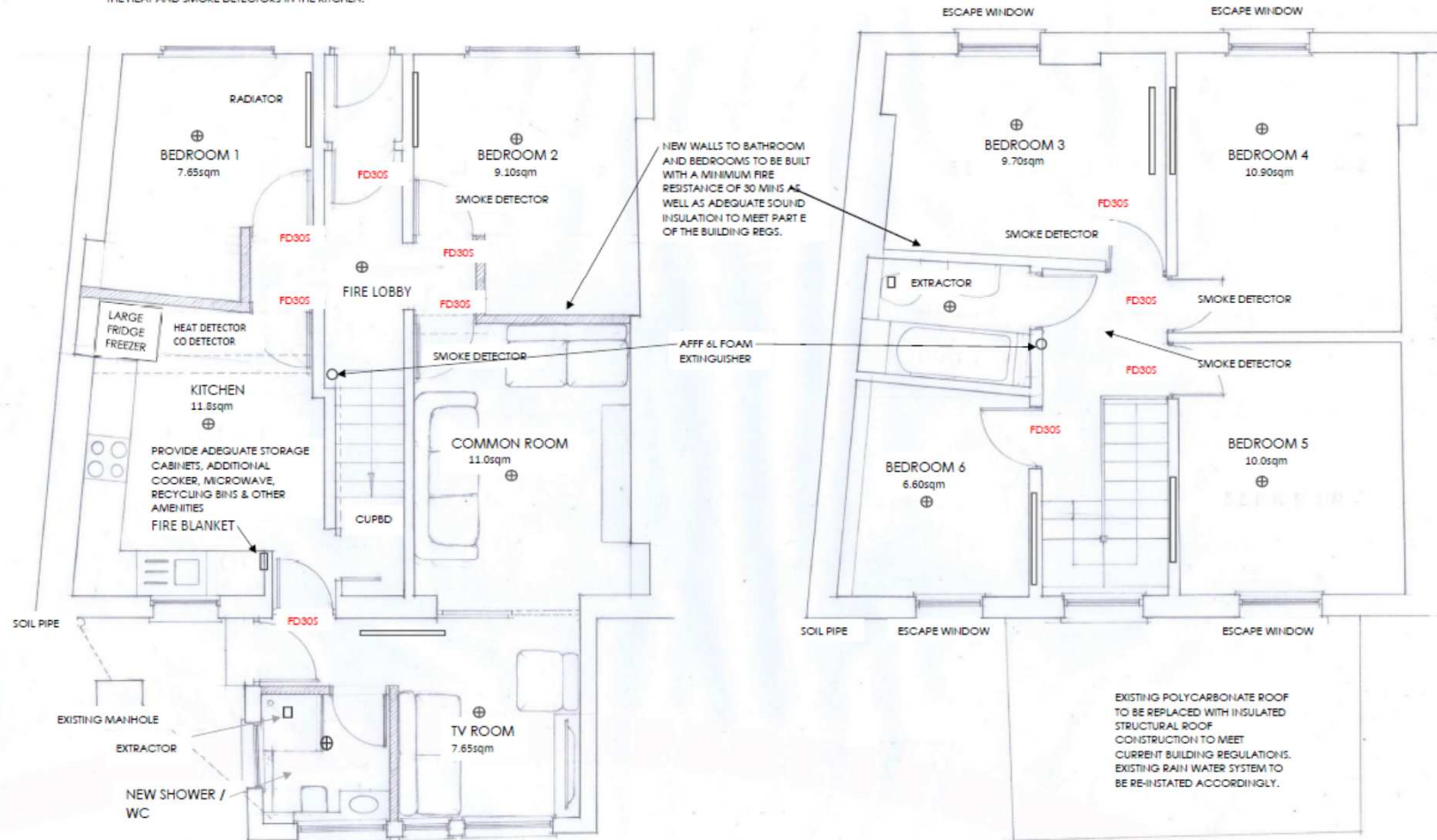
P01 ~

E/36854 Proposed Floor Plans

NOTES ON FIRE REQUIREMENTS

- PROVIDE A MIN 30 MINUTE FIRE PROTECTED ROUTE CORRECTLY INSTALLED WITH FD30S FIRE DOORS
- PROVIDE A MIN OF 30 MINS FIRE SEPARATION TO WALLS/CeilINGS BETWEEN UNITS OF ACCOMMODATION.
- PROVIDE PROPERLY INTERLINKED BS STANDARD SMOKE DETECTORS IN EACH BEDROOM AS WELL AS COMMUNAL ROOMS TO A MINIMUM 75DB AT THE BED HEAD. THESE ARE TO BE CONNECTED TO A CONTROL PANEL LINKED WITH THE HEAT AND SMOKE DETECTORS IN THE KITCHEN.

- PROVIDE AFF6 4 LITRE FOAM EXTINGUISHER TO EACH FLOOR PROPERLY INSTALLED AT A CONVENIENT AND SAFE LOCATION. THE PROPERTY MUST BE RISK ASSESSED BY THE FIRE OFFICER PRIOR TO OCCUPATION.
- PROVIDE A FIRE BLANKET IN THE KITCHEN AS SHOWN.



SECURE STORAGE FOR A MINIMUM 4 BIKES AND MULTIPLE BIKES ARE TO BE PROVIDED IN THE REFURBISHED EXISTING SHED. SEE DRAWING POS SITE PLAN FOR LOCATION REFERENCE.

GENERAL NOTES - HEATING AND COMFORT

- EVERY HABITABLE ROOM MUST BE EQUIPPED WITH A LOCALLY CONTROLLABLE SPACE HEATING SYSTEM. THE HEATING SYSTEM MAY BE A CENTRALLY CONTROLLED GAS BOILER SYSTEM WITH THERMOSTAT CONTROLS INSTALLED IN EACH ROOM PROPERLY BY A COMPETENT AND QUALIFIED PERSON ACCORDING TO CURRENT BRITISH STANDARDS.
- THE BATHROOM, SHOWER ROOM & WC MUST HAVE CLEAN AND CONTINUOUS FLOW OF HOT AND COLD WATER AND MUST BE ADEQUATELY HEATED & VENTILATED.

EXISTING POLYCARBONATE ROOF TO BE REPLACED WITH INSULATED STRUCTURAL ROOF CONSTRUCTION TO MEET CURRENT BUILDING REGULATIONS. EXISTING RAIN WATER SYSTEM TO BE RE-INSTATED ACCORDINGLY.

STUDIO FONTANELLE
ARCHITECTURE . DESIGN

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CLIENT: PROP SOURCE WALES

PROJECT: 16 HALL STREET AMMANFORD

DRAWING: GROUND AND FIRST FLOOR PLANS ~ PROPOSED

PLANNING JAN 18

SCALE: 1:50@A3

113

P02 A

E/36854



E/36854

View of Hall Street Looking to Quay Street

