



***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

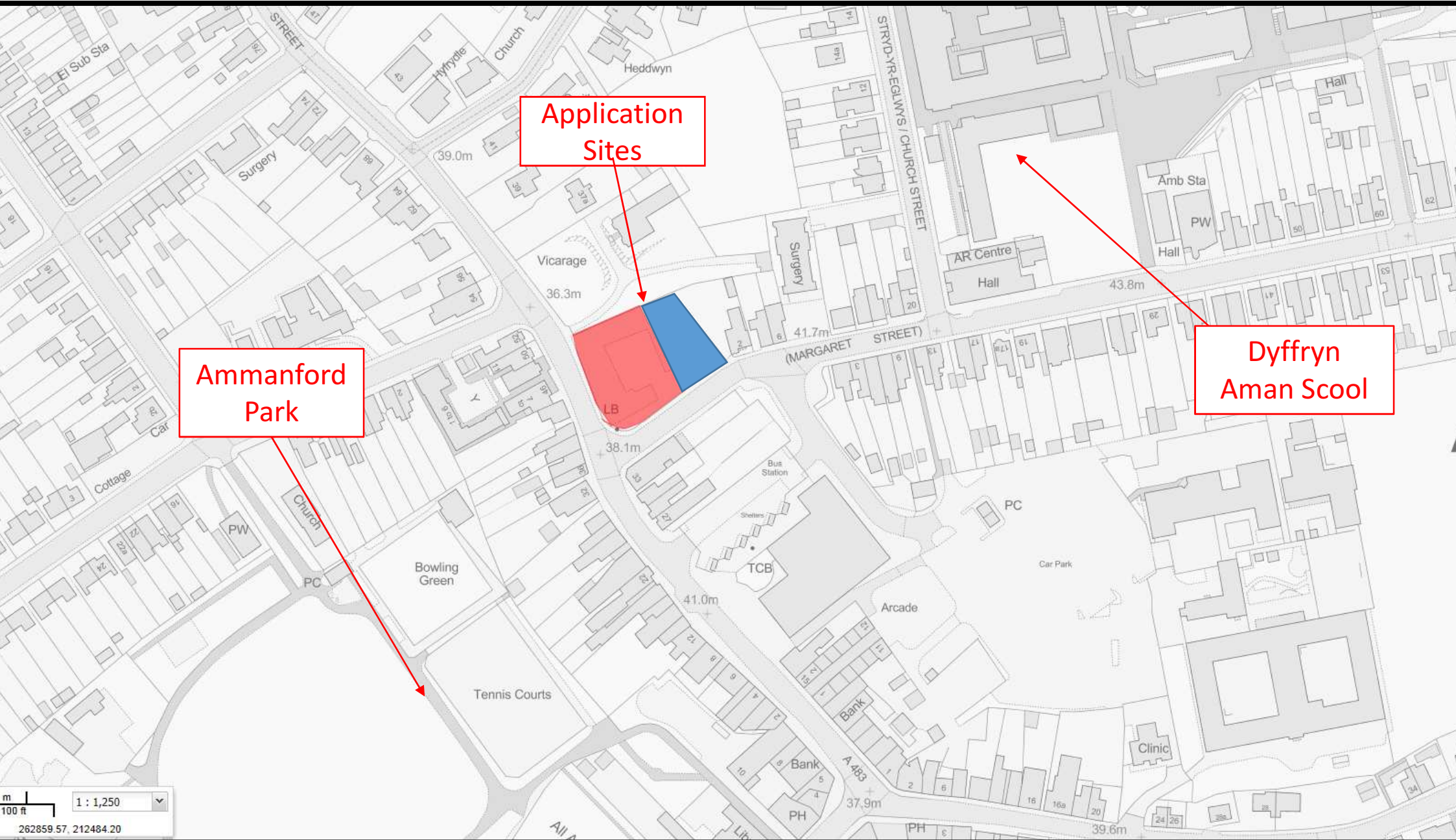
**APPLICATIONS RECOMMENDED FOR
APPROVAL**



E/34907 & E/35622

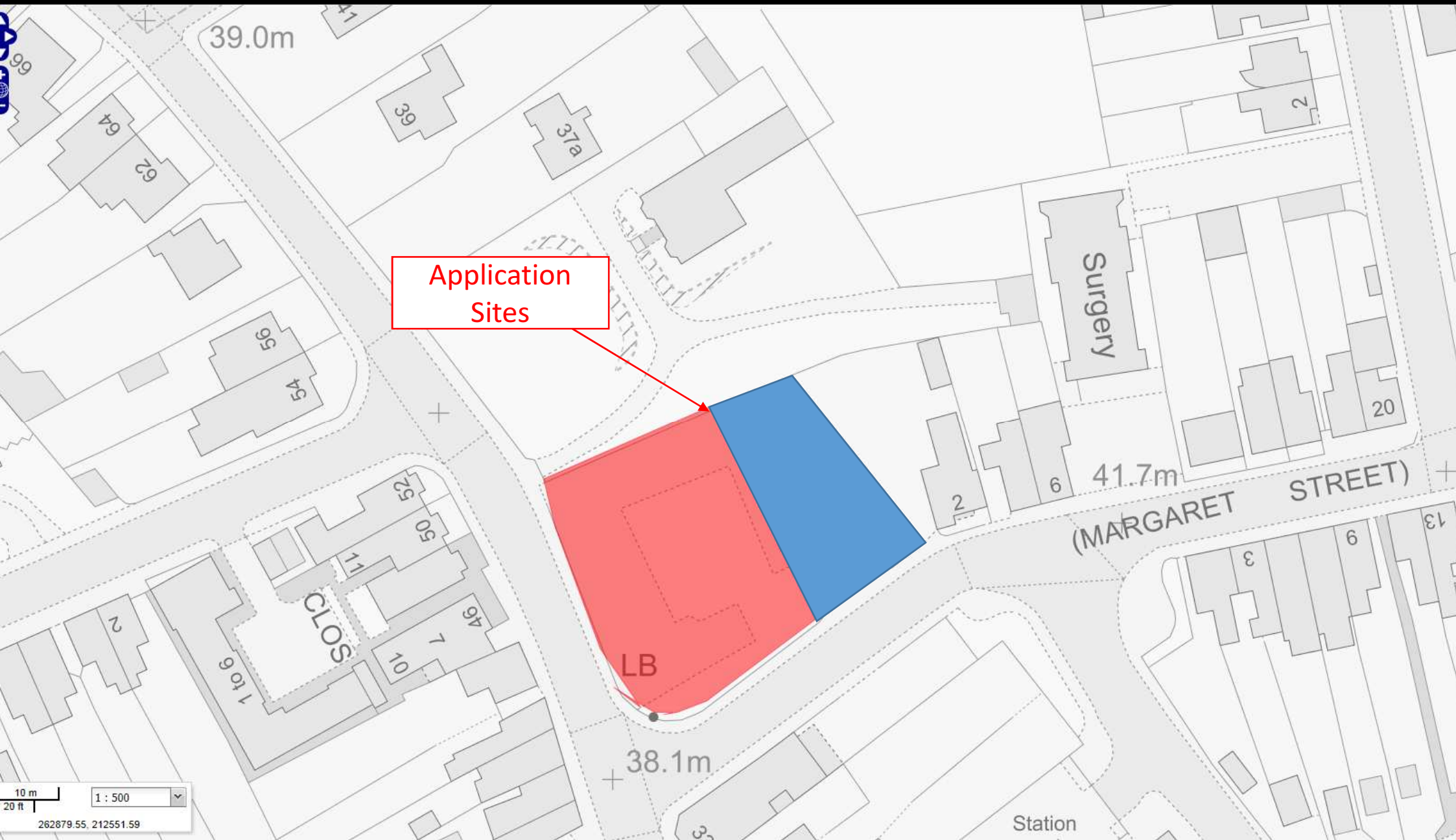
E/34907 E/35622

LOCATION PLAN



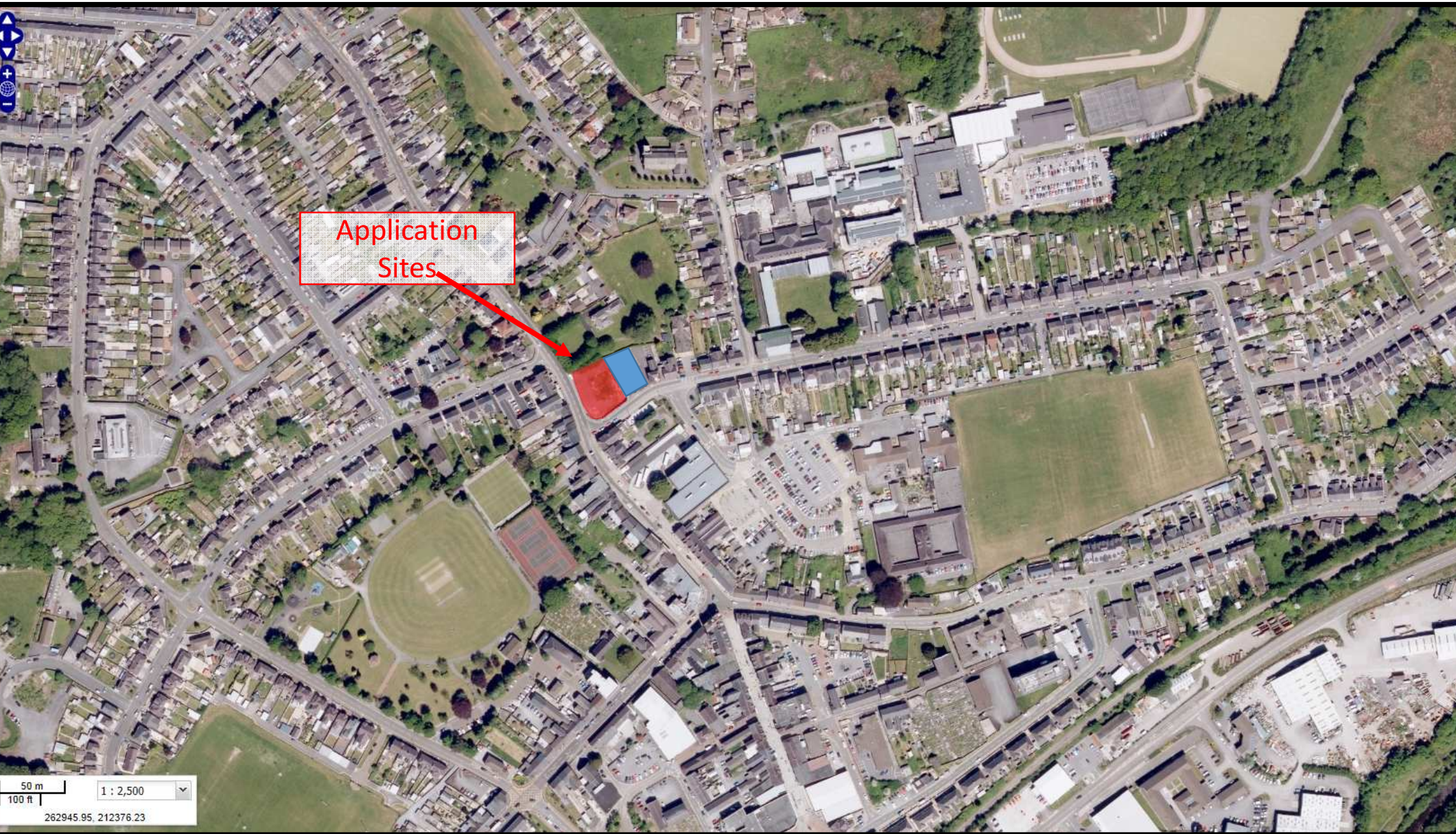
E/34907 E/35622

SITE PLAN



E/34907 E/35622

AERIAL PHOTO OF APPLICATION SITES



E/34907 E/35622

Google Streetview



E/34907 E/35622

Google Streetview



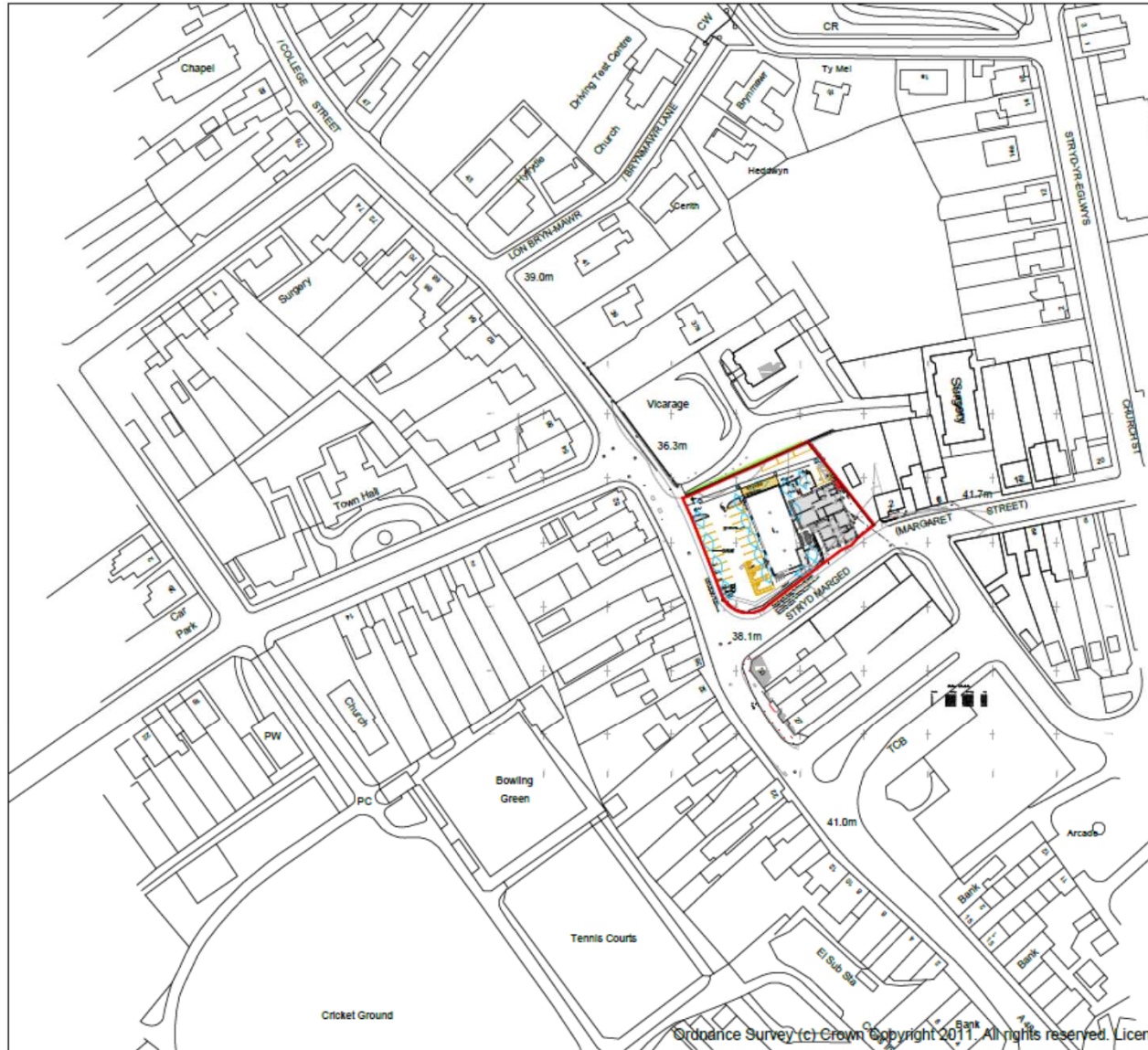
E/34907 E/35622

Google Streetview



E/34907

LOCATION PLAN



Paper size
A3

DR
Design

Architectural Services

Davies Richards Design Ltd.

Llandeilo - 01558 823351

Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com

WEB - 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

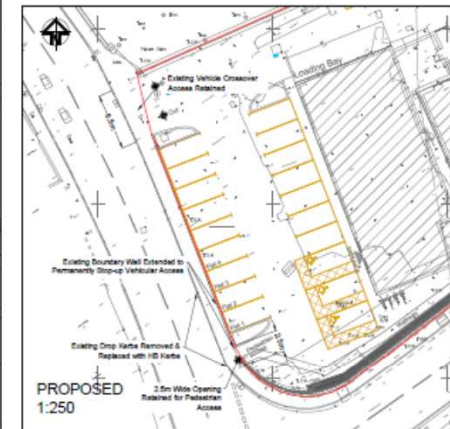
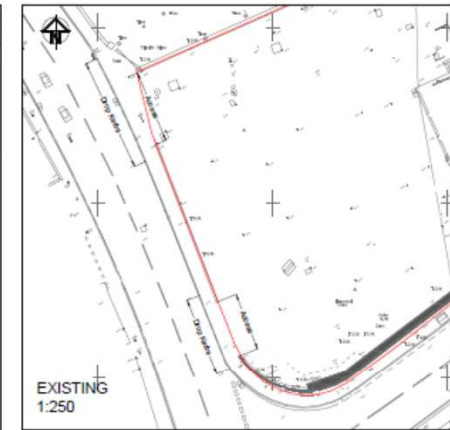
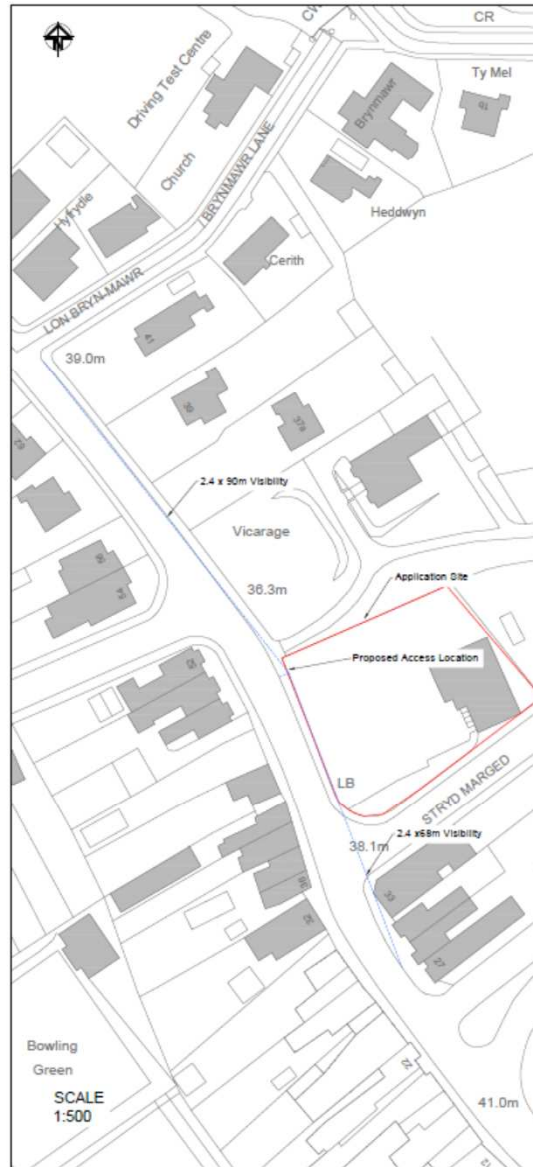
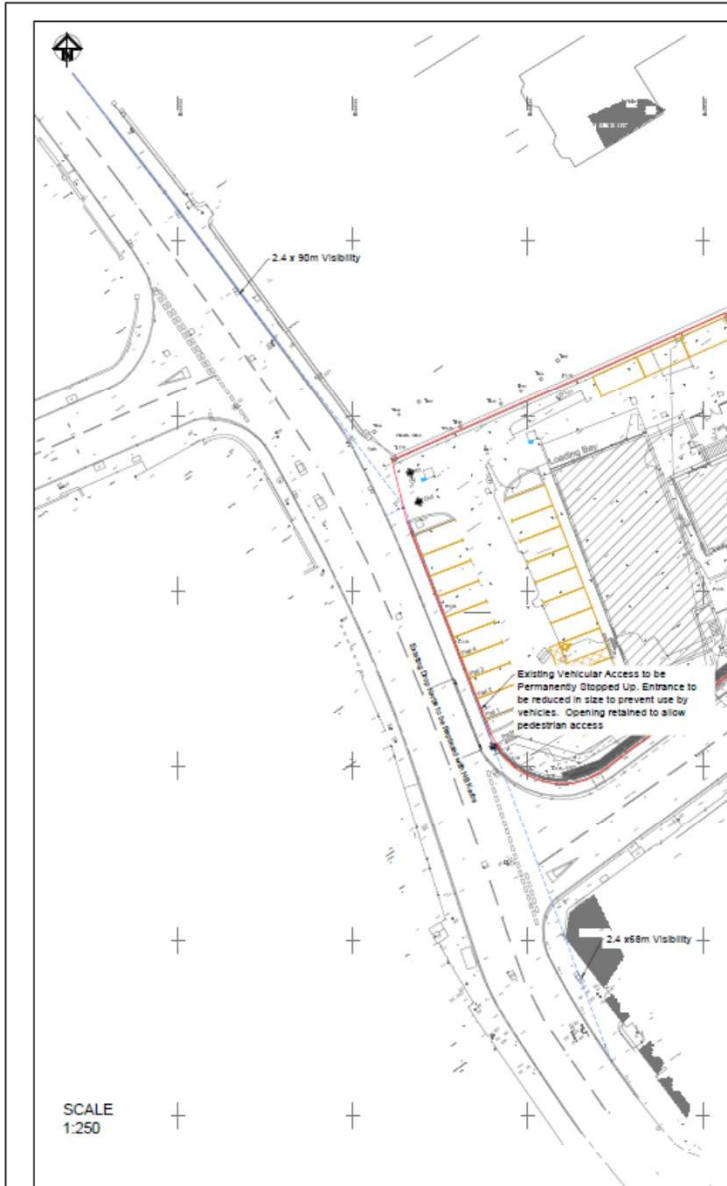
PLAN No

CW489/03

REVISION

E/34907

ACCESS PLANS

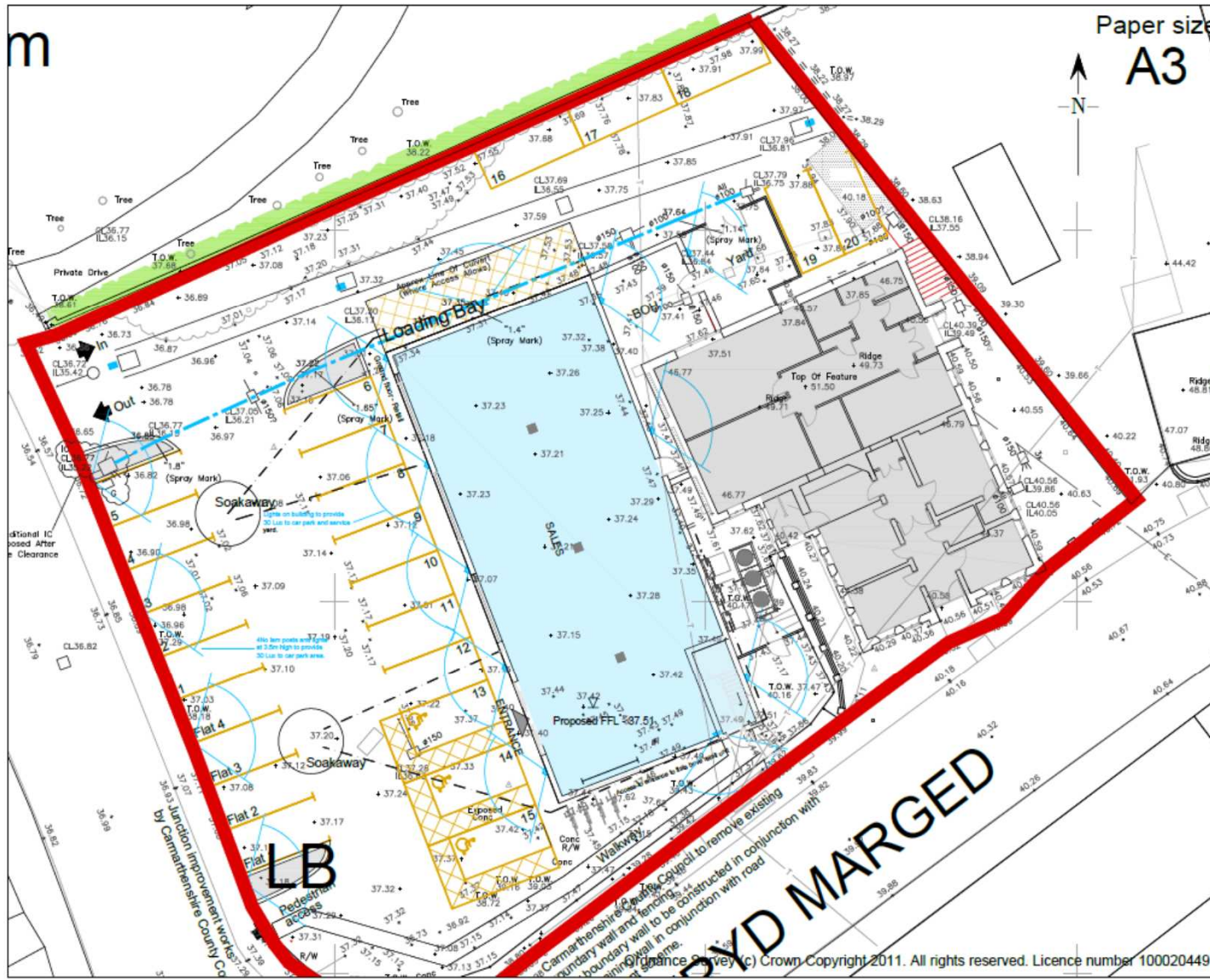


A	Final Issue	05/03/17
<p>acstro Providing a Broadband Highways & Transportation Solutions. Since 1984. 0145 543 317 www.acstro.com T4 0553 82400</p>		
<p>PROPOSED DEVELOPMENT AT FORMER POLICE STATION & COURTHOUSE, AMMANFORD</p> <p>PROPOSED ACCESS</p>		
1016	101	A
1:250 & 1:500		© A1

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E/34907

SITE PLAN



Paper size
A3



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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



Elevation (W)



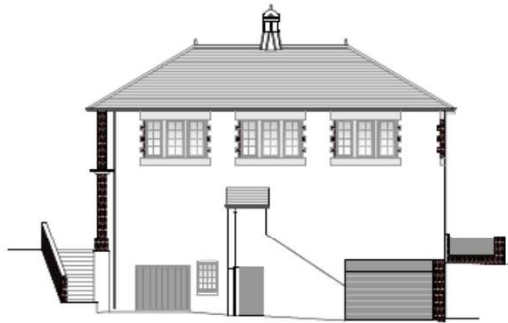
Side elevation (S)



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 ENSURE THE NECESSARY PARTY WALL ACT PROCEEDINGS HAVE BEEN FOLLOWED THESE APPLICABLE CONSTRUCTION CLAUSE MEANS LEGAL. ENTER UNDER THE CONSTRUCTION CLAUSE MEANS LEGAL. PLEASE CHECK YOUR DUTIES OF THE NEW WORKS OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES FOR AN ADDITIONAL FIVE BED UNITS. THE FRAME AND COMPLETE A PROTECTIVE BY FRAME. THE NECESSARY PARTY WALL ACT PROCEEDINGS. THE NECESSARY PARTY WALL ACT PROCEEDINGS. THE NECESSARY PARTY WALL ACT PROCEEDINGS. THE NECESSARY PARTY WALL ACT PROCEEDINGS.

ABOUT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM AERIAL PHOTOGRAPHS AND SURVEY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONSTRUCTION DRAWING.

Regulation 14 Section 43 of the Food & Hygiene Regulations 2013 - To be of grade cover and down drainage to meet these requirements. It is the responsibility of the contractor to ensure these plans are suitable for the construction of work. Further information is available at www.fda.gov.uk or info@drdesign.co.uk

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

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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 SWG STATUS: Sketch

DRAWN BY: CJW DATE: 28/7/2016

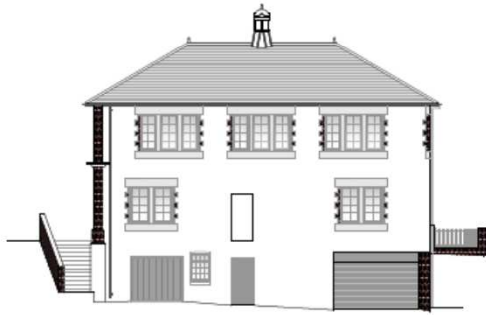
PLAN No: CW489/10 REVISION: B



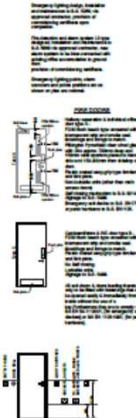
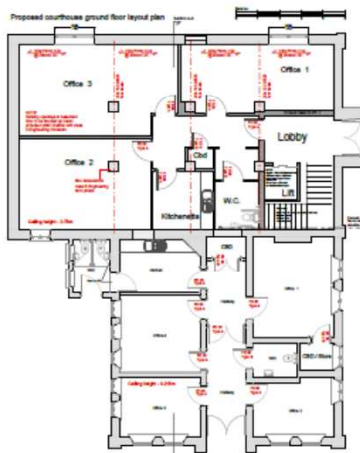
South elevation



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 & A2B Vol 2 (Part A2B Vol 2: 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 are able to access all safe exits. 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
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 updated to Category 1 standard.)
 Sec 1.34 A suitable method of warning (e.g. a siren and suitable fire alarm) should be provided for buildings where it is anticipated that one or more persons with impaired hearing may be in the building. Such arrangements to be in accordance with BS 5830-1:2013.
 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, weather strip operation for specially treated doors and electronically locked shut doors, it is essential that the interface between the fire detection and fire alarm system and any other system required for completion with the building (e.g. fire alarm) is designed to achieve a high degree of reliability. Particular care should be taken if the interface is bidirectional via another system, such as access control system, where any part of BS 5830 applies to activation of other systems, the recommendations of the standard should be followed.
3. Sec 5.7 Fire gates are interlocking self-closing doors for shut periods. They are not areas where disabled people should be left alone (availability will be required by 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 1 standard.
 Sec 5.9 Each refuge should provide an area accessible to a wheelchair or user within a 4.5m x 1.8m or a wheelchair user day bedded station. Where a refuge is a protected stairway or protected lift of protected corridor, the wheelchair space should be situated at the wide end of the refuge. The wheelchair space within a protected stairway, located to the wheelchair space should not obstruct the flow of persons using the refuge.
 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 people that they are in need of assistance and for them to be reached that this assistance will be forthcoming.
 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 is easily 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 required where doors or escape routes are self-closing, or where any door has a locking device, unless the provisions in Approved Document B are complied with. Clear of locking, containing vision panels or doors without locking devices and door frames, and the provisions for the safety of glazing in Approved Document B (Safety - safety of glazing in impact, opening and closing).
 Sec 5.18 All escape routes should remain clear of clutter, including lighting, fixtures and areas. Sec 5.19 In all escape routes there should be escape lighting which fulfils the Code of Practice for the lighting of escape routes to design hierarchy first.
 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 5266-1:2004.
 Sec 5.11.3 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 (a): Proprietary seals (dry pipe draught).
 Sec 5.11.4 Provide a proprietary sealing system which has been shown by test to maintain the resistance of the wall, floor or cavity barrier.
 Alternative (b): Pipes with a sealed chamber.
 Sec 5.11.5 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 (2) used in situation (2) assumes that the pipes are left off their drums through storage and will be enclosed in a cover in Diagram 38 if they are not, the smaller diameter given for situation (3) should be used.
 Alternative (c): Sliding.
 Sec 5.11.6 A pipe of steel, aluminium alloy, fibre-reinforced or PVC with a maximum nominal internal diameter of 100mm, may be used with a sleeve 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 FEASIBILITY 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 DUTIES UNDER THE CONSTRUCTION (DESIGN AND MANAGEMENT) ACT 2004 AND THE NEW AMENDS TO CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TEMPERATURES ACROSS AN ADDITIONAL AREA UNITS, THE WALLS AND CEILING ARE INDICATED BY INTERNAL THE ASSISTANT PLANS FORWARDED & INTERNAL CLADDING. THESE CONSTRUCTION PHASE PLANS INCLUDE MEASURES TO CONTROL THE ADDITIONAL AREA UNITS TO THEIR RESPECTIVE & TO LIFTWAYS, INCLUDING MEANS INCLUDING PROTECTING DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS A DETAIL TO BE DETERMINED ON THE PROPOSED PLANS AND RESPECTIVE DATA & NOT SCALE FROM THESE PLANS. THIS IS NOT A CONSTRUCTION DRAWING.

Regulation 14, Section 12 of the Road & Motor Highway Act 2003. The use of private water and sewer discharge to street water courses should not be used to drain from any premises. Regulation 14, of the responsibility of the contractor to ensure that the water is not used for the purpose of drainage. Further information is available at www.draintec.com or 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

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CLIENT:
Aspect Developments

JOB TITLE:
Former Courthouse
College Street
Ammanford
SA18 2PN

DRAWING TITLE:
Proposed layout plan
and elevations

SCALE: 1:100
DRAWN: C/JW
DATE: 28/7/2016
STATUS: Sketch

PLAN No: CW489/11
REVISION: D

E/35622



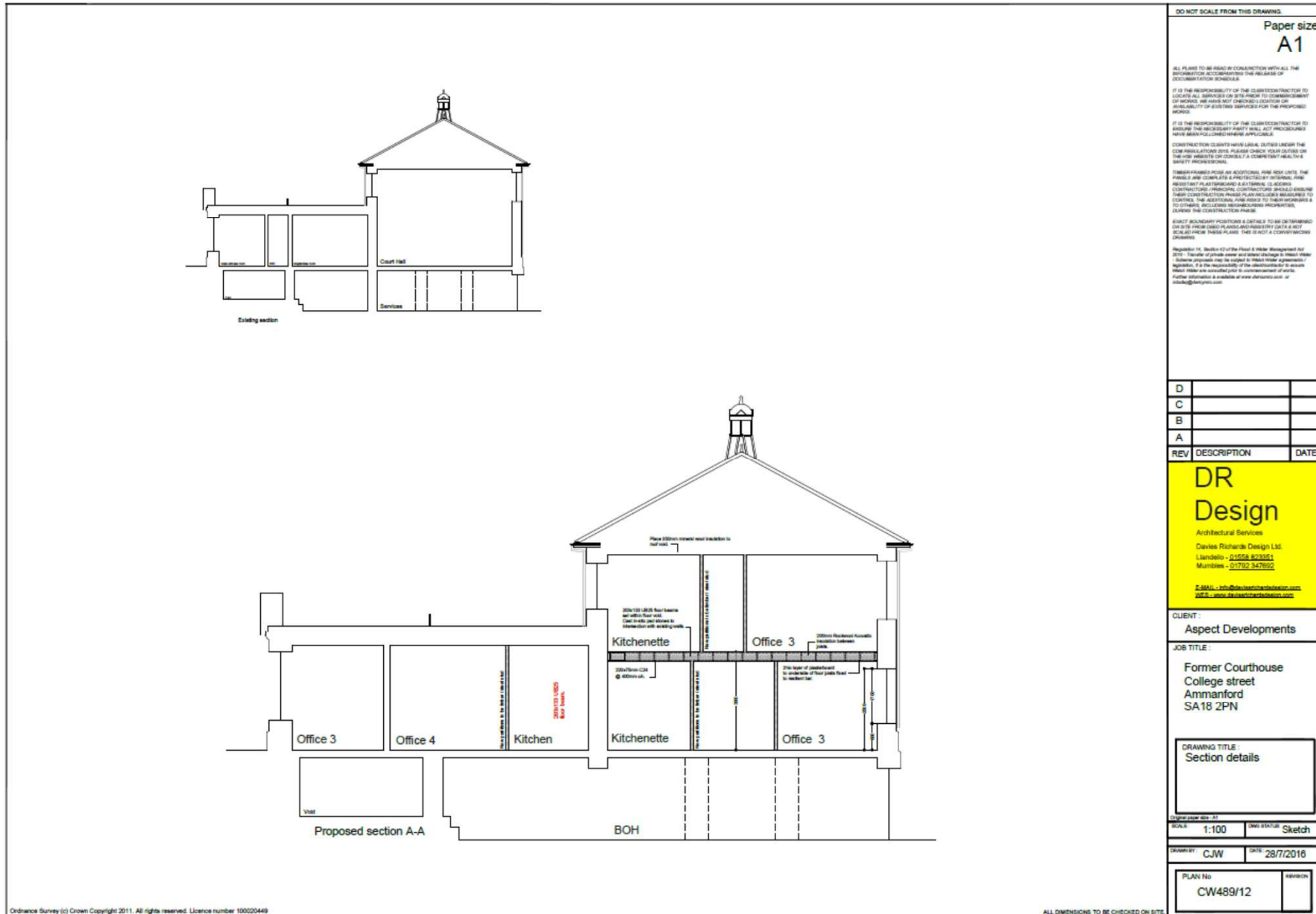
EXISTING



PROPOSED

E/35622

PROPOSED SECTION PLANS



E/34907

SITE PHOTO



E/34907

SITE PHOTO



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