

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 8 OCTOBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/00880/FUL Received on 4 September 2013

Mr. Haydn Morgan,, Old Mill Cottage, Mill Road, Dinas Powys, Vale of Glamorgan., CF64 4BU

Mr. Haydn Morgan,, Old Mill Cottage, Mill Road, Dinas Powys, Vale of Glamorgan., CF64 4BU

Old Mill Cottage, Mill Road, Dinas Powys

Proposed new two storey dormer bungalow with garage

The development/property is situated within the Dinas Powys Conservation Area.

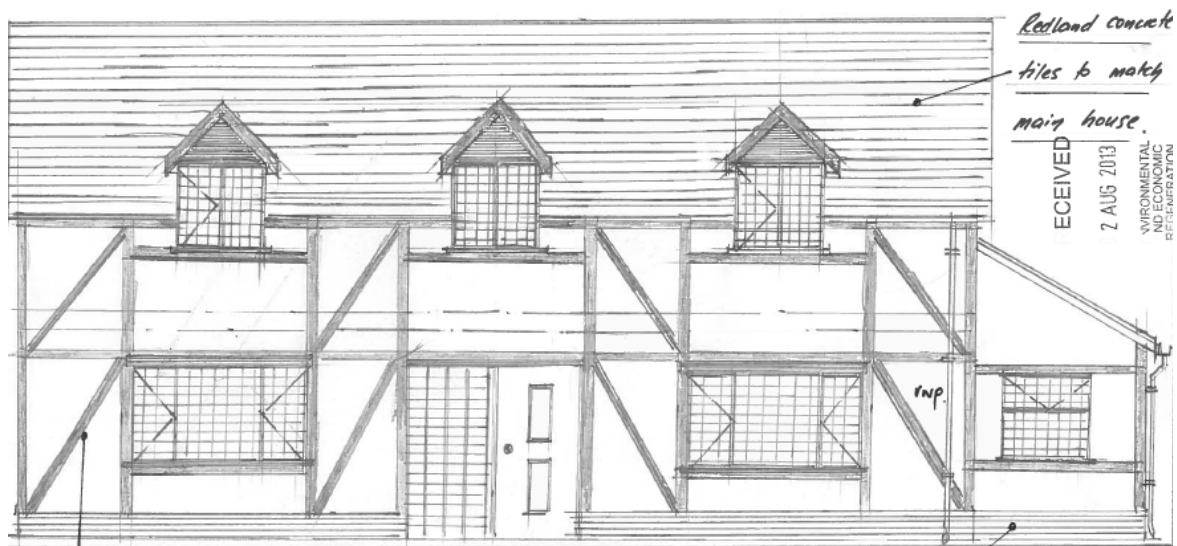
The application was advertised on 20 September 2013

Site and Context

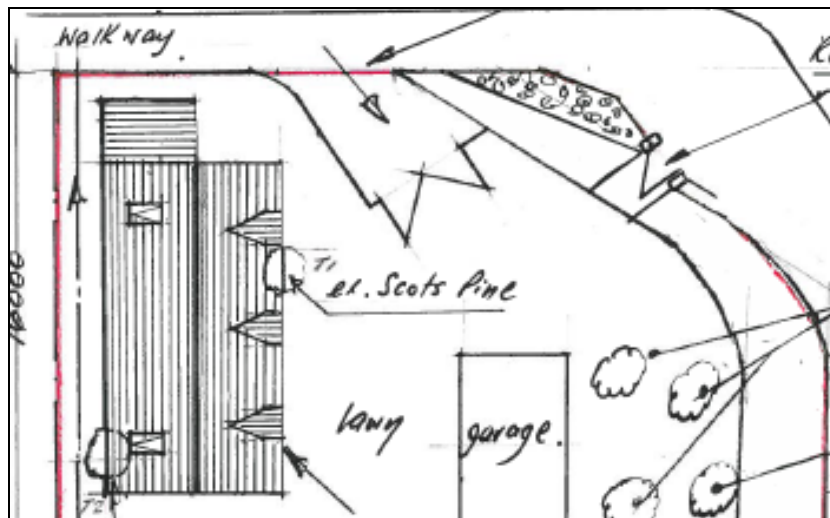
The site is part of the garden area of Old Mill Cottage, within the Conservation Area of Dinas Powys. The site is on a corner plot, adjacent to the junction of Mill Road and Lettons Way. The garden area contains several mature trees, along with typical garden structures, such as a shed and greenhouse. There is a pedestrian access from Mill Road, with hedges along the boundary. There is also a culvert adjacent to the highway that is within the site area.

DESCRIPTION OF DEVELOPMENT

The proposal is for a large detached two storey dwelling, located with its rear elevation close to the boundary with the adjacent Telephone Exchange. The dwelling would be two storey with three semi-dormers to the front elevation. The walls are to be rendered with 'mock-Tudor' timber cladding, with concrete roof tiles to match the existing house. There is also a lean-to to the side elevation.



Vehicular access is via a newly formed access off Mill Road, with an existing pedestrian access being utilised also. A single garage is proposed adjacent to the house.



Relevant Planning History

2002/01483/FUL : Mill Cottage, Mill Road, Dinas Powys. Construction of new conservatory. Approved 13 December 2002.

1990/00661/FUL : 'Old Mill Cottage', Mill Road, Dinas Powys. Erection of a conservatory. Approved 20 July 1990.

Report

Planning Policies

The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18 April 2005, and within which the following policies are of relevance:

ENV17 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT
ENV20 - DEVELOPMENT IN CONSERVATION AREAS
ENV27 - DESIGN OF NEW DEVELOPMENTS
HOUS2 - ADDITIONAL RESIDENTIAL DEVELOPMENT
HOUS8 - RESIDENTIAL DEVELOPMENT CRITERIA

Planning Policy Wales (Edition 5, 2012) advises that where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. It is for the decision-maker to determine whether policies in the adopted Development Plan are out of date or have been superseded by other material considerations and this should be done in light of the presumption in favour of sustainable development.

In this case, the relevant material considerations are considered to be as follows:

National Planning Policy:

Planning Policy Wales (Edition 5, 2012)

Technical Advice Notes:

Technical Advice Note 12 (Design)

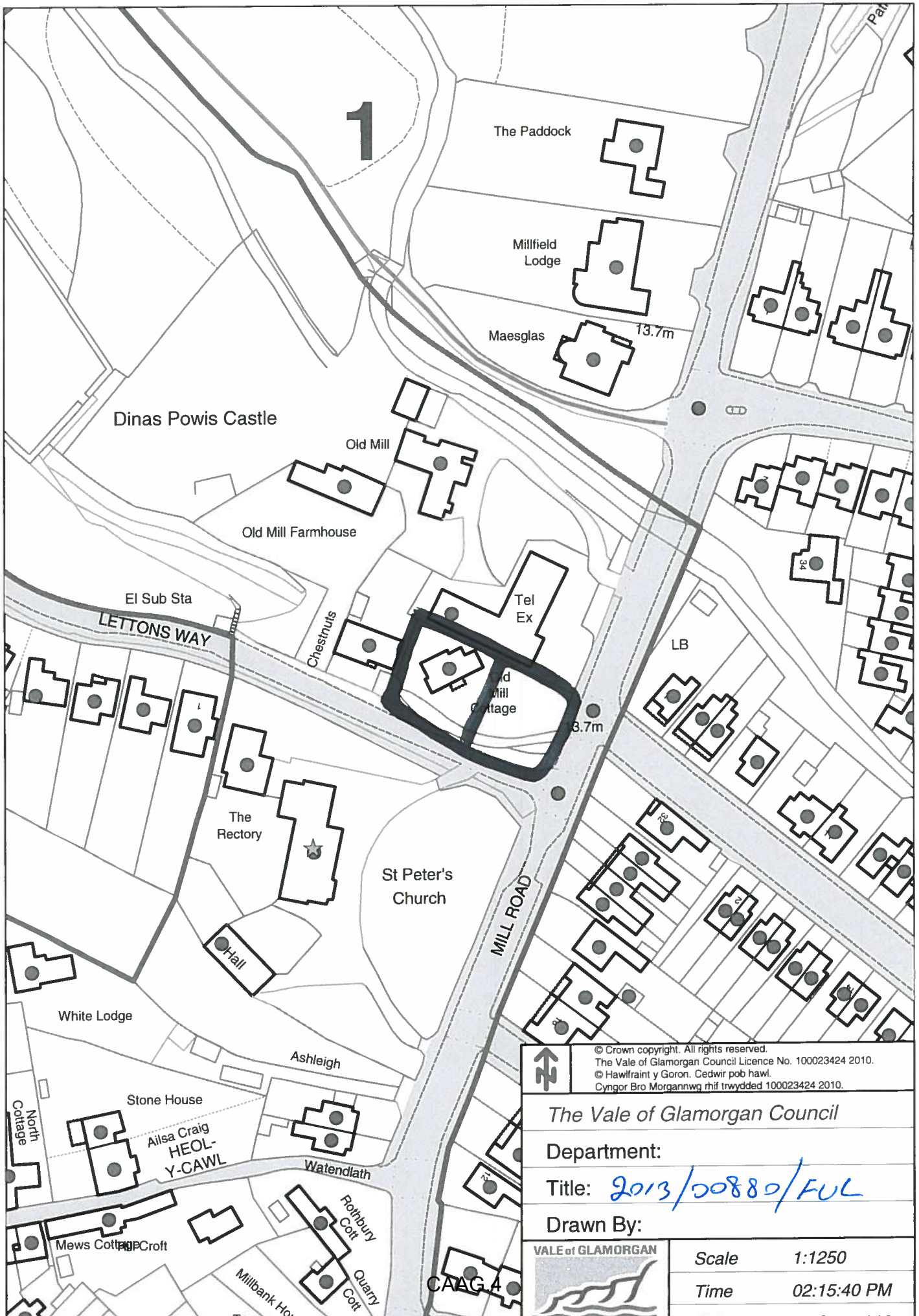
Supplementary Planning Guidance:

Dinas Powys Conservation Area and Management Plan

Issues

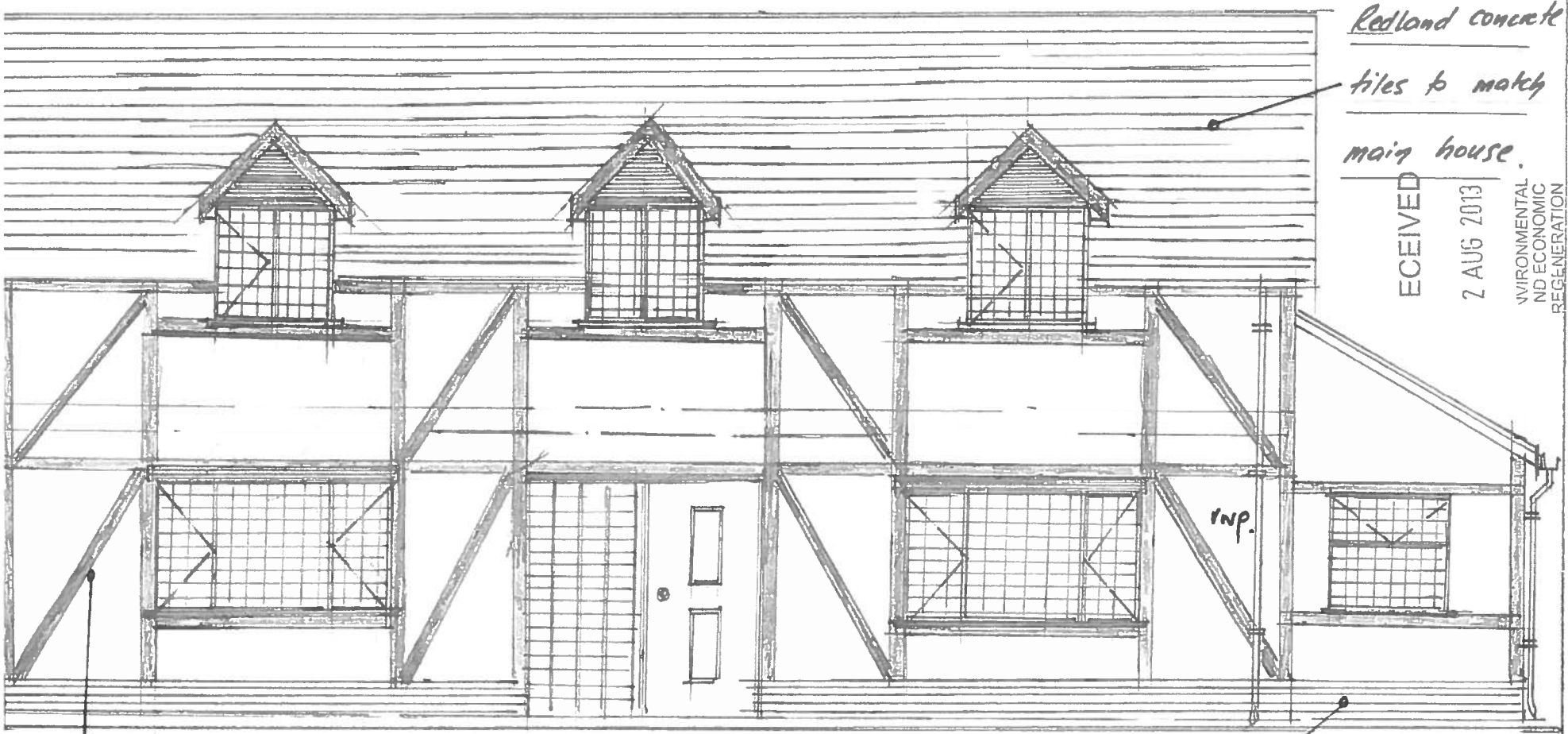
The proposals are for a dwelling within the Conservation Area. The site is a corner plot and therefore is in a relatively prominent position. It is also within close proximity to the listed St. Peters Church.

The primary issues relate to the potential impact of the proposed dwelling on the character of the Conservation Area and whether the development would enhance or preserve the visual amenities of the area. The design, materials and scale of the proposed dwelling in this context should be considered. It should also be noted that the proposals would result in the loss of some mature trees on site, though new trees are proposed to be planted.



<p>© Crown copyright. All rights reserved. The Vale of Glamorgan Council Licence No. 100023424 2010. © Hawfraint y Goron. Cedwir pob hawl. Cyngor Bro Morgannwg rhif trwydded 100023424 2010.</p>	
<p>The Vale of Glamorgan Council</p>	
<p>Department:</p>	
<p>Title: <i>2013/00880/FUL</i></p>	
<p>Drawn By:</p>	
<p>VALE of GLAMORGAN</p>	<p>Scale 1:1250</p>
	<p>Time 02:15:40 PM</p>

Proposed New Dormer Bungalow for Mr & Mrs D.H. Morgan, Old Mill Cottage
Mill Cood, Dinas Powys. CF64 4BU.



Redland concrete
tiles to match
main house.

RECEIVED
2 AUG 2013
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

external walls rendered & painted white.

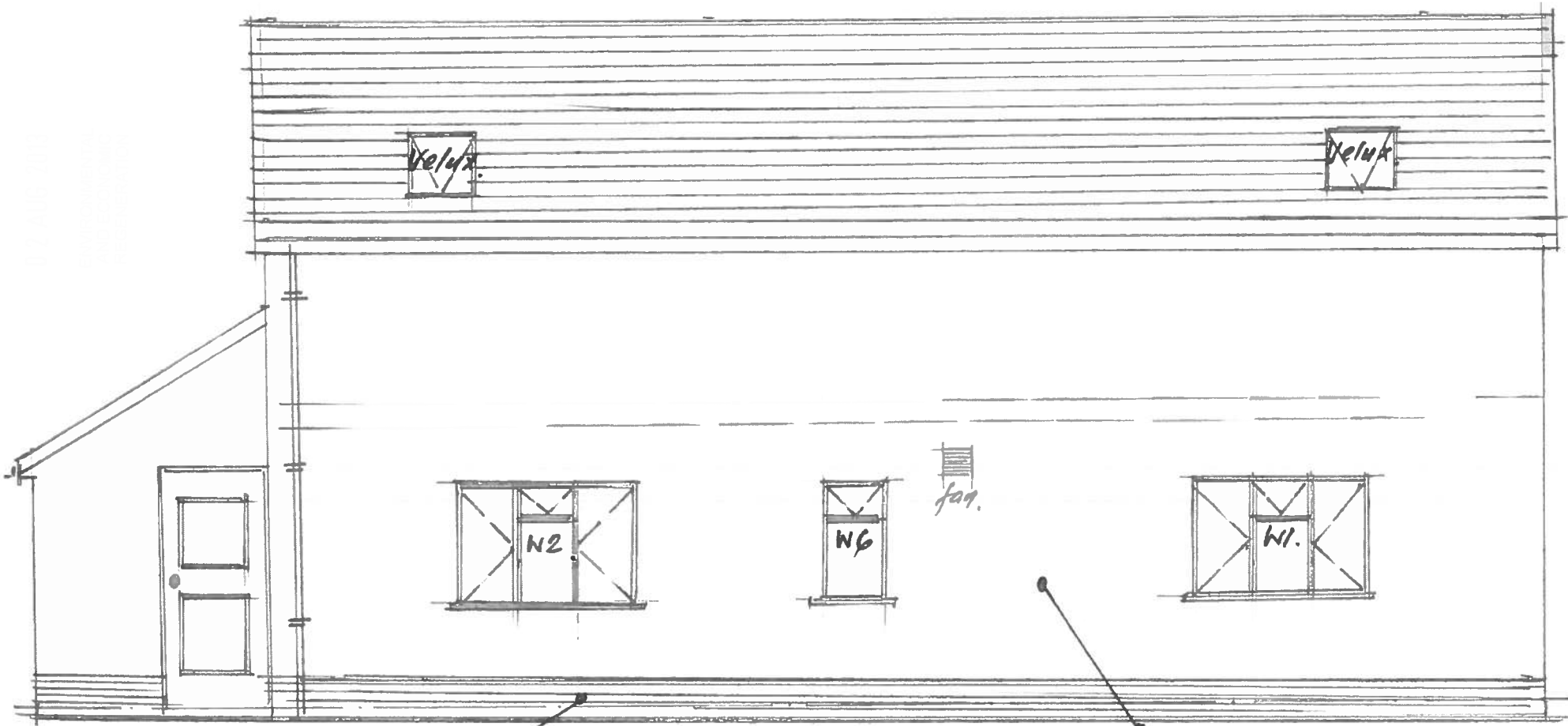
face brick plinths

Proposed Front Elevation 130 0880 FUL

Scale 1:50.

3

Proposed Dormer Bungalow for Mr & Mrs D. H. Morgan, Old Mill Cottage,
Mill Road, Dinas Powys. CF64 4B4.



face brick plinth

All rendered & painted white.

o Proposed Rear Elevation o

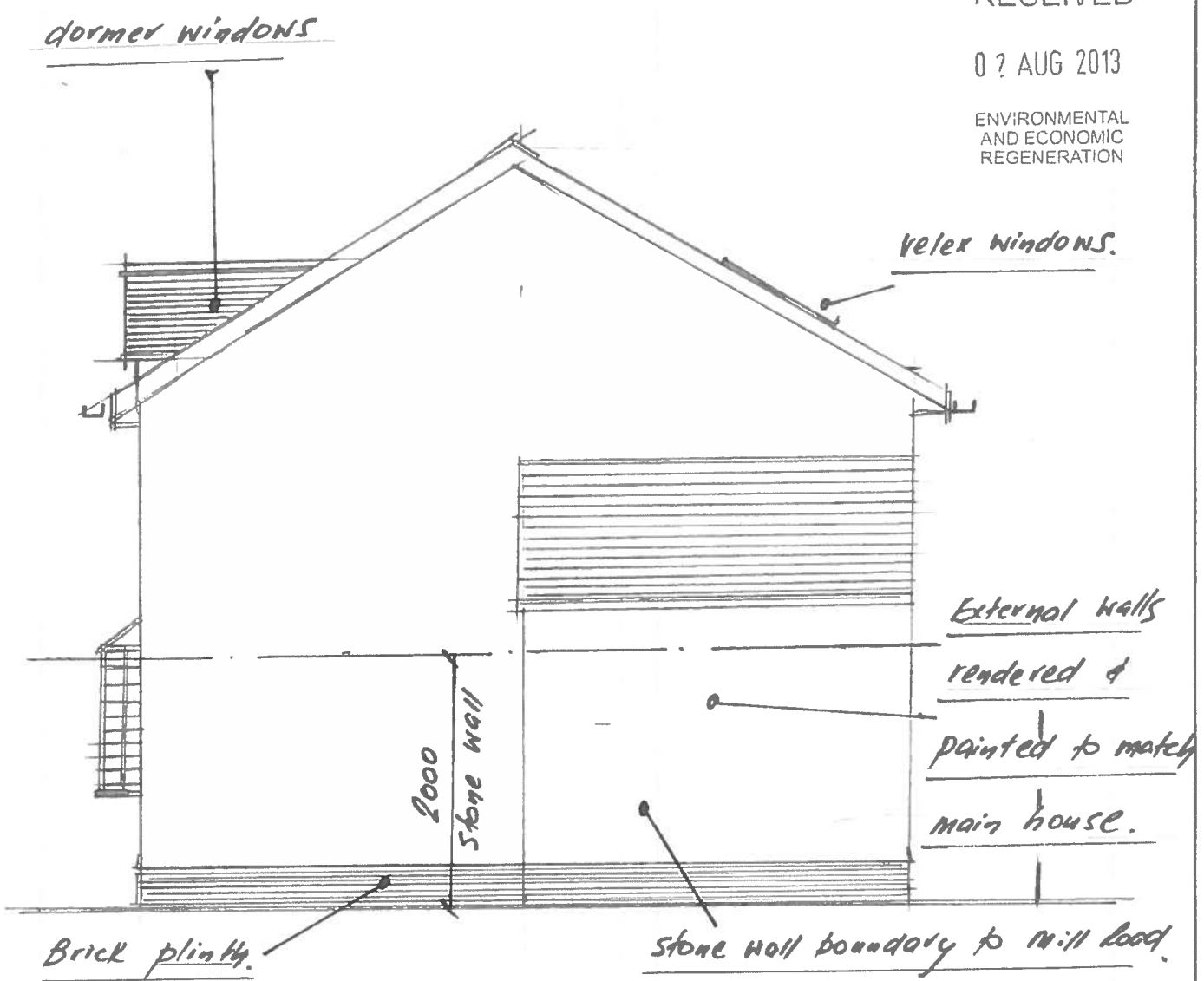
130 0880 FUL

Scale 1:50.

4.

Proposed New Dormer Bungalow for Mr & Mrs D.H. Morgan
Old mill Cottage, Mill Road, Dinas Powys CF64. 4B4.

RECEIVED
07 AUG 2013
ENVIRONMENTAL
AND ECONOMIC
REGENERATION



Proposed Side Elevation
(Looking North)

1300880 FUL

Scale 1:50

Proposed Dormer Bungalow for Mr & Mrs J. H. Morgan
Old Mill Cottage, Mill Road, Dinas Powys. CF64 4BU.

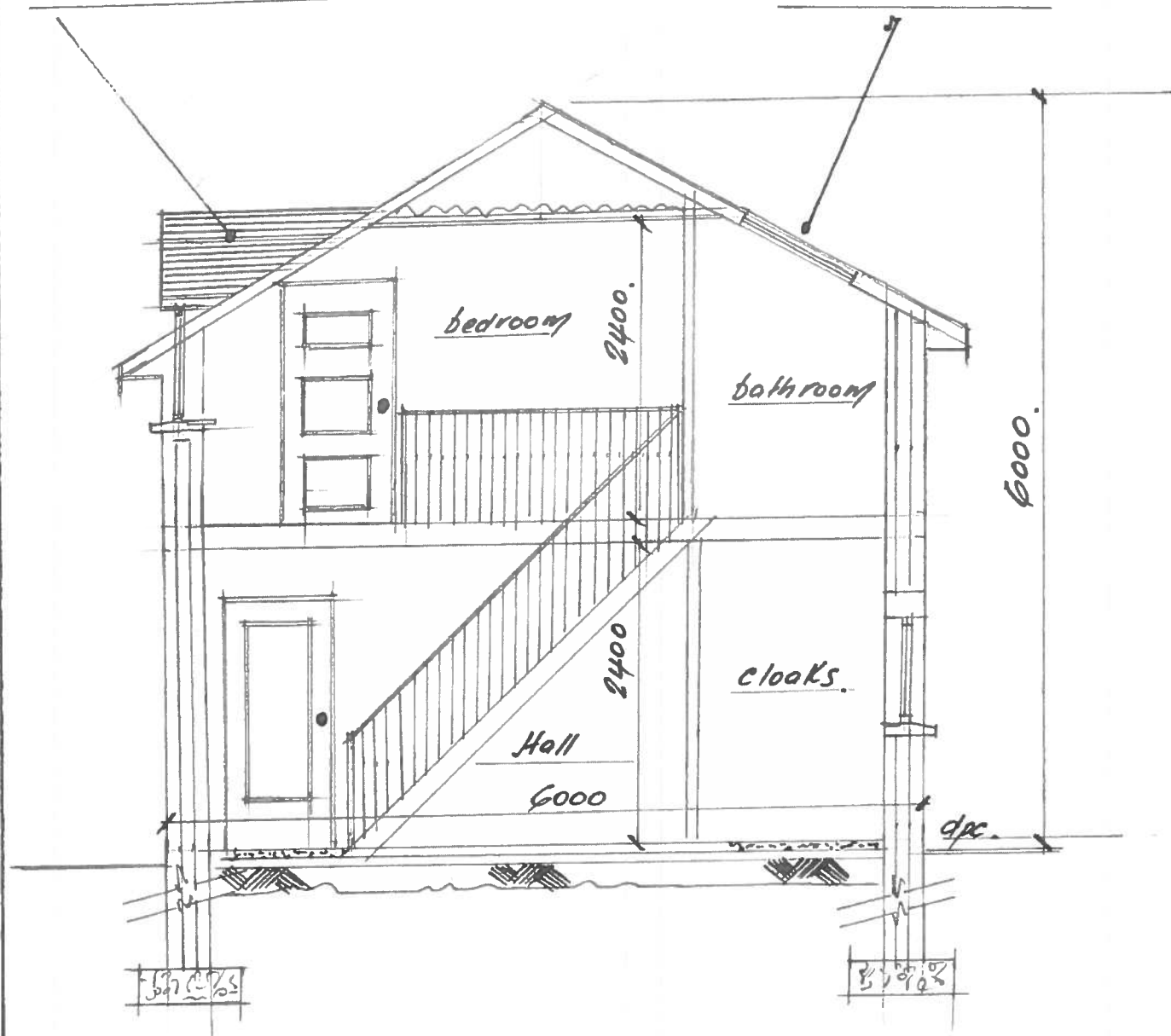
RECEIVED

02 AUG 2013

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Dormer windows to front.

Velux windows rear.

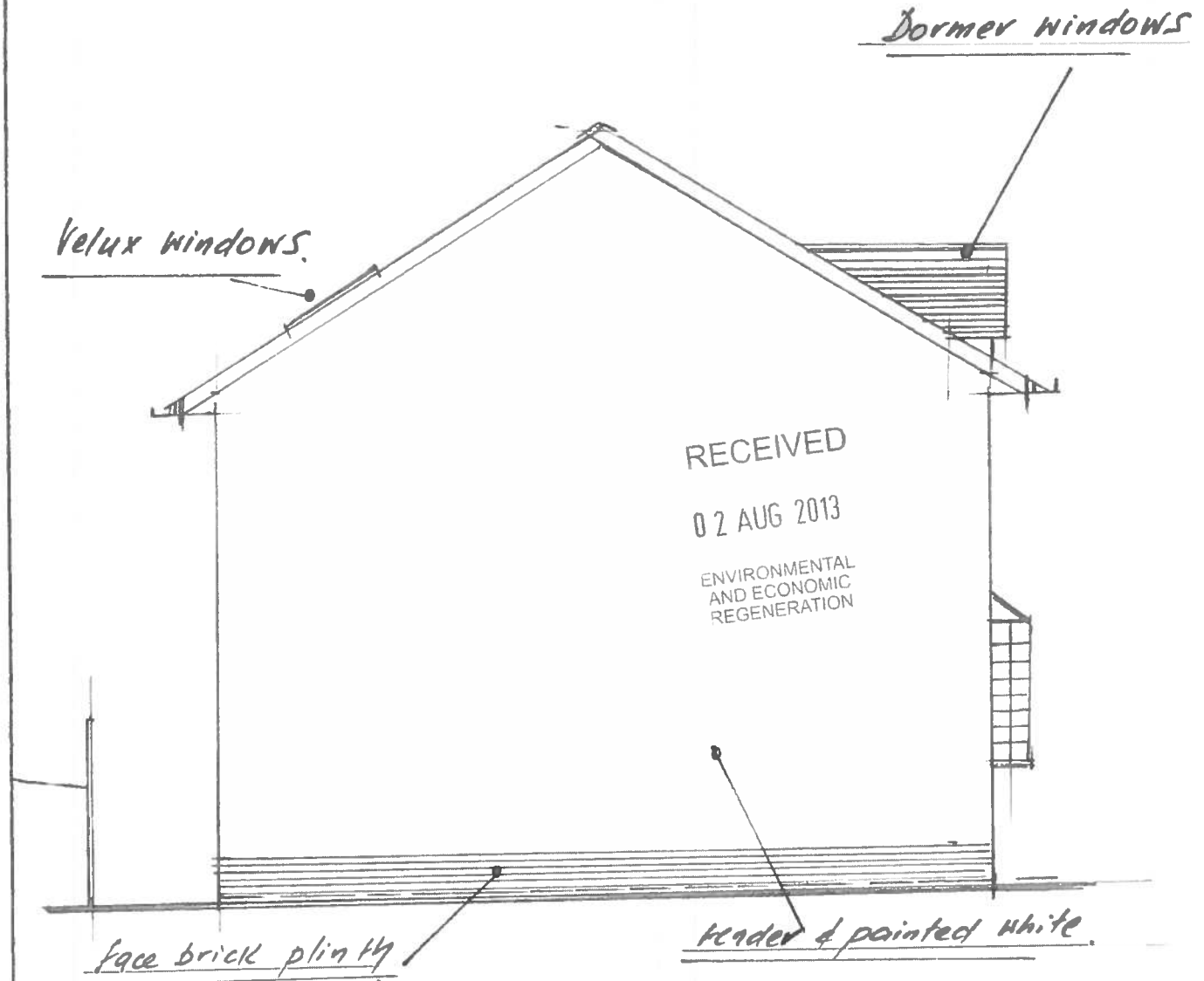


• Section X-X •

130 0880 FULL
CAAG.8

Scale 1:50.

Proposed Dormer Bungalow for Mr & Mrs D. H. Morgan
Old Mill Cottage Mill Road, Dinas Powys. CF64 4B4



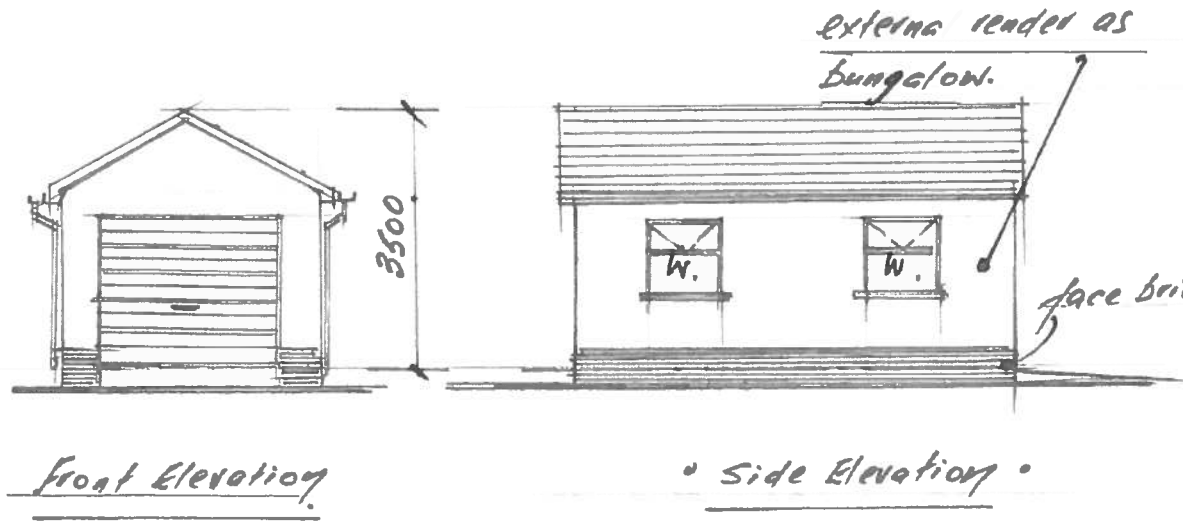
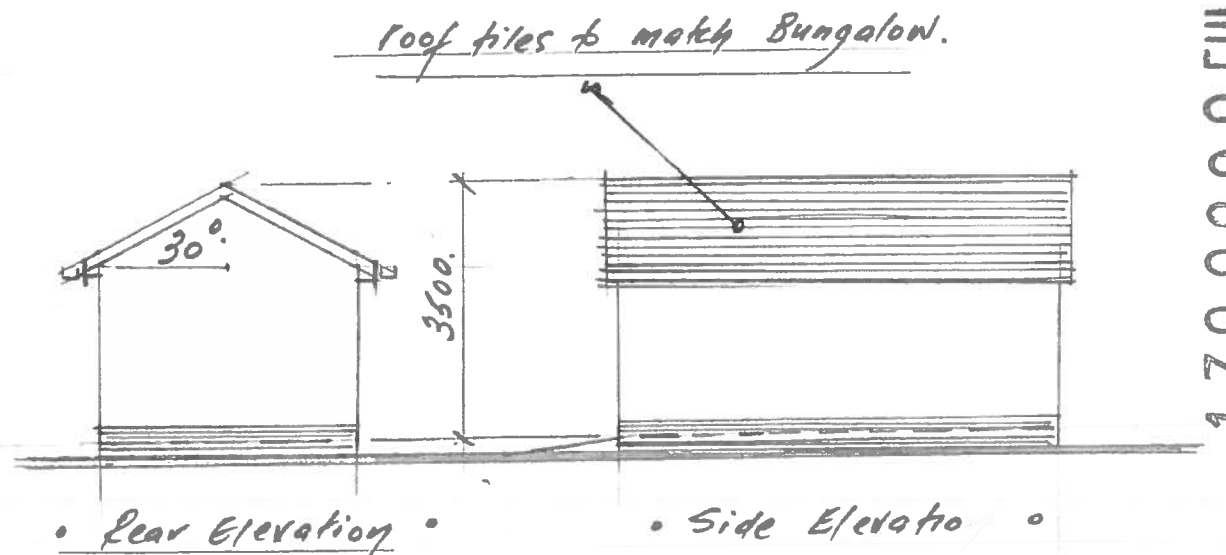
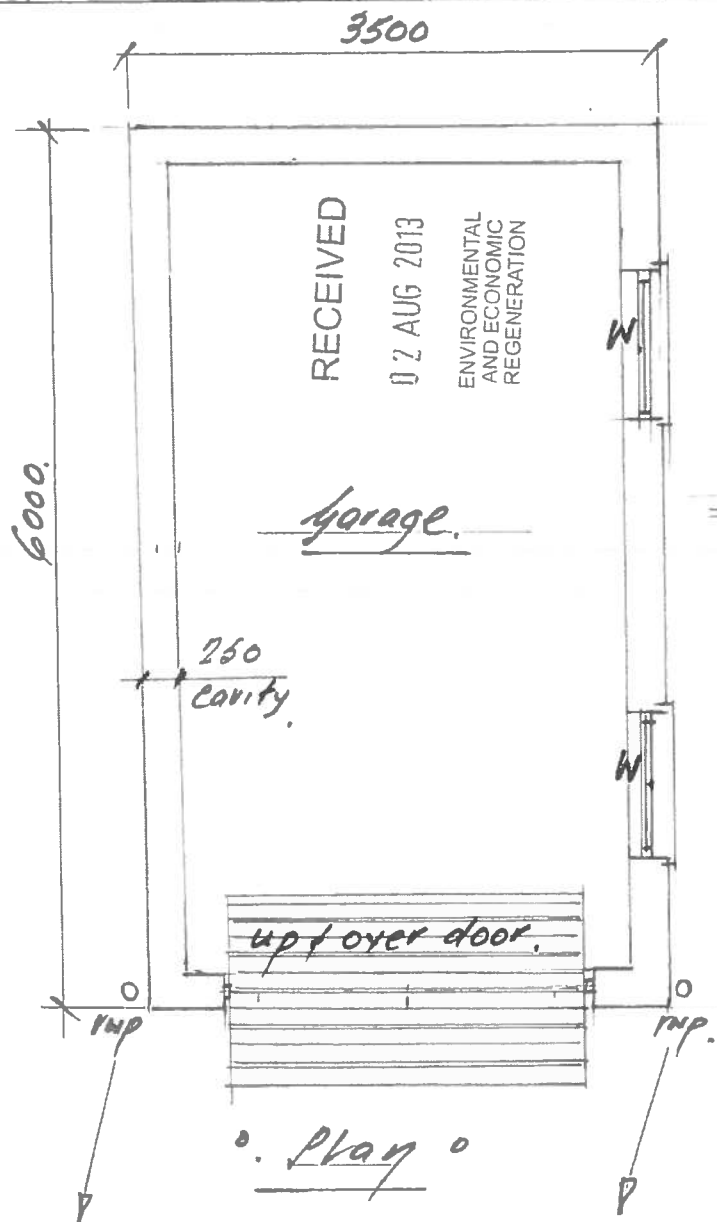
Proposed Side Elevation
(looking South)

1300880FUL

CAAG.9

Scale 1:50

Proposed garage to New Bungalow for Mr & Mrs D.H. Morgan, Old Mill Cottage, Dinas Powys



Scales 1:50 & 1:1

8

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 8 OCTOBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/00902/FUL Received on 18 September 2013

Mrs. Elizabeth Renwick,, Ty Mawr, Llanbethery, Barry, Vale of Glamorgan., CF62
3AN
Nick Renwick Architect,, 6, Old Hall, High Street, Cowbridge, Vale of Glamorgan.,
CF71 7AH

Ty Mawr, Llanbethery, Barry

Construction of new house

The development/property is situated within the Llanbethery Conservation Area.

The application was advertised on 30 September 2013

Site and Context

The site relates to land which forms part of the curtilage of a dwelling known as Ty Mawr, located on the main road through the hamlet of Llanbethery, and between Whitwell House to the west and the garden of Ty Mawr to the east. The site was previously over grown and appeared unmaintained. Currently the site appears cleared, but is still vacant.

Ty Mawr is a locally listed County Treasure. It has an enclosed garden, a coursed stone stable block, and occupies a central position in the hamlet. The application site is 0.03 hectares in size and is described in the forms as a 'redundant vegetable garden', with the site extending beyond the existing stone wall to incorporate part of the existing rear curtilage of Ty Mawr. It is enclosed from Ty Mawr and to the rear, by traditional high stone boundary walling. To the front is a lower stone wall fronting the highway, and to the side, adjacent Whitwell House, tall Leylandii trees establish the dividing boundary.

The site lies within the Lower Thaw Valley Special Landscape Area and within the designated Llanbethery Conservation Area. The overall character of the area varies from the north to the south side of the road. Whilst the north side of the road relates to more recent developments, the south side of the area is historic, with the building, enclosures and spaces contributing significantly to the character of the Conservation Area.

The application site is separated from Whitwell House by a row of conifers.

Description of Development

This application follows the consent for a single storey dwelling on 7 August 2012 on this site (Ref 2012/00590/FUL) that in turn was a re-submission of the previously refused application 2011/01257/FUL for the erection of a two-storey dwelling with on-site parking and turning area.

This current proposal entails the construction of a single storey L shaped detached dwelling with a first floor dormer bedroom. The development is to be built in natural stone to elevations, slate pitched roof (6.1m maximum height) and double glazed timber windows to house the garage and bedroom areas, and a PVC membrane flat roof (3m maximum height) with glazed elevations to house the main living area. The dwelling is to be sited approximately 3.4 metres from the road.

The main living accommodation would be contained to the rear of the existing stone wall which is to act as an internal division within the property and an external division within the site. A private rear garden area is to be provided. This is proposed immediately adjacent the rear living area, is to measure approximately 100m², and is to be enclosed by a boundary wall.

The applicant says that the approved scheme has been amended to include a two storey section to mirror that on the existing stable block to the rear and eastern side of Ty Mawr.

Relevant Planning History

2012/00590/FUL : Ty Mawr, Llanbethery - Construction of new house. Approved August 2012.

2011/01257/FUL : Ty Mawr, Llanbethery, Barry - Construction of new house. Refused 7 February 2012.

In addition, the adjacent dwelling (Whitwell House) previously formed part of the grounds of Ty Mawr and was approved by the following consents:

1988/01400/FUL : Plot adjacent Ty Mawr, Llanbethery. - Detached house with detached garage. Approved 28 February 1989.

1988/00371/OUT : Garden of Ty Mawr, Llanbethery - New dwellinghouse. Approved 1 June 1988.

Report

Issues

The site is located within the settlement boundary and Conservation Area boundary of Llanbethery and accordingly the following Policies of the Unitary Development Plan 1996-2011 are relevant to the application.

ENV17 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT

ENV20 - DEVELOPMENT IN CONSERVATION AREAS

ENV27 - DESIGN OF NEW DEVELOPMENTS

It is considered that the main issues involved in the assessment of the application are the scale, design and form of the proposed dwelling and its impact on the character of "Ty Mawr" (a locally listed County Treasure) and the Conservation Area and the impact on neighbouring dwellings.

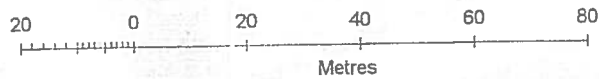
In particular regard should be had to the scale and form of this and how the addition of a first floor element, compared to the originally approved single storey development, relate to the character of "Ty Mawr" and the Conservation Area.

Siteplan®

1:1250 Scale



Produced 03 Aug 2001 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2001.



Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

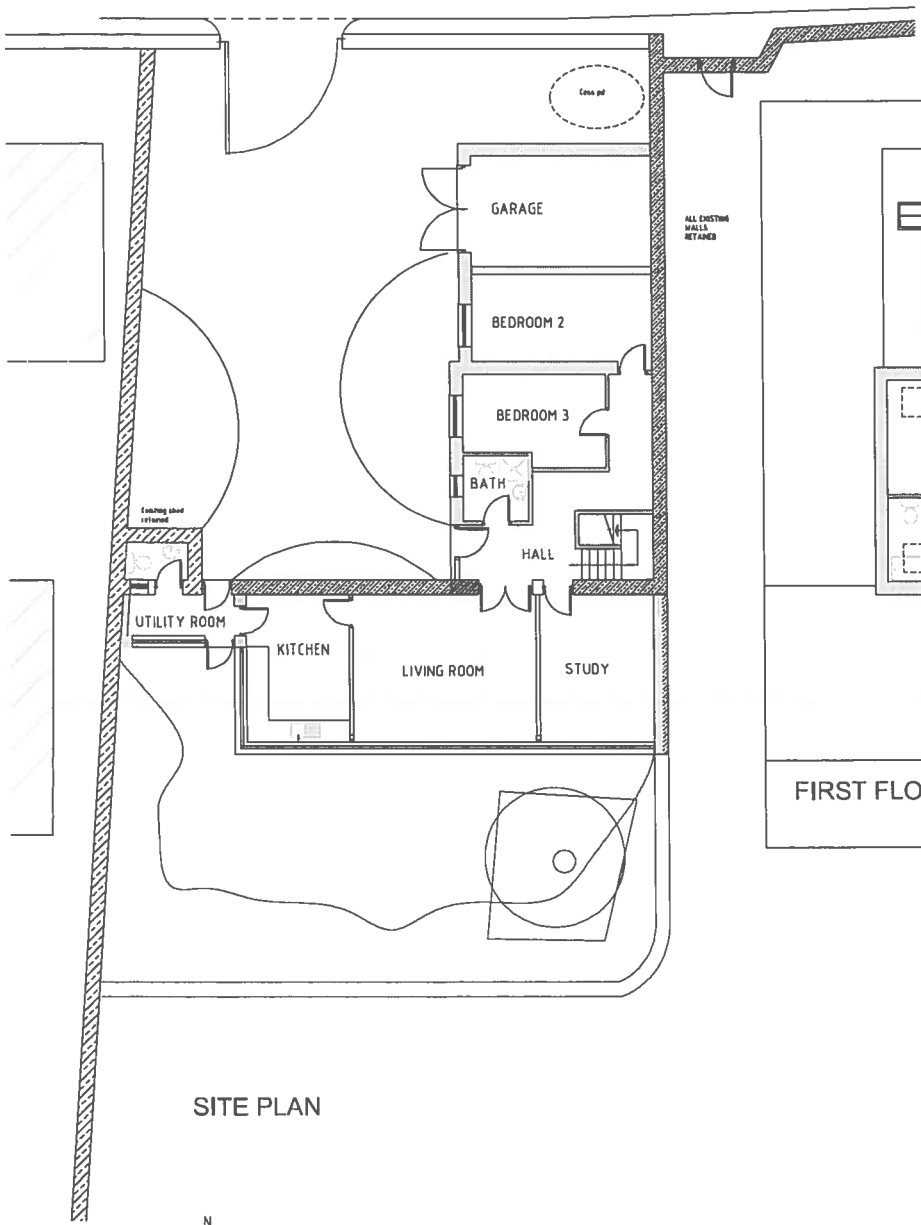
TY MAWR, LLANBETHERY, BARRY
CF62 3AN

Centre coordinates : 303788mE 169749mN

National Grid sheet reference at centre of this Siteplan: ST0369NE.

Supplied by : Blackwells, Cardiff
Serial Number : 3015

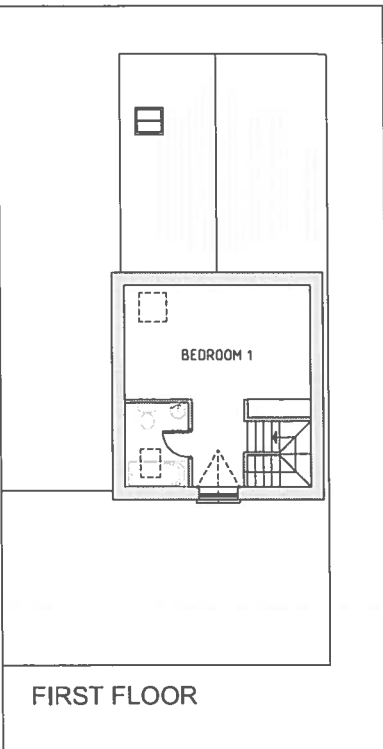
RECEIVED
17 SEP 2013



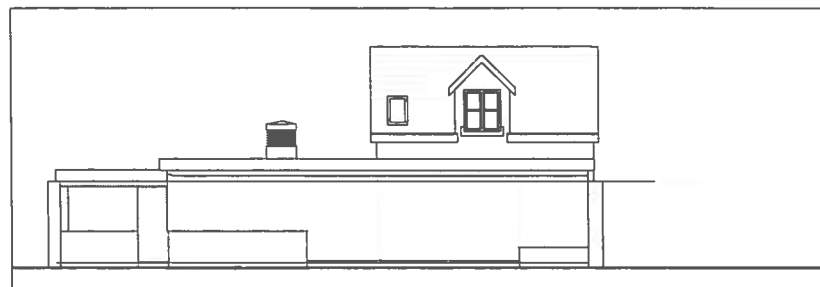
SITE PLAN



ALL EXISTING WALLS RETAINED



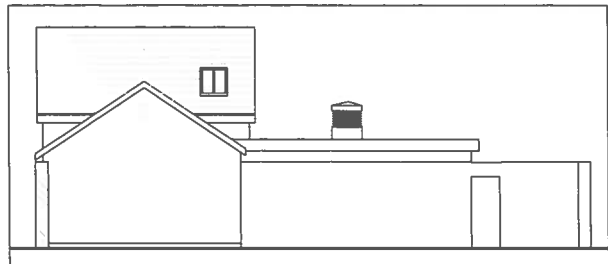
FIRST FLOOR



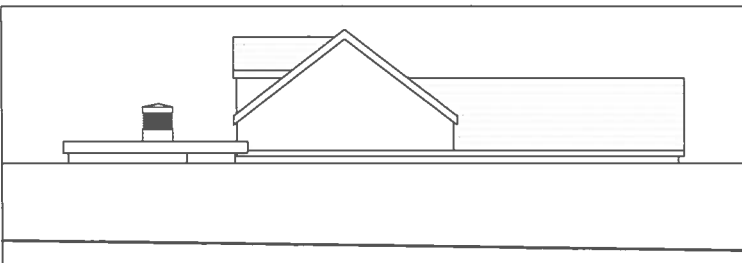
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION
CAAG.15

MATERIALS
 WALLS - NATURAL STONE WITH LIME POINTING
 WINDOWS - TIMBER DOUBLE GLAZED
 FENESTRATION - DOUBLE GLAZED PANELS
 WITH ALUMINIUM GLAZING BARS
 ROOF - NATURAL SLATES & PVC MEMBRANE
 FLAT SECTION
 RWGs - ALUMINIUM
 FASCIAS - TIMBER PAINTED & ZINC FACED
 FLAT SECTION
 BOUNDARY WALLS - STONE FACED
 EXISTING WALLS TO BE RETAINED.

Proposed Name and Address
PROPOSED NEW HOUSE
 TY MANR
 LLANBETHERY
 BARRY
 VALE OF GLAMORGAN
 CF62 3HH

Client MRS E.RODWINCK	Drawn PA 03
Date JUNE 2013	PLANS & ELEVATIONS
Scale 1:100 @ A2	

Architect
 Nick Ramsick Chartered Architect
 8 Old Hall, High St, Cambridge
 Vale of Glamorgan, CF71 7AH

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 8 OCTOBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/00847/FUL Received on 3 September 2013

Ms. J. Sharkey,, Ninian House, Wine Street, Llantwit Major, Vale of Glamorgan,
CF61 1RZ
C2J Architects & Town Planners,, Unit 1A Compass Business Park, Pacific Road,
Ocean Park, Cardiff, CF24 5HL

Ninian House, Wine Street, Llantwit Major

Demolition of existing rear annexes; construction of two storey rear extension and internal alterations to property

The development/property is situated within the Llantwit Major Conservation Area.

The application Will be advertised on 10 October 2013

Site and Context

The application site is located at Ninian House, Wine Street, within the settlement boundary of Llantwit Major. The site relates to a two storey, detached dwelling which is set back from the highway. The site is situated within the Llantwit Major Conservation Area.

Description of Development

The application seeks consent for the erection of a two storey extension, to be sited to the rear of the existing dwelling. The proposed extension will be utilised as a kitchen, living room and dining room at ground floor level and 2 bedrooms at first floor level. The extension is proposed to measure 7.3 metres in width, by 5.1 metres in depth. Two gables are proposed to the rear elevation measuring 6 metres in height at its apex. The proposed extension will replace the existing kitchen, bathroom and conservatory at ground floor level. Proposed materials are render with a slate roof.

Trees covered by a Tree Preservation Order are sited within the rear garden of the application site.

Relevant Planning Historh

None.

Issues

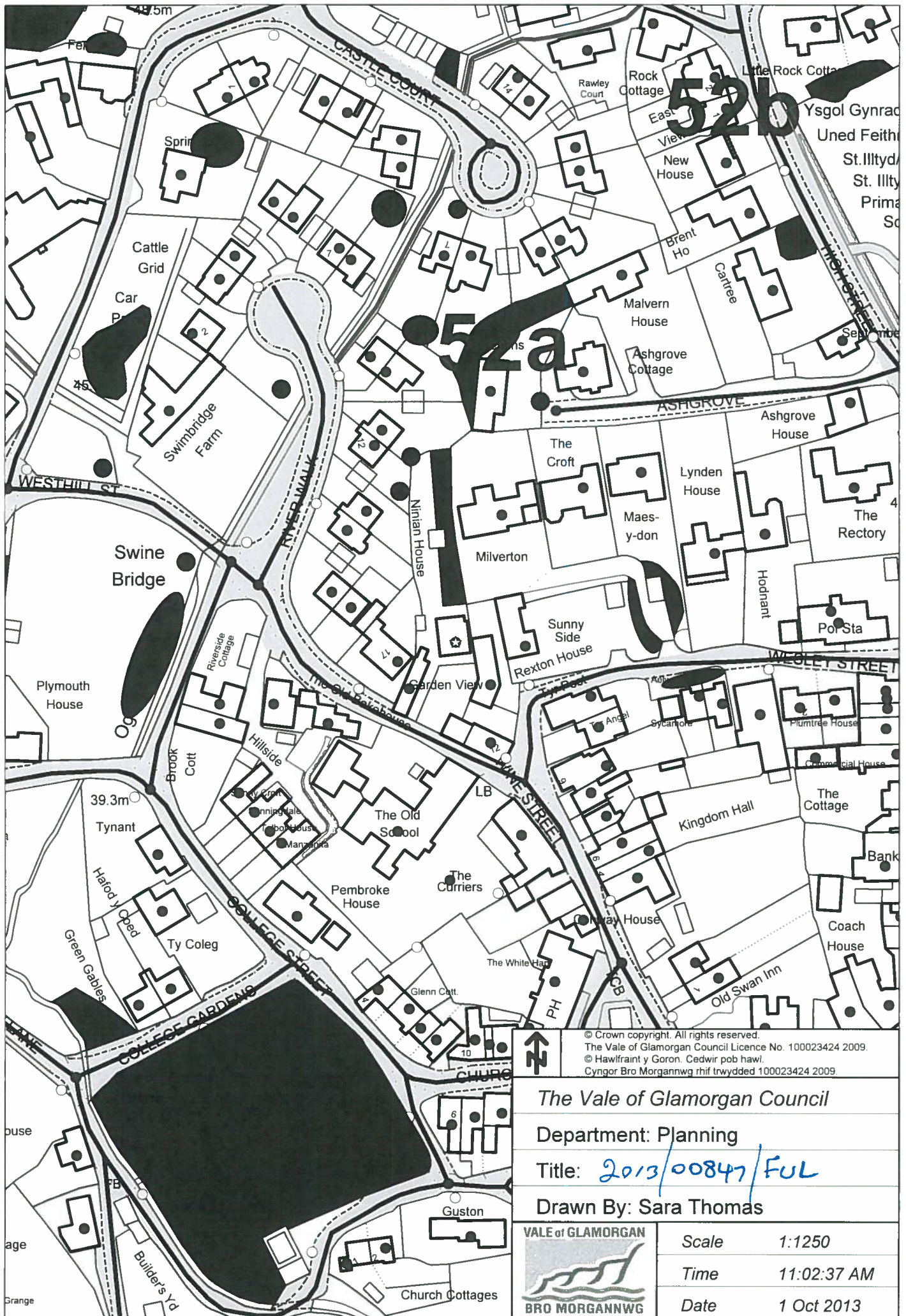
The proposal needs to be assessed in terms of its impact on the character and appearance of the Llantwit Major Conservation Area taking into account the relevant policy context including Policies ENV17 – Protection of the Built and Historic Environment, ENV20 – Development in the Conservation Area and ENV27 – Design of new Developments in the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011.

The issues to be considered will be the impact of the proposed development on the character of the existing dwelling considering the scale and design of the proposed extensions and the impact on the character of the Llantwit Major Conservation Area.

It is necessary to note that amendments have been sought in regard to the following:

- A set back of the extension from the boundary with 'Rexton House'.
- A reduction in depth of the extension.

The reason for seeking the amendments is to prevent any overbearing impact of the extension on the neighbouring dwelling, 'Rexton House'.



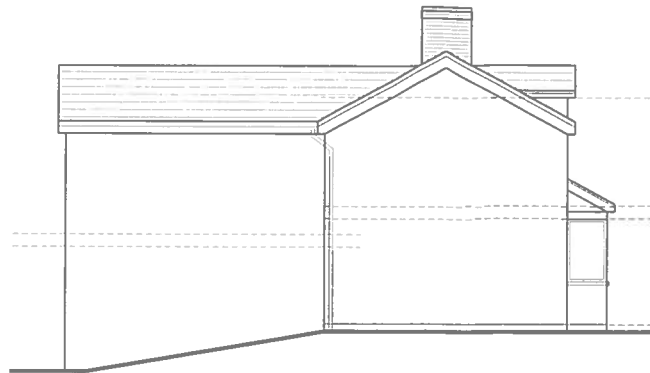
© Crown copyright. All rights reserved.
 The Vale of Glamorgan Council Licence No. 100023424 2009.
 © Hawlfraint y Goron. Cedwir pob hawl.
 Cyngor Bro Morgannwg rhif Iwrydded 100023424 2009

The Vale of Glamorgan Council
 Department: Planning
 Title: *2013/00847/FUL*
 Drawn By: Sara Thomas

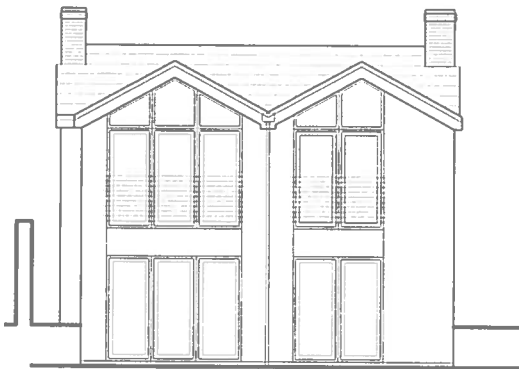
	Scale	1:1250
	Time	11:02:37 AM
	Date	1 Oct 2013



front elevation

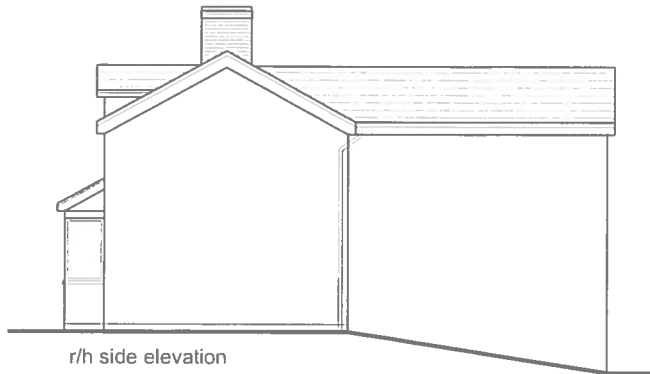


l/h side elevation

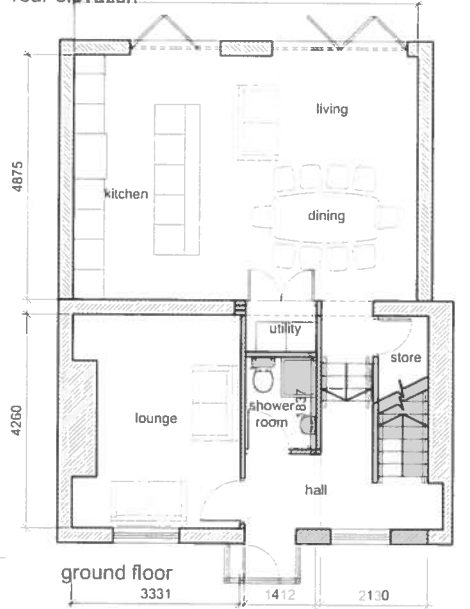


rear elevation

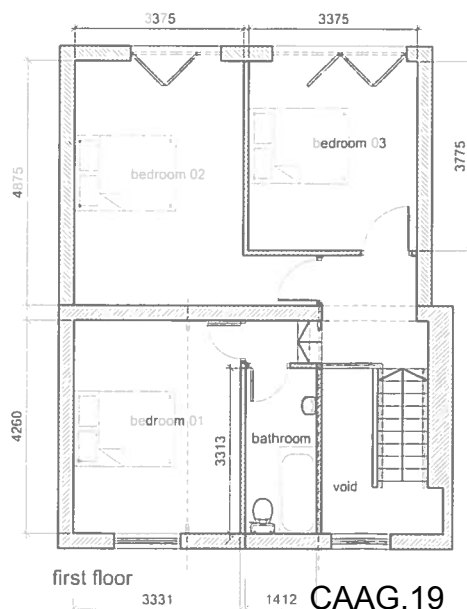
6850



r/h side elevation



ground floor



first floor

CAAG.19



site location plan @ 1:1250

Proposed Extension	Job No.	13_042
Ninian House / Garden View	Design	
Llantwit Major	Rev.	AL(0)02
Title		
Proposed Plans and Elevations		
Date	Drawn	Scale
15/07/13	IWJ	1:100 / 500 @ A3
Architects Town planners Environmental & Urban design		
One 1A, Cynffwrdd Business Park Park Road, Cardiff, CF24 2PL www.cjarchitects.co.uk Tel: 01792 204213		

THE VALE OF GLAMORGAN COUNCIL

VALE OF GLAMORGAN CONSERVATION
AREA ADVISORY GROUP : 8 OCTOBER 2013

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

2013/00843/FUL Received on 30 August 2013

Dr. Jerry Heath,, Lane End, Michaelston le Pit, Near Dinas Powys, Cardiff., CF64
4HE

Dr. Jerry Heath,, Lane End, Michaelston le Pit, Near Dinas Powys, Cardiff., CF64
4HE

Lane End, Michaelston Le Pit

Building of new dwelling with existing dwelling to be used as ancillary accommodation and demolition of industrial buildings and barns within a conservation area

The development/property is situated within the Michaelston-le-Pit Conservation Area.

The application was advertised on 25 September 2013

Site Description and Context

The application site comprises an area of approximately 0.38 ha located on the north eastern edge of Michaelston-Le-Pit. The site is occupied by an existing detached dwelling and its associated residential curtilage to the south. To the north and east the land is occupied by a number of ruined and semi-derelict outbuildings.

The site lies in the countryside outside of any residential settlement boundary as defined in the Unitary Development Plan. Part of the site lies within the Michaelston-le-Pit Conservation Area, while the whole of the site falls within the Cwrt-yr-Ala Basin Special Landscape Area. In addition there are protected trees (TPOs) close to the dwelling.

Description of Development

This is an application for full planning permission for the demolition of the existing outbuildings and the construction of a new dwelling. The proposal includes the following works:-

- Demolition of a range of outbuildings, including a pole barn, garages and wooden sheds.

- Construction of a detached single storey, mono-pitched roof dwelling in the area of the existing outbuildings to the north east of the existing dwelling. The new dwelling will have a 'L' shaped footprint measuring approximately 21.2m x 12m along its longest lengths, and to a height of around 4.2 to the ridge. The accommodation will comprise an open plan living, dining and kitchen area, a second living room, a utility room, a bathroom, a bedroom with ensuite, and an entrance hall. The external finishes will include natural stone-clad finish to walls and galvanised corrugated sheeting to the roof.
- Other works associated with the new include a dry stone wall and timber decking. Four car parking spaces are shown to the north.
- A rebuilt barn is also shown on the proposed layout plan to the north of the new dwelling, which identifies a footprint of approximately 14.5m x 6.5m, but no other details are provided.
- Reinstatement of a pond to the east of the existing dwelling.
- Retention of the existing dwelling as ancillary accommodation.

The application is accompanied by a Design and Access Statement (DAS); a Site Investigation Report on the land prepared by Nicholson Jones Partnership; and a Planning Statement, in which it is identified that the existing house would allow affordable accommodation for the applicant's daughter, and that the applicants would enter into a S106 Agreement preventing the separate sale of the properties.

Relevant Planning History

2002/00827/CAC : Demolition of existing light industrial sheds and extensions to existing dwelling. Approved 8 November 2002.

2002/00828/FUL : Replacement dwelling and retention of existing cottage for storage, garaging and ancillary annexe accommodation. Refused 31 October 2002 for the following reasons:

- "1. The proposal is contrary to Policies EV3 and H10 of the South Glamorgan Structure Plan adopted in June 1989 and Policies ENV1, ENV9 and HOUS3 of the Vale of Glamorgan Unitary Development Plan Deposit Draft (as amended) 1998, which carry a general presumption against development in the countryside, other than that which is essential in the interests of agriculture or forestry. No such justification has been made in support of this proposal.

2. The proposed development, by virtue of the size and siting of the proposed dwelling, and the substantial extension of the domestic curtilage, would have an adverse impact on the appearance and character of the surrounding landscape, and would fail to preserve or enhance the Michaelston-le-Pit Conservation Area. The proposal would therefore be contrary to Policies EV10 and EV12 of the South Glamorgan Structure Plan adopted in June 1989 and Policies ENV9, ENV15, ENV18 and ENV25 of the Vale of Glamorgan Unitary Development Plan Deposit Draft (as amended) 1998.
3. The proposal would result in more than five properties being served off a private drive (i.e. 1 to 3 Church Cottages, Tile House, the existing cottage on the site and the proposed dwelling), which is considered to be detrimental in terms of highway safety.”

2003/00019/FUL : Replacement dwelling and retention of existing cottage for workshop and storage use. Refused 7 March 2003 for the same reasons as above.

2003/00973/FUL : Proposed replacement dwelling and partial retention/demolition of existing cottage and outbuildings for use as storage, garaging, ancillary accommodation. Approved 19 September 2003 subject to a number of conditions including:- full engineering details of access; provision of on-site car parking and turning facilities; demolition of existing buildings as indicated; ancillary use of existing remodelled dwelling; details of materials; removal of permitted development rights for extensions and outbuildings; details of windows, doors, rainwater goods, etc; means of enclosure; drainage; landscaping and tree protection; details of ponds; and consent shall not relate to dormers to roof of retained cottage.

2008/01209/FUL : Renewal of planning permission 2003/00973/FUL. Proposed replacement dwelling. Approved 5 November 2008 subject to conditions, including:- full engineering details of access; provision of on-site car parking and turning facilities; demolition of existing buildings as indicated; ancillary use of existing remodelled dwelling; details of materials; removal of permitted development rights for extensions and outbuildings; details of windows, doors, rainwater goods, etc; means of enclosure; drainage; landscaping and tree protection; details of ponds; a scheme for the investigation of land contamination and remediation; and consent shall not relate to dormers to roof of retained cottage.

TPO - Tree Preservation (No. 3) Order 1972 – A8 Mixed Hardwoods and G6 1 Ash, 1 Sycamore.

Issues

The site lies outside of any defined residential settlement boundary and partly within the Michaelston-le-Pit Conservation Area. As such policies of relevance to the assessment of the application will include, Policies ENV17 - Protection of the Built and Historic Environment; ENV20 - Development in Conservation Areas; ENV21 - Demolition in Conservation Areas; ENV27 - Design of New Development; and HOUS2 & 8 - Residential Development Criteria of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance including Design in the Landscape and the Michaelston-le-Pit Conservation Area Appraisal and Management Plan; and national guidance contained in Planning Policy Wales Edition 5, November 2012, TAN12-Design and Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas (as amended By Circular 1/98-Planning and Historic Environment: Directions).

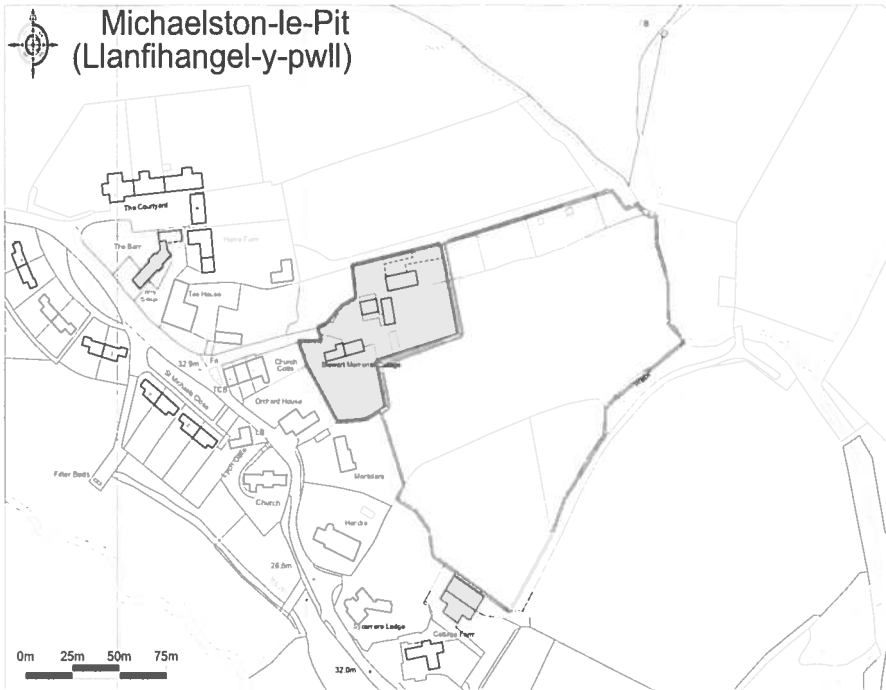
The planning history of the site is also a material consideration in the determination of the application. It will be noted that there is an extant permission for the demolition of the existing outbuildings and construction of a replacement dwelling and partial retention / demolition of the existing cottage for use as storage, garaging, and ancillary accommodation.

In consideration of the current revised application, (as with the previous schemes), the principal issue will be the impact on the setting of this part of the Michaelston-le-Pit Conservation Area and whether it serves to preserve or enhance that character. In assessing this impact, not only is there the issue of the new design, but also the change in policy, with the existing cottage now identified in the 2009 Conservation Area Appraisal as a 'Positive Building'. The Appraisal recommends that:

"In accordance with Government guidance contained within Circular 61/96, the Council will adopt a general presumption against the demolition of 'positive' buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained."



Vale of Glamorgan
Bro Morgannwg



Lane End, Michaelston-le-pit, Dinas Powys

Dith Arh2 p plp8 hngt2rhg

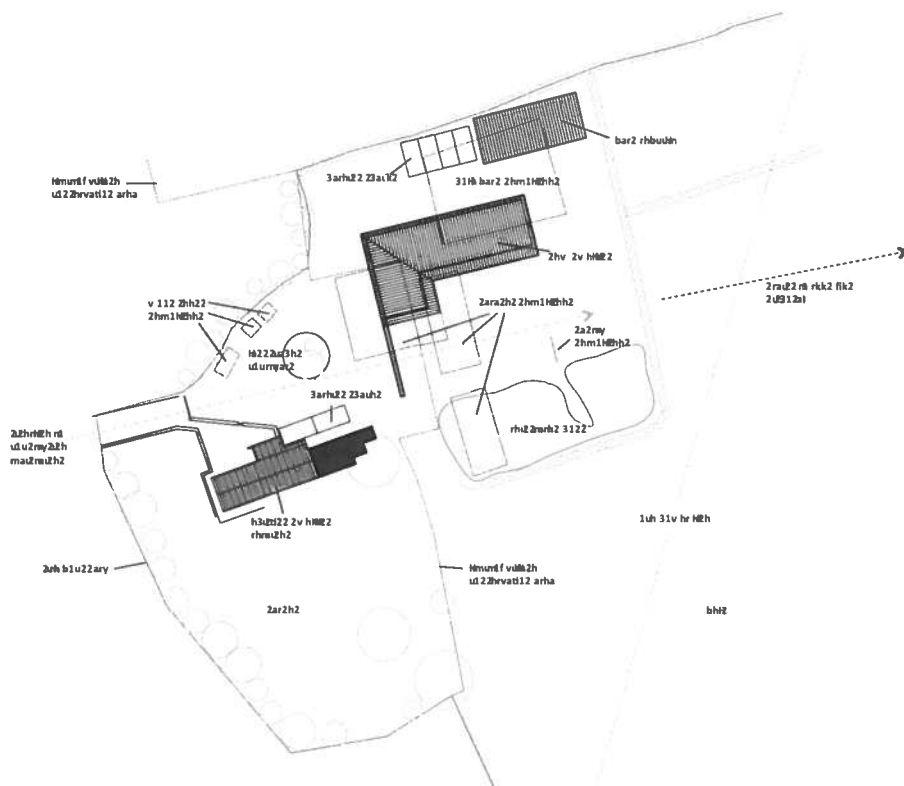
Pl2nning Applig2A1n f1rg
E, ne End,
Mide, eld1nrlerPit

Applig2ntgg
Mr, nd MrdrP l e, te

D2thg
Ai di dt, 313

Site Location Plan
S: 2le 1:2500

2013/00843/FUL



Þlagggg Appicátig firg
Lade Edd,
L œaeald1d-le-Pð

Appicagtg
L r add L rd-P l eate

Datg
Ac dc ð dA13

Site Context Plan
Scale 1:500

DESIGN AND ACCESS STATEMENT LANE END, MICHAELSTON-LE-PIT

4. CHARACTER OF THE PROPOSAL AND DESIGN CONSIDERATIONS

4.1 Amount, Scale and Height

The proposed new build will have a gross internal area of 145m² and is designed to provide living accommodation principally for two people with a second living area available for use as a second bedroom if required. The building is single storey with a varying roof height of between 2.8m and 4.2m. The design includes a large utility/food preparation and storage area to reflect the Client's interest in sustainability.

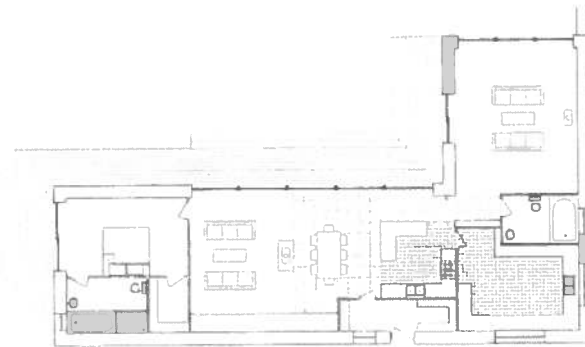


Figure 13: Floor Plan

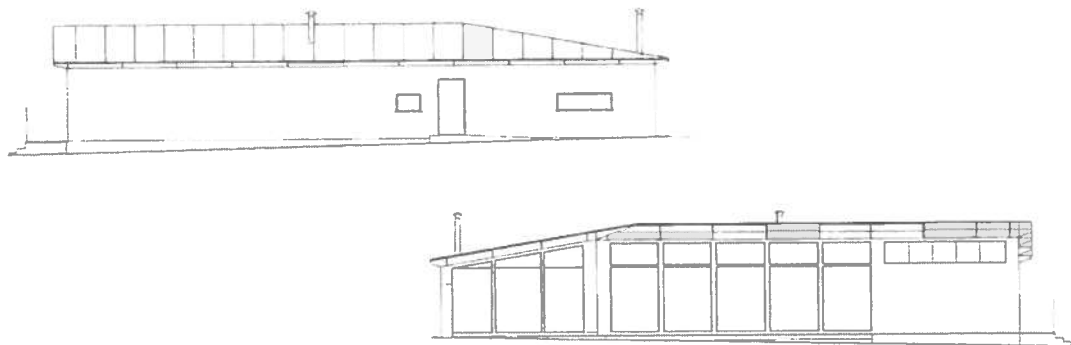


Figure 14: North and South Elevations

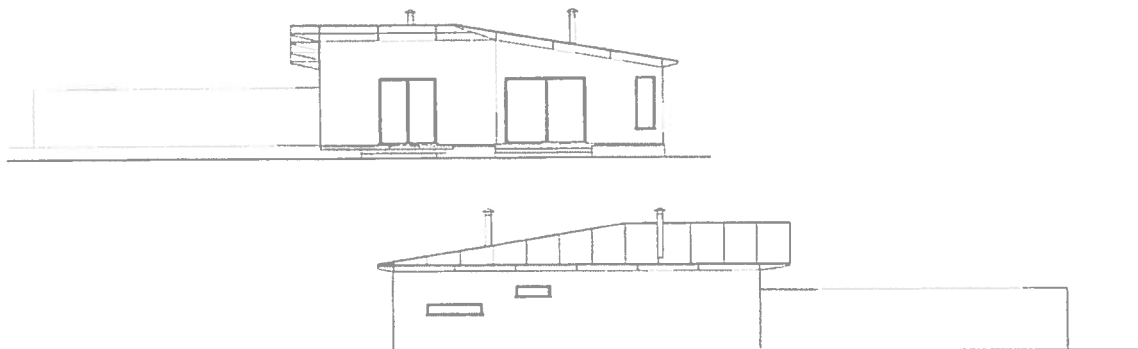


Figure 15: East and West Elevations