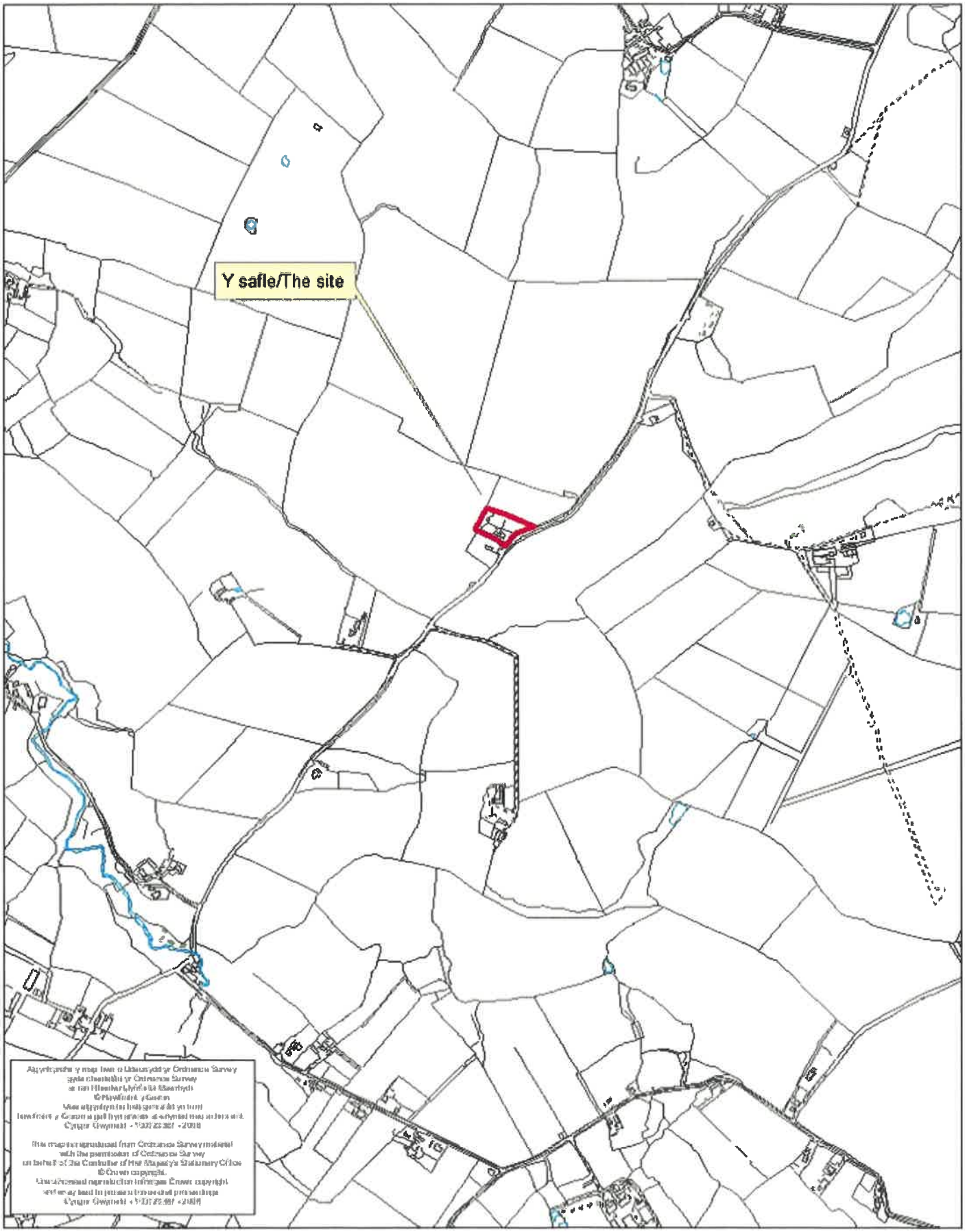
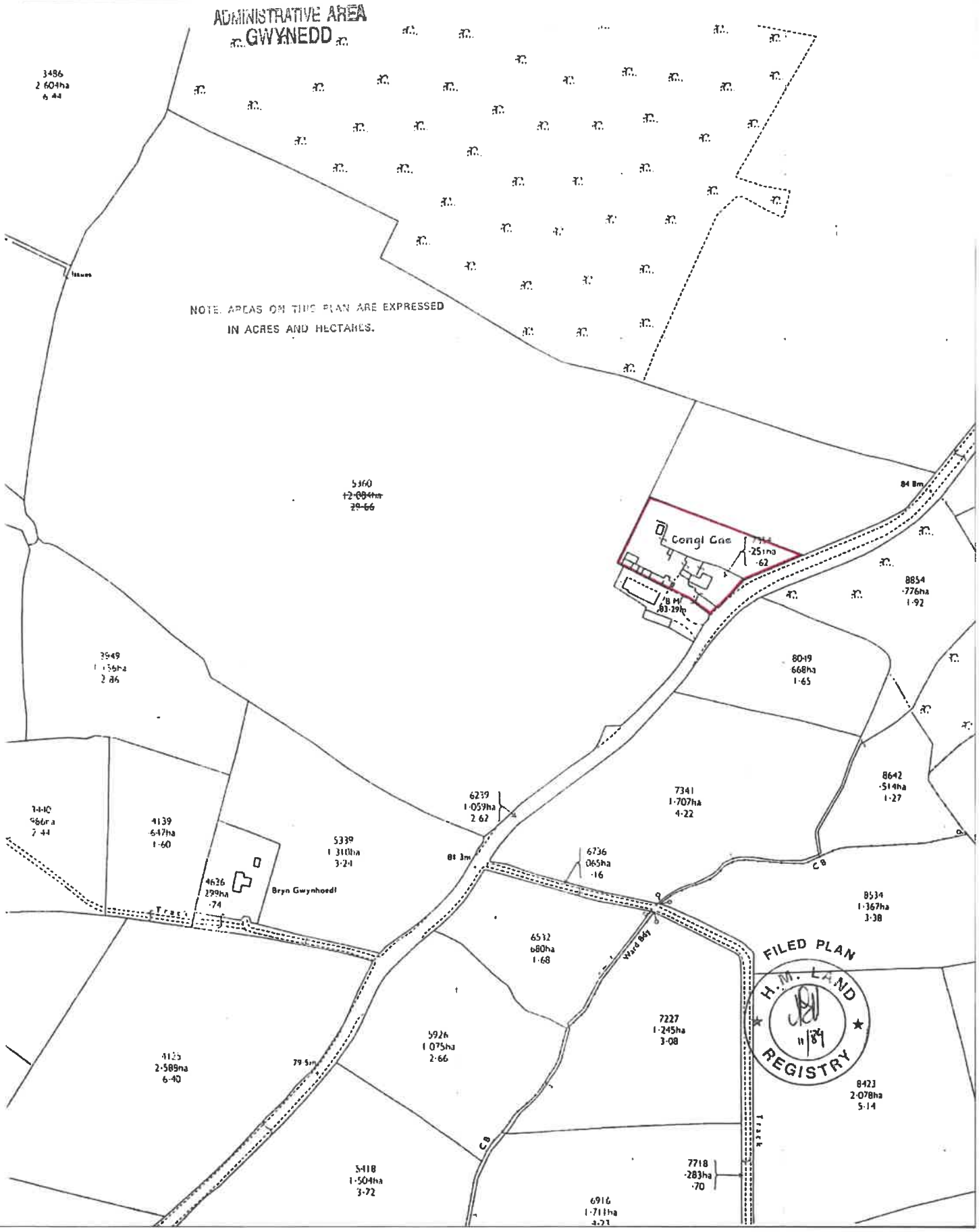
Rhif y Cais / Application Number : C19/0149/46/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



ORDNANCE SURVEY PLAN REFERENCE	SH 2133		Scale 1/ 2500
~~COUNTY GWYNEDD~~	~~DISTRICT DWYFOR~~	© Crown Copyright	



Existing Front Elevation - ESE

Existing Side Elevation - NNE

Existing Rear Elevation - WNW

Existing Side Elevation - SSW

Specification

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THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL, THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ON SITE, ANY ANOMALIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

FOR PLANNING PURPOSES ONLY

Materials, products and building systems shall be suitable for their intended purpose. The structure of the building shall have a life of at least 60 years. Individual components & assemblies, not integral to structure, may have a lesser durability & need planned maintenance, repair or replacement during that period. Proper account shall be taken of the use & location of materials, products & building systems in relation to:

- Durability of the structure & components & assemblies
- Geographical location
- Position on the site
- Position within the structure.

Materials, products and building systems will normally be acceptable if they comply with the following:

[I] MATERIAL & PRODUCT FOR CRITICAL FUNCTIONS

Functions critical to performance are: structure, fire resistance, weatherproofing, durability, thermal & sound insulation, services including heating appliances and flues.

Any of the following are acceptable:

- Compliance with the Department for Communities and Local Government (DCLG) published guidance on meeting requirements Approved Documents (AD's) A- P and AD for Regulation 7, covering Materials and Workmanship. Building work will have to comply with the requirements of any other relevant para. in Schedule 1 to regulations or
- Performance in accordance with standards set by National House Building Council (NHBC), or
- Where no standard is set, compliance with the relevant British Standard or European Technical Specification approved by a Committee for Standardisation, provided they are in accordance with relevant Code of Practice, or
- Compliance with standards not lower than those defined in a relevant British Standard specification or equivalent, provided their use is accepted, or
- Satisfactory assessment by an appropriate independent technical approvals authority IE.

British Board of Agrément (BBA),
Building Research Establishment (BRE),

or a body authorised under Annex 4 to the Construction Products Directive, or

- Use of materials and products in accordance with well established satisfactory custom and practice, provided that such custom and practice is acceptable to the Approved Inspector (AI).

[II] MATERIAL & PRODUCT FOR NON-CRITICAL FUNCTIONS

Compliance with the above acceptance criteria for critical functions or strictly in accordance with manufacturers' recommendations for the specific use.

WORKMANSHIP

All work shall be carried out in a proper, neat & workman like manner, the Contractor / Builder shall ensure that:

- The conditions of the materials, products & the completed work are satisfactory
- Appropriate precautions are taken to prevent accidental or wilful damage.

And that account is taken of the following:

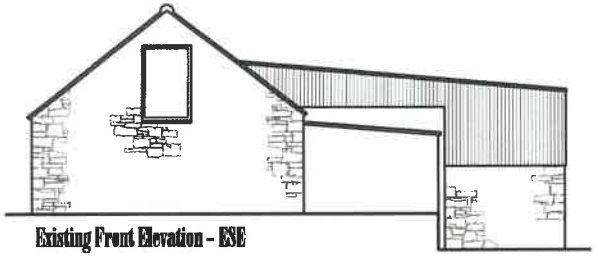
- The requirements of the design
- Suitable methods of unloading and handling
- Proper protection during storage
- Use of correct installation methods
- Protection against weather during construction (including excessive heat, cold, wetting or drying)
- Protection against damage by following trades.

Native CAD Format	– AllyCAD2013
Printer Driver	– Acrobat Distiller
Paper Size	– A1 - 594x841mm
Resolution	– 600
Colour Format	– 256 colours
Plotting Software	– Adobe Acrobat
Printed & Verified	– Yes
Satisfied with Accuracy	– Yes

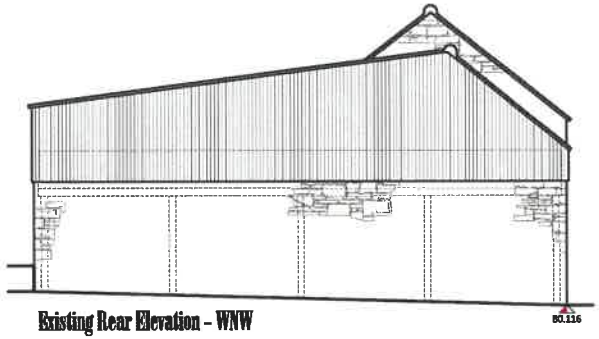
DATE: 15th of February 2019
JOB: Refurbishment of existing dwelling to Holiday Let and Refurbishment / Extension of outbuildings to four Holiday Lets [4 Holiday Lets in total]
FOR: Rod & Mel Bulmer
AT: Congl Cae, Llangwnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8NL
DRAWING: 009-Existing Farmhouse Elevations
PROJECT No: Bulmer01
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

Office -
62a Pensby Road
Heswall
Wirral
CH60 7RE
T: 0151 342 2779
E: chris@kenefickjones.com
W: kenefickjones.com

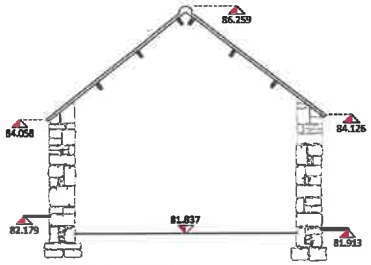
KJP ARCHITECTURE



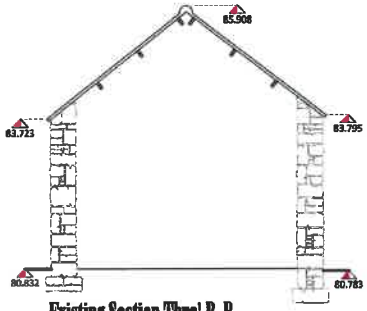
Existing Front Elevation - ESE



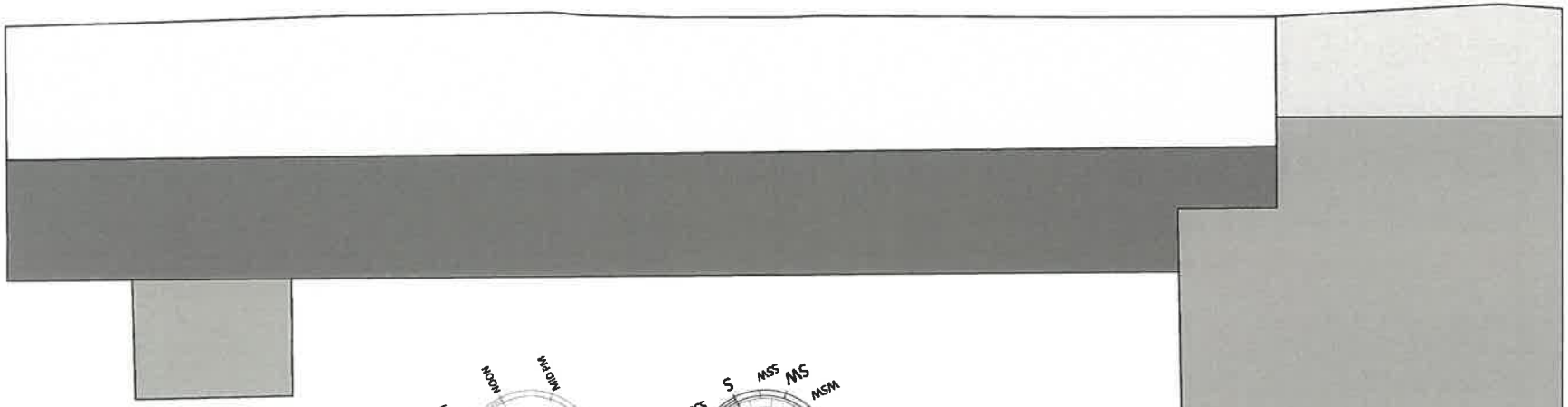
Existing Rear Elevation - WNW



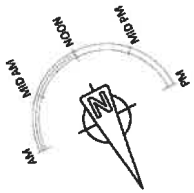
Existing Section Thro' A-A

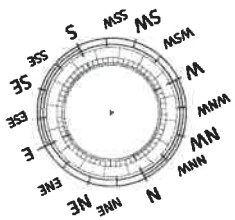


Existing Section Thro' B-B



Existing Roof Plan





Specification

© KJP Architecture

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- The requirements of the design
- Suitable methods of unloading and handling
- Proper protection during storage
- Use of correct installation methods
- Protection against weather during construction (including excessive heat, cold, wetting or drying)
- Protection against damage by following trades.

Native CAD Format	– AllyCAD2013
Printer Driver	– Acrobat Distiller
Paper Size	– A1 - 594x841mm
Resolution	– 600
Colour Format	– 256 colours
Plotting Software	– Adobe Acrobat
Printed & Verified	– Yes
Satisfied with Accuracy	– Yes

DATE: 15th of February 2019
JOB: Refurbishment of existing dwelling to Holiday Let and Refurbishment / Extension of outbuildings to four Holiday Lets [4 Holiday Lets in total]
FOR: Rod & Mel Bulmer
AT: Congl Cae, Llangwnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8NL
DRG: 005-Existing Outbuilding Floor & Roof Plans
PROJECT No: Bulmer01
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

Office -
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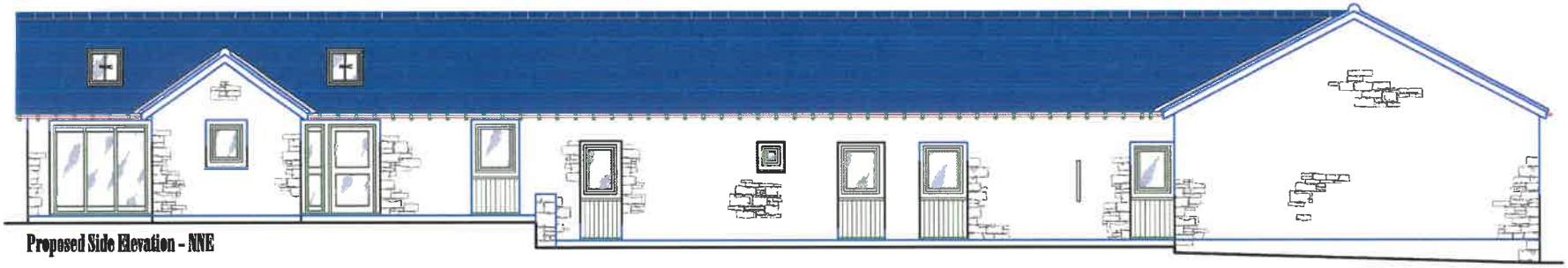
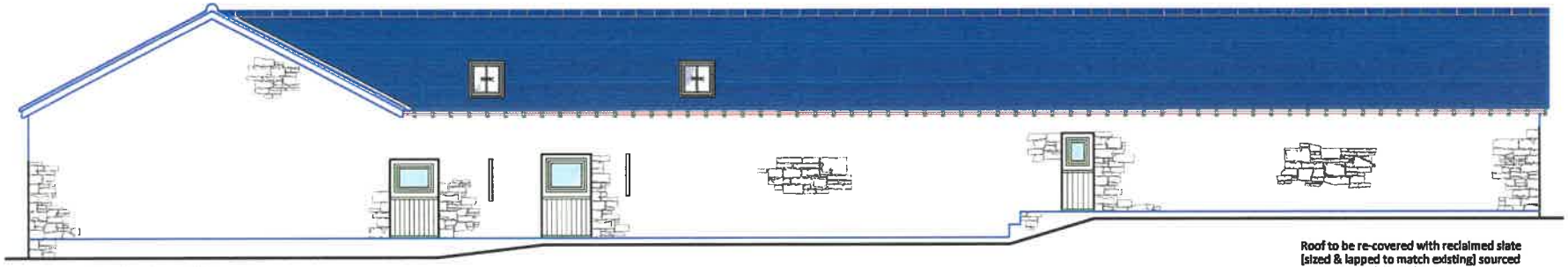
Wirral
CH60 7RE
T: 0151 342 2779
E: chris@kenefickjones.com
W: kenefickjones.com

KJP ARCHITECTURE



Proposed Side Elevation - NNE



Proposed Side Elevation - SSW

Roof to be re-covered with reclaimed slate (sized & lapped to match existing) sourced locally - any additional slates required are to be sourced at the earliest opportunity and mixed in with the existing PRIOR to commencement.

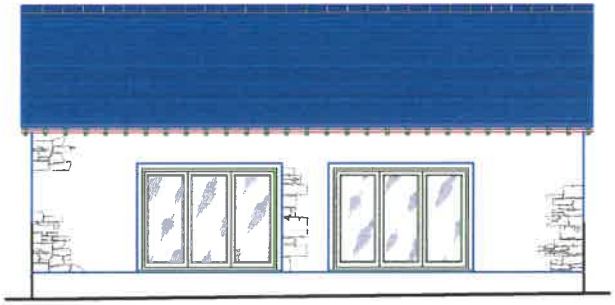
Barge boards, rafter feet and external timber works to match existing finishes

Guttering & downpipes to match the existing

Windows / Doors to be of painted timber

Elevations to be of stonework, harvested from the existing structure - where possible - any additional stone required is to be sourced locally, at the earliest opportunity and mixed in with the existing PRIOR to commencement, finished to match the existing finish as closely as possible.

Proposed Front Elevation - ESE



Proposed Rear Elevation - WNW

Specification

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FOR PLANNING PURPOSES ONLY

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that any works on the supply of all services into / from property (IE electricity, water, gas, communications (BT, etc..) foul & surface water drainage) does not, at any time interfere with the supply of services into / out from the adjacent properties, is not affected. If this proves not to be the case, then the Contractor is to fully advise properties affected, as soon as problem is known and (were necessary) is to negotiate with adjacent properties regarding any appropriate action that may be required.

All works on existing underground services or any new works proposed must comply with the National Joint Utilities Group (NJUG) Guidelines Volumes 1 - 6.

Prevent smoke, dust, fumes, spillage, & other harmful activities. No fires to be allowed on site, at any time, noise levels to be kept to a reasonable level, complying with BS 5228, 'Noise control on construction sites' remember that the adjacent properties are occupied, and comply with all reasonable requests from the general public / neighbours regarding the use of power tools etc..

DANGER

Services to and from existing buildings., care must be taken when excavation is taking place near these positions.

If the position of Electricity service cable(s) is not apparent then Contractor MUST confirm the position with Electricity Board, BEFORE ANY works commence on site, position of service cable to be marked on site & also on site copy of plans, once position is established.

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected from accidental / wilful damage at all times, contact Water Authority for advice etc.,

In order to reduce potential root disturbance during construction works, if there are trees / root systems within a likely zone of influence (generally considered to be 12 x the diameter of the stem of the tree) of the proposed works then protection is required and reference should be made to current industry guideline BS 5837 : Trees in Relation to Construction, 1991, pt's 7 & 8.

Protective measures are designed to reduce against close proximity development disturbance & should be implemented PRIOR to any breaking ground works, demolition OR construction.

Protection areas around trees should be classed as Total Exclusion Zones (TEZ's) and NO storage of materials, toxins, machinery, site offices, other temporary buildings, other building supplies or any works should take place within TEZ under any circumstances and all TEZ's should remain in place for the duration of the development works - Signs should be attached to protective fencing indicating such measures are in force.

Any works to protected trees MUST be in accordance with BS5837:2012 'Trees in Relation to Design Demolition and Construction' & PRIOR agreement with the Arboricultural Officer of the Local Authority.

Any tree replacement scheme to be agreed in writing with the Arboriculturel Officer and to be put into action during the first planting season after works on site have been completed.

Native CAD Format	– AllyCAD2013
Printer Driver	– Acrobat Distiller
Paper Size	– A1 - 594x841mm
Resolution	– 600
Colour Format	– 256 colours
Plotting Software	– Adobe Acrobat
Printed & Verified	– Yes
Satisfied with Accuracy	– Yes

DATE: 18th of February 2019
JOB: Refurbishment of existing dwelling to Holiday Let and Refurbishment / Extension of outbuildings to four Holiday Lets [4 Holiday Lets in total]
FOR: Rod & Mel Bulmer
AT: Congl Cae, Llangwnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8NL
DRAWING: 009-Proposed Outbuilding Elevations
PROJECT No: Bulme01
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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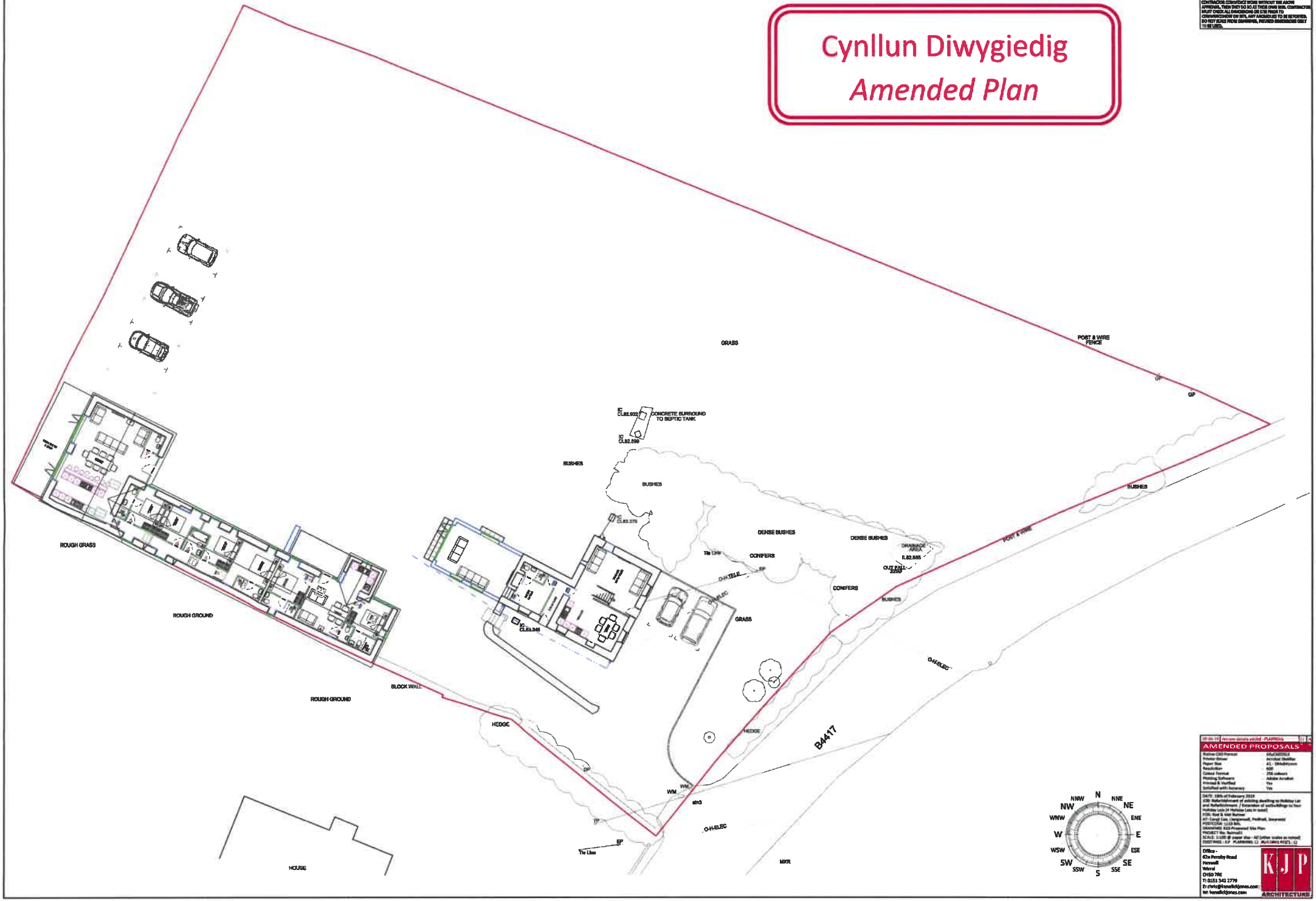
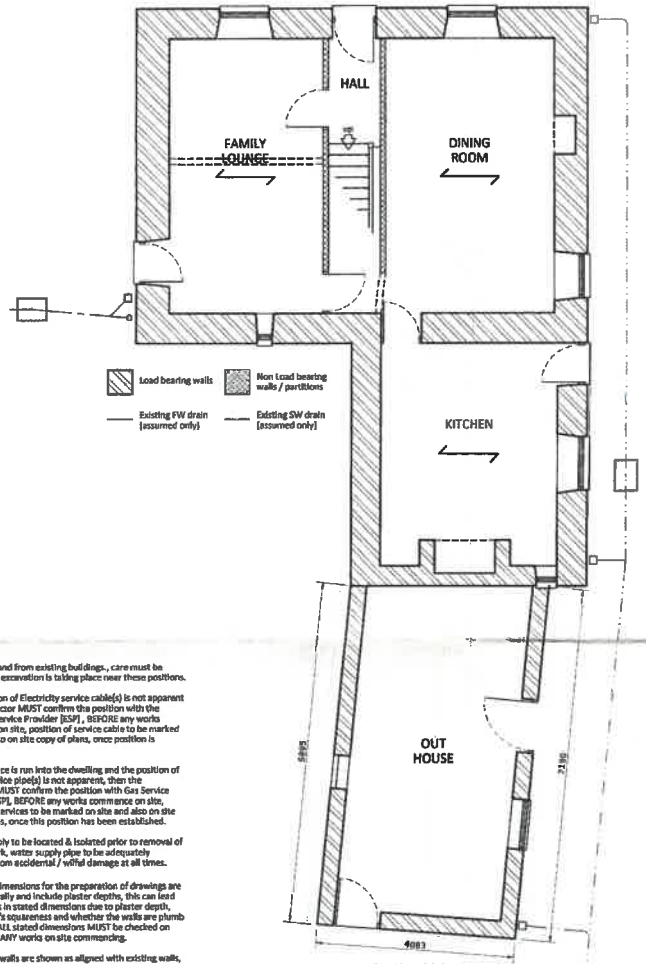
T: 0151 342 2779
E: chris@kenefickjones.com
W: kenefickjones.com

KJP ARCHITECTURE

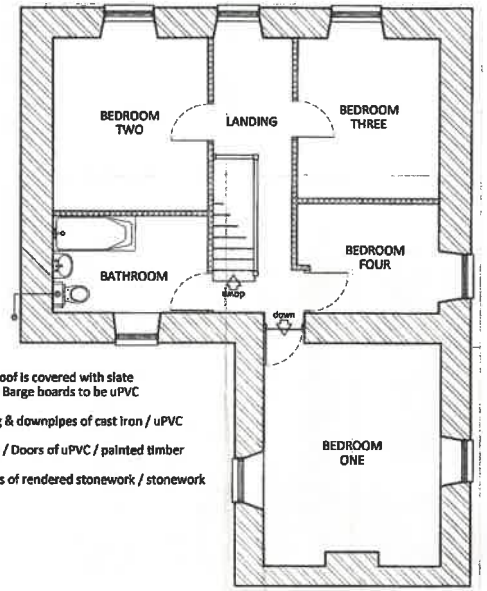
Cynllun Diwygiedig
Amended Plan

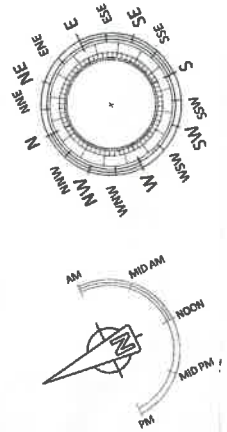


Existing Ground Floor



Existing First Floor





Existing roof is covered with slate
Fascias & Barge boards to be uPVC

Guttering & downpipes of cast iron / uPVC

Windows / Doors of uPVC / painted timber

Elevations of rendered stonework / stonework

DANGER

Services to and from existing buildings., care must be taken when excavation is taking place near these positions.

If the position of Electricity service cable(s) is not apparent then Contractor MUST confirm the position with the Electricity Service Provider (ESP), BEFORE any works commence on site, position of service cable to be marked on site & also on site copy of plans, once position is established.

If a gas service is run into the dwelling and the position of the Gas service pipe(s) is not apparent, then the contractor MUST confirm the position with Gas Service Provider (GSP), BEFORE any works commence on site, position of services to be marked on site and also on site copy of plans, once this position has been established.

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected from accidental / wilful damage at all times.

Generally, dimensions for the preparation of drawings are taken internally and include plaster depths, this can lead to variations in stated dimensions due to plaster depth, the building's squareness and whether the walls are plumb - therefore ALL stated dimensions MUST be checked on site prior to ANY works on site commencing.

Where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual physical position of the wall being attached to.

External & internal masonry walls are assumed to be load-bearing, this must be confirmed on site by the excavation of a trail hole (if required - refer to AI, for position & number required) in order to check the suitability of any masonry wall (or its foundation) construction for any additional loading, refer to AI / KJP for further instruction should the existing wall conditions prove to be unsuitable.

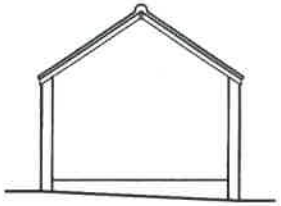
Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.
Care must be taken at all times to ensure that any works on the supply of all services into / from property (IE electricity, water, gas, communications [BT. etc.,) foul & surface water drainage) does not, at any time interfere with the supply of services into / out from the adjacent properties, is not affected, if this proves not to be the case, then the Contractor is to fully advise properties affected, as soon as problem is known and (were necessary) is to negotiate with adjacent properties regarding any appropriate action that may be required.

All works on existing underground services or any new works proposed must comply with the National Joint Utilities Group (NJUG) Guidelines Volumes 1 - 6.

Prevent smoke, dust, fumes, spillage, & other harmful activities. No fires to be allowed on site, at any time, noise levels to be kept to a reasonable level, complying with BS 5228, 'Noise control on construction sites' remember that the adjacent properties are occupied, and comply with all reasonable requests from the general public / neighbours regarding the use of power tools etc.,

All positions of drainage runs and types of drainage indicated on drawings are strictly provisional only.

Contractor to check type, fall, invert & position of existing drainage systems to ensure adequate fall exists and that the AI is satisfied with site drainage details BEFORE excavation of drainage runs.



CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbyniwyd/Received 25/3/19
Llofnod/Signature

Specification

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FOR PLANNING PURPOSES ONLY

Drawings prepared for Planning purposes only, NOT for construction.

Materials noted on plans to be as stated, alterations in materials MUST be referred back to the relevant Planning Officer for confirmation that changes are NOT considered to be a 'material change' that would affect the Planning Permission or Permitted Development Rights of the proposal(s).
Any alterations to the approved plans MUST be notified to the Planning Officer or Planning Department for formal approval PRIOR to altering any part of the approved plans.
Client to ensure that any conditions attached to the Planning Permission are formally approved in writing by the Planning Officer or Planning Department PRIOR to ordering.
Client to ensure that the proposal is commenced within the time period stated in the Planning Approval (generally three years from the date of Approval).
Domestic clients have responsibility for Health & Safety matters, the Construction (Design and Management) Regulations 2015 (CDM 2015) now apply to Domestic clients. CDM 2015 states that a domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business. While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to either:
[A] The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.
[B] The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

New Masonry	New Timber Work
Facing brickwork	Insulation blocks
7.0N Blockwork / conc. commons	Insul. blocks 140mm
New clear glazing	New obscure glazing
Kingspan Insulation	Rockwool Insulation
Existing opening to be built up	Render / dashed finish
New formed opening	Structural Beam UBeam or similar
New Brickwork	New Tiles
New underground drainage (FW)	New underground drainage (SW)
Property boundary	Load Bearing masonry
Existing roof / geometry	Proposed roof / geometry

25-03-19	Amended dimensions added	CJ	A

AMENDED PROPOSALS

Native CAD Format	- AllyCAD2013
Printer Driver	- Acrobat Distiller
Paper Size	- A1 - 594x841mm
Resolution	- 600
Colour Format	- 256 colours
Plotting Software	- Adobe Acrobat
Printed & Verified	- Yes
Satisfied with Accuracy	- Yes

DATE: 15th of February 2019
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FOR: Rod & Mel Bulmer
AT: Congl Cae, Llangwnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8BL
DRAWING: 002-Existing Farmhouse Floor Plans
PROJECT No: Bulmer01
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EDITINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

Office -
62a Pensby Road
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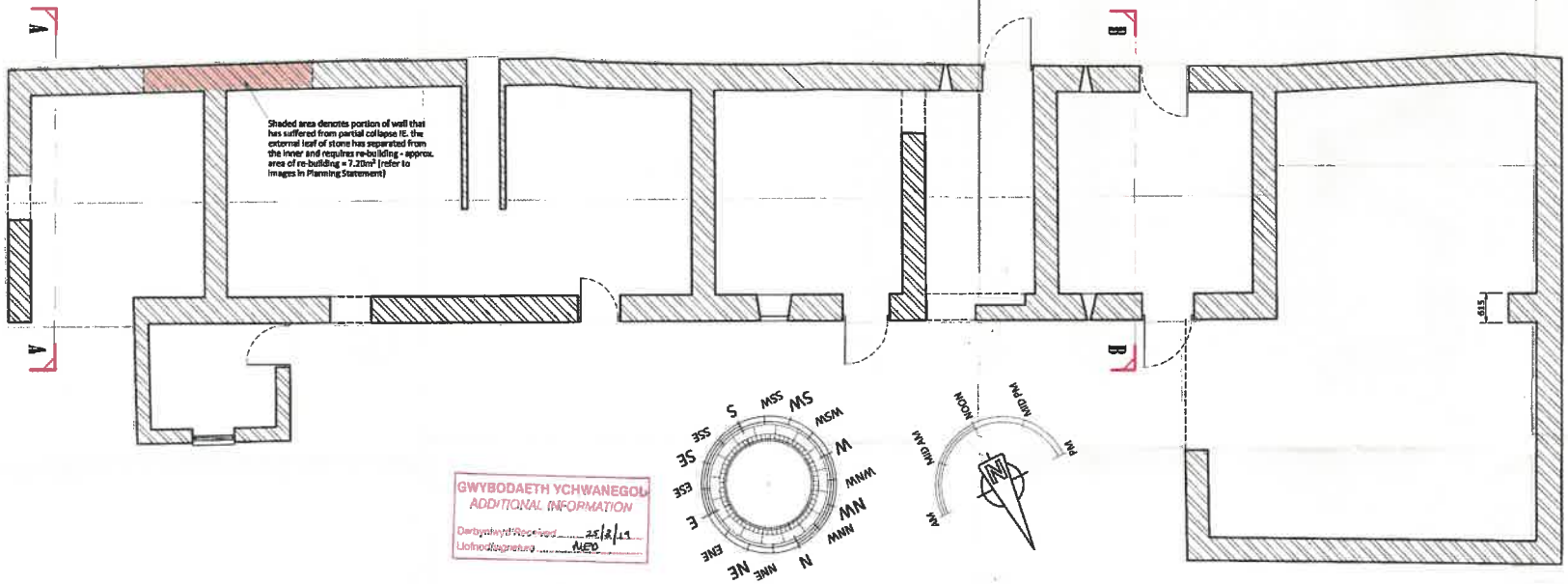
T: 0151 342 2779
E: chris@kenefickjones.com
W: kenefickjones.com

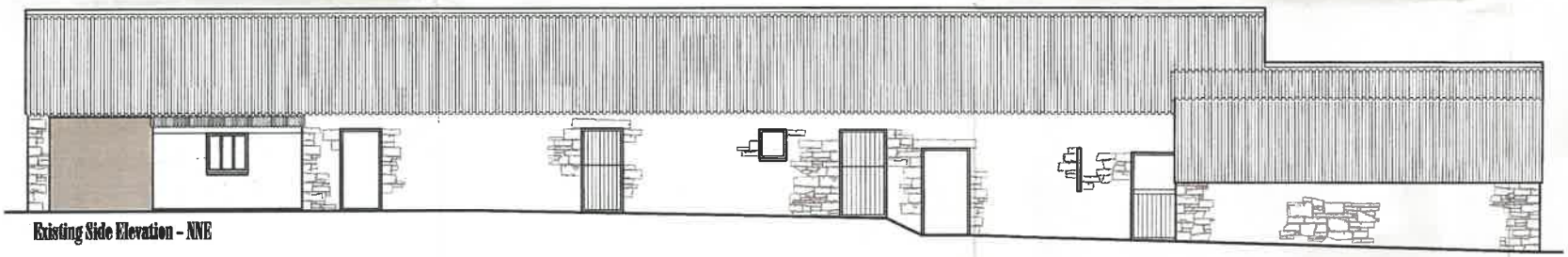
KJP ARCHITECTURE

CYNLLUN DIWYGIEDIG
FOR PLANNING PURPOSES
25 MAR 2019
GWYNEDD
RHIF TRAC

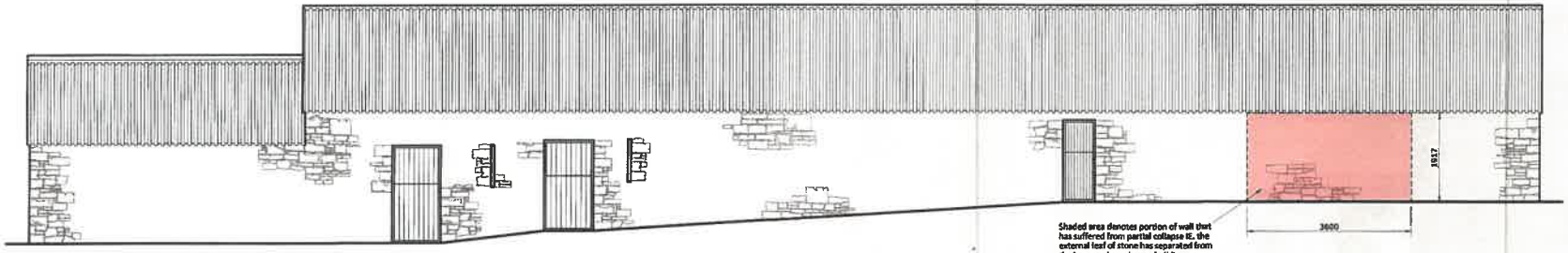
Existing Floor Plan



GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION
Derbyniwyd/Received 25/2/19
Llofnod/Signature MEO



Existing Side Elevation - NNE



Shaded area denotes portion of wall that has suffered from partial collapse IE. the external leaf of stone has separated from the inner and requires re-building - approx. area of re-building = 7.20m² [refer to images in Planning Statement]

Existing Side Elevation - SSW

Specification

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Client to ensure that any conditions attached to the Planning Permission are formally approved in writing by the Planning Officer or Planning Department PRIOR to ordering.
Client to ensure that the proposal is commenced within the time period stated in the Planning Approval (generally three years from the date of Approval).
Domestic clients have responsibility for Health & Safety matters, the Construction (Design and Management) Regulations 2015 (CDM 2015) now apply to Domestic clients. CDM 2015 states that a domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business. While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to either:
[A] The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.
[B] The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

New Masonry	New Timber Work
Facing brickwork	Insulation blocks
7.0N Blockwork / conc. commons	Insul. blocks 140mm
New clear glazing	New obscure glazing
Kingspan insulation	Rockwool insulation
Existing opening to be built up	Render / dashed finish
New formed opening	Structural Beam UBeam or similar
New Brickwork	New Tiles
New underground drainage [FW]	New underground drainage [SW]
Property boundary	Load Bearing masonry
Existing roof / geometry	Proposed roof / geometry

25-03-19	Area of collapsed wall added

AMENDED PROPOSALS

Native CAD Format	- AllyCAD2013
Printer Driver	- Acrobat Distiller
Paper Size	- A1 - 594x841mm
Resolution	- 600
Colour Format	- 256 colours
Plotting Software	- Adobe Acrobat
Printed & Verified	- Yes
Satisfied with Accuracy	- Yes

DATE: 15th of February 2019
JOB: Refurbishment of existing dwelling to Holiday Let and Refurbishment / Extension of outbuildings to four Holiday Lets [4 Holiday Lets in total]
FOR: Rod & Mel Bulmer
AT: Congl Cae, Llangwnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8AL
DRG: 004-Existing Outbuilding Floor Plans & Elevations
PROJECT No: Bulmer01
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EXISTINGS : J PLANNING: CJ BUILDING REG'S : CJ

Offices -
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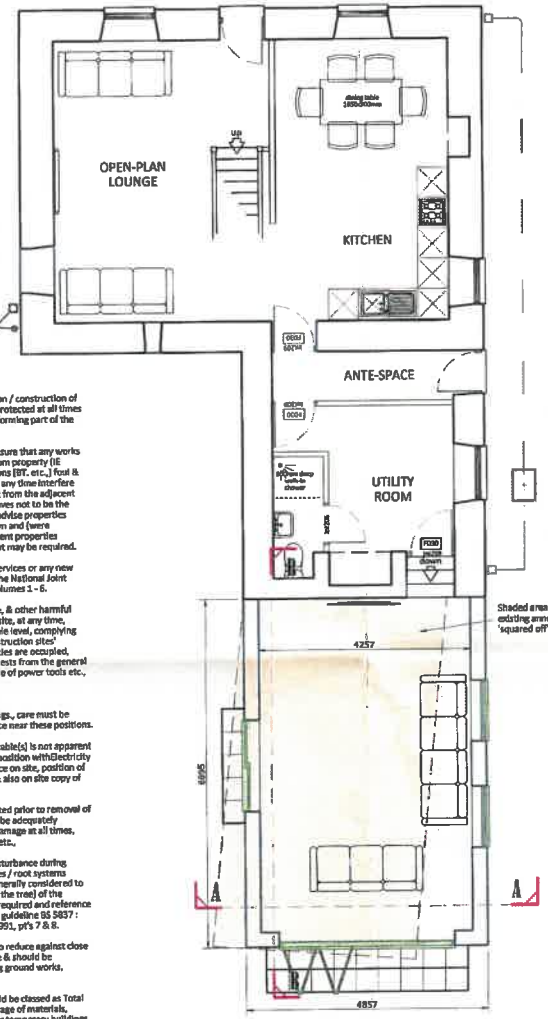
T: 0151 342 2779
E: chris@kenefickjones.com
W: kenefickjones.com

KJP ARCHITECTURE

Proposed Ground Floor



Positions of drainage runs & types of drainage indicated on drawings are strictly provisional only.

Contractor to check type, fall, invert & position of existing drainage systems to ensure adequate fall exists & that AI is satisfied with site drainage details BEFORE excavation of drainage runs.

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that any works on the supply of all services into / from property (IE electricity, water, gas, communications (BT. etc.,) foul & surface water drainage) does not, at any time interfere with the supply of services into / out from the adjacent properties, is not affected, if this proves not to be the case, then the Contractor is to fully advise properties affected, as soon as problem is known and (were necessary) is to negotiate with adjacent properties regarding any appropriate action that may be required.

All works on existing underground services or any new works proposed must comply with the National Joint Utilities Group (NJUG) Guidelines Volumes 1 - 6.

Prevent smoke, dust, fumes, spillage, & other harmful activities. No fires to be allowed on site, at any time, noise levels to be kept to a reasonable level, complying with BS 5228, 'Noise control on construction sites' remember that the adjacent properties are occupied, and comply with all reasonable requests from the general public / neighbours regarding the use of power tools etc.,

DANGER

Services to and from existing buildings., care must be taken when excavation is taking place near these positions.

If the position of Electricity service cable(s) is not apparent then Contractor MUST confirm the position withElectricity Board, BEFORE ANY works commence on site, position of service cable to be marked on site & also on site copy of plans, once position is established.

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected from accidental / wilful damage at all times, contact Water Authority for advice etc.,

In order to reduce potential root disturbance during construction works, if there are trees / root systems within a likely zone of influence (generally considered to be 12 x the diameter of the stem of the tree) of the proposed works then protection is required and reference should be made to current industry guideline BS 5837 : Trees in Relation to Construction, 1991, pt's 7 & 8.

Protective measures are designed to reduce against close proximity development disturbance & should be implemented PRIOR to any breaking ground works, demolition OR construction.

Protection areas around trees should be classed as Total Exclusion Zones (TEZ's) and NO storage of materials, tools, machinery, site offices, other temporary buildings, other building supplies or any works should take place within TEZ under any circumstances and all TEZ's should remain in place for the duration of the development works - Signs should be attached to protective fencing indicating such measures are in force.

Any works to protected trees MUST be in accordance with BS5837:2012 'Trees in Relation to Design Demolition and Construction' & PRIOR agreement with the Arboricultural Officer of the Local Authority.

Any tree replacement scheme to be agreed in writing with the Arboricultural Officer and to be put into action during the first planting season after works on site have been completed.

Shaded area denotes footprint of existing annexex which is to be 'squared off'.

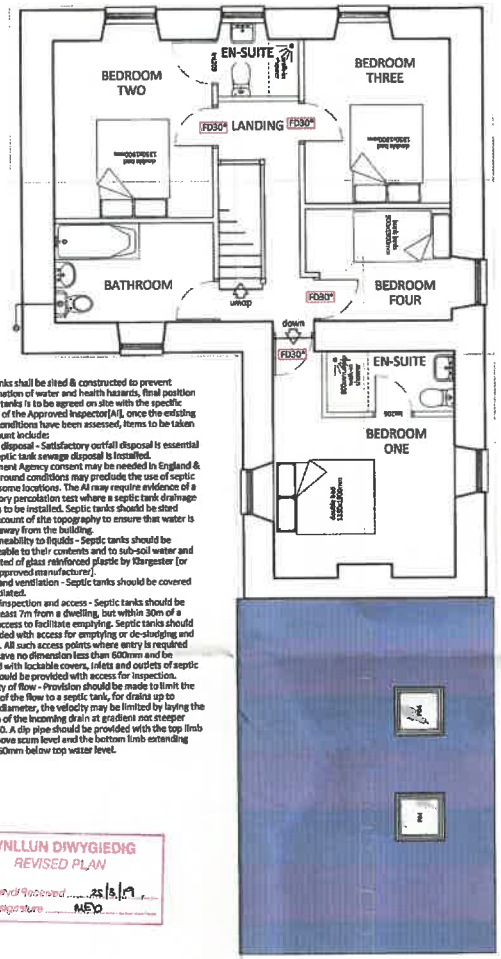
Where required soakaways should be built on land lower than, or sloping away from, buildings and generally sited at least 5m from the foundations of the building.
The AI may request a percolation test for a soakaway, if the ground is free draining and granular, a test may not be necessary, however, if there is any doubt about the ground, or if there is a large quantity of run-off into the soakaway a percolation test may be the best option to adopt, PRIOR to surface water drainage being commenced.

Soakaways to be filled with suitable granular material, (approved by AI) eg, broken brick, crushed rock or gravel, with particle size 10mm to 150mm. PVC sheet or concrete blinding should be laid over the fill to prevent top-soil being washed into the soakaway, alternatively perforated precast concrete rings or segments may be laid dry and surrounded with granular material.

Soakaways MUST be sitedin order that:

- They will not saturate foundations of any structure
- The base of the soakaway is above the water table
- They are far away from other soakaways so that there is no risk of contamination from other pollutants.

Proposed First Floor



Septic tanks shall be sited & constructed to prevent contamination of water and health hazards, final position of septic tanks is to be agreed on site with the specific approval of the Approved Inspector(AI), once the existing ground conditions have been assessed, items to be taken into account include:
- Outfall disposal - Satisfactory outfall disposal is essential where septic tank sewage disposal is installed. Environment Agency consent may be needed in England & Wales. Ground conditions may preclude the use of septic tanks in some locations. The AI may require evidence of a satisfactory percolation test where a septic tank drainage system is to be installed. Septic tanks should be sited taking account of site topography to ensure that water is drained away from the building.
- Impermeability to liquids - Septic tanks should be impermeable to their contents and to sub-soil water and constructed of glass reinforced plastic by Klargester (or similar approved manufacturer).
- Cover and ventilation - Septic tanks should be covered and ventilated.
- Siting, inspection and access - Septic tanks should be sited at least 7m from a dwelling, but within 30m of a vehicle access to facilitate emptying. Septic tanks should be provided with access for emptying or de-sludging and cleaning. All such access points where entry is required should have no dimension less than 600mm and be provided with lockable covers, inlets and outlets of septic tanks should be provided with access for inspection.
- Velocity of flow - Provision should be made to limit the velocity of the flow to a septic tank, for drains up to 150mm diameter, the velocity may be limited by laying the last 12m of the incoming drain at gradient not steeper than 1:50. A dip pipe should be provided with the top limb rising above scum level and the bottom limb extending about 450mm below top water level.

CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbyniwyd/Received 25/5/19
Llofnod/Signature MEYD

Where excavations are adjacent to the existing foundations, then the existing foundations are to be exposed for checking by the AI as to the suitability for any additional loading, where the proposed foundations are deeper than the existing then they are to be locally underpinned by 'flooding' with concrete when pouring new foundations, check with AI as to whether there is a need for mesh reinforcement to the new foundations in these areas.

Generally, dimensions for the preparation of drawings are taken internally and include plaster depths, this can lead to variations in stated dimensions due to plaster depth and squareness. therefore ALL stated dimensions MUST be checked on site prior to ANY works on site commencing.

Where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

External & internal masonry walls are assumed to be load bearing, this must be confirmed on site by the excavation of a trail hole (if required - refer to AI, for position & number required) in order to check the suitability of any masonry wall (or its foundation) construction for any additional loading, refer to AI / KJP for further instruction should the existing wall conditions prove to be unsuitable.

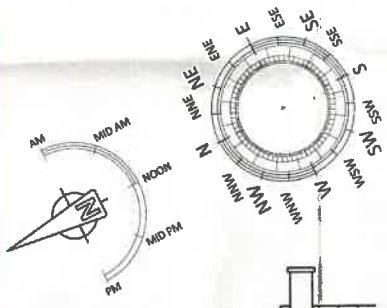
Areas shown as 'Existing opening to be built up' to be built as the construction surrounding the opening, new masonry attached by 'toothing' or by proprietary fixing system such as 'Bluebird' Galvanised Screwtie System:
- Inner leaf Galvanised to BSEN10111 1998
- Outer leaf 304 Austenitic S/S to BSEN 10088-2/05 1.4301.

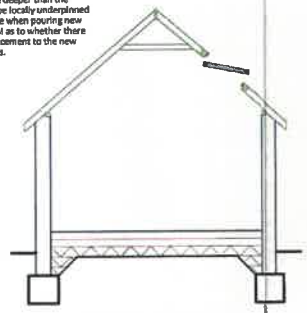
FD30*

Existing doors leading from habitable rooms to staircase enclosure assessed as to suitability for upgrading and written confirmation confirming such, must be provided to both the AI & KJP.

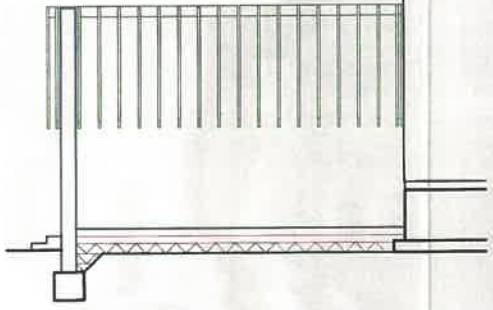
Where the existing doors are deemed as NOT suitable, they are to be upgraded with intumescent paper & fitted with three self closing hinges tested to BS476 Part 22 (1987) to a min.30 / 60 minutes & intumescent strips certified by Antifire Limited - 0151 353 1898 (or similar certified company (seek the guidance of the AI regarding the effectiveness of the existing doors as to the level of upgrading required).

Where existing casings are to be retained, then the AI may request removal of architraves to check that existing casings fit flush to the surrounding construction, where gaps occur, then they are to be filled with fire-stopping material.





Proposed Section A-A



Proposed Section B-B

Specification

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- Facing brick
- Insul. block 9.5N
- Insul. block 7.0N
- Insul. block 3.5N 140mm
- Clear glazing
- Obscure glazing
- Kingspan Insulation
- DriTherm Slab 32
- Foundation Excavation
- Lightweight Partition
- Exist. opening built up
- Render / dashed finish
- Concrete Padstone
- Leadwork to valley / flashing
- Formed opening
- Structural Beam
- Brickwork
- Roof tiles
- PW drainage
- SW drainage
- Property boundary
- LB.masonry above / below
- Existing roof geometry
- Proposed roof geometry
- 100mm C24 timber post
- 100mm SHS steel post

22-01-19	Annexe squared off & single storey only	CJ	B

AMENDED PROPOSALS

Name CAD Format	AllyCAD2013
Printer Driver	Acrobat Distiller
Paper Size	A1 - 594x841mm
Resolution	600
Colour Format	256 colours
Plotting Software	Adobe Acrobat
Printed & Verified	Yes
Satisfied with Accuracy	Yes

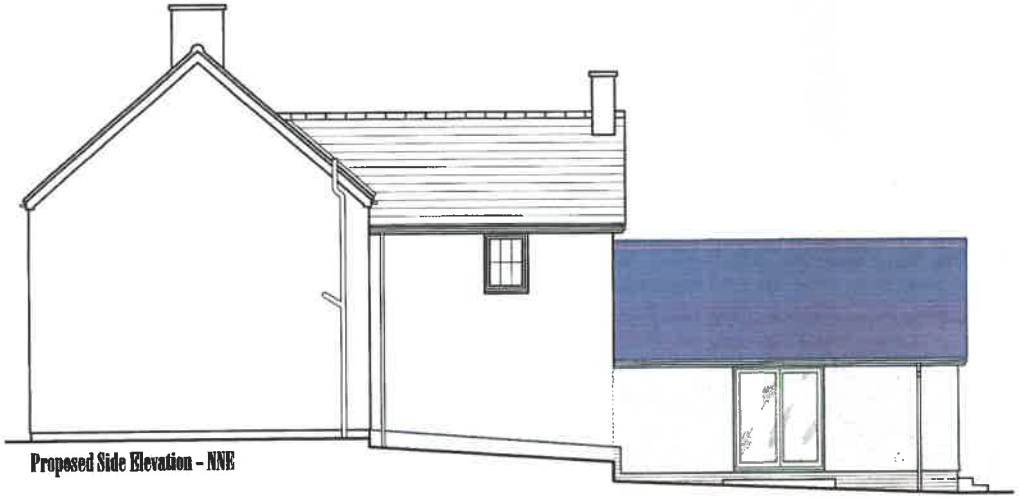
DATE: 15th of February 2019
JOB: Refurbishment of existing dwelling to Holiday Let and Refurbishment / Extension of outbuildings to four Holiday Lets (4 Holiday Lets in total)
FOR: Rod & Mel Bulmer
AT: Congl Cae, Llangunnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8NL
DRG: 006-Proposed Farmhouse Floor Plans & Sections
PROJECT No: Bulmer01
SCALE: 1:200 @ paper size - A1 (other scales as noted)
EXISTINGS : AJP PLANNING: CJ BUILDING REG'S : CJ

Office -
62a Pensby Road
Heswall
Wirral
CH60 7RE
T: 0151 342 2779
E: chris@kenefickjones.com
W: kenefickjones.com

KJP ARCHITECTURE

25 MAY 2019

Proposed Front Elevation - ESE



Proposed Side Elevation - NNE

Roof to be re-covered with reclaimed slate [sized & lapped to match existing] sourced locally harvested from the existing structure - any additional slates required are to be sourced at the earliest opportunity and mixed in with the existing PRIOR to commencement.

Barge boards, rafter feet and external timber to match existing

Guttering & downpipes to match existing

Windows / Doors to be of painted timber

Elevations to be rendered to match the finish of the existing elevations.

Proposed Rear Elevation - WNW

Proposed Side Elevation - SSW

CYNLLUN DWYGIEDIG
REVISED PL
Derbyniwyd/Received: 25/3/19
Llofnod/Signature: MRO

Specification

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FOR PLANNING PURPOSES ONLY

Materials, products and building systems shall be suitable for their intended purpose. The structure of the building shall have a life of at least 60 years. Individual components & assemblies, not integral to structure, may have a lesser durability & need planned maintenance, repair or replacement during that period. Proper account shall be taken of the use & location of materials, products & building systems in relation to:

- Durability of the structure & components & assemblies
- Geographical location
- Position on the site
- Position within the structure.

Materials, products and building systems will normally be acceptable if they comply with the following:

(i) MATERIAL & PRODUCT FOR CRITICAL FUNCTIONS

Functions critical to performance are: structure, fire resistance, weatherproofing, durability, thermal & sound insulation, services including heating appliances and flues.

Any of the following are acceptable:

- Compliance with the Department for Communities and Local Government (DCLG) published guidance on meeting requirements Approved Documents (AD's) A-P and AD for Regulation 7, covering Materials and Workmanship. Building work will have to comply with the requirements of any other relevant para. in Schedule 1 to regulations or
- Performance in accordance with standards set by National House Building Council (NHBC), or
- Where no standard is set, compliance with the relevant British Standard or European Technical Specification approved by a Committee for Standardisation, provided they are in accordance with relevant Code of Practice, or
- Compliance with standards not lower than those defined in a relevant British Standard specification or equivalent, provided their use is accepted, or
- Satisfactory assessment by an appropriate independent technical approvals authority ie.

British Board of Agrément (BBA),
Building Research Establishment (BRE),

or a body authorised under Annex 4 to the Construction Products Directive, or

- Use of materials and products in accordance with well established satisfactory custom and practice, provided that such custom and practice is acceptable to the Approved Inspector (AI).

(ii) MATERIAL & PRODUCT FOR NON-CRITICAL FUNCTIONS

Compliance with the above acceptance criteria for critical functions or strictly in accordance with manufacturers' recommendations for the specific use.

WORKMANSHIP

All work shall be carried out in a proper, neat & workman like manner, the Contractor / Builder shall ensure that:

- The conditions of the materials, products & the completed work are satisfactory
- Appropriate precautions are taken to prevent accidental or wilful damage.

And that account is taken of the following:

- The requirements of the design
- Suitable methods of unloading and handling
- Proper protection during storage
- Use of correct installation methods
- Protection against weather during construction (including excessive heat, cold, wetting or drying)
- Protection against damage by following trades.

25-03-19 | Annexe squared off & single storey only | CJ | B

AMENDED PROPOSALS

Native CAD Format	AllyCAD2013
Printer Driver	Acrobat Distiller
Paper Size	A1 - 594x841mm
Resolution	600
Colour Format	256 colours
Plotting Software	Adobe Acrobat
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POSTCODE: LL53 8NL
DRAWING: 007-Proposed Farmhouse Elevations
PROJECT No: Bulmer1
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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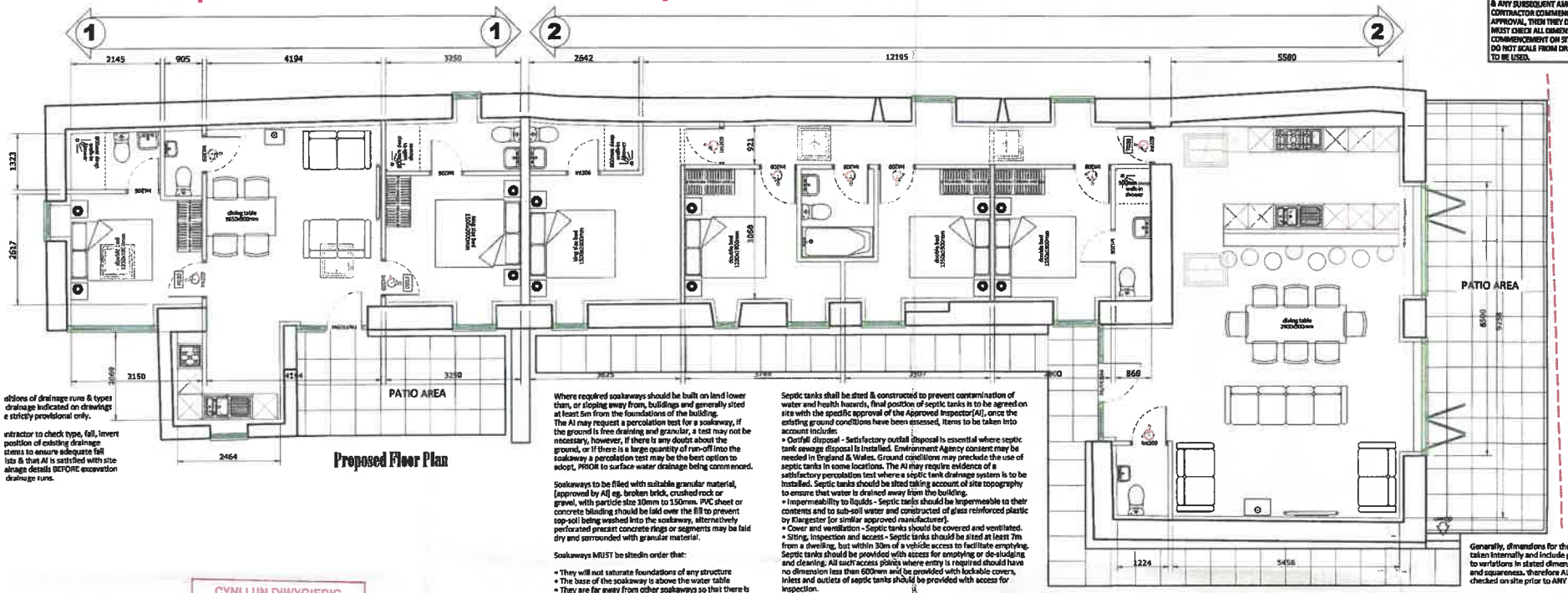
W: kenefickjones.com

KJP ARCHITECTURE

25 MAR 2019.

Unit 1 - sleeps 4

Unit 2 - sleeps 8



Proposed Floor Plan

...sitions of drainage runs & types ...drainage indicated on drawings ...e strictly provisional only.

...ntractor to check type, fall, invert ...position of existing drainage ...stems to ensure adequate fall ...ists & that AI is satisfied with site ...ainage details BEFORE excavation ...drainage runs.

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Soakaways MUST be sitedin order that:

- They will not saturate foundations of any structure
- The base of the soakaway is above the water table
- They are far away from other soakaways so that there is no risk of contamination from other pollutants.

Septic tanks shall be sited & constructed to prevent contamination of water and health hazards, final position of septic tanks is to be agreed on site with the specific approval of the Approved Inspector(AI), once the existing ground conditions have been assessed, items to be taken into account include:
- Outfall disposal - Satisfactory outfall disposal is essential where septic tank sewage disposal is installed. Environment Agency consent may be needed in England & Wales. Ground conditions may preclude the use of septic tanks in some locations. The AI may require evidence of a satisfactory percolation test where a septic tank drainage system is to be installed. Septic tanks should be sited taking account of site topography to ensure that water is drained away from the building.
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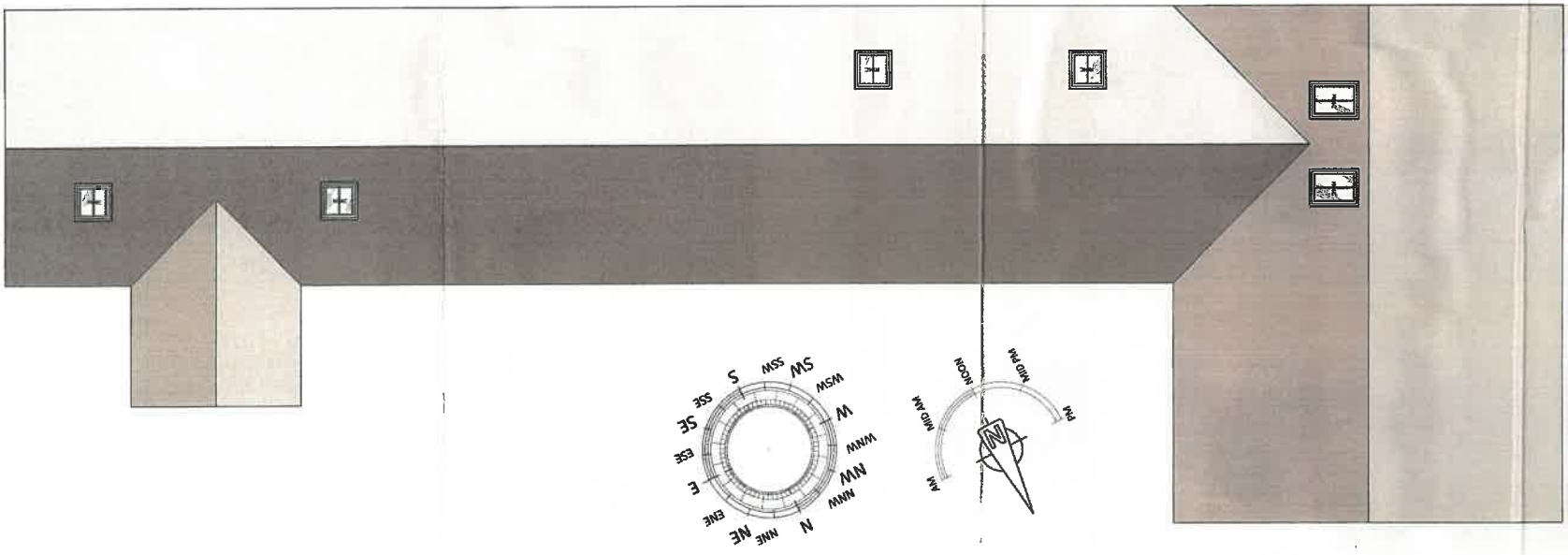
- Velocity of flow - Provision should be made to limit the velocity of the flow to a septic tank, for drains up to 150mm diameter, the velocity may be limited by laying the last 12m of the incoming drain at gradient not steeper than 1:50. A dip pipe should be provided with the top limb rising above scum level and the bottom limb extending about 450mm below top water level.

CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbyniwyd/Received 25/5/19
Llofnod/Signature MEW

Proposed Roof Plan



Specification

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•Outer leaf 304 Austenitic S/S to BSEN 10088-2/05 1.4301.

FOR PLANNING PURPOSES ONLY

25-03-19	Units renumbered - for clarity	CJ	B

AMENDED PROPOSALS

Native CAD Format	– AllyCAD2013
Printer Driver	– Acrobat Distiller
Paper Size	– A1 - 594x841mm
Resolution	– 600
Colour Format	– 256 colours
Plotting Software	– Adobe Acrobat
Printed & Verified	– Yes
Satisfied with Accuracy	– Yes

DATE: 18th of February 2019
JOB: Refurbishment of existing dwelling to Holiday Let and Refurbishment / Extension of outbuildings to four Holiday Lets (4 Holiday Lets in total)
FOR: Rod & Mel Bulmer
AT: Congl Caia, Llangwnadl, Pwllheli, Gwynedd
POSTCODE: LL53 8NL
DRG: 008-Proposed Outbuilding Floor & Roof Plans
PROJECT No: Bulme01
SCALE: 1:50 @ paper size - A1 (other scales as noted)
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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KJP ARCHITECTURE