

COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01779/MJR** APPLICATION DATE: 28/07/2016

ED: **LLANDAFF NORTH**

APP: TYPE: Full Planning Permission

APPLICANT: Hafod

LOCATION: CATHEDRAL VIEW, 95 GABALFA AVENUE, GABALFA,  
CARDIFF, CF14 2RU

PROPOSAL: RESIDENTIAL DEVELOPMENT OF 22 UNITS; COMPRISING  
16 ONE-BED AND 6 TWO-BED ACCOMMODATION AND  
ASSOCIATED WORK

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RECOMMENDATION1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans: 3526PA001, 003A, 010A, 011A, 012A, 15A, 16A, 017, 018, 020, 021, 022, 025, 030A, 031 and 040; and BHA 023 03.  
Reason : To avoid any doubt as to the approved plans.
3. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
  - i. The parking of vehicles of site operatives and visitors
  - ii. Loading and unloading of plant and materials
  - iii. Storage of plant and materials used in constructing the development
  - iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
  - v. wheel washing facilities
  - vi. measures to control the emission of dust and dirt during construction
  - vii. a scheme of recycling/disposing of waste resulting from demolition and construction worksReason: In the interests of highway safety, sustainability and public amenity
4. D3D Maintenance of Parking Within Site
5. No development shall take place until full details of all proposed tree planting have been submitted to and approved in writing by the Local Planning Authority. These details shall include scaled planting plan, plant schedule (species, sizes, numbers or densities; the methods of

planting, staking, protection, mulching and after care), topsoil and subsoil specification, tree pit section and plan view (for soft and soft onto hard situations), planting methodology, a 5 year aftercare methodology and an implementation programme. A Soil Resource Survey and Plan shall be prepared in accordance with the 2009 DEFRA Code to inform the landscaping specification and show that all services, including drainage, have been designed to maximise unconstrained below ground growing space for trees. The tree planting shall be carried out in accordance with those details and at those times.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity.

6. D4B Preservation of Trees Marked on Plan

7. C4F Protection of Trees

8. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not.

9. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential

source, pathway, and receptor linkages;

- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, , if identified as required by the desk top study; and including leachate analysis specific to the location of the proposed soakaway and any soft landscape areas that are proposed which overly the former canal and HLS
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).
- (v) details of the soakaway design and how it will be constructed

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment

10. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA

guidance document ' Land Contamination: A guide for Developers' (July 2006).

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors

11. The remediation scheme approved by condition 10 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006).

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors.

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors.

13. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.
14. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.
15. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced.
16. The part of the building identified for refuse and cycle storage on the approved plans shall not be used for any purpose other than the storage of refuse and parking of cycles.

Reason : To ensure suitable and sufficient refuse and cycle storage is provided.
17. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

18. The finished floor levels to the building shall be set to a minimum of 16.07m AOD.  
Reason: To minimise flood risk to the development.
19. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted to and approved by the Local Planning Authority. Thereafter, the programme of work shall be fully carried out in accordance with the approved scheme.  
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

**RECOMMENDATION 2** The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 3** To protect the residential amenity of people living in the vicinity Construction times shall be Monday to Friday 8am to 6pm Saturday 8am to 1pm and no working on Sunday and Public Holidays. There shall be no noisy work, no burning of any materials on site and no deliveries before 8am and after 6pm.

**RECOMMENDATION 4** : Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

**RECOMMENDATION 5** The developer is advised to have due regard to the consultation responses received.

## **1. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The proposal is a full planning application to erect a three sided residential block to accommodate 16 one bed units and 6 two bed units for older persons. The block would front the surrounding highways to the north, east and south.
- 1.2 Each unit would have bedroom accommodation, shower room and kitchen/living room. A communal lounge, cycle store and bin store are proposed in the ground floor of the building.
- 1.3 The building would be three storeys high on the northern and part of the eastern elevations and two storeys for the remainder of the building. The building would have a pitched roof of grey slate with brick walls. There would be a small rear courtyard garden adjoining 10 car parking spaces accessed off Gabalfa Avenue. The eastern and southern side of the building would be surrounded by a grass verge and three retained trees.
- 1.4 The accommodation is for older persons aged 55 and above, enabling future residents to care for themselves and promote social interaction.
- 1.5 The application has been accompanied by a DAS, a Flood Consequences Assessment, Drainage Strategy and Arboricultural Report.

## **2. DESCRIPTION OF SITE**

- 2.1 The site is 2314sqm in area and is roughly rectangular in shape. Until earlier this year the site was used as a residential home which is now demolished.
- 2.2 The site is not located within a conservation area. No Listed Building or protected trees are affected by this development.

## **3. SITE HISTORY**

- 3.1 16/384 Prior approval for the demolition of the original care home on this site was confirmed 17/3/16.

## **4. POLICY FRAMEWORK**

- 4.1 It is considered that the following LDP policies are relevant to this application:-  
KP5 Good Quality and Sustainable Design;  
KP6 New Infrastructure

KP7 Planning Obligations  
KP13 Responding to Evidenced Social Needs  
KP14 Healthy Living  
KP8 Sustainable Transport;  
H3 Affordable Housing  
EN8 Trees and Hedgerows  
EN12 Renewable Energy and Low Carbon Technologies  
EN13 Air, Noise, Light Pollution and Contaminated Land  
EN14 Flood Risk  
T1 Walking and Cycling  
T5 Managing Transport Impacts  
C2 Community Safety/Creating Safe Environments;  
C4 Provision for Open Space, Outdoor Recreation and Sport  
C7 Health  
W3 Provision for Waste Management Facilities in Development.

## **5. INTERNAL CONSULTEE RESPONSES**

- 5.1 Housing Delivery Officer states that: The planning application has been submitted by a Registered Social Landlord (RSL) (Hafod Housing Association), and the whole site will be delivered as affordable housing.

The Housing Development Enabling team fully supports the development of this site wholly for affordable housing, given the levels of housing need in the area, and have been working very closely with Hafod Housing Association to ensure the successful delivery of the scheme. The development will comprise of 22 units of new affordable housing for older persons.

All social rented units will meet Welsh Government Development Quality Requirements (DQR) & the Welsh Housing Quality Standard (WHQS).

- 5.2 The Shared Regulatory Officer states: - In reviewing available records and the application for the proposed development, the site has been identified as the former Cathedral View Care Home. The survey undertaken as part of the demolition application for this structure identified the risk from asbestos containing materials (ACM). Whilst this material should be removed prior to demolition, the developer is minded to be aware of the risks to human health from any remnant ACM at the site.

In addition, the enquiry site is also situated on part of the (infilled) former Glamorganshire Canal and structures associated with the adjacent dock, lock and weir.

The above issues may have caused the land to become contaminated and therefore may give rise to potential risks to human health and the environment for the proposed end use. In addition, infilled sites such as these are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use.



Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

- 5.3 Neighbourhood Services Officer states: I have no observations in regards to noise however I recommend the following be added to the application to protect the residential amenity of people living in the vicinity.

Construction Times

Monday to Friday 8am to 6pm

Saturday 8am 1pm

Sunday and Public Holidays- No noisy work

No burning of any materials on site

No deliveries before 8am and after 6pm

- 5.4 The Tree Officer states: I do not consider the three retained 'C' (low quality and value) category cherries T1-T3 to be viable components of the development in the medium to long-term, and as such consider that they should be removed and replaced by x4 *Betula albosinensis* 'Fascination' (a form of the Chinese birch) as part of development, to be accommodated well-spaced in the full soil beds shown. Such trees, which feature light, upright canopies and pale bark will sit comfortably in the context of the proposed development, adding visual distinctiveness and long-term environmental value.

X4 new trees can be accommodated within the parking courtyard and I suggest x1 *Koelreuteria paniculata* (Golden rain tree) per each of the rectangular beds. *Koelreuteria* makes a good courtyard tree providing dappled shade, spectacular flower and autumn colour, and tolerating difficult growing conditions including reflected heat. In the constrained beds bounding car-parking I suggest *Amelanchier x grandiflora* 'Robin Hill', which is a compact and highly ornamental small tree tolerant of paved environments.

I would like to see a detailed, upfront landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan view (for soft and soft onto hard situations), planting methodology and 5 year aftercare methodology. A Soil Resource Survey and Plan should be prepared in accordance with the 2009 DEFRA Code to inform the landscaping specification and it must be clear that all services, including drainage, have been designed to maximise unconstrained below ground growing space for trees.

A finalised Arboricultural Method Statement and Tree Protection Plan should be produced reflecting the above, and where appropriate, accommodating the extension of barriers (and/or ground protection) to protect soils that will be retained in-situ and utilised for structural landscaping.

The Tree Officer further stated: If a Soil Resource Survey and Plan is not deemed necessary then I will require a full topsoil and subsoil specification. From what I can see, existing soft landscaping soil will be disturbed by development, and I am not content for it to be re-used for landscaping purposes without evidence of its fitness for purpose (which an SRS and SRP will provide). If you intend to condition landscaping details, then full details concerning the topsoil and subsoil specification should be included.

- 5.5 The Highway Officer states 10 off-street parking spaces are proposed in association with a development of 22 flat units. However, mindful of the existing residential use (with no off-street parking) and the fact that this will be a Housing Association development with consequent low levels of car ownership among future residents, I am satisfied that this will be adequate in this instance. It would appear that an existing vehicular access associated with the adjacent premises – together with service access to the existing premises which is to be demolished – will be utilised to achieve access to the new parking area and that consequently no works within the adopted highway will be required.
- 5.6 Waste Management Officer confirms that the bin store is satisfactory and needs to be retained for that purpose.

## **6. EXTERNAL CONSULTEE RESPONSES**

### **6.1 NRW state:**

Thank you for your emails querying whether the two conditions proposed by your Authority's Pollution Control Officers for i) a contamination assessment, and ii) a remediation scheme and verification plan, will meet our requirement for land contamination and controlled waters as detailed in our letter ref: CAS-21961-V2V9, dated 23 August 2016.

We are of the opinion the conditions outlined would satisfy our requirement and would be capable of requesting the information we seek. We would expect the information required by these conditions to include, but not be limited to:

- Information about the proposed soakaway design and how it will be constructed;
- Site investigation information (including leachate analysis), specific to the location of the proposed soakaway and any soft landscape areas that are proposed which overlie the former canal and HLS.

The Applicant must demonstrate the resultant risk to controlled waters following the development and long term use of a soakaway in the proposed location will be low.

We advise the Applicant to refer to the SuDS Manual (CIRIA C697, 2007), the Susdrain website and draft National Standards for SuDS (Defra, 2011) for further information regarding appropriate use of SuDS. (A copy of these comments has been forwarded to the applicant)

6.2 Wales and West Utilities has submitted a plan showing their pipelines in the adjoining footpaths and a pipe from the south serving the former residential home. This information has been forwarded to the applicant.

6.3 Welsh Water advises that the Flood Consequence Assessment and the Drainage Strategy reference 7519/DS/JRV/1 demonstrate that on site infiltration is a viable option for disposal of surface water. Welsh Water recommends a condition and advisory. A copy of their consultation response has been forwarded to the applicant.

6.4 South Wales Police have no objection to development and have been involved in pre application discussions, the design features covered walkways to the rear and very limited surveillance from habitual rooms to parking area, this could result in crime and disorder issues developing at the site and in view of this South Wales Police have advised that the rear courtyard area be gated with access control which allows only residents to gain entry, which would alleviate any potential problems and ensure effective control and security of the area.

South Wales Police would ask the council if development approved to consider gating by way of condition if design remains unchanged.

6.5 GGAT has no objection subject to a condition and an advisory. (The advisory has been forwarded to the applicant).

## 7. **REPRESENTATIONS**

7.1 The application has been advertised on site. Local Members and neighbours have been notified and no representations have been submitted to date. If Members do submit comments prior to the Planning Committee they will be reported on the Late Representation sheet.

## 8. **ANALYSIS**

8.1 The part two and part three storey scale of the proposed building would be consistent with the surrounding built form and is therefore considered acceptable in terms of scale.

8.2 While the building would address the three surrounding streets, it would only be accessible from a single main, gated, access point. Given the use of the site and the security offered this approach is considered acceptable in this instance.

8.3 The application site is located adjacent to the Gabalfa Avenue Local Centre as defined in Cardiff Local Development Plan (2006 - 2026), which includes numerous shops and a medical centre. The site is also on a bus route and just a short walk from Lydstep Park. The site is therefore considered to be

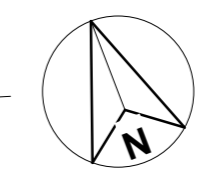
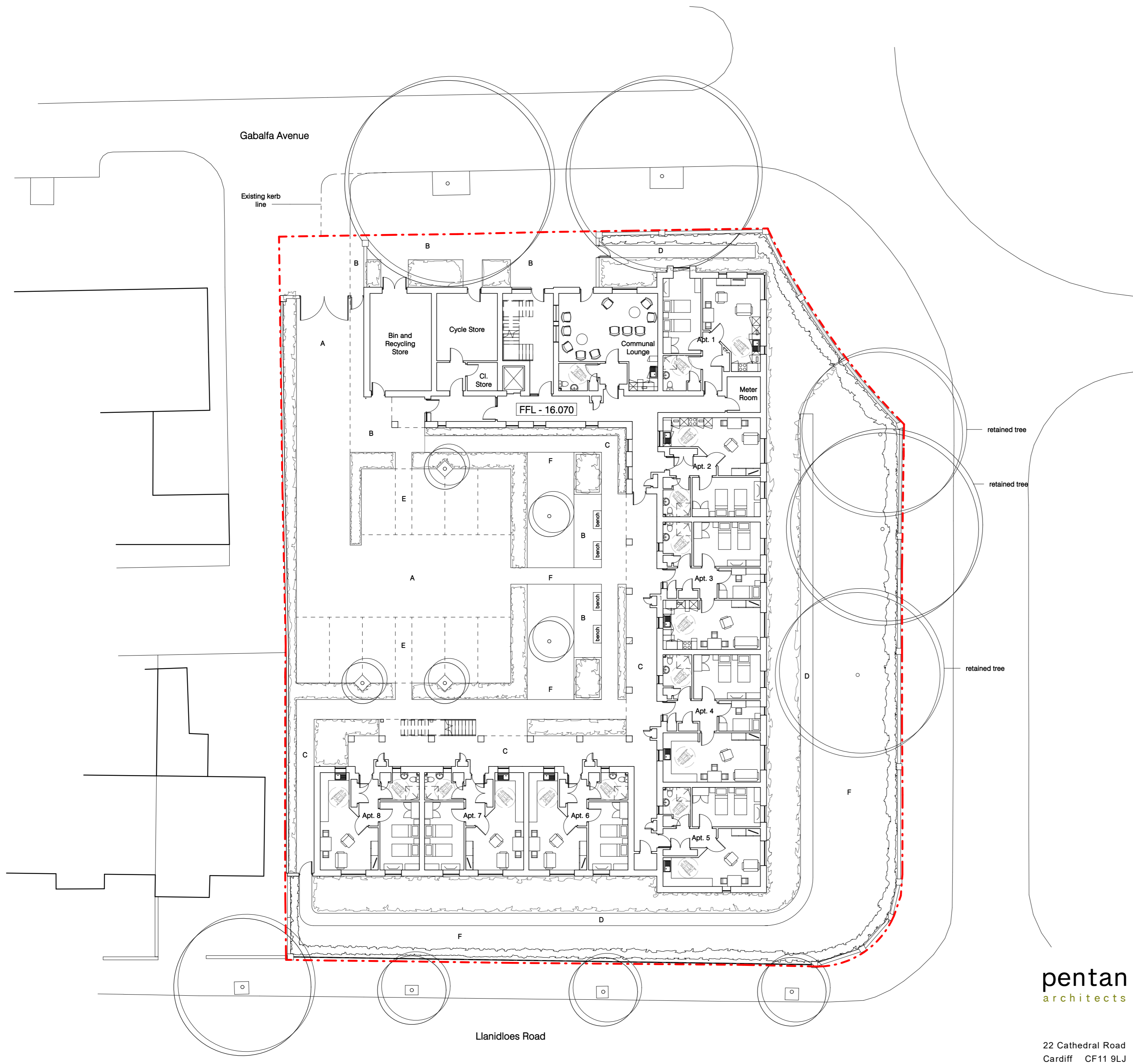
sustainable and generally well positioned for the proposed use.

- 8.4 The communal courtyard proposed would form a welcomed feature in the centre of the scheme. It is important that this space should be high quality in terms of its landscaping and finishing materials. While the proposal would necessitate the removal of some trees on the site, these would be mitigated for elsewhere within the site. The mature trees along Gabalfa Avenue would be retained which is welcomed.
- 8.5 The Tree Officer would prefer to see an upfront detailed landscaping scheme but the developers have not prepared such details. This matter can in this case be controlled by pre-commencement conditions covering landscaping.
- 8.6 Improvements would expect to be made to the quality of the landscaping in the central courtyard area. Efforts should be made to ensure that this is a more useable, softer, central courtyard feature and therefore desirable place to be. As currently proposed, the area feels overly car park dominated and would subsequently benefit from improved landscaping provision. It is considered that this matter can be addressed by appropriate landscaping conditions.
- 8.7 This application follows a pre application submission made earlier this year. It was suggested at pre-application that:

‘The proportions of the building and quality of finishing materials will be critical to the successfulness of any scheme. Attention to detail and high quality materials will expect to be demonstrated within any formal application submission.’
- 8.8 A condition controlling the finishing materials can be attached to any grant of consent. However, the use of a stock bricks for the walls and pre weathered slate for the roof with dark grey windows, doors , rainwater goods, railings and fascias is considered satisfactory. I would have preferred to have seen the use of aluminium windows rather than uPVC but this is not considered sufficient to warrant the refusal of this application having regard to the overall scheme and its context.
- 8.9 The gable features on the building, particularly the three storey gable originally, appeared a little stark. During the processing of this application the applicant added a projecting flat roof black brick gable and a vertical panel of bricks laid in a Flemish bond, all on the northern elevation. These features will add interest to the elevation facing the principal adjoining highway.
- 8.10 The street fronting elevations of the building offers an appropriate level of interest to the street scene in order to compensate for the building lacking individual access doorways at ground floor level.
- 8.11 The proposed development has no significant adverse effects on surrounding properties.
- 8.12 NRW originally expressed some concerns but in their most recent response

explained that those concerns can be addressed by means of conditions, which are incorporated within Recommendation 1. In addition the FCA and proposed condition 18 address any flooding concerns.

- 8.13 In Conclusion it is considered that the proposed development would comply with LDP policies, provides 22 new affordable housing units for older people and makes a positive contribution to the appearance of the area. In view of the use proposed no affordable housing or education contribution is required. Furthermore, the development is in relatively close proximity to Lydstep Park and the riverside walk, and as such it is not considered essential that a POS contribution is required in this case.



**KEY**

- A Concrete block paving in mid-tone colour.
  - B Concrete block paving in light-tone colour.
  - C 450 x 450mm concrete paving stones in light-tone colour.
  - D Tarmacadam footpath with rolled-in white chippings and timber edgings.
  - E Tarmacadam parking spaces with rolled-in white chippings and concrete block paving to demark spaces.
  - F Grassed area.
- North and east boundary:  
 750mm high brick wall (to match building) with brick-on-end coping and 900mm high piers at regular intervals with light grey concrete coping. Mixed species hedgerow behind.
- South boundary:  
 900mm high black vertical metal railings with cylindrical decorative finials.
- West boundary:  
 2100mm high hit-and-miss timber fencing.
- Gates:  
 Dark grey metal to match height of walls in which they are located.
- Planting:  
 Shrub planting and trees as shown. Trees within site boundary are new unless otherwise indicated. 2 no. raised timber sleeper planters to courtyard garden.

--- Site boundary. Ownership of all boundaries to be confirmed by client.

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Project Cathedral View	Date Jul 2016
Client Hafod Resources	Scale 1 : 200 @ A2
Drawing Title <b>Proposed Site Plan</b>	Drawing No. 3526 PA 003
	Rev. A

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



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Project  
Cathedral View

Client  
Hafod Resources

Drawing Title

View from Cathedral View

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

Date  
SEP '15

Scale  
1:200 @ A3

Drawing No.  
3526 PA 030

Rev.  
A



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Project  
**Cathedral View**

Client  
**Hafod Resources**

Drawing Title

**View from the Courtyard**

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

Date  
**Jul '16**

Scale  
**NTS**

Drawing No.  
**3526 PA 031**

Rev.  
-





**23 West Elevation**  
 1:100



**21 North Elevation**  
 1:100

**EXTERNAL FINISHES:**

- Walls:**
- Facing Brickwork - Ibstock 'New Sandhurst Stock' (or similar approved) laid in stretcher bond with light grey mortar.
  - Brick Panels - All About Bricks 'Eton Smooth' (or similar and approved) laid in stack bond with black mortar. 'Eton Smooth' laid in Flemish bond with 'New Sandhurst Stock' on north-facing gable.
  - Corbelling - To match facing brickwork.
  - Continuous sills - 15mm projecting 65mm deep, light grey, through-coloured cast-stone.
  - Window sills - 65mm deep, light grey through-coloured cast-stone with no stools.

- Roofs:**
- Pitched roof - Monier Redland Cambrian slate in pre-weathered slate grey with parapets to main gables.
  - Flat roof - Dark grey single ply membrane.
  - Fascias - Dark grey (RAL 7016) uPVC.
- Windows and doors:**
- Windows - Dark grey (RAL 7016) uPVC double glazed units (Vision Products or similar) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with BS7950 & Secured-by-Design requirements. All glazing to be toughened / laminated.

- External Doors - Dark grey (RAL 7016) GRP framed units with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Allow different colours to different apartment entrance doors and frames.
- Curtain Walling - Dark grey (RAL 7016) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Side panel to match with contrasting name lettering as indicated.
- Colonnade:
- Railings - Light grey polyester powder coated metal with hardwood handrail.

- Columns - Light grey polyester powder coated steel.
- Profiles and trims - Light grey.
- Floor - Concrete flag paving in natural colour.
- Rainwater Goods:**
- Gutters and downpipes - Dark grey uPVC in half round profile.
- Railings:**
- To windows - Dark grey (RAL 7016).

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Project  
 Cathedral View  
 Client  
 Hafod Resources

Drawing Title  
 North and West Elevations

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

Date  
 Jul 2016  
 Scale  
 1:100 @ A1  
 Drawing No.  
 3526 PA 016  
 Rev.  
 A



**20 East Elevation**  
 1 : 100



**22 South Elevation**  
 1 : 100

**EXTERNAL FINISHES:**

- Walls:**
- Facing Brickwork - Ibstock 'New Sandhurst Stock' (or similar approved) laid in stretcher bond with light grey mortar.
  - Brick Panels - All About Bricks 'Eton Smooth' (or similar and approved) laid in stack bond with black mortar. 'Eton Smooth' laid in Flemish bond with 'New Sandhurst Stock' on north-facing gable.
  - Corbelling - To match facing brickwork.
  - Continuous sills - 15mm projecting 65mm deep, light grey, through-coloured cast-stone.
  - Window sills - 65mm deep, light grey through-coloured cast-stone with no stools.

- Roofs:**
- Pitched roof - Monier Redland Cambrian slate in pre-weathered slate grey with parapets to main gables.
  - Flat roof - Dark grey single ply membrane.
  - Fascias - Dark grey (RAL 7016) uPVC.
- Windows and doors:**
- Windows - Dark grey (RAL 7016) uPVC double glazed units (Vision Products or similar) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with BS7950 & Secured-by-Design requirements. All glazing to be toughened/laminated.

- External Doors - Dark grey (RAL 7016) GRP framed units with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Allow different colours to different apartment entrance doors and frames.
- Curtain Walling - Dark grey (RAL 7016) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Side panel to match with contrasting name lettering as indicated.
- Colonnade:**
- Railings - Light grey polyester powder coated metal with hardwood handrail.

- Columns - Light grey polyester powder coated steel.
- Profiles and trims - Light grey.
- Floor - Concrete flag paving in natural colour.
- Rainwater Goods:**
- Gutters and downpipes - Dark grey uPVC in half round profile.
- Railings:**
- To windows - Dark grey (RAL 7016).

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Project  
**Cathedral View**

Client  
**Hafod Resources**

Drawing Title  
**East and South Elevations**

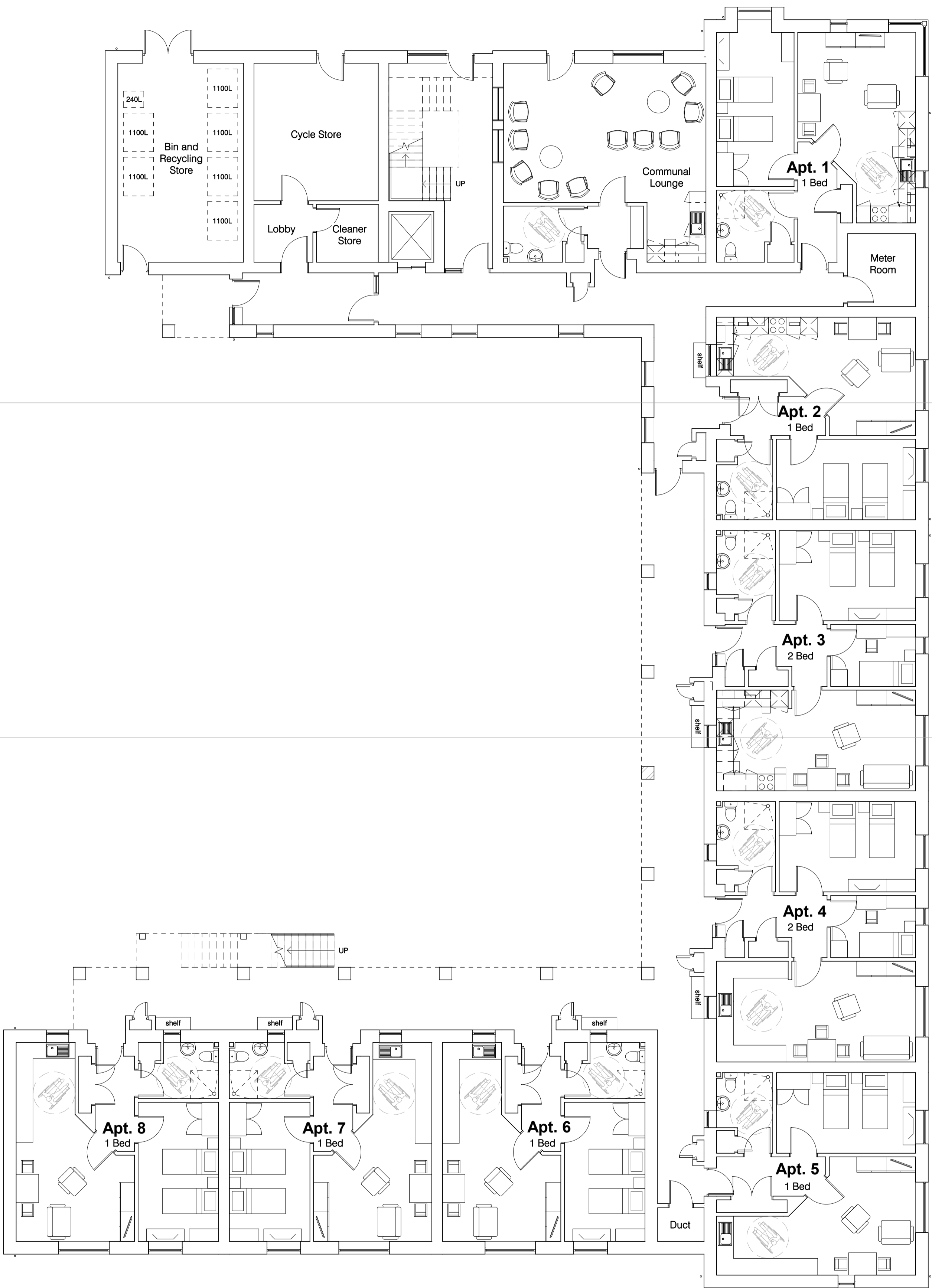
Date  
 Jul 2016

Scale  
 1 : 100 @ A1

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**10 Ground Floor Plan**  
1 : 100