

**Application Ref: NP/22/0424/FUL**

<b>Case Officer</b>	Jack Houser		
<b>Applicant</b>	Ms T Bowen		
<b>Agent</b>	Mr Jonathan Pickford		
<b>Proposal</b>	Demolition of existing residential dwelling and construction of new house and garage.		
<b>Site Location</b>	Ringstone, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP		
<b>Grid Ref</b>	SM86141432		
<b>Date Valid</b>	13-Jul-2022	<b>Target Date</b>	21-Oct-2022

This application is being brought to the development Management Committee Members due to a previous scheme having been brought to the Development Management Committee.

**Consultee Response**

**The Havens Community Council-** Supporting  
**PCC- Drainage Engineers-** Standard Advice  
**PCNPA Planning Ecologist-** Standard Advice  
**Coal Authority-** Material consideration, no objection  
**PCC - Transportation & Environment-**No Objections  
**PCC - Public Protection-**  
**Dwr Cymru-** Conditional consent  
**Development Planning Natural Resources Wales-**  
**PCNPA Tree and Landscape Officer-** Conditional consent  
**CADW - Protection & Policy-** No Objection

**Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

There has been one supporting letter from a neighbouring property.

Five third party responses have been received which raise the following points/objections-

1. The development to demolish and replace does not respond to the climate emergency in terms of providing for a reduced carbon footprint.
2. Criticism of the validation process and documentation submitted
3. Residential amenity: Uncomfortable, intrusive, and crowded
  - Scale and proximity
  - Overlooking
  - Overshadowing
  - Garage
  - Boundary Wall
  - Noise pollution
4. Context: Out of context and scale and a missed opportunity
5. Ecology: Destructive rather than an enhancement
6. ENERGY AND SUSTAINABILITY: MINIMAL ENGAGEMENT

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 46 - Housing

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG05 - Planning Obligations

SPG06 - Regionally Important Geodiversity Sites

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 23 - Economic Development

TAN 24 - The Historic Environment

### **Constraints**

Special Area of Conservation - within 500m

Biodiversity Issue

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

Recreation Character Areas

Low Coal Risk

Surface Coal

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

### **Officer's Appraisal**

The host dwelling known as Ringstone is a two-level masonry structure that was built in 1974, the dwelling has been substantially extended and modified since its original

construction. The property is situated on the western edge of Haroldston Hill, which is approximately 100m from the coast. The bungalow is accompanied by a number of dwellings that have been built since the 1970s. Ringstone is a bungalow that has an area of hard standing in the northeast of the site with a small, lawed area to the southeast of the dwelling. The property is accompanied by a garage and some outbuildings to the northwest of the dwelling. Ringstone consists mainly of a stone cladding external finish, UPVC window and conservatory. there is a flat roof dormer on the front elevation of the property above the existing conservatory. The main pitched roof consists of cement roof tiles that lead to a flat roof extension the rear elevation of the property.

## **Proposed**

The proposed works are for the demolition of the existing property are its replacement with a new dwelling. The proposed form of the new dwelling consists of a principal pitched roof with a south facing gable window at the first-floor level. The roof has a proposed finish of natural slate. It is proposed that surrounding the principal slated pitched roof there will be a flat metal roof. It is considered that the proposed mass, scale, and form of the new dwelling will be similar in proportion to the existing property. The main pitched roof is to the east of the property and the property decreases in height as it approaches the neighbouring property. The lean-to that will be on the western elevation of the property will be timber clad which will be under a standing seam metal roof. With the proposed open plan ground floor, the southern elevation will have a large glass opening which will allow for a substantial amount of natural light. Sections of the property will be clad with a mixture of stone and treated timber, with the unclad sections to have a smooth cast render finish; the mixture of external finishes will help break up the mass of the building. The proposed garage to the rear of the of the property will have an external finish that is the same as the western lean-to. The existing decking is to be removed and replaced with a terrace enclosed by a frameless glass balustrade, with a more natural landscape using indigenous planting to be implemented to the front of the property.

The supporting statement reads: 'the current condition and performance of the property is poor as a result will need upgrading. Due to the nature of the original construction and design, modifying the existing building to bring it in line with current building regulation requirements and exceed the energy performance will not be cost effective, therefore complete demolition and new construction is proposed. The current condition of the house is poor with many of the fiberglass flat roofs in need of immediate repair.

The existing boundary treatments along the west property line are proposed to remain as per the current configuration. On the southern boundary is a timber fence, proposed for removal and replacement with a Pembrokeshire-style hedge bank and planting. Additional planting will be added to the eastern roadside boundary with approved indigenous species.

## Relevant Planning History

- NP/20/0193/FUL - Demolition of existing dwelling house and construction of new dwelling house. Withdrawn
- NP/21/0102/FUL-Demolition of existing residential dwelling house and garage. Construction of new residential dwelling house and garage Refused - this application was considered by Members of the Development Management Committee with a recommendation for refusal on the basis that " proposed design is not considered to respect the context, scale or design of adjoining development and will cause harm to the special qualities of the National Park. As such the proposal is contrary to TAN 12 (Design), Planning Policy Wales (Edition 11, February 2021), And Policies 8,14,29, and 30 of the Pembrokeshire Coast National Park Development Plan."

## Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design, and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Biodiversity
- Land Stability
- Land Drainage
- Other Material Considerations

### *Policy and Principle of Development*

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.

This is a full application for development. Proposals are permissible where they accord well with the design, form, and character of the host dwelling, and where extensions remain subservient in scale and form to the existing property.

A replacement dwelling would be considered acceptable in principle, given the design and age of the existing property, but the sustainability gains would be expected to be demonstrated within the application. There would be no net gain of dwellings.

Siting, Design, and Impact upon the Special Qualities of the National Park  
Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

## Item 5 - Report on Planning Applications

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness.

The proposed dwelling would have a traditional pitched-roof design appropriate to its context. Its siting within the original footprint and also with increase to the existing footprint on the eastern and south elevations, it is considered to be acceptable and utilises the gently sloping area of the existing site, whilst also maintaining sufficient associated amenity space.

The scale of the new dwelling and height proposed at 2 storeys is considered to be appropriate for this site and its context with the surrounding development which has a mix of storey heights and is not considered to result in any overbearing impact on the immediate neighbours or loss of privacy given the lack of overlooking fenestration and topography of the site.

The proposed orientation and proximity to the neighbouring dwelling is not considered to be unacceptable in this instance.

The development will have an acceptable impact on the character and appearance of the surrounding dwellings and will not cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

### *Amenity and Privacy*

In addition to the above considerations, correspondence has been received which raises concerns on the impact on amenity and privacy to the neighbouring dwellings from the proposed development.

The garage at the rear of the property is proposed to be built within the existing footprint with no change to the height of the building. The garage is the closest building to the next-door property.

Overall, the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP.

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighboring properties.

There have been third party representations made which voice concerns over privacy and amenity.

The closest adjacent dwelling is Wilderness Cottage to the immediate west of the property. This dwelling's only private amenity space is to the frontage of the dwelling, and windows face towards to the east and south. There is a proposed single west facing ground floor window that is located behind the existing boundary wall so this will obscure the view and there should be no overlooking on the west elevation.

The proposed building footprint is similar in size to the existing building

### *Access and Parking*

The Highways Department of PCC has been consulted in respect to any potential impact on traffic or highway safety. Their response is copied below.

'The proposal is to demolish the existing dwelling and create an updated dwelling of similar size. The new dwelling will be a similar size property compared with the existing with a double detached garage. There will be a large driveway and turning area.

The property is directly accessed off a C- classed road, the highway at the front of the property is a steep hill but it has good visibility in both directions.

I have no objections on highway grounds to the plans as submitted'. As such, the proposed development is considered to comply with Policies 59 & 60 of the LDP.

### *Biodiversity*

PPW, TAN5 and LDP policy 11 requires biodiversity considerations to be considered in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The Planning Ecologist notes that the bat report by Kite ecology dated March 2020 submitted in support of the above application confirms that there are no bats currently using the property proposed for demolition and replacement.

There is an up-to-date Bat report dated April 2022 which still concludes no traces of bats. There have been a number of bat reports conducted over the last number of years and all come to the same conclusion. The Planning Ecologist has commented and in her professional opinion suggest that:

- Bat activity surveys have been undertaken at the site on several occasions (2014, 2017 and 2019) all of which concluded that the building proposed for demolition is not a bat roost.
- The building is in an exposed location and although a few bats were recorded passing by these were in relatively low numbers
- NRW have also responded to the planning application and as the statutory nature conservation body for Wales offered no objection to the submitted bat report.
- The nature of the building and lack of any material changes over the past two years

in addition, the proposed downward facing external light fixtures are welcomed, as is the proposed planting along with the bat box, and will ensure biodiversity enhancement is delivered.

The application site is less than 50m from Pembrokeshire Marine Special Area of Conservation (SAC). As a competent authority under the Habitats Regulations, we have to consider the impacts of development on the features for which the European site is designated and where necessary undertake a Test of Likely Significant Effect

(TLSE). However, it is considered that this development proposal will not likely impact on the SAC features.

The proposal is for the replacement of an existing dwelling and all services will remain the same utilising those existing.

It is therefore considered not likely that the development will cause any adverse effects including sediment transfer and deposition, turbidity, noise, visual presence, physical disturbance, sediment transfer and nutrient transfer. There will be no reduction in the area of the habitat within the SAC and there will be no direct or indirect change to the physical quality of the environment (including the hydrology) of the habitats within the site. There is unlikely to be any ongoing disturbance to species or habitats for which the site is notified or changes in species composition or population size of any feature and there is no pathway to effects.

Therefore, on this occasion a full TLSE has not been undertaken.

To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

#### *Drainage*

The Drainage Engineers at Pembrokeshire County Council have been consulted with the development proposals and have raised no objection but have confirmed that SAB consent would be required

#### *Landscape*

Following consultation with the PCNPA Tree and Landscape officer, it is considered that the proposed landscaping in principle is acceptable, subject to the Acer Campestre (field Maple) being omitted from the proposed species list as it is non-native to Pembrokeshire and would be unlikely to successfully integrate into the landscape visually as a hedgerow species.

#### *Other Material Considerations*

in terms of any impacts on known heritage assets, CADW have raised no objections from a heritage perspective in terms of nearby Scheduled Monuments.

### **Conclusion**

The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unacceptable impact upon privacy or amenity of neighbouring properties. Ecology and landscape features will not be adversely affected by the development.

## Item 5 - Report on Planning Applications

As such, the proposal complies with policies 1, 7, 8, 9, 10, 11, 14, 29, 30, 46, 59, and 60 of the adopted Local Development Plan 2 2020 and can be supported.

### Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:  
Site Plan A2122 Ringstone- P001 Received on 11/07/22  
Context Elevations A2122 Ringstone- P002 Received on 11/07/22  
GF Plan A2122 Ringstone- P100 Received on 11/07/22  
Proposed First Floor Plan A2122 Ringstone- P101 Received on 11/07/22  
Proposed East and North Elevations A2122 Ringstone- P200 Received on 11/07/22  
Proposed South and West Elevations A2122 Ringstone- P201 Received on 11/07/22  
Site Plan A2122 Ringstone- P001 Received on 11/07/22  
Proposed Sections A2122 Ringstone- P300 Received on 11/07/22  
Proposed Amenity Diagram A2122 Ringstone- P603 Received on 11/07/22  
Planning Design Statement A2122 REV F Received on 11/07/22  
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. The Landscaping working shall be carried out in accordance with A12122 P001 immediately following completion of the development. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/ or maintenance.  
**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habits through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Local Development plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 15: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).
4. 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.

5. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include erection of 4 no. bird and bat boxes under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting. To be retained as such in perpetuity.

**Reason:** In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity). To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

6. Any additional external lighting must be low level, downward facing, hooded and on a short PIR activated timer.

**Reason:** As the proposal is in a prominent location for the development to comply with the Environment (Wales) Act 2016 to maintain and enhance biodiversity. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. Before the development hereby permitted is brought into use, the windows[s] that are highlighted as frosted on plans

Proposed East and North Elevations A2122 Ringstone- P200 Received on 11/07/22

Proposed South and West Elevations A2122 Ringstone- P201 Received on 11/07/22

at Ringstone shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

**Reason:** In the interests of conserving the privacy and amenity of adjoining properties. Policy: Local Development Plan 2 – Policy 30 (Amenity).

8. No development shall commence, including any works of demolition, 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, where appropriate.

## Item 5 - Report on Planning Applications

v) wheel washing facilities.

vi) measures to control the emission of dust and dirt during demolition and construction.

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

**Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 60 (Impacts of Traffic).



1 Location Plan  
1 : 1250

Rev	Description	Date	Initial
Structural Engineer _			
Quantity Surveyor _			
Energy Consultant _			
M & E Consultant _			
<p>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</p> 			
<p>Client: Ms Teresa Bowen</p>			
<p>Project: Ringstone</p>			
<p>Drawing Title: SITE LOCATION PLAN</p>			
Scale: 1 : 1250	Sheet Size: B3 (A3 1-7)	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: P000	Rev:	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH Approved By: PH
<p>NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.</p> <p>Copyright: Acanthus Holden Architects (Note: prints of drawing not to true scale)</p>			



**PROPOSED WALL MOUNTED EXTERNAL DOWNLIGHTS**  
Locations of wall mounted downlights indicated with red dot on plan



### Mixed Species Hedge

Planted @ 0.5m interval in two staggered rows. 7m length (40 plants). Each filled with cane and plastic spiral rabbit guard.  
Planted in 450mmx450mm trench with full covering of forest bark mulch.

Species	19%	45%	18%	30-40cm high BR
Acer campestre	19%	45%	18%	30-40cm high BR
Crataegus monogyna	19%	45%	18%	30-40cm high BR
Corylus avellana	19%	45%	18%	30-40cm high BR
Ilex aquifolium	19%	45%	18%	30-40cm high BR
Lonicera periclymenum	19%	45%	18%	30-40cm high BR
Prunus spinosa	19%	45%	18%	30-40cm high BR
Rosa canina	19%	45%	18%	30-40cm high BR

### Wild Flower Plugs and Bulbs

Located in random groups at North end of garden under tree canopies. From "The Wild Flower Shop" - or similar:  
Digitalis purpurea (Foxglove) - plugs 12No in groups of 3No Primula vulgaris (Primrose) - plugs 30No in groups of 5  
Hyacinthoides non-scripta (Bluebell) - bulbs 100No in groups of 10No

### Maintenance

#### Roof Garden Maintenance

**1st Year:** Remove any weeds before they go to seed. Area to be cut once the flowers have died back in the autumn to around 10cm leaving a week before collecting leaf litter to allow seed drop.  
**2nd Year** and on going. After 12 months the sward should be established and cut once a year in the Autumn. Remove any weeds.

#### Hedge Maintenance

For the initial three years ensure that 50mm layer of forest bark is maintained over the hedge trench. Water as required in prolonged periods of dryness. At the end of the growing season apply an application of slow release fertilizer and lightly rake in. Keep the hedge trench weed free. After two years "top" prune the plants to encourage bushy growth then retain at required height.

#### Grass

Lesser cut peripheral grass areas shall be cut 6 times a year and cuttings raked up to compost. Lawn areas approximately 20 cuts per year or to suit.

- Existing garage to be replaced with similar scale building on footprint of existing garage. Ridge height to remain same as existing.
- Location of rainwater soakaway.

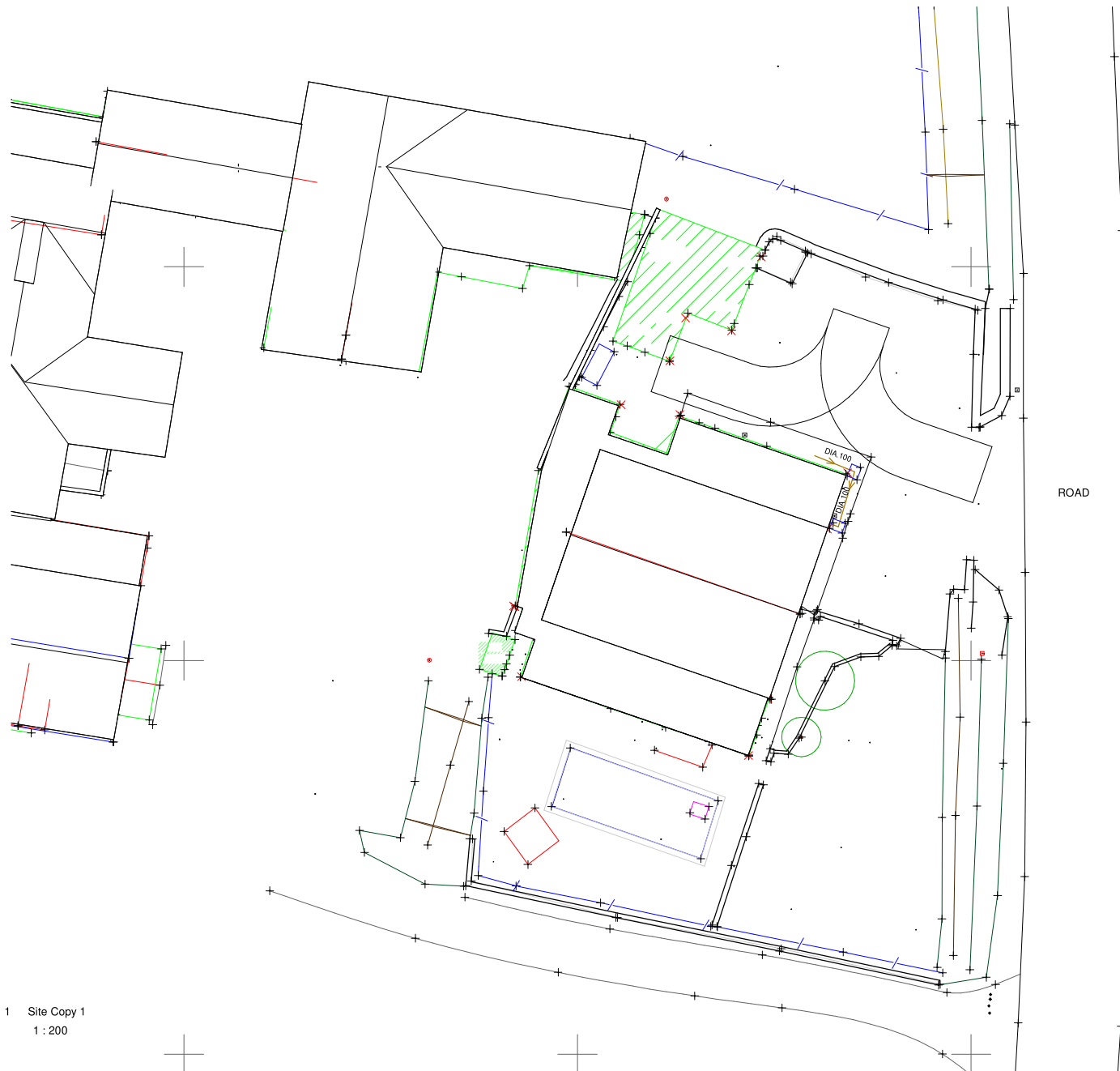
ROAD

Rev	Description	Date	Initial
Structural Engineer			
Quantity Surveyor			
Energy Consultant			
M & E Consultant			
<b>WATERMAN'S LANE SA71 4NU</b> <b>THE GREEN</b> <b>PEMBROKE</b> TEL (01646) <b>PEMBROKESHIRE</b> 685472 <b>WALLES</b> <b>architects@acanthus-holden.co.uk</b> <b>www.acanthus.co.uk/holden</b>			
Client: <b>Ms Teresa Bowen</b>			
Project: <b>Ringstone</b>			
Drawing Title: <b>SITE PLAN</b>			
Scale: <b>1:200</b>	Sheet Size: <b>A3</b>	Sub Stage: <b>3</b>	PLANNING
Job No: <b>A2122</b>	Drawing No: <b>P001</b>	Rev:	
Issue Date: <b>-</b>	Designed By: <b>JP</b>	Drawn By: <b>JP</b>	Checked By: <b>PH</b>
Approved By: <b>PH</b>			

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DOCUMENTS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT.

Page 124 of 144

Copyright Acanthus Holden Architects. (Mark: price of drawing not to scale unless stated)



1 Site Copy 1  
1 : 200

Rev	Description	Date	Initial
-----	-------------	------	---------

Structural Engineer \_

Quantity Surveyor \_

Energy Consultant \_

M & E Consultant \_

WATERMAN'S LANE SA71 4NU  
THE GREEN  
PEMBROKE TEL (01646)  
PEMBROKESHIRE 685472  
WALES  
architects@acanthus-holden.co.uk  
www.acanthus.co.uk/holden



Client:

Ms Teresa Bowen

Project:

Ringstone

Drawing Title: SURVEY SITE PLAN

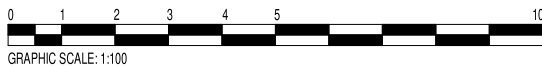
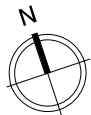
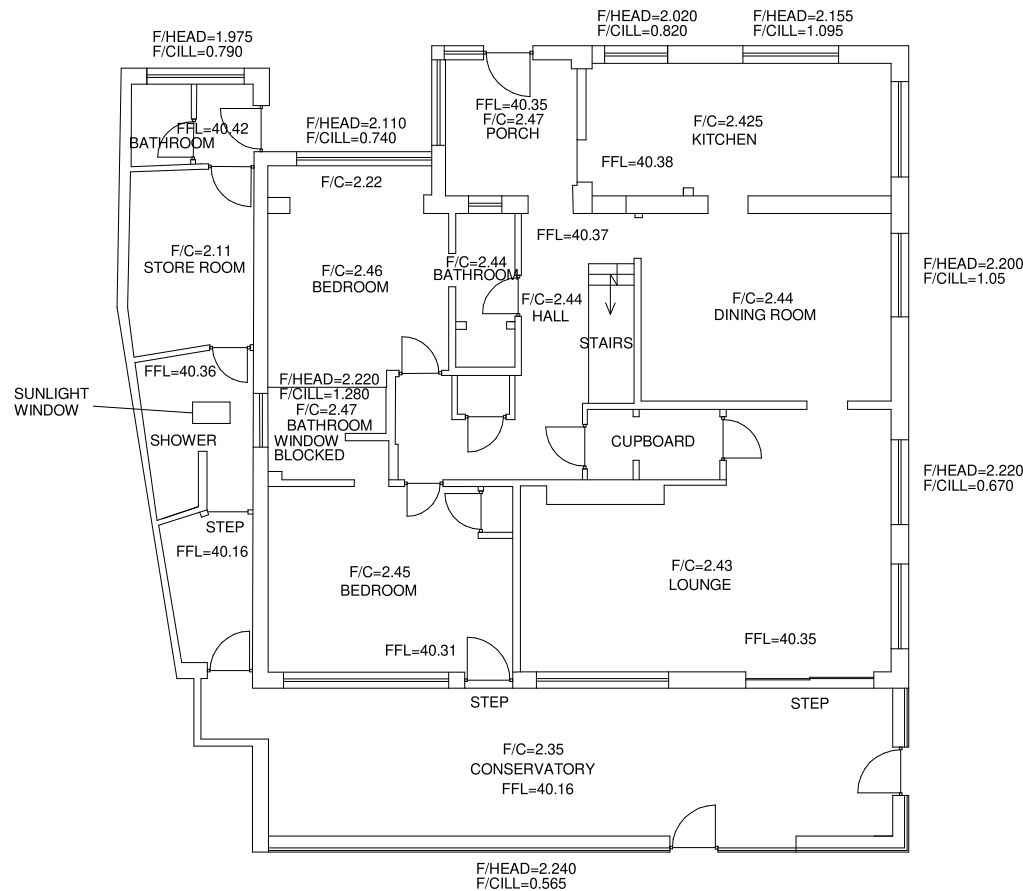
Scale:	Sheet Size: (BBA St 1-7):	Sub Stage:
1 : 200	A3 3	PLANNING

Job No:	Drawing No:	Rev:
A2122	S001	

Issue Date:	Designed By:	Drawn By:	Checked By:	Approved By:
-	JP	JP	PH	PH

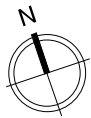
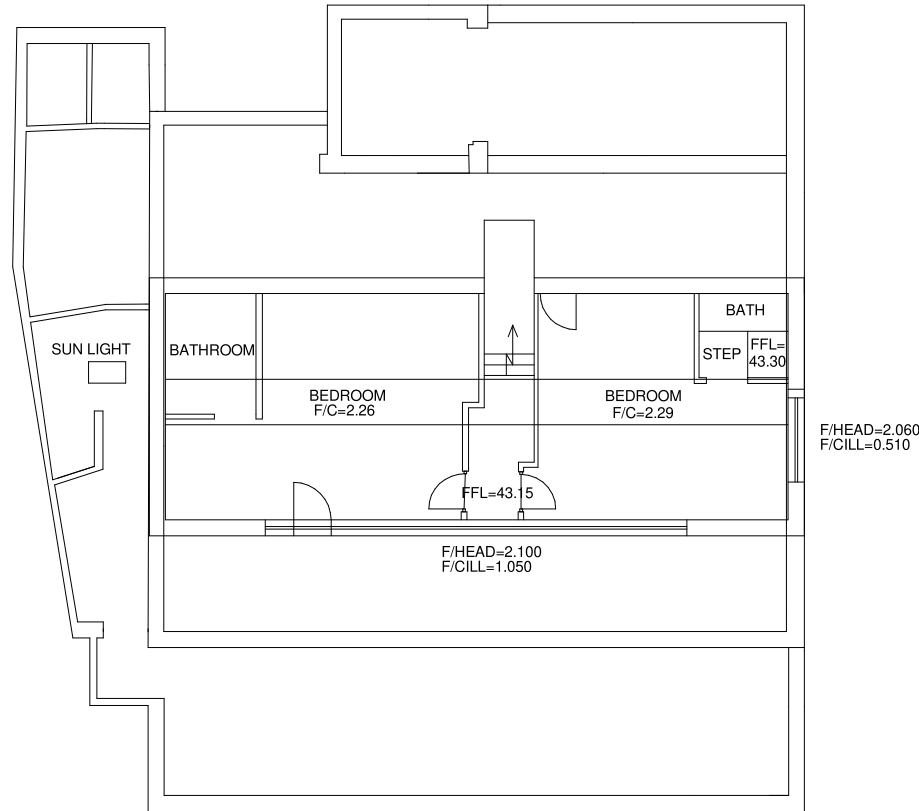
NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

Copyright: Acanthus Holden Architects (Note: prints of drawing not to true scale)



1 GROUND FLOOR PLAN  
1 : 100

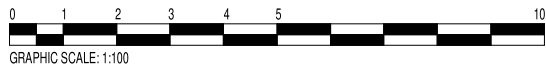
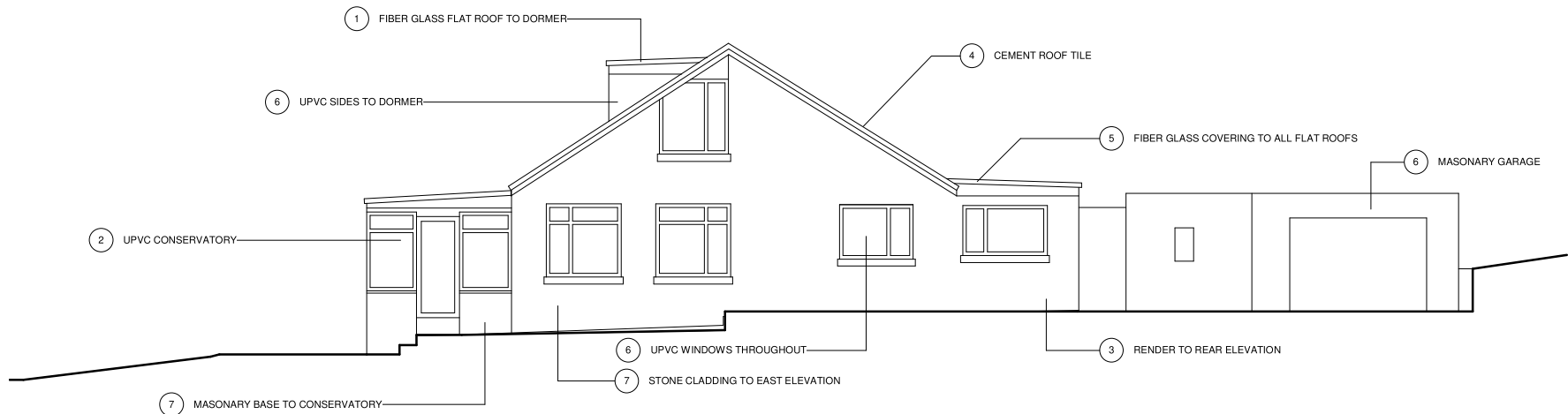
Rev	Description	Date	Initial
	Structural Engineer_		
	Quantity Surveyor_		
	Energy Consultan_		
	M & E Consultant_		
WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden			
<div> <div>ACANTHUS HOLDEN</div> <div> </div> </div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: SURVEY GF PLAN			
Scale: 1 : 100	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: S100	Rev:	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
			Approved By: PH



GRAPHIC SCALE: 1:100

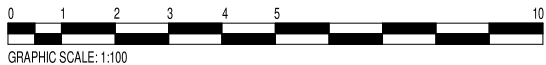
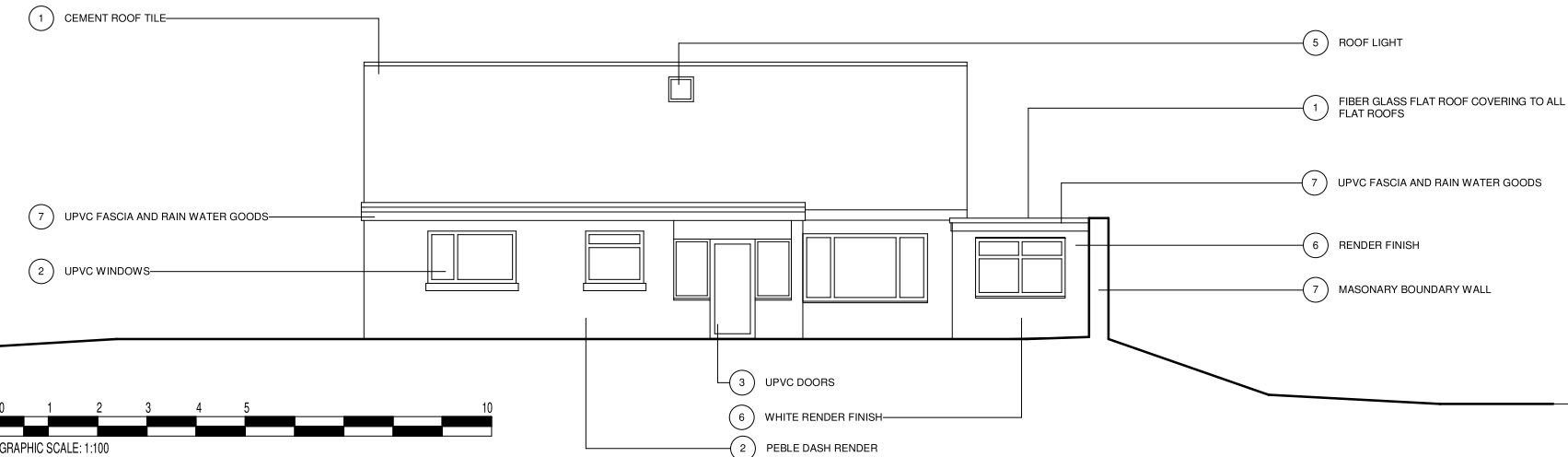
1 FIRST FLOOR LEVEL  
1 : 100

Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
<div>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</div> <div>ACANTHUS HOLDEN</div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: SURVEY FF PLAN			
Scale: 1 : 100	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: S101	Rev:	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
		Approved By: PH	
Page 127 of 144			
Copyright Acanthus Holden Architects (Note: prints of drawing not to true scale)			



GRAPHIC SCALE: 1:100

2 EAST ELEVATION  
1 : 100

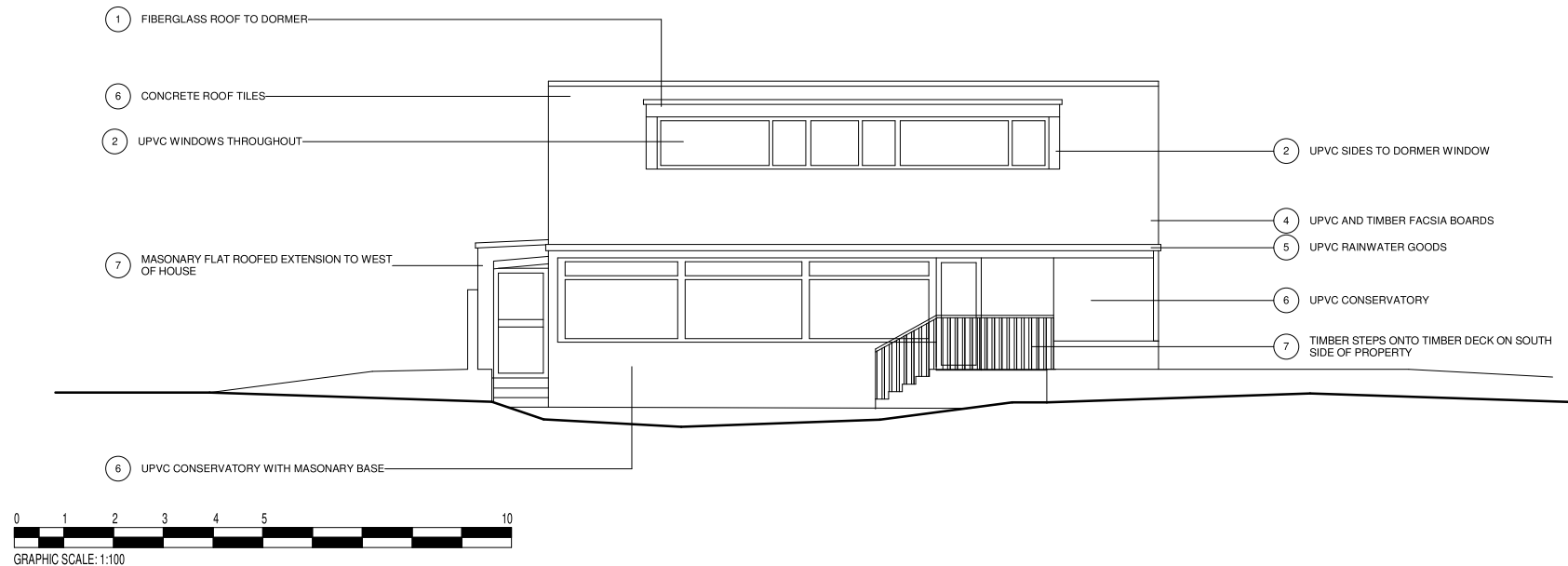


GRAPHIC SCALE: 1:100

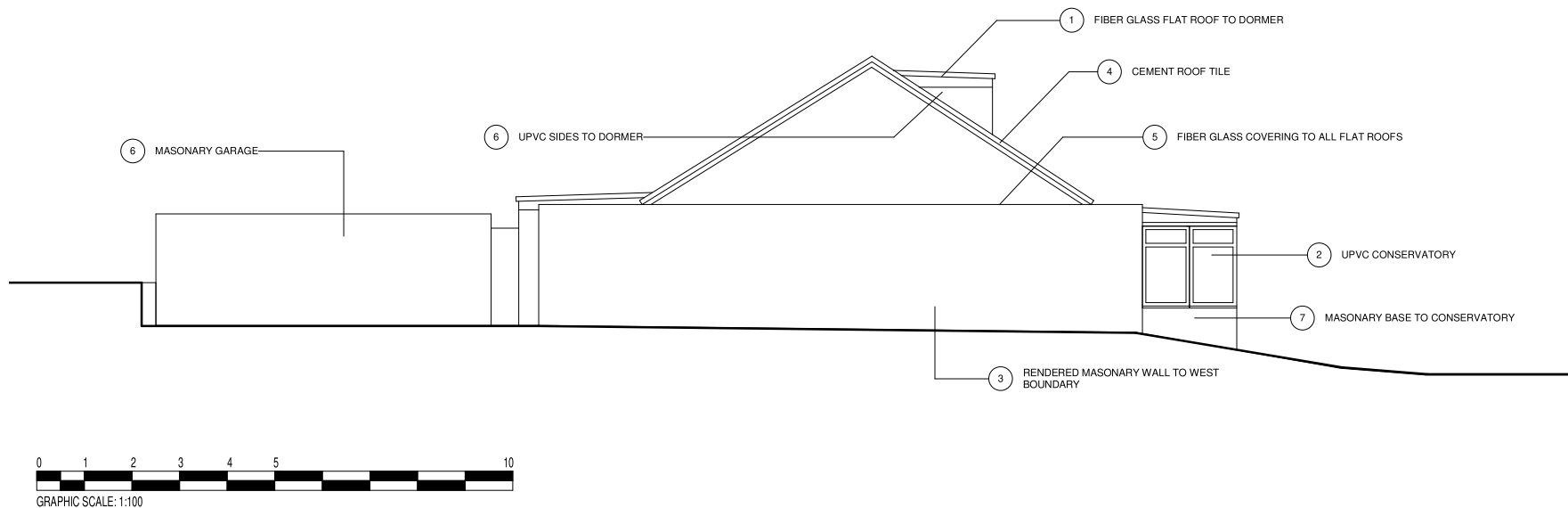
1 NORTH ELEVATION  
1 : 100

A		A DESIGN CHANGED CA 2020-02-12	
Rev		Description	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultan_			
WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: SURVEY ELEVATIONS			
Scale: 1 : 100	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: S200	Rev: A	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
Approved By: PH			
Page 128 of 144			
Copyright Acanthus Holden Architects (Note: prints of drawing not to true scale)			





1 SOUTH ELEVATION  
1 : 100



2 WEST ELEVATION  
1 : 100

A	A DESIGN CHANGED CA 2020-02-12		
Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: SURVEY ELEVATIONS			
Scale:	Sheet Size: RIBA Sit 1-7)	Sub Stage:	
1 : 100	A3	3	PLANNING
Job No:	Drawing No:	Rev:	
A2122	S201	A	
Issue Date:	Designed By:	Drawn By:	Checked By:
-	JP	JP	PH
Approved By: PH			

Diagram A. Sunlight study illustrating shadow cast onto neighbouring Wilderness Cottage at 9am March.  
Shadow from existing Ringstone house indicated in dark orange.

Wilderness Cottage indicated as light orange

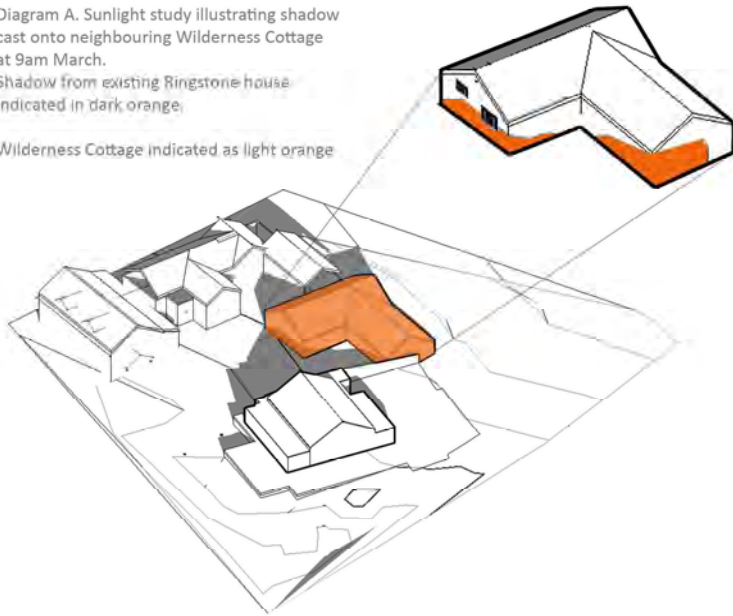
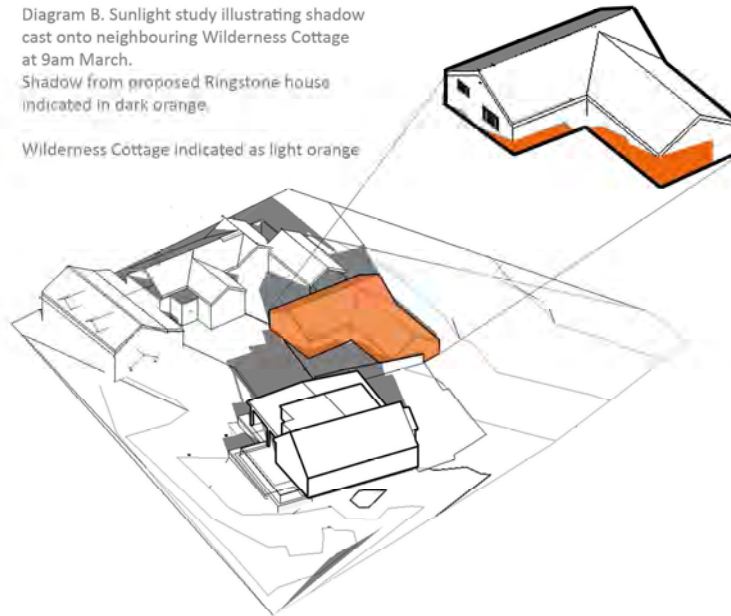


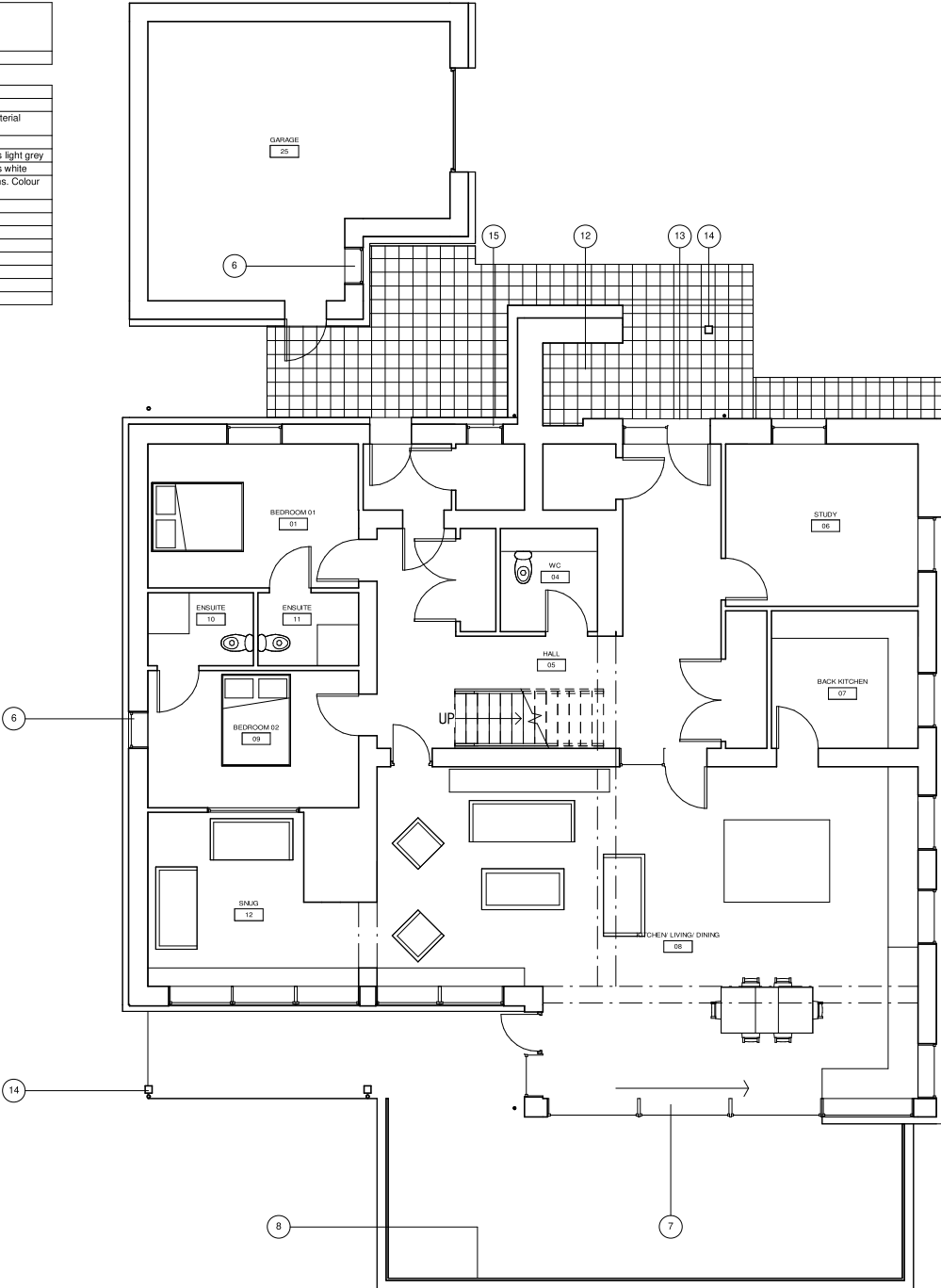
Diagram B. Sunlight study illustrating shadow cast onto neighbouring Wilderness Cottage at 9am March.  
Shadow from proposed Ringstone house indicated in dark orange.

Wilderness Cottage indicated as light orange



Rev	Description	Date	Initial
	Structural Engineer		
	Quantity Surveyor		
	Energy Consultant		
	M & E Consultant		
<p>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</p> <p>ACANTHUS HOLDEN</p>			
<p>Client: MS BOWEN</p>			
<p>Project: RINGSTONE</p>			
<p>Drawing Title: Amenity Diagram</p>			
Scale:	Sheet Size: A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: P603	Rev:	
Issue Date: 06/20/22	Designed By: JP	Drawn By: JP	Checked By: PH
Approved By: PH			
<p>NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.</p> <p>Copyright: Acanthus Holden Architects (Note: prints of drawing not to true scale)</p>			

Ringstone Proposed Notes	
Note Number	Note Text
1	Standing seam metal. Colour as grey
2	External render. Colour white
3	Stone cladding. Refer to design statement for material examples
4	Timber fascia boards painted white.
5	Aluminium rainwater good throughout. Colour as light grey
6	Aluminium timber composite windows. Colour as white
7	Aluminium timber composite sliding door systems. Colour as white
8	Frameless glass balastrade to terrace
9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entrance under porch roof
14	Timber column
15	Frosted glass to bathroom window
16	Bat box

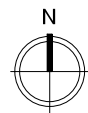
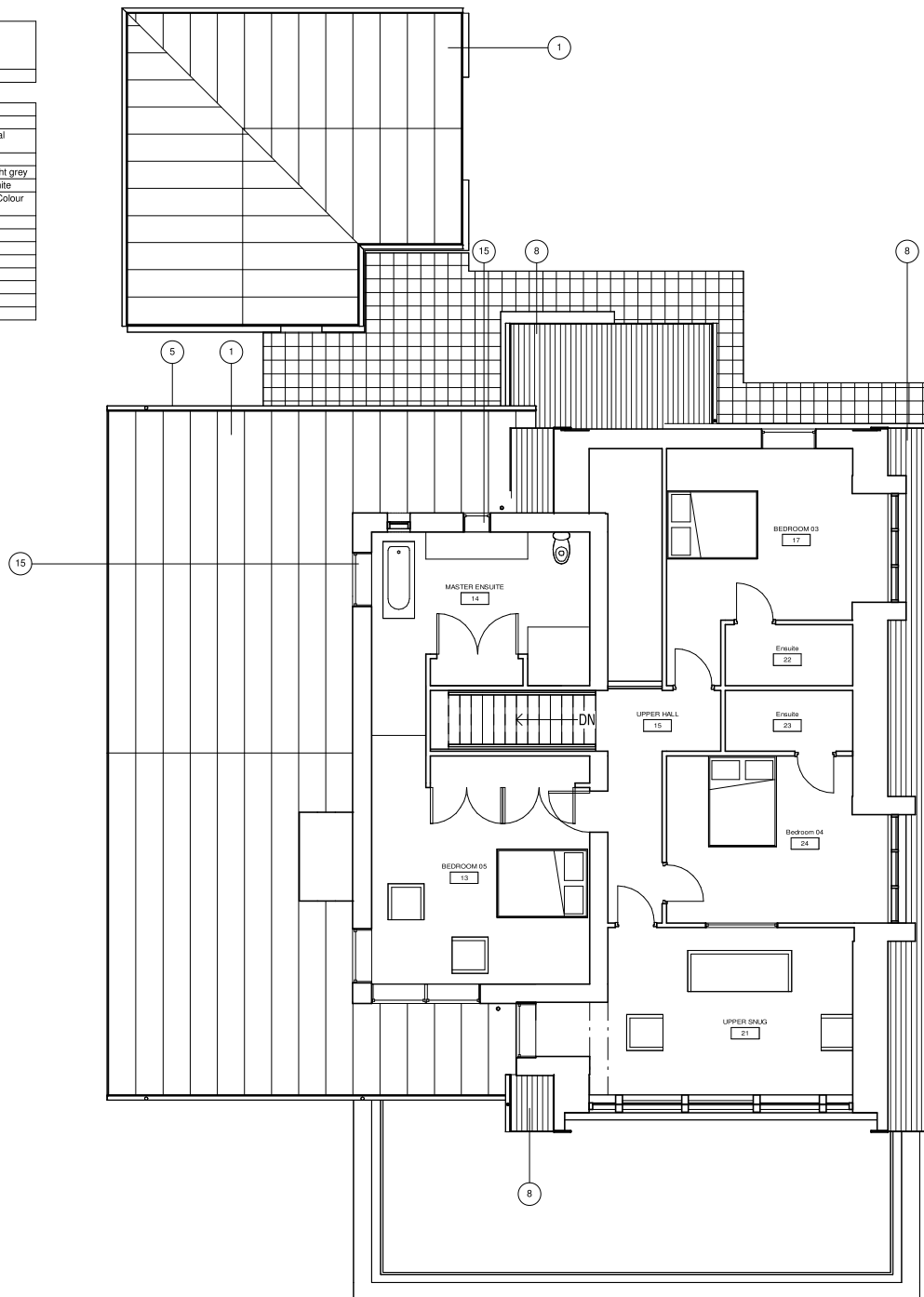


Rev	Description	Date	Initial
Structural Engineer _			
Quantity Surveyor _			
Energy Consultant _			
M & E Consultant _			
WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden			
			
Client:		MS BOWEN	
Project:		RINGSTONE	
Drawing Title:		GROUND FLOOR PLAN	
Scale:	Sheet Size: (BBA St 1-7):	Sub Stage:	
1 : 100	A3 3	PLANNING	
Job No:	Drawing No:	Rev:	
A2122	P100		
Issue Date:	Designed By:	Drawn By:	Checked By:
05/21/18	JP	JP	PH
Approved By:			
PH			

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

Copyright: Acanthus Holden Architects (Note: prints of drawing not to true scale)

Ringstone Proposed Notes	
Note Number	Note Text
1	Standing seam metal. Colour as grey
2	External render. Colour white
3	Stone cladding. Refer to design statement for material examples
4	Timber fascia boards painted white.
5	Aluminium rainwater good throughout. Colour as light grey
6	Aluminium timber composite windows. Colour as white
7	Aluminium timber composite sliding door systems. Colour as white
8	Frameless glass balustrade to terrace
9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entrance under porch roof
14	Timber column
15	Frosted glass to bathroom window
16	Bat box



1

FIRST FLOOR LEVEL

1 : 100

Rev	Description	Date	Initial
-----	-------------	------	---------

Structural Engineer \_

Quantity Surveyor \_

Energy Consultant \_

M & E Consultant \_

WATERMAN'S LANE SA71 4NU  
THE GREEN  
PEMBROKE TEL (01646)  
PEMBROKESHIRE 685472  
WALES  
architects@acanthus-holden.co.uk  
www.acanthus.co.uk/holden



Client:

MS BOWEN

Project: RINGSTONE

Drawing Title: FIRST FLOOR PLAN

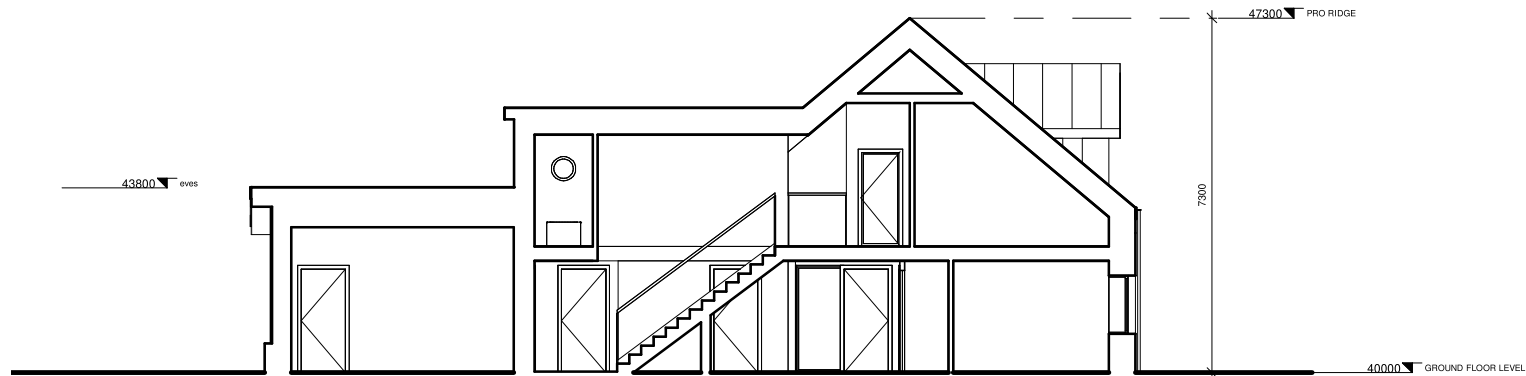
Scale: 1 : 100 Sheet Size: A3 (1184 x 841) Sub Stage: PLANNING

Job No: A2122 Drawing No: P101 Rev:

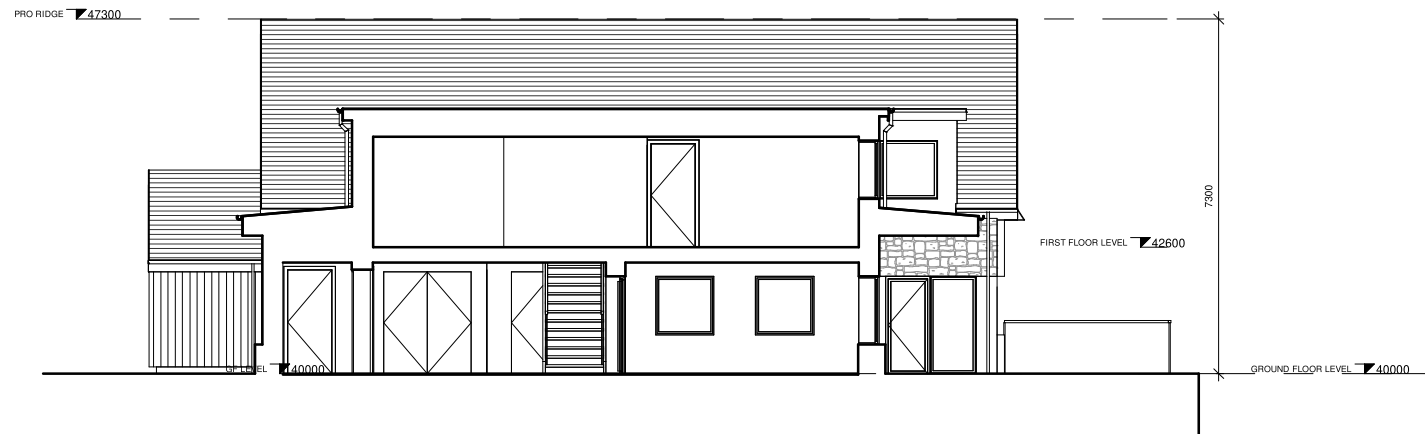
Issue Date: 12/13/21 Designed By: JP Drawn By: JP Checked By: PH Approved By: PH

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.


Copyright: Acanthus Holden Architects (Note: print of drawing not to true scale)



1 Section 2  
1 : 100



2 04 - SECTION DD  
1 : 100

Rev	Description	Date	Initial
Structural Engineer _			
Quantity Surveyor _			
Energy Consultant _			
M & E Consultant _			
<p>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</p> 			
<p>Client: MS BOWEN</p>			
<p>Project: RINGSTONE</p>			
<p>Drawing Title: GA SECTIONS</p>			
Scale: 1 : 100	Sheet Size: (B3A SI 1-7): A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: P300		Rev:
Issue Date: 05/21/18	Designed By: JP	Drawn By: JP	Checked By: PH Approved By: PH
<p>NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.</p>			
<p>Copyright: Acanthus Holden Architects. (Note: prints of drawing not to true scale)</p>			

Ringstone Proposed Notes	
Note Number	Note Text
1	Standing seam metal. Colour as grey
2	External render. Colour white
3	Stone cladding. Refer to design statement for material examples
4	Timber fascia boards painted white.
5	Aluminium rainwater good throughout. Colour as light grey
6	Aluminium timber composite windows. Colour as white
7	Aluminium timber composite sliding door systems. Colour as white
8	Frameless glass balustrade to terrace
9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entrance under porch roof
14	Timber column
15	Fruited glass to bathroom window
16	Bat box



1 EAST ELEVATION  
1 : 100



2 NORTH ELEVATION  
1 : 100

Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultant_			
M & E Consultant_			
<div>WATERMAN'S LANE SA71 4NU</div> <div>THE GREEN</div> <div>PEMBROKE TEL (01646)</div> <div>PEMBROKESHIRE 685472</div> <div>WALES</div> <div>architects@acanthusholden.co.uk</div> <div>www.acanthusholden.co.uk</div> <div>ACANTHUS HOLDEN</div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: ELEVATIONS			
Scale: 1 : 100	Sheet Size: RIBA St 1-7J: A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: P200	Rev:	
Issue Date: 05/21/18	Designed By: JP	Drawn By: JP	Checked By: PH
		Approved By: PH	

Ringstone Proposed Notes	
Note Number	Note Text
1	Standing seam metal. Colour as grey
2	External render. Colour white
3	Stone cladding. Refer to design statement for material examples
4	Timber fascia boards painted white
5	Aluminium rainwater good throughout. Colour as light grey
6	Aluminium timber composite windows. Colour as white
7	Aluminium timber composite sliding door systems. Colour as white
8	Frameless glass balustrade to terrace
9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entrance under porch roof
14	Timber column
15	Frosted glass to bathroom window
16	Bin box



1 SOUTH ELEVATION  
1 : 100



2 WEST ELEVATION  
1 : 100

Rev	Description	Date	Initial
Structural Engineer:			
Quantity Surveyor:			
Energy Consultant:			
M & E Consultant:			
WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE Pembrokeshire SA71 4NU WAI FS architects@acanthus-holden.co.uk www.acanthus.co.uk/holden			
<div>ACANTHUS HOLDEN</div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: ELEVATIONS			
Scale: 1 : 100	Sheet Size: RIBA St 1-7: A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: P201	Rev:	
Issue Date: 12/14/21	Designed By: JP	Drawn By: JP	Checked By: JP
Approved By: JP			
NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS. ANY CHANGES TO BE MADE TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT IMMEDIATELY. Copyright Acanthus Holden Architects (Note: prints of drawing not to true scale)			