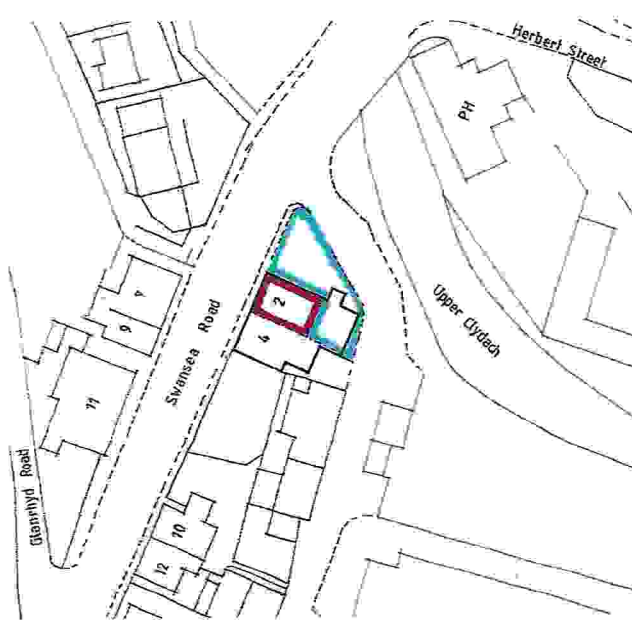




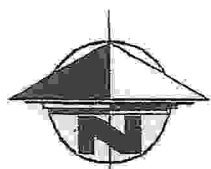
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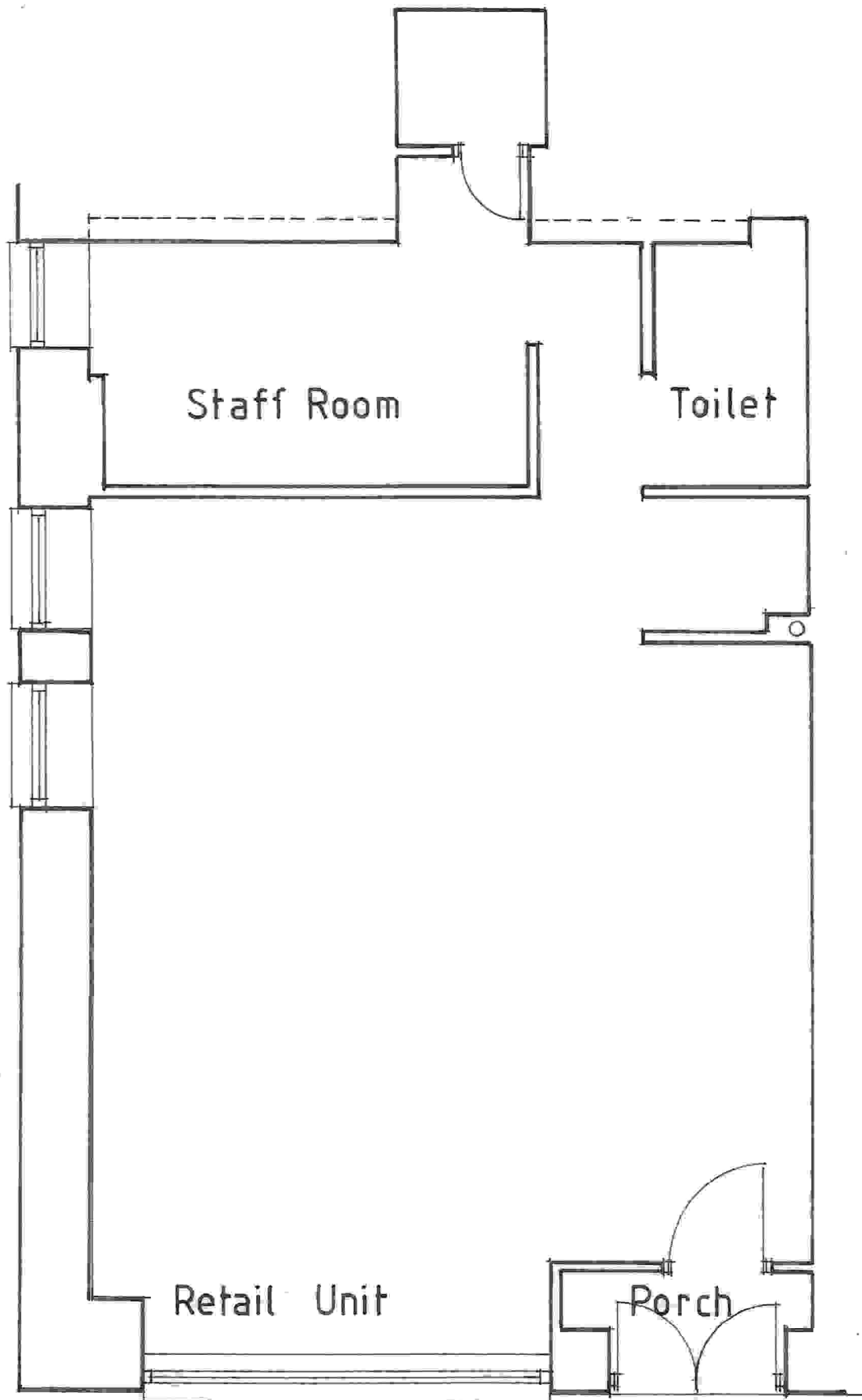
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SITE PLAN

Scale: 1/500





Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe
EXISTING GROUND FLOOR PLAN

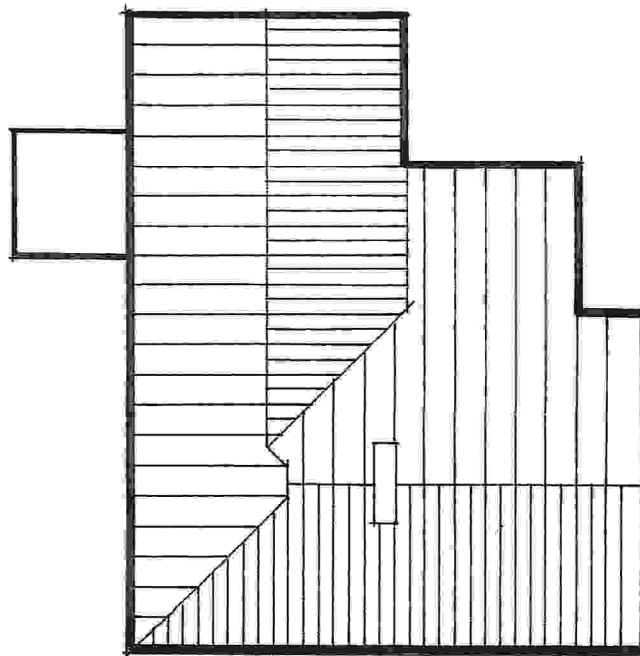
Date: February 2023

Scale: 1:50 @ A4

Drawing No.

1903/A22/1

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Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe
EXISTING ROOF PLAN

Drawing No.

Date: February 2023

Scale: 1:200 @ A4

1903/A22/2

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Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe
EXISTING FRONT ELEVATION

Drawing No.

Date: February 2023

Scale: 1:100 @ A4

1903/A22/3

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Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe
EXISTING SIDE ELEVATION

Drawing No.

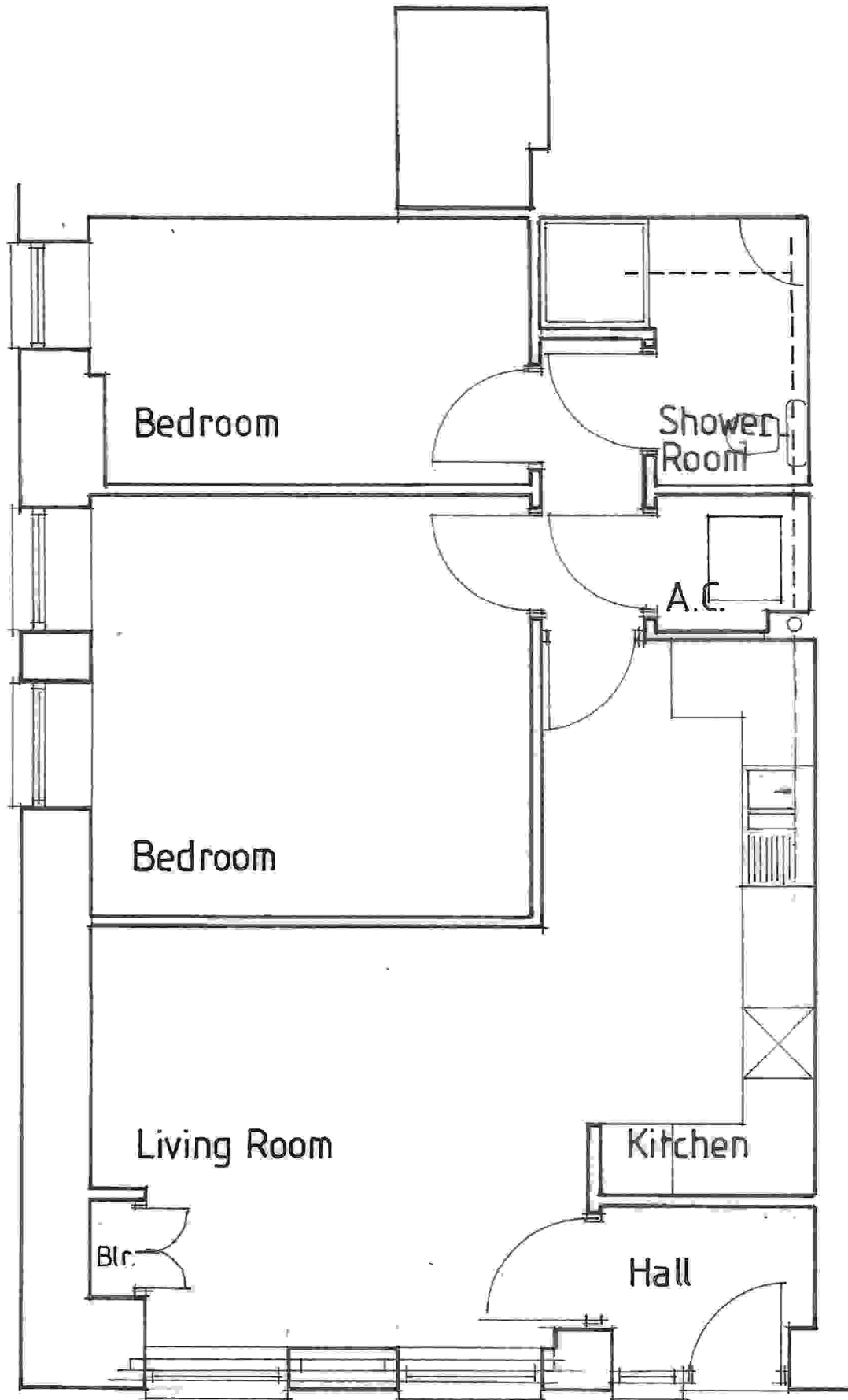
Date: February 2023

Scale: 1:100 @ A4

1903/A22/4

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Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe
PROPOSED GROUND FLOOR PLAN

Date: February 2023

Scale: 1:50 @ A4

Drawing No.

1903/A22/5



SCHEDULE OF WORK & MATERIALS

Strip off existing fascia board and remove to tip
Strip out existing shop front window and entrance doors and remove to tip
Demolish existing cavity brickwork walls and remove to tip
Form new cavity wall comprising 100mm Thermalite Turbo insulating blockwork inner skin, 100mm Celotex RR insulation board, 50mm cavity and 100mm secondhand, weathered, dressed Pennant Sandstone set in cement and sand mortar mix 1:6 with soot colourant to match colour of existing lime mortar.
Form cement and sand mix 1:6 quoins around windows and entrance door and colour wash to match existing.
Windows and doors to be white u.P.V.C. to match existing.

Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe PROPOSED FRONT ELEVATION

Date: February 2023

Scale: 1:100 @ A4

Drawing No.

1903/A22/6



Proposed Change of Use from Retail Shop to Self-Contained Flat at 2 Swansea Road, Pontardawe
PROPOSED SIDE ELEVATION

Drawing No.

Date: February 2023

Scale: 1:100 @ A4

1903/A22/7

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**Proposed Change of Use from Retail Shop
to
Self-Contained Two Bedroom Flat
at
2 Swansea Road, Pontardawe**

Access & Design Statement

**1903/A/22
March 2023**

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DESIGN

Site Analysis

- The property is a semi-detached four storey block located at the back of pavement fronting Swansea Road, Pontardawe, which is a single carriage way 9m wide that has 1.2m wide pavements on either side, and is bounded to the side and rear by Works Lane, which is an unmade road some 6m wide and is without pavements.
- The property is split level with two lower ground floor garages accessed from Works Lane at the rear and with further car parking to the side.
- Currently the accommodation comprises a retail shop (no. 2 Swansea Road), a first floor one bedroom self-contained flat (no. 2A Swansea Road), first floor bed-sitting room (no. 2B Swansea Road) and ground floor bed-sitting room (no. 2C Swansea Road).
- The existing site boundaries are formed of natural stone walls.

Economic Social and Physical Analysis

- The local area displays a mixture of traditional terraced and semi-detached houses with stone or rendered external walls and pitched slate / concrete tile roofs and with a vertical emphasis to fenestration.
- The site is accessed off Swansea Road which is a bus route providing ready access to Swansea and Brecon in a North/South direction and Ammanford and Neath to the West and East.
- The M4 motorway is accessible some 5 miles from the site.
- The site is located within the village envelope of Pontardawe and is within easy walking distance of local shops, Doctor's Surgery, Chemists, Local Infant, Junior and Comprehensive Schools, Theatre, Leisure Centre, Swimming Pool etc.

Policy Context

- Policy EV17 relates to infill and brown field site developments.
- Policy EV1 relates to the scale of the development requiring it to be compatible with its environment.
- Policy EV3 requires that access be available to the disabled as well as cyclists.
- Policy EV4 requires that durable materials are used and we propose to specify second hand, weathered, dressed Pennant Sandstone to match the existing façade together with u.P.V.C. windows and doors.

Involvement

- Our client has canvassed the immediate neighbours and their comments and concerns have been addressed in arriving at this design solution.

Amount of Development

- The proposed development is limited to the existing premises and does not involve any extension to the building.
- The habitable room windows have all been limited to the front and side of the premises and there are no overlooking issues.
- External steps are to be designed to ambulant disabled standards with flights being limited to eight equal risers of maximum height of 150mm and minimum goings of 280mm. Landings are to be the width of the stairs and are to have tactile surfaces. The nosing of each tread is to be of a contrasting colour to the body of the step to facilitate those with impaired sight. To at least one side of the steps a handrail is to be provided set at 900mm above the pitch line and is to project 300mm beyond the top and bottom of each flight.
- Internal ground floor corridors are to be a minimum of 900mm in width to accommodate wheelchair access and all power points throughout the premises are to be fixed at a height of 450mm above floor level to the underside of the fitting.
- All light switches throughout the premises are to be fixed at a height of 1200mm above floor level to the top of the fitting.
- There will be provision for six car parking spaces, three of which will be 3.2m wide to facilitate wheelchair access and egress, and two of the spaces will be located in the Lower Ground Floor lock up garages.
- All internal ground floor internal doors are to be 900mm wide door sets of contrasting colour to the walls in which they are set to facilitate those with impaired sight.
- The electricity fuse panel is to be fixed at a height of 450mm above floor level to the underside of the fitting.

Scale

- The proposed development is contained within the existing premises without any additional extensions.

Appearance

- The existing adjacent properties are traditionally constructed semi-detached houses or flats with composition slate roofs and Pennant Sandstone walls and the proposed works have been designed to complement these premises.
- Our client wishes to make the external elevations as maintenance free as possible and accordingly the walls are to be second hand, weathered, dressed Pennant Sandstone with cement and sand mortar mixed with soot to match the colour of the existing ash lime mortar. Windows and doors are to be u.P.V.C. double glazed in Pilkington K energy efficient glass with internal beading for security. All materials have been used on similar developments in the vicinity of the site.

Landscaping

- The boundary walls to the site are to be retained and are 1.2m high natural stone walls.

Accessibility

- The design has taken into account the recommendations of the Disabled Discrimination Act (DDA) which aims to end discrimination which many disabled people face and complies with the 2004 Approved Document M Access and Facilities for Disabled People of the Building Regulations 1991. Best Practice guidance on access statements has been published by CABE entitled "Design and Access Statements: How to Write Read and Use Them. (2006)". The Welsh Assembly Government have published consultation document "Planning and Inclusive Design (Access Statements) in March 2007 and regard has been taken of these documents in producing this statement.
- National planning policy is set out in the Wales Spatial Plan (WSP) and Planning Policy Wales (PPW) March 2002. In WSP the Assembly objectives in respect of access are as follows:-

Accessibility is an important factor in improving quality of life and prosperity.

Access to essential facilities, services and employment is an important determinant of social inclusion.

- More specific guidance on access in development is provided in paragraph 8.7.3 of PPW as follows:-

Proper access to a development should reflect the likely traffic pattern involved. It should ensure that people can reach the development, as far as possible, by walking, cycling and public transport as well as by car.

- PPW is accompanied by a series of Technical Advice Notes (TANS) the most relevant of which to access is TAN 18 Transport (2007). TAN 18 recognises the need for inclusive mobility and access for disabled people together with the needs of pedestrians and cyclists. By adopting an inclusive culture will help to ensure that access issues are taken into account at an early stage.
- The new development is visible from the highway and visitors will be able to clearly see the approach to the dwelling from back of pavement.

Community Safety

- The boundaries to the site are to be retained and are 1.2m high close natural stone walls and the car parking facilities are visible from the flat windows.

Movement

- External steps are to be designed to ambulant disabled standards comprising a maximum of eight risers of 150mm height and seven equal goings of 280mm. All landings are to have tactile surfaces and the nosing of each tread is to be of a contrasting colour to facilitate those visually impaired.

Design Evolution

- The surrounding properties are in the main two storey semi-detached houses or flats with pitched composition slate roofs and Pennant Sandstone walls and the same materials are to be used in the current conversion.

Environment Sustainability

- The materials to be utilised in this development are to comply with the BRE Green Specification Guide with regard to materials and construction methods to ensure sustainability.
- It is proposed to use best quality insulating materials to provide insulation standards greater than required by current Building Regulations and to achieve a SAP rating in excess of 80.
- Windows and doors are to be u.P.V.C. double glazed doors and windows with Pilkington K energy efficient glass with internal beading for security.
- The property is to be heated by gas fired central heating using a high efficiency condensing combination boiler with Datatherm Intelligent Heating Controls to minimize the energy required to heat the premises. The hot water taps to baths are to be controlled by using TMV taps complying with BSEM1287/BSEN1111 to limit bath water temperatures to 48 degrees C.
- All rooms are to be provided with low energy light fittings and external lights are to be fitted with solar and movement sensors.

**Proposed Change of Use from Retail Shop
to
Self-Contained Two Bedroom Flat
at
2 Swansea Road, Pontardawe**

General Specification

**1903/A/22
March 2023**

J Hedley Rees
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GENERAL SPECIFICATION

Allow for all debris from demolitions, surplus excavations etc. to be carted away to an approved tip and the Contractor is to pay all costs and charges associated therewith.

Where hazardous materials are encountered i.e. asbestos, the Contractor is to employ a Licensed Removal Contractor and all hazardous waste is to be taken to a Licensed Toxic Tip.

The Contractor is to allow for all necessary scaffolding, temporary propping and protection etc. to enable the works to be executed and the existing premises to be kept wind and weatherproof during the construction period.

The sequence of building operations is to be agreed with the Employer prior to work commencing and the Contractor is to provide a programme of work as soon as work starts.

Strip off existing shop fascia board and remove to tip.

Strip out existing shop front window and entrance doors and remove to tip.

Demolish existing cavity brickwork stall riser wall below shop front window and excavate to expose existing foundations and cart away all excess material to tip.

Hack off remnants of ceramic tiling and make good to all exposed surfaces and cart away material to tip.

Strip out existing Porch door and frame and demolish existing internal partitions, make good to all areas disturbed and cart away all debris to tip.

Strip off existing plasterboard boxing to existing soil and vent pipe serving first floor flat and make good to all areas disturbed and cart away all debris to tip.

Form new boxing to existing soil & vent pipe with 15mm Gypsum Fireline board and skim finish.

Take down existing stud wall lining to rear compartment wall in existing Staff Room and toilet, and make good to all work disturbed and cart away all debris to tip.

Partially take down existing stud partition in existing Staff Room to form new door opening and seal off existing opening in new stud partition as elsewhere described and make good to all areas disturbed and remove surplus materials to tip.

Form new stud partitions to new Bedroom and Kitchen as elsewhere described.

Provide and fix to all new door openings sapele flush faced FD30 doors with smoke and intumescent lipping and rising butt hinges with appropriate door furniture.

Form new Central Heating Boiler Cupboard in new Living Room.

To Shower Room Airing Cupboard and Kitchen new suspended plasterboard ceiling 2.4m above existing floor level.

Provide and fix ventilation duct work to either side of existing structural beam casing at ceiling level from Kitchen cooler hood and Shower Room to discharge to the outside via the side elevation

GENERAL SPECIFICATION

wall and make good to all areas disturbed and remove all debris to tip.

To existing door opening in rear compartment wall in existing Staff Room form new 100mm partition in dense concrete blockwork as elsewhere described with cement and sand render and gypsum plaster skim finish.

To underside of the existing suspended timber ground floor provide and fix 100mm Celotex RR insulation board held in position with chicken wire mesh stapled to the underside of the floor joists.

Provide and fix new Fire and Sound insulation as elsewhere described to existing first floor including any necessary removal and repositioning of first floor Kitchen fittings, sanitary ware, doors (including trimming thereof) etc. required to carry out these works and make good to all areas disturbed and removal all debris to tip.

Provide and fix new mains powered interlinked smoke and fire alarms throughout the whole premises and circulation spaces and connected to the Landlord's power supply.

Provide and fix new fire sprinkler system throughout the new flat linked to new fire alarm system.

External skin of cavity wall to be 100mm thick dressed BLUE PENNANT SANDSTONE set in cement/lime/sand mortar mix 1:1:6 with soot added to match existing ash lime mortar colour.. Cavity to be 150mm wide with 100mm Celotex RR insulation boards supported on inner skin with special stainless steel wall ties set in staggered courses 900mm apart horizontally and 450mm apart vertically. Inner skin to be 100mm THERMALITE TURBO or other approved insulating blockwork set in cement / lime / sand mortar mix 1:1:6.

To abutments with existing walls provide and fit Catnic stainless steel Stronghold wall connectors to inner and outer skin fixed with coach screws to existing brick/blockwork with Wall Connector ties bedded and surrounded in mortar in accordance with the manufacturer's instructions.

To abutments with existing cavity wall cut out to maintain cavity and provide and fit Catnic stainless steel Stronghold wall connectors to inner and outer skin fixed with coach screws to existing brick/blockwork with Wall Connector ties bedded and surrounded in mortar in accordance with the manufacturer's instructions.

Provide and fix HILOAD D.P.C.s horizontally 150mm above ground level and in cavity trays above lintols, below cills and thresholds in widths appropriate to their locations. All window and door jambs are to have outer skin built with 25mm overlap of frames. At all door and window jambs provide and fix THERMABATE insulated cavity closures.

Lintols are to be I.G.LINTELS LTD HI THERM galvanised mild steel lintols with HILOAD cavity tray D.P.C. over.

Form new cement and sand quoins to new window and door openings to match existing and colour coat to match existing.

Cills to be ex. 250x75mm weathered throated stooled and struck precast concrete cills with HILOAD cavity tray D.P.C.

Windows and external doors to be u.P.V.C. windows to be casement, weather stripped, storm-proof,

GENERAL SPECIFICATION

double-glazed windows. Double glazed units to be 28mm thick with 16mm air gap. NOTE all glazing below 800mm cill height or in doors or side panels to be in laminated safety glass and all glass to be Pilkington K low emissivity glass.

All Windows to have 10mm x full width night ventilation strip.

Window and door fittings to be energy efficient grade B standard or better.

Provide alternative escape window to habitable rooms 850mm high and 450mm wide, minimum area 0.33 sq. m. with cill height between 0.8 – 1.1m. Window furniture is not to be lockable.

Stud partitions are to be 100x50mm softwood studs at 600mm centres with 100x50mm softwood head and sole plates and noggins lined both sides with 15mm plywood sheathing and 12.7mm Fireline board fixed with galvanised mild steel plasterboard nails at 100mm centres with joints caulked in neat gypsum plaster and with hessian scrim and skimmed in neat gypsum plaster. Provide and fix 100mm ROCKWOOL TIMBER BATTS in voids.

Timber to be FSC or PEFC certified and all other materials to be sourced from suppliers with ISO 14001 accreditation – information of the suppliers and cabin of custody to be supplied.

To First Floor Flat carefully lift existing floor boards and set aside for re-use. Under draw existing ceiling with 15mm Fireline board and skim, nailed at 100mm centres with extra-long galvanised mild steel plasterboard nails to joists and noggins at board ends. To all ceiling margins provide and fix 100mm GYPROC COVING set and jointed in neat gypsum plaster in accordance with the manufacturer's instructions. Allow for decorating all new plastered ceilings and coving with one mist coat and two coats matt emulsion of approved manufacture and tint. Install 100mm 60kg Acoustic Mineral Wool insulation between joists and replace existing floor boards. Provide and fix 10mm R10 Floor isolation barrier with 19mm cement impregnated chipboard tee & gee floor boards over with acoustic sealant to all margins. Skirtings to be fixed with a 2-3mm gap between the skirting and the top of the flooring, R20 Soundproofing floating floor isolation system provides 43dB or greater for airborne sound reduction and 64dB or less for impact sound level reduction.

Decorate all walls in one mist coat and two coats matt emulsion paint of approved manufacture and tint.

To all softwood joinery well rub down, knot, stop, prime and paint one coat undercoat two coats enamel paint of approved manufacture and tint.

All sanitary fittings to have HepvO hygienic self sealing waste valves.

All waste pipes and fitting to be Hepworth Plastic, of appropriate diameter to suit appliance and with rodding eyes at all bends, junctions and end of runs fitted in accordance with the manufacturer's instructions.

Waste pipes are to be of the following diameter to suit the appropriate appliances:-

W.C.s	100mm
Wash Hand basins	40mm
Sinks	50mm
Showers	50mm with roddable trap

GENERAL SPECIFICATION

Allow the Prime Cost Sum of £3000-00 for the supply and delivery of knock down kitchen fittings.

Allow for all profit, overheads and attendance.

A

The Contractor is to price for the assembly and fixing of the kitchen fittings at the following rates:

Base Unit	£	each
Corner Base Unit	£	each
Work Top	£	each
Tall Cupboards	£	each
Wall Cupboards	£	each

Allow for the supply, delivery and fitting of all new sanitary ware included in the following:

1 No. close coupled w.c. suite.

1 No. vitreous china wash hand basin complete with pair of chromium plated colour coded taps, plug, chain and waste.

1 No. vitreous china shower tray 900x900 complete with MIRA thermostatically controlled shower valve and cold water balancing tank.

1 No. stainless steel sink top complete with pair of chromium plated colour coded taps, plug, chain and waste.

Allow for all profit, overheads and attendance.

Provide and fix gas fired balanced flue Worcester High Efficiency Condensing Combi Sedbuk A rated boiler or other approved boiler complete with Datatherm Intelligent Heating Controls and stainless steel guard to flue. Boiler to have a NOx rating of less than 40mg/kWh at 0% excess O₂.

Final positions and sizes of radiators will be subject to the approval of the Employer.

Central Heating System is to be provided with zone controls, time controls and boiler inter locks.

The hot water system is to be designed to BS1556 or BS3198 and is to be provided with a thermostat, timer.

Provide and fix mechanical extract fan with 15 litres/sec capacity to Bathroom, wired to light switch and with 15 minute over run facility.

Provide and fix mechanical extract fan with 60 litres/sec capacity to Kitchen.

All new power sockets are to be fixed at a height of 450mm above floor level to underside of fitting and all light switches to be fixed at a height of 1200mm above floor level to the top of the fitting.

All lighting fittings are to be energy efficient in compliance with Document L1 of the Building Regulations.

Provide and fix mains wired interlinked smoke detectors with battery back up in positions directed by Building Inspector.

GENERAL SPECIFICATION

The Electrical installation is to comprise: -

Room	Fittings
Hall/Internal passage	1 no. 1 no. pendant light fitting each.
Living Room	3 no. 2 gang 13 amp socket outlets, 1 no. 1 gang 13 amp, 2 no. pendant light fittings separately switched, t.v. point, telephone jack point. Allow also for wiring of central heating boiler and controls and provide 1 gang 13 amp fused spur for central heating boiler.
Kitchen	2 no. 2 gang 13 amp socket outlets, 4 no. 1 gang 13 amp fused spur for fridge freezer, washing machine, tumble drier, 1 no. cooker point (plus alternative fuel gas point), 1 no. 1500mm fluorescent light fitting two way switched.
Bedrooms	2 no. 2 gang 13amp socket outlets, t.v. point, telephone jack point & 1 no. pendant light fitting two way switched.
Bathroom	1 no. wall light / shaving point, 1 no. pendant light fitting single switched.

On completion remove all surplus and waste materials, debris, plant and equipment, clean out all gullies and drains and leave premises clean and tidy.