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A and S Studios

The Old School House,
Church Road,
Old Clehonger,
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HR2 9SD.

Your ref: 152868

Our ref: 15/209

Date: 12th May, 2016

Herefordshire District County Council - Planning Services,
Blueschool House,
Blueschool Street,
Hereford, HR1 2ZB.

For the attention of Simon Withers Esq., - Development Manager Southern Team.

Dear Mr. Withers,

**Re: Prop. Change of Use of Burghill Gospel Hall into a Dwellinghouse at Portway, Burghill,
Hereford, Herefordshire, HR4 8NG.**

for Gary Snowzell Esq..

Further to our telephone conversation yesterday concerning the above planning application I am now in a position to provide with information and drawings to facilitate your determination of the project.

Following your letter of the 3rd of March there were a number of matters that required clarification to determine the application, these were as follows:

- i) the moving of the bus stop (and speed indication device),
- ii) the septic tank,
- iii) a desk top study concerning the environmental impact on the site of a nearby landfill site,
- iv) an ecological appraisal and
- v) Policy SD1 of the Core Strategy.

item i):

Concerning the proposed repositioning of the bus stop I would like to refer to the internal e-mail sent from Jill Tookey-Williams, the Area Engineer from Highways to Steffan Thomas on the 26/01/16. In it she reported that the Public Transport section did not want to see the bus sign moved, and wrote:

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
16 MAY 2016	
To	
Ack'd	File

"...as it will place the person accessing the signage for the timetable replacement in the carriageway. As long as the changes to the access e.g. moving the gates back does not impact (on) the bus stop etc. then I would be happy for it to be left where it is."

She went on to say:

"I am happy with the turning area and the permeable surface as long as if (the) gravel / chippings used then doesn't spread onto the highway"

I would like to confirm what I said to you yesterday and move the gates into the site as requested by Highways but erect a low fence (say 0.6m. to 0.75m high) along the boundary to replace the existing metal one. In replacing the existing railings with a lower fence would still allow vehicles to enter the site as they had always done. Vehicles exiting the site in a forward gear would then have unobstructed views along the A4110 to the north and south, and more importantly it would allow people unencumbered access to the bus stop to change the timetables and to wait for buses.

By carrying out this proposed amendment to the site access we can satisfy the requirements of both the Highways and Public Transport departments.

Hence, to show the proposed amendment to the access please find enclosed a revised copy of the "Location Plan and Site Plan", drg. no.15/209/01 "B" for your information.

item ii):

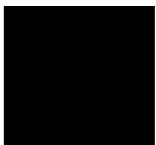
Jethro Kirk Esq. building contractor, on the 15/03/16 measured the existing septic tank.

He found it to be a two-compartment (tank) system, constructed from reinforced concrete. The first compartment's volume was found to be approx. 17.5m³ and the second compartment's volume was found to be approx. 3.6m³. Assuming the tank to be 75% full when working normally this would mean that the total capacity of the tank would be approx. 20m³ or 20,000 lts. This size of tank would be able to handle a population of approx. 100 people or a small housing development of some 25 units.

The building contractor said that its condition was fine and that it showed no signs of ageing or internal damage.

It has also been reported that the outfall pipework to be in the same condition.


item iii):

In accordance with condition no.7 of the original planning approval, dated 01/02/16, please find attached a risk assessment report compiled by Messrs. Environmental Management Solutions Ltd., Hereford, HR2 6BQ requested by the LPA. - *Already forwarded to the L.P.A.* 

It was concluded that the site was at a very low to nil risk of being affected by methane or carbon dioxide, and that the site was outside an area where radon gas may cause a problem during building construction.

item iv):

An ecological report for the site was not originally requested by the LPA as part of the planning process.

Therefore, please find attached a copy of an ecological study carried out by Messrs. Pure Ecology of Ledbury, HR8 1DS. - *Already forwarded to the L.P.A.* 

item v):

The refurbishment of the building and its change of use to form a dwellinghouse incorporated both sustainable design and energy efficiency.

The existing building would be fully lined (floor, walls and ceiling) with a high performance rigid thermoset polyisocyanurate (PR) insulant that has zero "ozone depletion potential" (ODP) and "low global warming potential" (GWP).

The resultant "U-value" for each of these elements would be above those required by the current Approved Documents of the Building Regulations for England and Wales.

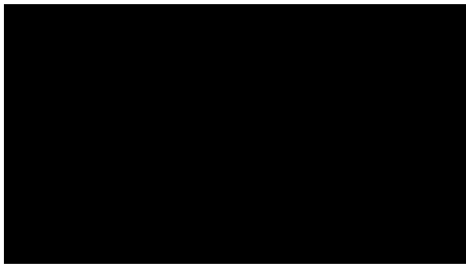
The existing ground floor was to be raised to provide a fully insulated floating floor with an integrated radon gas dpm below the new timber floor joists.

Evidence of the insulant lining to the existing structure can be seen on the 1 / 50 - "Proposed Plans" drawing no.15/209/04. Although the insulant has not been highlighted it can be seen lining the inside of the external masonry wall.

With regard to the "...the provision of storage for bicycles and waste, including provision for recycling" I would make reference to Drawing no.15/209/01 A "Location Plan and Site Plan" that was issued to the LPA on the 22/12/15. The drawing clearly shows the provision of an area for rubbish bins and an area to park bikes. As for recycling, this could occur within the dwelling or outside it.

If you require any addition information or drawings for the above then please do not hesitate to contact me.

Yours sincerely,



Stephen Barter - Architect,
For and on behalf of A and S Studios.

RIBA membership no. 5439566

cc. Gary Snowzell Esq..

arb registration no. 0497501

cc. Simon Blithers

Stephen Barter <stephenbarter.architect@gmail.com>

Septic tank size Burghill

2 messages

Gary Snowzell [REDACTED]

15 March 2016 at 15:17

To: Stephen Architect <stephenbarter.architect@gmail.com>

Hi Stephen,

I sent my builder to do this lovely job & herewith are the sizes which says to me it is huge!!

Tank 1: 2240 deep, 1600 wide, 2600 long

Tank 2: 2240 deep, 3000 wide, 2600long

The current condition is excellent and all been maintained well with no evidence of any issues or concern.

Thanks

Gary

Sent from my iPhone

Stephen Barter <stephenbarter.architect@gmail.com>

16 March 2016 at 09:29

To: Gary Snowzell [REDACTED]

Dear Gary,

Many thanks for the information, its even bigger than I thought.

With this capacity it could serve five or six houses.

I shall include the resubmission of the application.

With kind regards,

Stephen Barter - Architect,
For and on behalf of A and S Studios.
[Quoted text hidden]

For and on behalf of A and S Studios.

