

THE MORLAIS CASTLE INN, HIGH STREET, PONTMORLAIS, MERTHYR TYDFIL**ALTERATIONS TO THE REAR ELEVATIONS
AND
EXTENSION TO FORM BEER CELLAR AND SPRINKLER TANK STORE****PLANNING STATEMENT****1. Introduction**

This statement has been prepared by Paul Overton Architects, on behalf of GTH Roofing in support of a planning application for alterations and an extension to the rear elevation of the Morlais Castle Inn, High street, Pontmorlais, Merthyr Tydfil

GTH Roofing are the freehold owners of the property, which is shown outlined in red on the Location Plan (see submission drawings).

2 Context

This planning submission follows on from permission P/19/0057 dated 18/9/20 which permits the conversion of the 1st and 2nd floors of the building to provide 5 No. one bedroom flats, together with associated external alterations.

Since the original permission was granted, the scheme was submitted for Building Regulation Approval (ref.BR/19/0194) but this was rejected because several aspects of the design and layout did not conform with the current Building Regulations.

To allow the proposals to conform with Building Regulations requires the alteration of some design features that were approved as part of Planning Permission P/19/00057 and the addition of a small extension to accommodate other unforeseen features .

The necessary works are described below.

3 The Proposals

This application addresses two main issues raised by the Building Regulation rejection :-

a) Fire escape issues

As originally designed, the fire escape stair serving the flats was compromised by the close proximity of windows in flats 3 and 5 as well as access doors from the ground floor public house. This meant that the fire escape stairwell could be made impassible by fires in flats 3 and 5 and the pub. To overcome this problem it is necessary to :-

i) block up two windows in the escape stairwell to prevent the spread of fire from the flats, block up the existing rear door opening to the pub and make a new door opening that does not influence the fire escape stairwell.

ii) Relocate the stairwell exit to first floor level, again to give separation from the pub.

b) Sprinkler system tank

The sprinklers required to each of the flats can be either run directly from the water main, or, from a central water storage tank. However, our experience of other project in the area leads us to believe that local water pressure is not sufficient for a sprinkler system, thus determining the need for a large water storage tank and pumps to feed the system.

It is proposed to house this tank in in a small extension in the lower rear yard to the pub.

This extension will also be used as a beer cellar, and its roof will form a walkway for the new first floor exit from the fire escape stairwell mentioned above.

4 Conclusion

In conclusion we trust that this statement explains and justifies the proposals and shows how they would benefit the building without harming its historic values.