

August 2020



Llywodraeth Cymru
Welsh Government

Welcome

Welcome to the summer edition of the Decarbonisation Newsletter.

This edition provides the latest news and updates from across the Programme in the light of the coronavirus pandemic (Covid 19).

Covid-19 and the Climate Emergency

The coronavirus pandemic is a public health crisis, which took hold in just a matter of weeks. This newsletter is providing an update on what has happened before and since the crisis, as well as highlighting publications, events and wider information.

Covid-19 is one of the most significant challenges of our times, the pandemic affects the health, prosperity and wellbeing of our communities. Like never before, our collective resources and actions are needed to tackle this urgent crisis and ensure Wales can move towards a brighter future.

On the 29th April, the Minister for Environment, Energy and Rural Affairs published a Written Statement, marking the one year anniversary of the climate emergency declaration. The statement confirmed Welsh Government's commitment to decarbonisation during the Covid-19 pandemic. As we recover from the damage to our society and our economy caused by the Covid-19 pandemic, we must ensure we consolidate the progress we have made in answering the climate emergency and take every opportunity to make sure a healthier and prosperous Wales is also a greener and more sustainable one.

The Written Statement can be seen here:

<https://gov.wales/written-statement-one-year-anniversary-following-declaration-climate-emergency>

On the 1st July, the Minister for Environment, Energy and Rural Affairs made an Oral Statement in the Senedd, providing further detail on addressing the climate emergency and on how we will go further and faster in pursuit of a zero carbon Wales to deliver prosperity and equality, as well as clean air, water and land.

To read the Oral Statement from the 1st July, please follow the link below:

<https://gov.wales/oral-statement-climate-emergency>

Recovery from the impact of COVID-19

We need your ideas! In repairing the damage to our society and our economy, we must ensure we build on the progress we have already made. We are determined the recovery from the COVID-19 pandemic will accelerate, and not deter us from, the transition to a low carbon economy and a healthier, more equal Wales.

Although it is all Ministers' responsibility to look at how we respond to the pandemic, the Counsel General is overseeing the coordination of work in Welsh Government to respond to the COVID-19 crisis, drawing in expertise and experience from outside Government to ensure our preparations for future recovery are creative and comprehensive. You can submit your ideas to futurewales@gov.wales

Changes to the Programme Timeline

Regulations

Following the declaration of a climate emergency, we committed to raising our existing 2050 emissions reduction target from at least 80% to 95%. Originally, we planned to bring Regulations to the Senedd in November 2020 in time for the UN's Climate Change Conference (COP26). At the same time we would bring regulations to set our third carbon budget and amend our interim targets and existing budgets, as necessary.

The UK Committee on Climate Change (UKCCC) has since announced changes to its 2020 work programme in light of the Covid-19 pandemic and will be delaying publication of their advice until December 2020. To ensure our interim targets and carbon budgets are based on the most recent and robust evidence available from the UKCCC we have revised the Regulatory timetable. We now expect to bring Regulations to the Senedd early next year.

Conference of Parties 26 (COP26)

A major impact to the Decarbonisation agenda in Wales, UK and internationally was the postponement of the United Nations Climate Change Conference, COP26.

Originally planned to be held in Glasgow in November 2020, world leaders were due to come together to negotiate the new global rulebook around climate change. Unfortunately, due to the ongoing Covid-19 pandemic, the decision was made to postpone the event until November 2021.

Despite this set back, we continue to look forward to COP26. We will continue to work with our stakeholders in the development of a Team Wales approach to ensure Wales maximises the opportunities of COP26 to collaborate with international partners. In the run up to COP26 we will add more information to our website about how stakeholders can get involved.

Hosting an ambitious COP26 remains a top priority for all the UK Governments. We continue to work with the UK Government and will look to highlight opportunities to stakeholders in Wales. For instance the COP26 sponsorship portal is now open for companies that might be interested in sponsoring or supporting COP26. For more information, please visit <https://www.ukcop26.org/uk-presidency/sponsors/>

Emission Reduction Progress

Our latest data shows we're making good progress towards our 2020 target. Data published on 16th June shows we achieved a 31% reduction compared to base year emissions and an 8.3% decrease compared with 2017. Most of this reduction is driven by reduced emissions from the Energy Supply sector which declined by 19.2% between 2017 and 2018.

Please see our latest infographic for information:

<https://gov.wales/greenhouse-gas-emissions-infographic>

Recent Publications and Events

Covid – 19 has changed the way we engage with people. The Minister for Environment, Energy and Rural Affairs committed to publishing a number of supporting documents alongside the Oral Statement, including on our approach to engagement and some of our latest progress reports.

Engagement Plan for the Low Carbon Delivery Plan 2 (LCDP2)

The Welsh Government's second statutory decarbonisation plan (LCDP2) is scheduled to be published at COP26 next year and will cover our second carbon budget period. In preparing the LCDP2, we have produced a new engagement plan, reflecting a whole Wales approach. Published in July, the engagement plan:

- sets out our approach to stakeholder collaboration and involvement in the development of the second statutory plan; and
- describes how this collaboration and involvement will be undertaken in the light of the Covid-19 pandemic; and
- encourages the collective action required through four Calls to Action.

The engagement plan can be found here; <https://gov.wales/low-carbon-delivery-plan-2-engagement-plan>

Wales Climate Week

Welsh Government will be holding a series of conferences and virtual events from the 2nd – 6th November 2020.

'Wales Climate Week' will mark the original COP26 date and start the countdown to the rescheduled COP26 and

the publication of our next Delivery Plan (LCDP2). It will consist of free, digital, live broadcasts and interactive events from national and global policy makers, pioneers and innovators, discussing and interrogating the actions for tackling the climate emergency in the context of a global pandemic.

We would like to invite our stakeholders to help set the agenda and hold events with us.

We will be adding further information to our website about how you can get involved throughout the next few months. In the meantime, you can submit your ideas for Wales Climate Week by completing our survey at:

<https://www.smartsurvey.co.uk/s/ZYEHQ/C/>

Low Carbon Heroes

Lockdown has exposed many injustices in society, but it has also inspired a lot of changes in peoples' habits, with innovative solutions. These solutions are not only low carbon, but are also helping people to become more active, reduce costs and support local shops and communities. In recognition of this, we are running a 'Low Carbon Heroes' campaign in the lead up to Wales Climate Week, which aims to highlight and promote the positive behaviours of people as a result of the Covid-19 pandemic.

We want members of the public to share their lockdown changes, so we can share them with others and ensure we take these positive changes forward, in our Covid-19 recovery.

They are invited to make their efforts known by sharing their experiences on social media, and using the hashtag #LowCarbonHeroes(or #ArwyrCarbonIseI, in Welsh).

Other News and Information

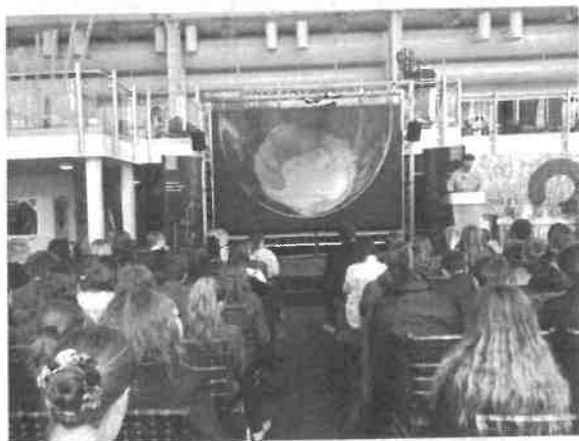
Young Person's Involvement

Early this year, before Covid-19 restrictions, we held 2 events, one in North Wales and one in South Wales, bringing together over 150 young people aged between 11 and 16, to stimulate new thinking and to respond to the climate emergency. We wanted to ask young people to get involved, give their views and where possible pledge action.



Throughout the day the young people also heard from others about the real impacts climate change is having on us now and on our future generations. Speakers included Richard Parks, a former Wales international rugby union player turned Extreme Environment Athlete, Ruth Wignall a weather presenter for ITV Wales, and Sian Sykes, an Environmental Ambassador.

Some pledges taken on the day by young people included joining beach cleans, reducing meat consumption, recycling more at home and even working with their Headteacher to look at becoming paperless and reduce plastic use.



Our involvement with young people over the last few years has proven its value, so we will continue and expand on our work to date. Further details can be found in the [LCDP2 Engagement Plan](#)

Climate Change Adaptation Plan

In case you've not seen it, we also published our climate change adaptation plan, Prosperity for All: A Climate Conscious Wales, in November last year. To give you an idea of the actions we are undertaking under the plan, please take a look at our infographic, available here:

<https://gov.wales/sites/default/files/publications/2020-06/prosperity-for-all-a-climate-conscious-wales-infographic.pdf>

Since publishing, we have taken our first steps to deliver some of our key actions. This includes the publication of the Historic Environment Sector Adaptation Plan (<https://cadw.gov.wales/sites/default/files/>

[2020-02/Adaptation%20Plan%20-%20FINAL%20WEB%20-%20English%20%281%29.pdf](https://gov.wales/sites/default/files/publications/2020-02/Adaptation%20Plan%20-%20FINAL%20WEB%20-%20English%20%281%29.pdf)).

More recently, we have published the Monitoring and Evaluation Framework (MEF) for the adaptation plan. The MEF sets out a governance framework for adaptation policy in Wales, and a full set of indicators to report progress against our key actions. You can find out more about the MEF at our website:

<https://gov.wales/sites/default/files/publications/2020-07/prosperity-for-all-a-climate-conscious-wales-monitoring-and-evaluation-framework.pdf>

UK committee on Climate Change (UKCCC) Call for Evidence Responses

Firstly thank you for all of those who responded to the UKCCC recent call for evidence, which will help to shape Wales future policy. Between the 5th December 2019 and 5th February 2020, the UKCCC launched a Call for Evidence, to inform its advice on the UK Sixth Carbon Budget and Welsh interim targets. The Call for Evidence received 177 responses from across all sectors.

On the 29th June, the UKCCC published two summary documents, one on Wales and one on the whole of the UK. The reports can be seen below:

Wales: <https://www.theccc.org.uk/wp-content/uploads/2020/07/CfE-summary-Wales-1.pdf>

UK: <https://www.theccc.org.uk/wp-content/uploads/2020/07/CfE-summary-Final.pdf>

Following the call the UKCCC will be publishing its advice to Wales in December.

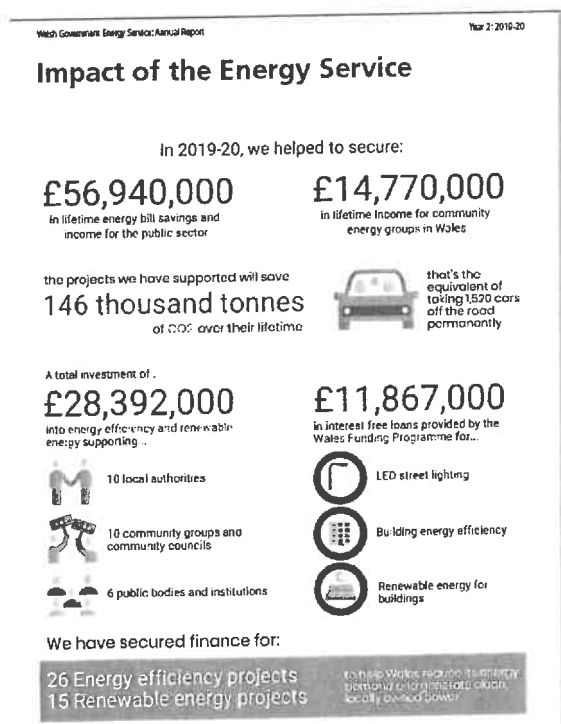
Warm Homes Week 14th-18th September

During the week commencing 14th September, the National Energy Action charity (NEA) will be hosting Warm Homes Week 2020 – a series of digital events exploring the challenges and solutions to tackling cold homes and ending fuel poverty. More details will be provided nearer the date.

To coincide with this, the Welsh Government will be hoping to launch its consultation on its draft fuel poverty plan before the end of September.

Welsh Government Energy service: annual report 2019 to 2020

The Welsh Government Energy Service, has published its Annual Report.



<https://gov.wales/energy-service-annual-report-2019-to-2020>

The Welsh Government has set ambitious targets for reducing greenhouse gas emissions and generating locally owned, renewable energy. The Energy Service supports the public sector and community groups to work towards these targets. It is a four-year programme funded by the Welsh Government, running from 2018 to 2022.

In 2019-20, our work focused on:

- Energy efficiency projects in the public sector
- Renewable energy projects in the public and community sectors
- Low carbon vehicles in the public sector
- Policy guidance on locally-owned renewable energy
- Regional energy planning for North Wales, Mid Wales, the Cardiff Capital Region and Swansea Bay City Region

To find out more about how the Welsh Government Energy Service can help your community or public sector organisation, please visit:

<https://gov.wales/energy-service-public-sector-and-community-groups>

The Energy Use in Wales Report

We have published our Energy Use in Wales Report, which sets out how energy is used in Wales and analyses how the use of energy has changed between 2005 and 2017.

- During this period energy use across Wales has decreased by 19%.
- The largest reduction in energy demand during this period was from the industrial sector, with a 31% drop in demand across heat and electricity.
- Electricity use in Wales reduced by 15% since 2005.
- During the same period demand for fossil fuels has dropped by 23%.

For further information, please see:

<https://gov.wales/sites/default/files/publications/2020-06/energy-use-in-wales-2018.pdf>

Coal policy Consultation

We want your views on our draft policy towards coal in Wales and on the evidence that has informed it. Energy policy in Wales is focused on supporting low carbon generation. The devolution of powers on petroleum extraction and authorisation of licences for coal mining has increased the need for Welsh policy on fossil fuels. This consultation proposes a draft coal policy to inform decisions taken in Wales on coal, in support of our climate and broader wellbeing aims.

It seeks your views on both our draft policy towards coal in Wales and on the evidence that has informed the draft policy. For further information please see: <https://gov.wales/coal-policy-wales>

Submit your comments by **23 September 2020**

Contact Details

General Enquiries –
Decarbonisationmailbox@gov.wales

Engagement Specific Enquires –
LCDPEngagement@gov.wales

Address - Decarbonisation Team
3rd Floor, Cathays Park 2

CF10 3NQ

2b**FW: Responding to Planning Applications Online Training****From:** Planning.bgcbbc@blaenau-gwent.gov.uk**Sent:** Tue, 1 Sep, 2020 at 15:54**To:** Undisclosed recipientsimage003.jpg (2.2 KB) image004.jpg (1.4 KB) – **Download all****From:** Steve Smith - Regeneration & Community Services**Sent:** 01 September 2020 15:45**To:** Planning**Cc:** Eirlys Hallett - Regeneration & Community Services**Subject:** FW: Responding to Planning Applications Online Training

K/N/A – can we send this email to the clerks to the 4 town/community councils pls

cheers

Steve

From: Deb Jeffreys [mailto:deb@planningaidwales.org.uk]**Sent:** 01 September 2020 13:11**To:** Steve Smith - Regeneration & Community Services <steve.smith@blaenau-gwent.gov.uk>**Subject:** Responding to Planning Applications Online Training[View this email in your browser](#)

Responding to Planning Applications - Online Training

30th September 2020**6pm to 8pm**

***** Please note, this training will be delivered in the medium of English.***

**An online training session on responding to planning applications.
Introducing tools and knowledge to guide councils in how to respond.**

The training will provide:

- A brief overview of planning
- Insight into the planning application process, application decisions and the officer's report
- Information of the importance of making links with LDP policies
- A look at material considerations – what they are and why they matter?
- Guidance on how to improve your responses on planning applications
- Advice on how to find the relevant information you need to improve your responses


[click here for further information and to book>>](#)


Ymateb i Geisiadau Cynllunio - Hyfforddiant Ar-lein

30ain Medi 2020 6yb i 8yb

***** Sylwch, bydd yr hyfforddiant hwn yn cael ei ddarparu trwy gyfrwng Saesneg.***

Sesiwn hyfforddi ar-lein ar ymateb i geisiadau cynllunio.

Eventbrite, and certain approved third parties, use functional, analytical and tracking cookies (or similar technologies) to understand your event preferences and provide you with a customised experience. By closing this banner or by continuing to use Eventbrite, you agree. For more information please review our cookie policy. 

 Search for ...[Browse Events](#)[Create
Event](#)[Help](#)[Sign
In](#)

SEP
30

Responding to Planning Applications Online Training

by Planning Aid Wales / Cymorth Cynllunio Cymru [Follow](#)

£0 – £30

£0 – £30

[Register](#)



Date And Time

Wed, 30 September 2020

18:00 – 19:30 BST

[Add to Calendar](#)



Location

Online Event



An interactive session on planning applications. Introducing tools and knowledge to guide councils in how to respond to applications.

About this Event

***** Please note, this training will be delivered in the medium of English***

The training session will provide:

- A brief overview of planning
- Insight into the planning application process, application decisions and the officer's report
- Information of the importance of making links with LDP policies
- A look at material considerations – what they are and why they matter?
- Guidance on how to improve your responses on planning applications
- Advice on how to find the relevant information you need to improve your responses

You will be sent a link on how to join 7 days before the event.

Sesiwn hyfforddi yn canolbwyntio ar geisiadau cynllunio. Cyflwyno offer a gwybodaeth er mwyn tywys cynghorau trwy sut i ymateb i geisiadau, a sicrhau bod eu sylwadau yn effeithiol a phriodol ar gyfer eu hardal.

Bydd y sesiwn hyfforddi yn darparu:

- Trosolwg byr ar gynllunio
- Mewnwelediad i'r broses cais cynllunio, penderfyniadau ar geisiadau ac adroddiad y swyddog
- Gwybodaeth ar bwysigrwydd gwneud cysylltiadau â pholisïau'r Cynllun Datblygu Lleol (CDLI)
- Golwg ar ystyriaethau perthnasol – beth ydyn nhw a pham maent o bwys?
- Canllawiau ar sut i wella eich ymatebion i geisiadau cynllunio

Anfonir dolen atoch ar sut i ymuno 7 diwrnod cyn y digwyddiad.



Tags

[Online Events](#)
[Online Classes](#)
[Online Business Classes](#)
[#community](#)

[#planning](#)
[#applications](#)
[#councils](#)



Share With Friends



Date And Time

Wed, 30 September 2020

18:00 – 19:30 BST

Add to Calendar

Location

Online Event



Planning Aid Wales / Cymorth Cynllunio Cymru

Organiser of Responding to Planning Applications Online Training

 Website



Planning Aid Wales
Cymorth Cynllunio Cymru

Our purpose is to support communities and planning authorities to work better together in shaping places.

We work with local planning authorities to support approaches for thoughtful community engagement as part of a proactive planning process.

We work with community and town councils to see the world from their perspective and explain the planning process, their role in it and what they can achieve.

Ein diben yw cefnogi cymunedau ac awdurdodau cynllunio i weithio'n well gyda'i gilydd wrth lunio cynefinoedd.

28/08/2020

[AH-200820-161809] Planning Consultation C/2020/0188 Llys Nant Y Mynydd, Hospital Road, Nantyglo, Blaenau Gwent.

From "Alanna Hill" (alanna.hill@blaenau-gwent.gov.uk)
To clerk@nantygloandblainatc.co.uk
Sent Thursday, August 20, 2020 4:18 PM
Subject Planning Consultation C/2020/0188 Llys Nant Y Mynydd, Hospital Road, Nantyglo, Blaenau Gwent.
Attachments 17 attachments below

4



Gyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

NANTYGLO & BLAINA

26 AUG 2020

TOWN COUNCIL

Date: 20 August 2020

Planning Ref: C/2020/0188

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Llys Nant Y Mynydd, Hospital Road, Nantyglo, Blaenau Gwent, NP23 4LY

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Justin Waite

OBSERVATIONS

-
-
-
-
-
-
-
-
-
-
-
-

Floor 1a, Municipal Offices, Civic Centre,
Ebbw Vale NP23 8XB
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Llewr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig
Glyn Ebwy, NP23 8XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk

www.blaenau-gwent.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Llys Nant Y Mynydd"/>
Address line 1	<input type="text" value="Hospital Road"/>
Address line 2	<input type="text" value="Nantyglo"/>
Town/city	<input type="text" value="Brynnaur"/>
Postcode	<input type="text" value="NP23 4LY"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="319712"/>
Northing (y)	<input type="text" value="209709"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="United"/>
Surname	<input type="text" value="Welsh"/>
Company name	<input type="text" value="United Welsh"/>
Address line 1	<input type="text" value="Y Borth"/>
Address line 2	<input type="text" value="13 Beddau Way"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Caerphilly"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF83 2AX"/>

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

First name

PENTAN

Surname

ARCHITECTS

Company name

Pentan Architects

Address line 1

22 Cathedra Road

Address line 2

Address line 3

Town/city

Cardiff

Country

United Kingdom

Postcode

CF11 9LJ

Primary number

Secondary number

Email

4. Site Area

What is the site area?

7225.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Three storey extension to the existing building to provide an new lift and amendments to parking.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The site consists of the Llys Nant Y Mynydd Extra Care Housing Scheme which contains 44 (1 and 2 bedroom) self-contained apartments as well as extensive communal facilities.

Is the site currently vacant?

☐ Yes ☒ No

6. Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Clay facing brickwork (selected dark facings), cream coloured render and timber cladding
Description of proposed materials and finishes:	Clay facing brickwork or brick slips & timber cladding to match existing

Roof	
Description of existing materials and finishes (optional):	Red and Cambrian Recycled Slate roof covering. Timber bargeboards, fascias & soffits. PPC aluminium rainwater goods.
Description of proposed materials and finishes:	Red and Cambrian Recycled Slate roof covering. Timber bargeboards, fascias & soffits. PPC aluminium rainwater goods. All to match existing.

Windows	
Description of existing materials and finishes (optional):	High performance composite frames (PPC aluminium externally, timber internally).
Description of proposed materials and finishes:	High performance composite frames (PPC aluminium externally, timber internally) to match existing.

Doors	
Description of existing materials and finishes (optional):	High performance composite frames (PPC aluminium externally, timber internally).
Description of proposed materials and finishes:	High performance composite frames (PPC aluminium externally, timber internally) to match existing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Vehicle access and hard standing

7. Materials

Description of existing materials and finishes (optional):	Concrete block paving laid in herringbone pattern to roads and parking bays. Concrete block paving laid in stack bond pattern to footpaths along front (north) elevation. Tarmac with rolled in inset limestone chippings to remaining footpaths.
Description of proposed materials and finishes:	Concrete block paving to match existing.

Lighting	
Description of existing materials and finishes (optional):	Combination of wall mounted light fittings and lampposts.
Description of proposed materials and finishes:	Existing lighting to be retained where possible, and relocated/replaced where proposed extension requires removal of existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

3745/PA/1100 - Existing Site Plan
3745/PA/1101A - Proposed Site Plan
3745/PA/2010 - Existing North & South Elevations
3745/PA/2011 - Existing East & West Elevations
3745/PA/2012 - Existing North- South Sectional Elevation
3745/PA/2012A - Proposed North & South Elevations
3745/PA/3013A - Proposed East & West Elevations
3745/PA/3014A - Proposed North- South Sectional Elevation

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on and adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences

11. Assessment of Flood Risk

Assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting Information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☒ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☐ No

If Yes, please provide details:

Existing bin store adjacent to proposed extension.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☐ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☐ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C2 - Residential Institutions	5810	0	80.4	80.4
Total	5810	0	80.4	80.4

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☐ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☐ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☐ No

Is the proposal for a waste management development?

☐ Yes ☐ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low carbon energy development?

☐ Yes ☐ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
- ☒ The applicant
- ☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	Justin
Surname	Waite
Reference	

Date (Must be pre-application submission)

03/08/2020

Details of the pre-application advice received

Preliminary Enquiry

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- a) a member of staff
- b) an elected member
- c) related to a member of staff
- d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
- ☒ The agent

Title

Mr

27. Ownership Certificate

First name	Jacob
Surname	Tasker
Declaration date	07/08/2020

☒ Declaration made**28. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

Agricultural land declaration - you must select either A or B

- ☐ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

☐ The applicant ☒ The agent

Person role

Title	Mr
First name	Jacob
Surname	Tasker
Declaration Date	07/08/2020

☒ Declaration made**29. Declaration**

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

07/08/2020

**LLYS NANT Y MYNYDD – LIFT EXTENSION
3745**

**TOWN AND COUNTY PLANNING ACT 1990
ACCESS STATEMENT**



On behalf of

UNITED WELSH

**In support of a Planning Application
for the proposed extension to accommodate
an additional lift at Llys Nant Y Mynydd
Extra Care Housing Scheme in Nantyglo.**



pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ
t 029 2030 9010
www.pentan.co.uk

August 2020

1.0 INTRODUCTION

- 1.1 This Access Planning Statement has been prepared on behalf of United Welsh, in respect of the planning application for the proposed development to provide an extension to accommodate an additional lift, including associated external works.
- 1.2 The Planning Application in addition to this statement includes the following Pentan Architects scheme design drawings:

Site Location Plan	3745/PA/1000
Existing Site Plan	3745/PA/1100
Existing Ground Floor Plan	3745/PA/2000
Existing First Floor Plan	3745/PA/2001
Existing Second Floor Plan	3745/PA/2002
Existing North & South Elevations	3745/PA/2010
Existing East & West Elevations	3745/PA/2011
Existing North - South Sectional Elevation	3745/PA/2012
Proposed Site Plan	3745/PA/1101
Proposed Ground Floor GA Plan	3745/PA/3002
Proposed First Floor GA Plan	3745/PA/3005
Proposed Second Floor GA Plan	3745/PA/3008
Proposed North & South Elevations	3745/PA/3012
Proposed East & West Elevations	3745/PA/3013
Proposed North - South Sectional Elevation	3745/PA/3014

- 1.3 Within this statement is a short appraisal of the proposal including a review of the background, site location and description, a summary of what the proposal involves as well as a review of the relevant policy and legislation, and final conclusions.

2.0 DESCRIPTION OF THE SITE

- 2.1 The site is situated in a predominantly residential area, located to the eastern side of the main road through Nantyglo (Queen Street) and is accessed from Hospital Road to the southern edge of Blaina & District Hospital.
- 2.2 The application site consists of the existing Llys Nant Y Mynydd Extra Care Housing Scheme, which was constructed in 2011. The scheme contains 44 self-contained apartments (1 & 2 bedroom) as well as extensive communal facilities across the three floors, that cater for the elderly and a small number of younger people with physical disabilities.
- 2.3 The existing development, which was granted planning permission under application C/2009/0173 in 2009, comprises a modern 3 storey building finished in a combination of selected dark facings brickwork, cream render and untreated timber cladding with a pitched roof covered in recycled slates.
- 2.4 The building is positioned in the centre of the site, with car parking and existing access points from Hospital Road to the north. Strips of mature vegetation and trees bound the east and south of the site; to the west of the site is residential development along Queen Street.
- 2.5 A tree survey has not been completed for the existing trees along the eastern edge of the site (most of which are outside of the site boundary), as it is not believed that they will have any impact on the proposed extension.

3.0 DEVELOPMENT PROPOSALS

- 3.1 United Welsh has commissioned Pentan Architects to design an extension to the existing building to accommodate an additional lift to serve the scheme. The existing lift has suffered reliability issues as a result of its frequent use (with it being the only lift serving the entirety of the building). Given the nature of the scheme, the availability of the lift is crucial for providing vertical circulation in the building, particularly for those with mobility impairments.
- 3.2 The proposal is to provide a much-needed second lift in the building, to reduce the use of the existing lift, and help to ensure that a lift is always available to provide vertical circulation in the building for those with mobility impairments. The proposal is to locate the extension on the front (north) elevation of the building, adjacent to the stair core on the north-east corner of the building, providing easy access from the entrances to the site.
- 3.3 As with the design of the circulation spaces in the existing building, the extension and lift have been designed to accommodate large mobility scooters, to ensure residents can use their mobility aids throughout the scheme, and allow them to park their mobility scooters immediately outside their flats.
- 3.4 Vehicle and pedestrian access to the site is from Hospital Road to the North of the site that links directly with Queen Street (the main road through Nantyglo). To accommodate the proposed extension, one of the parking bays (No. 12 as indicated on the site plans) will need to be reduced from a wheelchair accessible parking bay to a standard bay size. To compensate for this, parking bay No. 13 will be increased in size to a wheelchair accessible bay, with the adjacent pathway reduced in width to accommodate this.
- 3.5 **Architecture and Character**
The design has been conceived to fit in with the existing form, scale and material selection of the existing building. The design concept comprises a three storey pitched roof extension containing the lift core and a lobby adjacent to the existing stairs, which can be accessed internally from the circulation corridors at all levels, and externally from the path along the north elevation of the building.
- 3.6 **Landscaping**
Hard landscaping is prevalent to the entrance of the proposed extension, with the access road and parking bays in brick pavements, and bays demarcated to ensure quality and ease of maintenance. Immediately in front of the entrance to the extension will be concrete block paving, to match the existing paving used to define the path along the front elevation. The existing soft landscaping in the area of the proposed extension will be maintained where possible.

3.7 Materials

External Walls

The proposal is to clad the extension in clay facing brickwork or brick slips and timber cladding to match the existing.

Windows & External Doors

Windows & external doors are to be high performance composite frames (PPC aluminium externally, timber internally) to match existing.

Roof

Pitched roofs will be Redland Cambrian Recycled Slate to match existing.

Gutters and rainwater pipes will be PPC aluminium to match existing.

Fascias, soffits & bargeboards to be untreated PEFC hardwood to match existing.

3.8 Sign Posting – RNIB Requirements

RNIB recommendations within the Welsh Assembly Government Development Quality Requirements Design Standards and Guidance July 2005 will be incorporated.

All signage will meet recognised recommendations for text fonts and sizes.

4.0 POLICY & LEGISLATION

4.1 Approved Document M

The existing site was designed to ensure that the pavements and footways from the parking area did not exceed a gradient of 1:20. All amendments required to the pavements / footways around the proposed extension will be designed to ensure that the gradient remains less than 1:20. The entrance into the proposed extension will have a level access threshold to conform with Approved Document M.

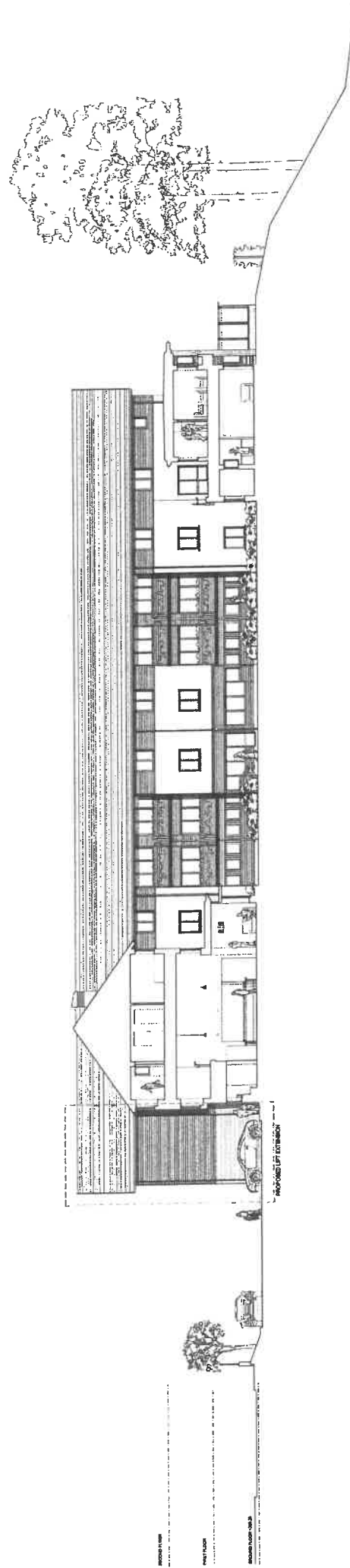
The proposed lift is to be a 13 passenger unit, designed to serve all three floors in the building. The lift will have a manoeuvring space in excess of the 1500 x 1500mm requirement set out in Approved Document M, to ensure that even the largest of mobility scooters can be manoeuvred in this space. All controls, etc. will be installed to ensure compliance with the requirements set out in Approved Document M.

5.0 CONCLUSIONS

- 5.1 The project aims to improve the accessibility of the existing building for all residents and visitors, ensuring ease of access for all to all parts of the building.
- 5.2 The scale and massing is consistent with the existing building.
- 5.3 In terms of privacy the proposed development does not have any detrimental aspect on the surrounding properties.
- 5.4 The application should be acceptable in planning terms, therefore, the application requests that Blaenau Gwent Council Planning Department reasonably considers the application for the submitted proposed development.

**Pentan Architects
August 2020**

REF: X/3745/3.1/07.08.2020



NORTH - SOUTH SECTIONAL ELEVATION

PROPOSED FINISHES SCHEDULE:

WALLS: CLAY FACING BRICKWORK / BRICK SLIPS TO MATCH EXISTING GLAZE BRICKWORK.
PETIO TRIMMING CLASSIC IN-REPLAC PROFILE (ROUND) TO MATCH EXISTING.

PITCHED ROOF: MEDIAN CAMBRIAN RECYCLED SLATE SARGARDENAS FASCIAE & BOPPITS ALL FORMED IN UNPAINTED PEFC LOGO TO MATCH EXISTING.

WINDOWS & GLAZED DOORS: HOLLOWTECH FINANCE COMBUSTION COOKERS MINIMUM EXTERNALLY. TIMBER INTERNALLY TO MATCH EXISTING.

FITTING COURSE & GILLS IN AREAS OF BRICKWORK CAST STONE TO MATCH EXISTING.



ORDNANCE SURVEY (C) CROWN COPYRIGHT 2020. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432

KEY

— SITE APPLICATION BOUNDARY



pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ

t: 029 2030 9010
info@pentan.co.uk

Project
LLYS NANT Y MYNYDD - LIFT EXTENSION

Client
UNITED WELSH

Drawing Title

SITE LOCATION PLAN

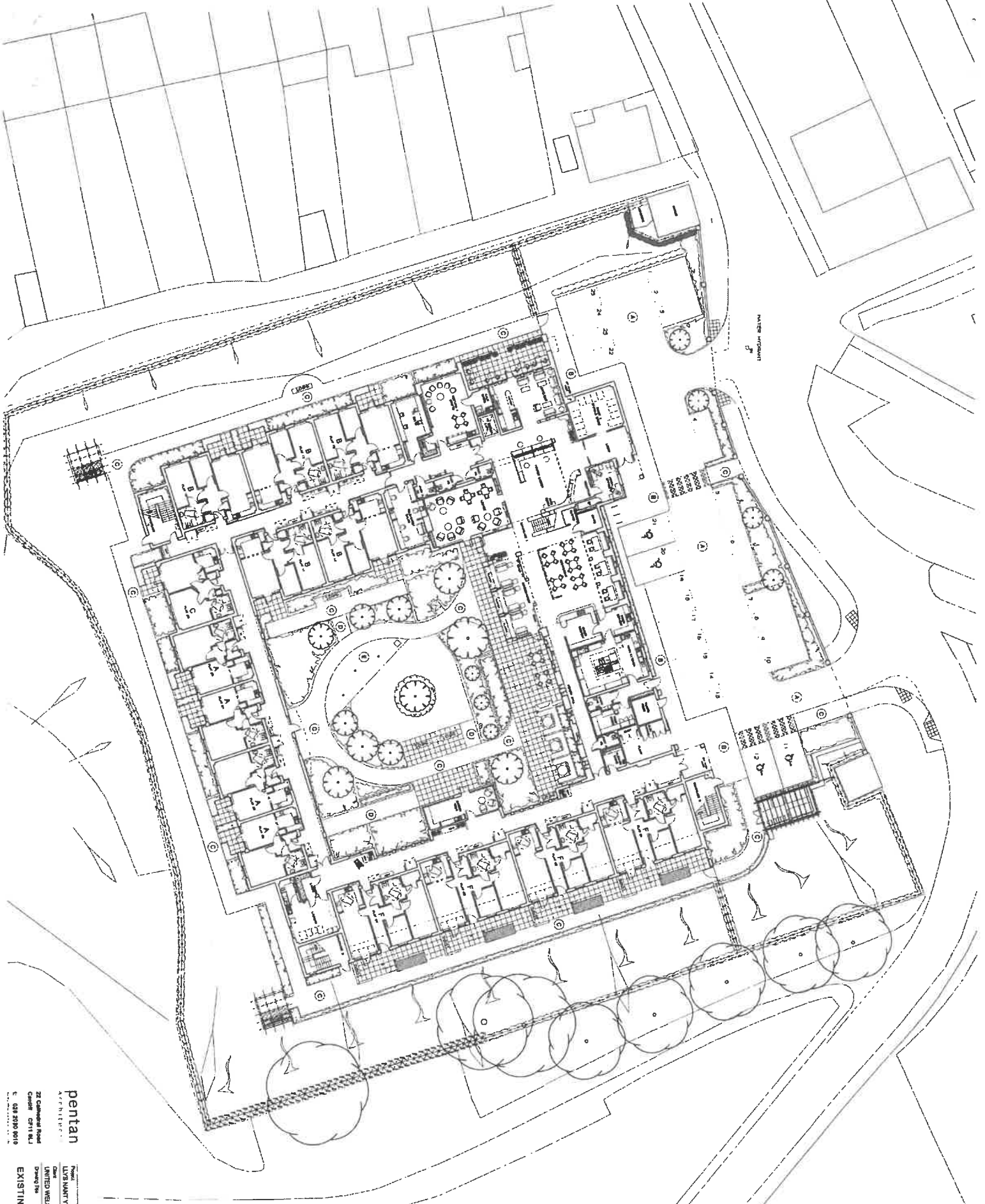
NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
JUL'20

Scale
1:1250 @ A4

Drawing No.
3745 / PA / 1000

Rev.
-

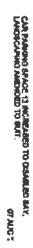


pentan
ARCHITECTS
22 Cambridge Road
Canterbury CT11 6LJ
T: 01858 5090 1010

EXISTING SITE PLAN
Project: LUBBANT Y.M. EXTENSION - LIFT EXTENSION
Client: UNITED WELSH
Drawn by: [Name]
Date: JAN 20
1:200 @ A1
Drawing No: 3745 / PA / 1



- CONCRETE BLOCK PAVING ACCESS ROAD PAVING BAY LAD IN HEDGEROWS NON PATTERNS PAVING BAY AND CURBSIDE PATTERNS AT PROPERTY WHITE BARRED BLOCKS
- CONCRETE BLOCK PAVING LAD IN STACK ROAD PATTERN (COLOUR: SILVER COBBLE)
- BLACK TARMAC DRIVEWAY SOLID IN NON PATTERNS PAVING BAY AND CURBSIDE PATTERNS AT PROPERTY WHITE BARRED BLOCKS
- CONCRETE EXISTING TO PAVED & GRASSSED AREAS
- BUFF TARMAC PAVING WITH PRECAST CONCRETE EXISTING TO PAVED & GRASSSED AREAS
- RUBBER GRANULE SAFETY FLOORING (COLOUR: BUFF)
- 800 x 800 TEXTURED CONCRETE PAVING BL (COLOUR: BUFF) WITH PRECAST CONCRETE EXISTING AT JUNCTION WITH TARMAC PAV
- 800 x 800 HIGH WASTE RUBBER BEDS WITH LOUVER TIMBER COPING
- SITE BOUNDARY
- 1000mm HIGH VERTICAL SLAT GALVANIZED METAL FENCING WITH DECORATIVE TOPS & INTERLOCKING BLOCKS BETWEEN WALL WITH BRICKWORKED DRYING & WALL 1000mm HIGH AND 2 ABOVE BRICK PAVED WIDE INDICATED
- 2000mm HIGH LATTICE SCREEN FIELD T TIMBER POSTS WITH HANDING TIMBER DATE PLANTER BED
- 2000mm HIGH WELD MESH FENCING FIXED BETWEEN CONCRETE FENCING POSTS SUPPORTING HEDGEROW GROWTH
- 900 - 1000mm HIGH WELD MESH FENCING F BETWEEN CONCRETE FENCING POSTS SUPPORTING HEDGEROW GROWTH
- 2200mm HIGH WELD MESH FENCING 2200mm HIGH WELD MESH FENCING POSTS CLIPPING PERMANENTLY PLANTED HEDGEROW GROWTH FENCE
- EXISTING TREE



100

➤





11-1111-1111 11



Part 361 (2000)



WHITE THROUGH COLOURED RENDER

CLAY FACING BRICKWORK (SELECTED DARK FACINGS)

COLORFIED GLAZED BRICK PANELS - COLOURS AS NOTED

PERCUTANEOUS CLADDING IN SHIPWAP PROFILE (LQURO)

GRAPHICS PANEL

PITCHED ROOFS: REDUND CAMBRUN RECYCLED BLATT

UNTREATED PERICULUM.

DISCRETE POINTS (FOR ALL $n \in \mathbb{N}$ AND ALL $t \in \mathbb{R}$).

2021 81076

TO BE PREPARED ALUMINUM

pentan

Copyright © 2004 by John Wiley & Sons, Inc.

**EXISTING EAST & WEST
ELEVATION**

[illegible]

Architectural drawing of the exterior elevation of the building. The drawing shows a multi-story structure with a gabled roof. The facade features a combination of brickwork and large windows. A prominent tree is shown in the foreground on the right side. The drawing is oriented horizontally, with the building's length running along the top and bottom edges of the page.

WRITE THROUGH COLOURED RENDER

PITCHED ROOFS: REDLAND CALIBRAN RECYCLED SLATE

BATTERED WOMEN: PROFILES, CONCEPTS, LEAD ORGET.

UNTREATED PES-C LOURO.

WINDOWS & GLAZED DOORS: HIGH-PERFORMANCE COMPOSITE FRAMES OFFER A LINGERING IMPRESSION

(A more detailed discussion of the

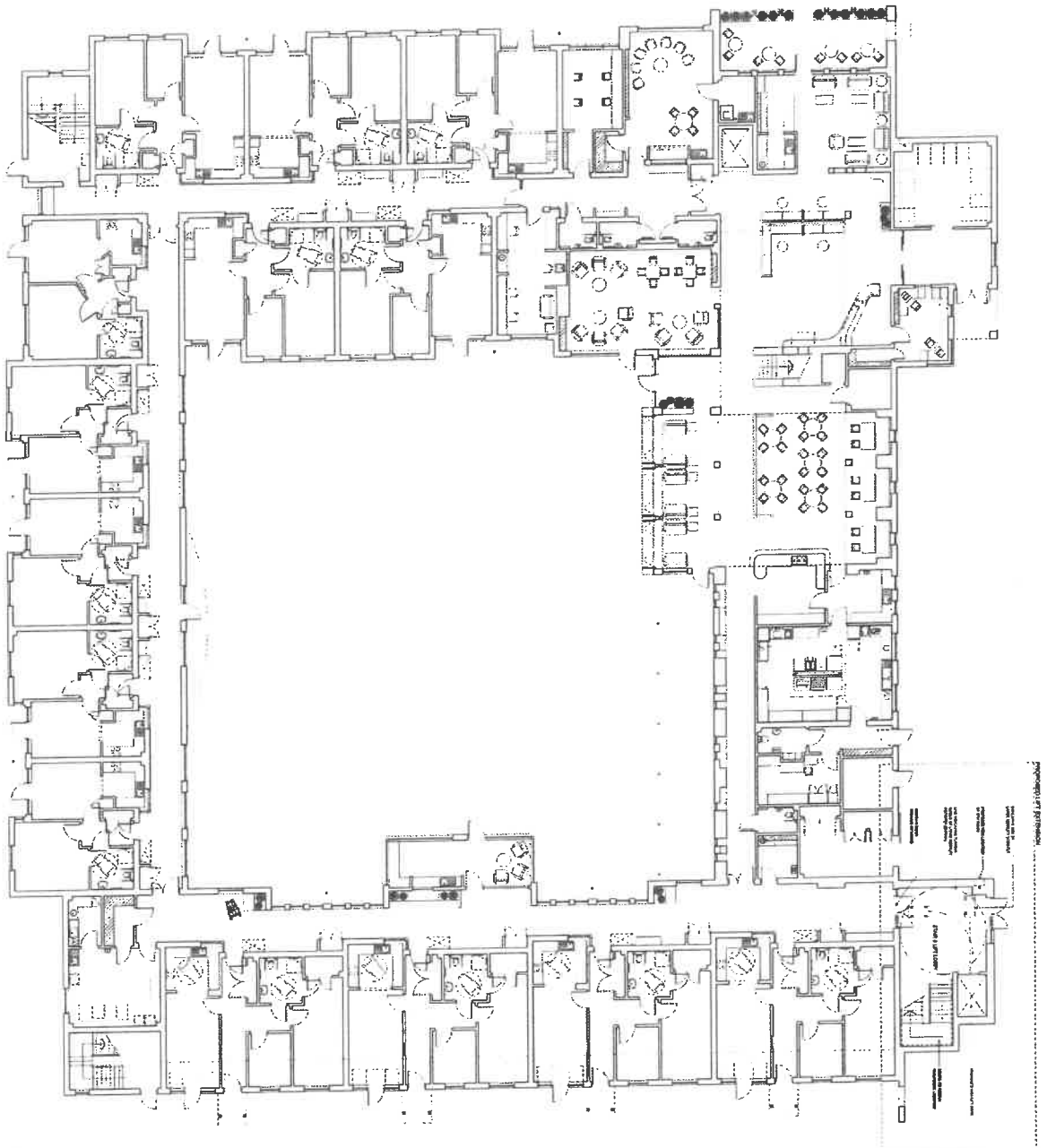
CAST STONE.

LOW-WEIGHT EXTENSIBLE LEAF CONSTRUCTION
TO BE DONE AFTER A11 REFINISH

pentan

EXISTING NORTH - SOUTH

2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
2076
2077
2078
2079
2080
2081
2082
2083
2084
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100
2101
2102
2103
2104
2105
2106
2107
2108
2109
2110
2111
2112
2113
2114
2115
2116
2117
2118
2119
2120
2121
2122
2123
2124
2125
2126
2127
2128
2129
2130
2131
2132
2133
2134
2135
2136
2137
2138
2139
2140
2141
2142
2143
2144
2145
2146
2147
2148
2149
2150
2151
2152
2153
2154
2155
2156
2157
2158
2159
2160
2161
2162
2163
2164
2165
2166
2167
2168
2169
2170
2171
2172
2173
2174
2175
2176
2177
2178
2179
2180
2181
2182
2183
2184
2185
2186
2187
2188
2189
2190
2191
2192
2193
2194
2195
2196
2197
2198
2199
2200
2201
2202
2203
2204
2205
2206
2207
2208
2209
2210
2211
2212
2213
2214
2215
2216
2217
2218
2219
2220
2221
2222
2223
2224
2225
2226
2227
2228
2229
2230
2231
2232
2233
2234
2235
2236
2237
2238
2239
2240
2241
2242
2243
2244
2245
2246
2247
2248
2249
2250
2251
2252
2253
2254
2255
2256
2257
2258
2259
2260
2261
2262
2263
2264
2265
2266
2267
2268
2269
2270
2271
2272
2273
2274
2275
2276
2277
2278
2279
2280
2281
2282
2283
2284
2285
2286
2287
2288
2289
2290
2291
2292
2293
2294
2295
2296
2297
2298
2299
2300
2301
2302
2303
2304
2305
2306
2307
2308
2309
2310
2311
2312
2313
2314
2315
2316
2317
2318
2319
2320
2321
2322
2323
2324
2325
2326
2327
2328
2329
2330
2331
2332
2333
2334
2335
2336
2337
2338
2339
2340
2341
2342
2343
2344
2345
2346
2347
2348
2349
2350
2351
2352
2353
2354
2355
2356
2357
2358
2359
2360
2361
2362
2363
2364
2365
2366
2367
2368
2369
2370
2371
2372
2373
2374
2375
2376
2377
2378
2379
2380
2381
2382
2383
2384
2385
2386
2387
2388
2389
2390
2391
2392
2393
2394
2395
2396
2397
2398
2399
2400
2401
2402
2403
2404
2405
2406
2407
2408
2409
2410
2411
2412
2413
2414
2415
2416
2417
2418
2419
2420
2421
2422
2423
2424
2425
2426
2427
2428
2429
2430
2431
2432
2433
2434
2435
2436
2437
2438
2439
2440
2441
2442
2443
2444
2445
2446
2447
2448
2449
2450
2451
2452
2453
2454
2455
2456
2457
2458
2459
2460
2461
2462
2463
2464
2465
2466
2467
2468
2469
2470
2471
2472
2473
2474
2475
2476
2477
2478
2479
2480
2481
2482
2483
2484
2485
2486
2487
2488
2489
2490
2491
2492
2493
2494
2495
2496
2497
2498
2499
2500
2501
2502
2503
2504
2505
2506
2507
2508
2509
2510
2511
2512
2513
2514
2515
2516
2517
2518
2519
2520
2521
2522
2523
2524
2525
2526
2527
2528
2529
2530
2531
2532
2533
2534
2535
2536
2537
2538
2539
2540
2541
2542
2543
2544
2545
2546
2547
2548
2549
2550
2551
2552
2553
2554
2555
2556
2557
2558
2559
2560
2561
2562
2563
2564
2565
2566
2567
2568
2569
2570
2571
2572
2573
2574
2575
2576
2577
2578
2579
2580
2581
2582
2583
2584
2585
2586
2587
2588
2589
2590
2591
2592
2593
2594
2595
2596
2597
2598
2599
2600
2601
2602
2603
2604
2605
2606
2607
2608
2609
2610
2611
2612
2613
2614
2615
2616
2617
2618
2619
2620
2621
2622
2623
2624
2625
2626
2627
2628
2629
2630
2631
2632
2633
2634
2635
2636
2637
2638
2639
2640
2641
2642
2643
2644
2645
2646
2647
2648
2649
2650
2651
2652
2653
2654
2655
2656
2657
2658
2659
2660
2661
2662
2663
2664
2665
2666
2667
2668
2669
2670
2671
2672
2673
2674
2675
2676
2677
2678
2679
2680
2681
26



PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR

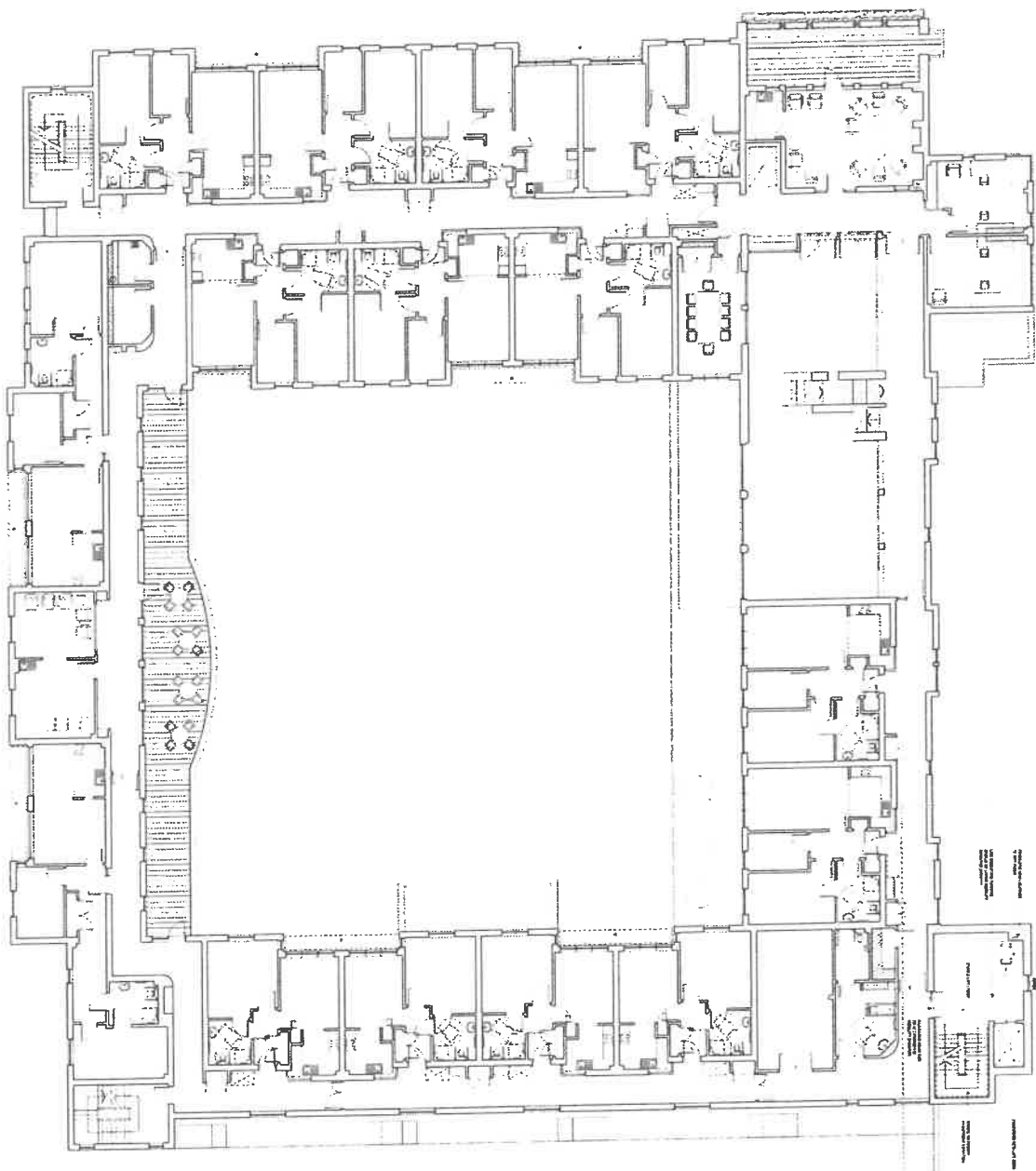
pentan

12 2000-0000

0000 0000 0000

PROPOSED GROUND FLOOR

2000 0000 0000



Architectural Floor Plan

Scale: 1/8" = 1'-0"

Room Numbers

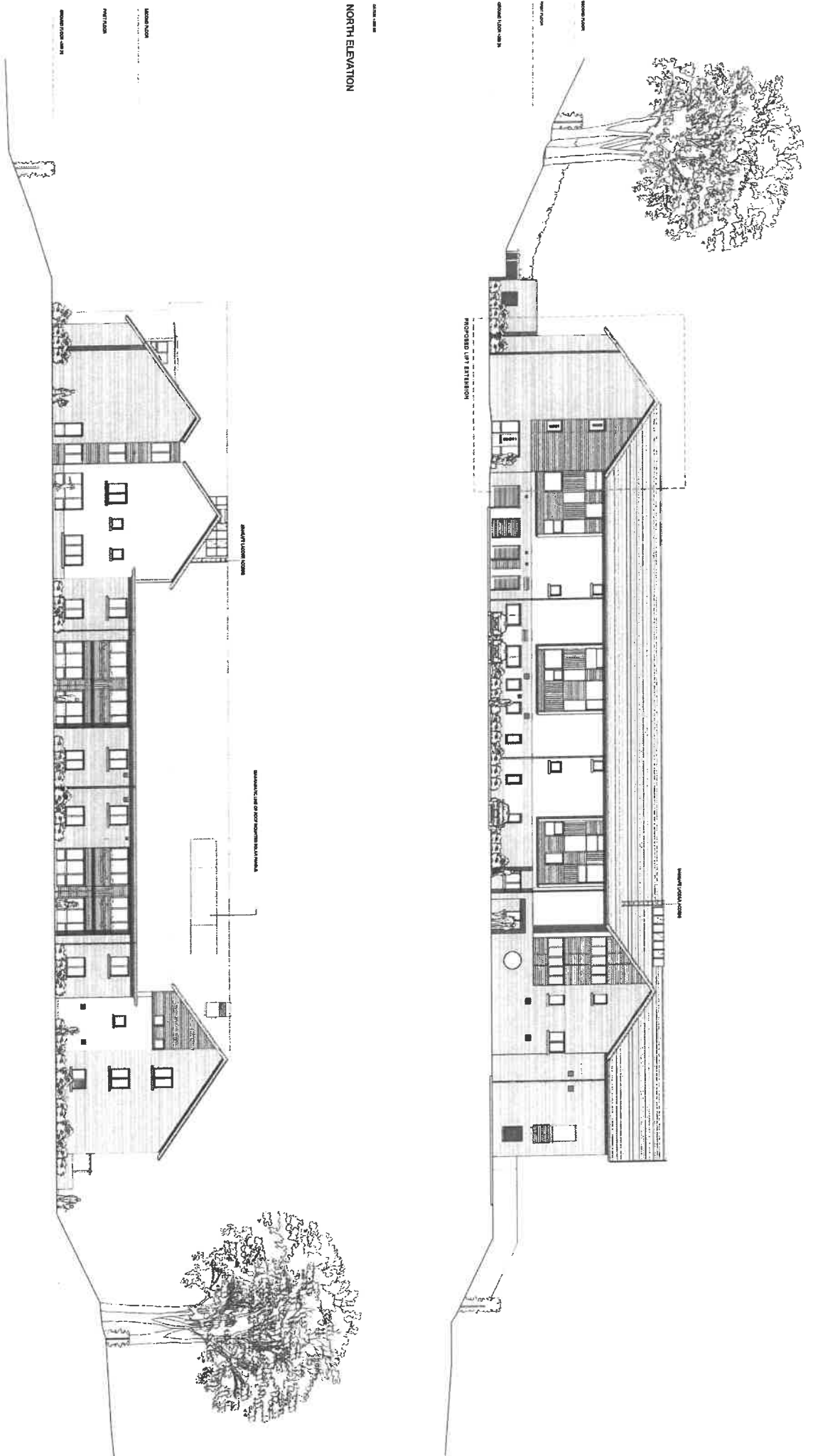
pentan

35 Gower Street

Architectural Floor Plan
Scale: 1/8" = 1'-0"
Room Numbers

35 Gower Street

NORTH ELEVATION



RESEARCH DESIGN

SOUTH ELEVATION

PROPOSED FINISHES SCHEDULE:

WALLS, GLAZED WINDOWS, FLOOR SLATS TO MATCH EXISTING FINE ARCHITECTURE.
PERFECT MATCH IN BRICK MATERIAL LOOK TO MATCH EXISTING.

PITCHED ROOF, RED-LAND CLAYWARE RECTOILED SLATE
DADO/SOFCORE, FLOOR & SKYLINE ALL FINISHED IN
UNMATCHED WHITE LAMBO TO MATCH EXISTING

WOODING & GLAZED DOORS, HIGH-PERFORMANCE
CONCRETE FINISHES PER ALUMINUM EXTERNALE,
THINER INTERNALLY TO MATCH EXISTING

STEEL EQUIPMENT & CULIS IN AREA OF REWORKING;
STRONG COUPLES TO MATCH EXISTING.

pentan

23 Cathedral Road
Camden CR11 9LJ

Scale 1 inch = 100 feet

Project
LIVE HAWK LANDING - LIFT EXTENSION

Client
LAKELAND WFLA

Company for
PROPOSED NORTH & SOUTH

2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025
 2026
 2027
 2028
 2029
 2030
 2031
 2032
 2033
 2034
 2035
 2036
 2037
 2038
 2039
 2040
 2041
 2042
 2043
 2044
 2045
 2046
 2047
 2048
 2049
 2050
 2051
 2052
 2053
 2054
 2055
 2056
 2057
 2058
 2059
 2060
 2061
 2062
 2063
 2064
 2065
 2066
 2067
 2068
 2069
 2070
 2071
 2072
 2073
 2074
 2075
 2076
 2077
 2078
 2079
 2080
 2081
 2082
 2083
 2084
 2085
 2086
 2087
 2088
 2089
 2090
 2091
 2092
 2093
 2094
 2095
 2096
 2097
 2098
 2099
 2100
 2101
 2102
 2103
 2104
 2105
 2106
 2107
 2108
 2109
 2110
 2111
 2112
 2113
 2114
 2115
 2116
 2117
 2118
 2119
 2120
 2121
 2122
 2123
 2124
 2125
 2126
 2127
 2128
 2129
 2130
 2131
 2132
 2133
 2134
 2135
 2136
 2137
 2138
 2139
 2140
 2141
 2142
 2143
 2144
 2145
 2146
 2147
 2148
 2149
 2150
 2151
 2152
 2153
 2154
 2155
 2156
 2157
 2158
 2159
 2160
 2161
 2162
 2163
 2164
 2165
 2166
 2167
 2168
 2169
 2170
 2171
 2172
 2173
 2174
 2175
 2176
 2177
 2178
 2179
 2180
 2181
 2182
 2183
 2184
 2185
 2186
 2187
 2188
 2189
 2190
 2191
 2192
 2193
 2194
 2195
 2196
 2197
 2198
 2199
 2200
 2201
 2202
 2203
 2204
 2205
 2206
 2207
 2208
 2209
 2210
 2211
 2212
 2213
 2214
 2215
 2216
 2217
 2218
 2219
 2220
 2221
 2222
 2223
 2224
 2225
 2226
 2227
 2228
 2229
 2230
 2231
 2232
 2233
 2234
 2235
 2236
 2237
 2238
 2239
 2240
 2241
 2242
 2243
 2244
 2245
 2246
 2247
 2248
 2249
 2250
 2251
 2252
 2253
 2254
 2255
 2256
 2257
 2258
 2259
 2260
 2261
 2262
 2263
 2264
 2265
 2266
 2267
 2268
 2269
 2270
 2271
 2272
 2273
 2274
 2275
 2276
 2277
 2278
 2279
 2280
 2281
 2282
 2283
 2284
 2285
 2286
 2287
 2288
 2289
 2290
 2291
 2292
 2293
 2294
 2295
 2296
 2297
 2298
 2299
 2300
 2301
 2302
 2303
 2304
 2305
 2306
 2307
 2308
 2309
 2310
 2311
 2312
 2313
 2314
 2315
 2316
 2317
 2318
 2319
 2320
 2321
 2322
 2323
 2324
 2325
 2326
 2327
 2328
 2329
 2330
 2331
 2332
 2333
 2334
 2335
 2336
 2337
 2338
 2339
 2340
 2341
 2342
 2343
 2344
 2345
 2346
 2347
 2348
 2349
 2350
 2351
 2352
 2353
 2354
 2355
 2356
 2357
 2358
 2359
 2360
 2361
 2362
 2363
 2364
 2365
 2366
 2367
 2368
 2369
 2370
 2371
 2372
 2373
 2374
 2375
 2376
 2377
 2378
 2379
 2380
 2381
 2382
 2383
 2384
 2385
 2386
 2387
 2388
 2389
 2390
 2391
 2392
 2393
 2394
 2395
 2396
 2397
 2398
 2399
 2400
 2401
 2402
 2403
 2404
 2405
 2406
 2407
 2408
 2409
 2410
 2411
 2412
 2413
 2414
 2415
 2416
 2417
 2418
 2419
 2420
 2421
 2422
 2423
 2424
 2425
 2426
 2427
 2428
 2429
 2430
 2431
 2432
 2433
 2434
 2435
 2436
 2437
 2438
 2439
 2440
 2441
 2442
 2443
 2444
 2445
 2446
 2447
 2448
 2449
 2450
 2451
 2452
 2453
 2454

Architectural drawing of a building elevation. The drawing shows a long, low building with a series of windows and a large tree in the foreground. The drawing is oriented vertically on the page. The building has a flat roof and a series of windows along its side. A large tree is in the foreground, and a road is visible in the background. The drawing is a black and white line drawing.

[illegible]

