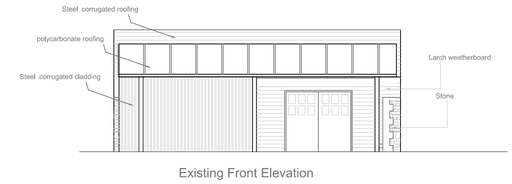
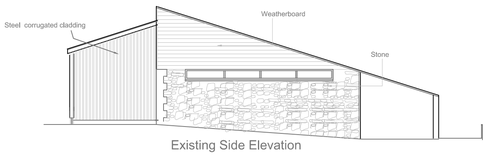
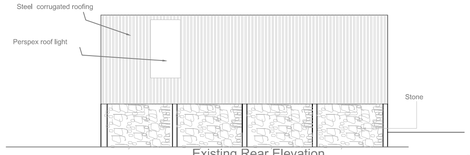


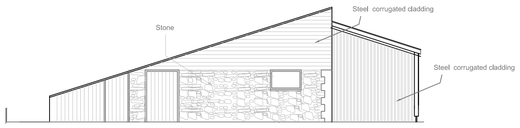
Existing Front Elevation



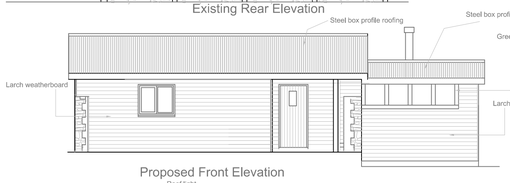
Existing Side Elevation



Existing Rear Elevation

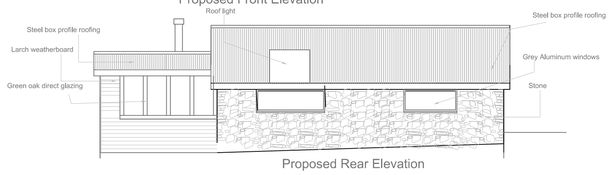


Existing Side Elevation



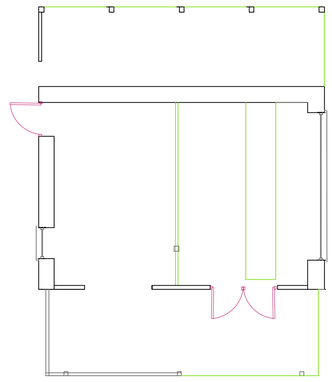
Proposed Front Elevation

Proposed Side Elevation

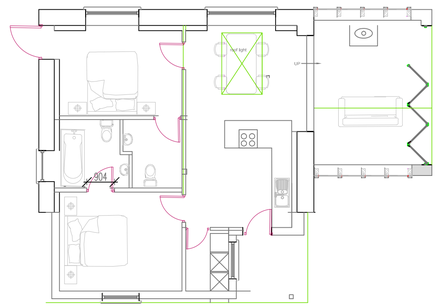


Proposed Rear Elevation

Proposed Side Elevation



Existing Floor Plan



Proposed Floor Plan

Construction (Design and Management) Regulations Designers identification of risks which can be foreseen and noted on construction drawing	
CDM RISK ASSESSMENT	
Roof Structure including felt and batten	To prevent falls provide scaffolding by a competent person and board joists as necessary and provide internal fall arrest beam/airbags (Tested to BSI PAS-59)
Verges Fascias bargeboard soffits and rainwater goods	In order to prevent falls provide scaffolding by a competent person
Windows and above ground floor level	In order to prevent falls provide scaffolding by a competent person, Mechanical lifting will be required for larger windows
Plumbing and insulation in the roof space	In order to prevent falls provide scaffolding by a competent person and boarded walkways
Plastering decorating in elevated areas ie above stairwell	In order to prevent falls provide scaffolding by a competent person
Beams and lintels including cast stone	Provide mechanical lifting as appropriate , If impractical manual handing regulations to be observed, (see HSE manual handling guide)
Chimney stacks and flashings	In order to prevent falls provide scaffolding by a competent person
Glazing and mastic pointing	In order to prevent falls provide scaffolding by a competent person
High level cleaning	In order to prevent falls provide scaffolding by a competent person
External decoration	In order to prevent falls provide scaffolding by a competent person
Foundations	Sides of foundations trench to be battered back at 45 degrees.Unstable ground to be appropriately shored with trench sheets, wallings screw props, puncheons and sole plates, road plates to be used, Edges of trenches to be protected by guards rails
General excavations and below ground service installations	Sides of foundations trench to be battered back at 45 degrees.Unstable ground to be appropriately shored with trench sheets, wallings screw props, puncheons and sole plates, road plates to be used, Edges of trenches to be protected by guards rails

BATS

In order to ensure that the replacement dwelling does not adversely impact bats or other nocturnal wildlife through the installation of external lighting, the following measures will be adopted:

Hedgerows and key habitat features including mature trees on the site should not be illuminated in order to retain dark movement corridors for nocturnal wildlife. Illuminance along these features should be below 0.2 lux on the horizontal plane, and 0.4 lux on the vertical plane.

Any exterior security or decorative lights to be installed on the development site shall be less than 3 m from the ground and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, gables or eaves.

Security lighting should be set on motion sensors with short timers (<1 minute) and should be LED with a passive infrared trigger.

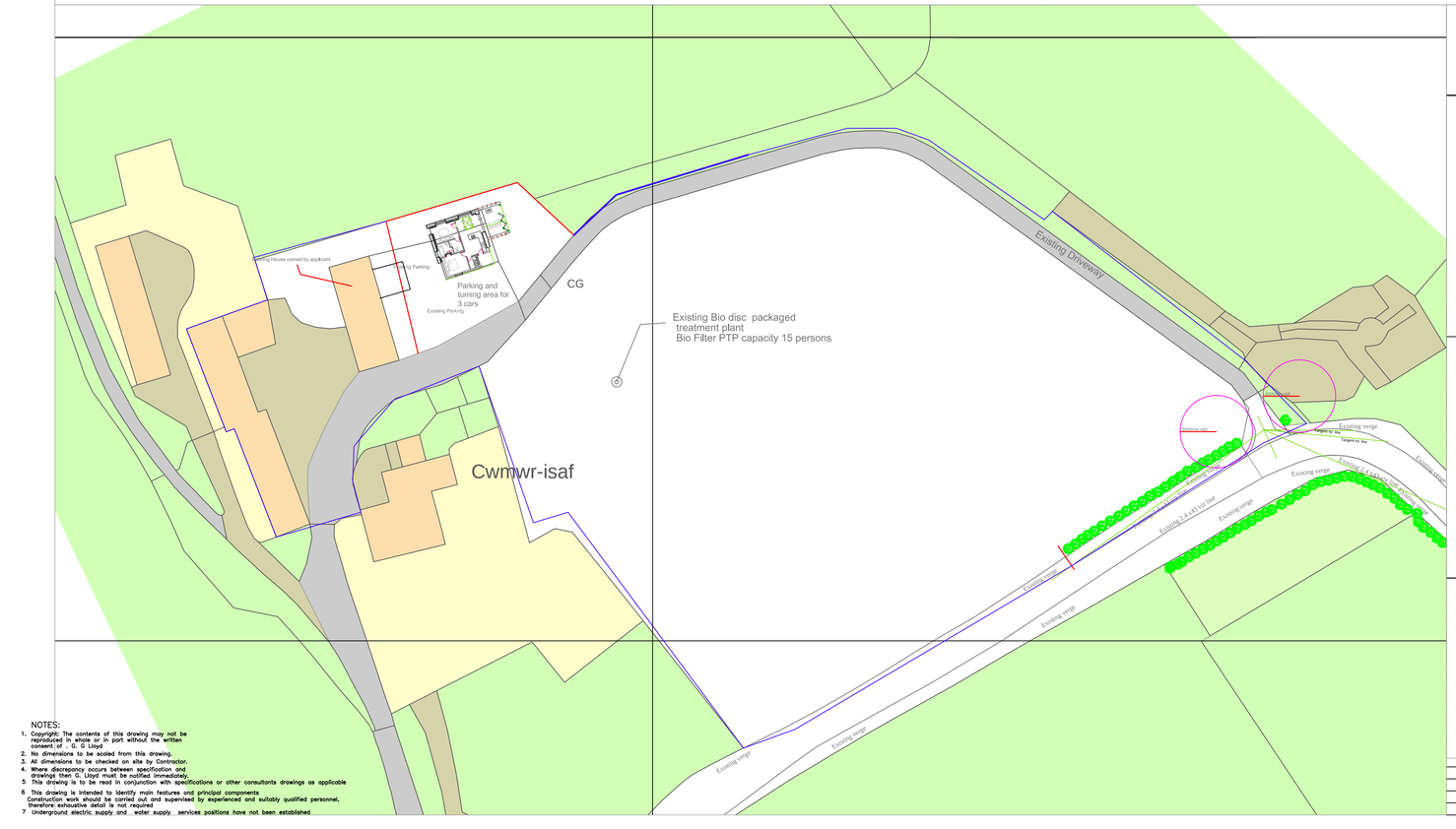
External lights should be hooded and directed toward the ground to reduce upward light spill.

ENHANCEMENT

In order to provide opportunities for protected species on site, the following should be installed:

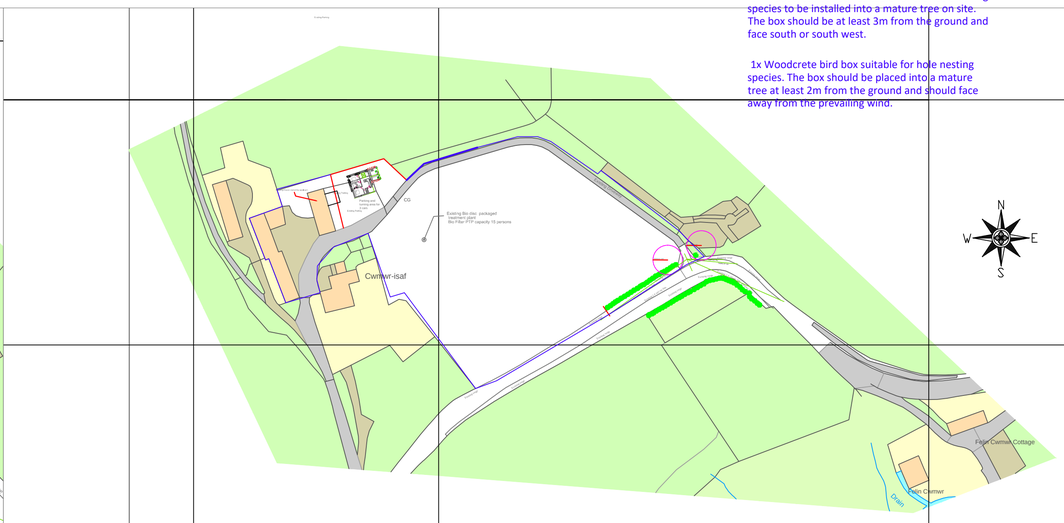
1x Woodcrete bat box suitable for crevice dwelling species to be installed into a mature tree on site. The box should be at least 3m from the ground and face south or south west.

1x Woodcrete bird box suitable for hole nesting species. The box should be placed into a mature tree at least 2m from the ground and should face away from the prevailing wind.



NOTES:

1. Copyright: The contents of this drawing may not be reproduced in whole or in part without the written consent of . G. G Lloyd
2. No dimensions to be scaled from this drawing.
3. All dimensions to be checked on site by Contractor.
4. Where discrepancy occurs between specification and drawings then G. Lloyd must be notified immediately.
5. This drawing is to be read in conjunction with specifications or other consultants drawings as applicable
6. This drawing is intended to identify main features and principal components Construction work should be carried out and supervised by experienced and suitably qualified personnel, therefore; exhaustive detail is not required
7. Underground electric supply and water supply services positions have not been established



Date	By	Ch

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The Larches, Llanfyllin, Powys, SY22 5NF

Proposed Barn Conversion
Land at :Yr Gadlas
Hirnant
Pen Y Bont Fawr
for Mr R Good

Proposed floor plan

Scale	Date	Drawn by	Checked	Number	Rev
1:100,1:500 1:1250	11/20	GGL		572/01	