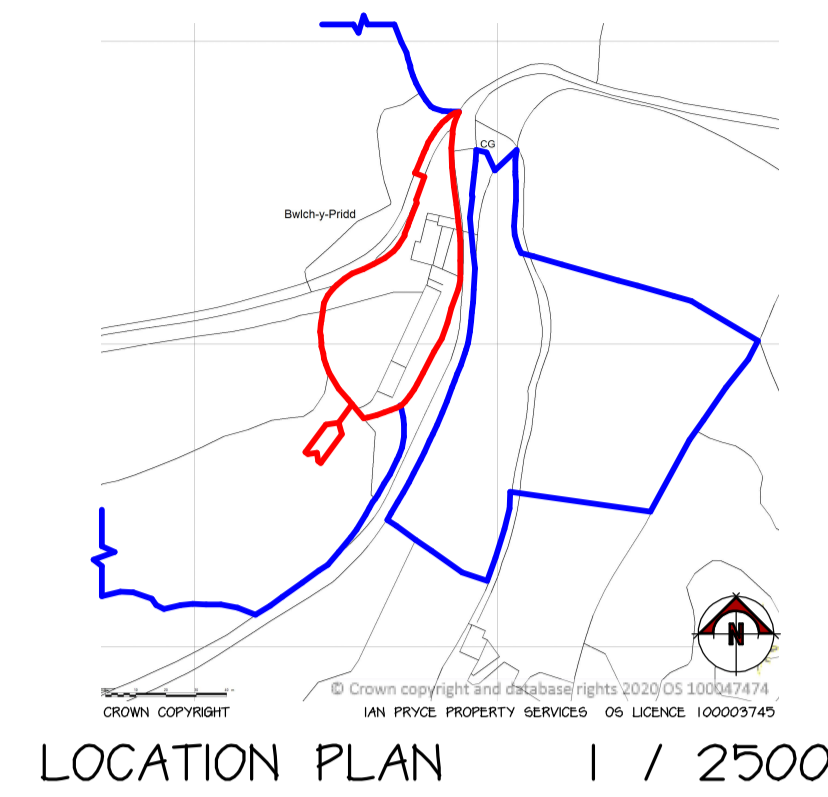
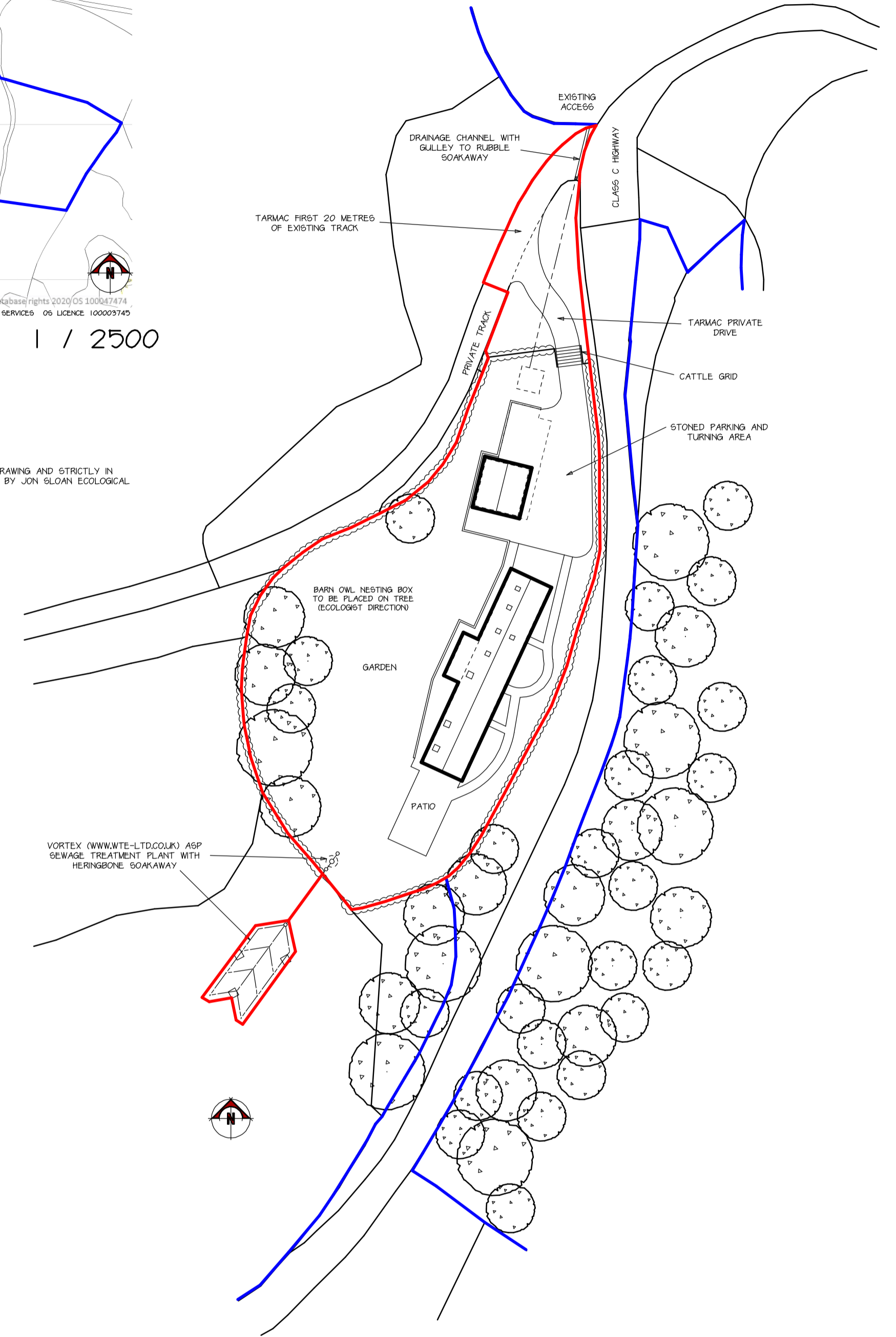


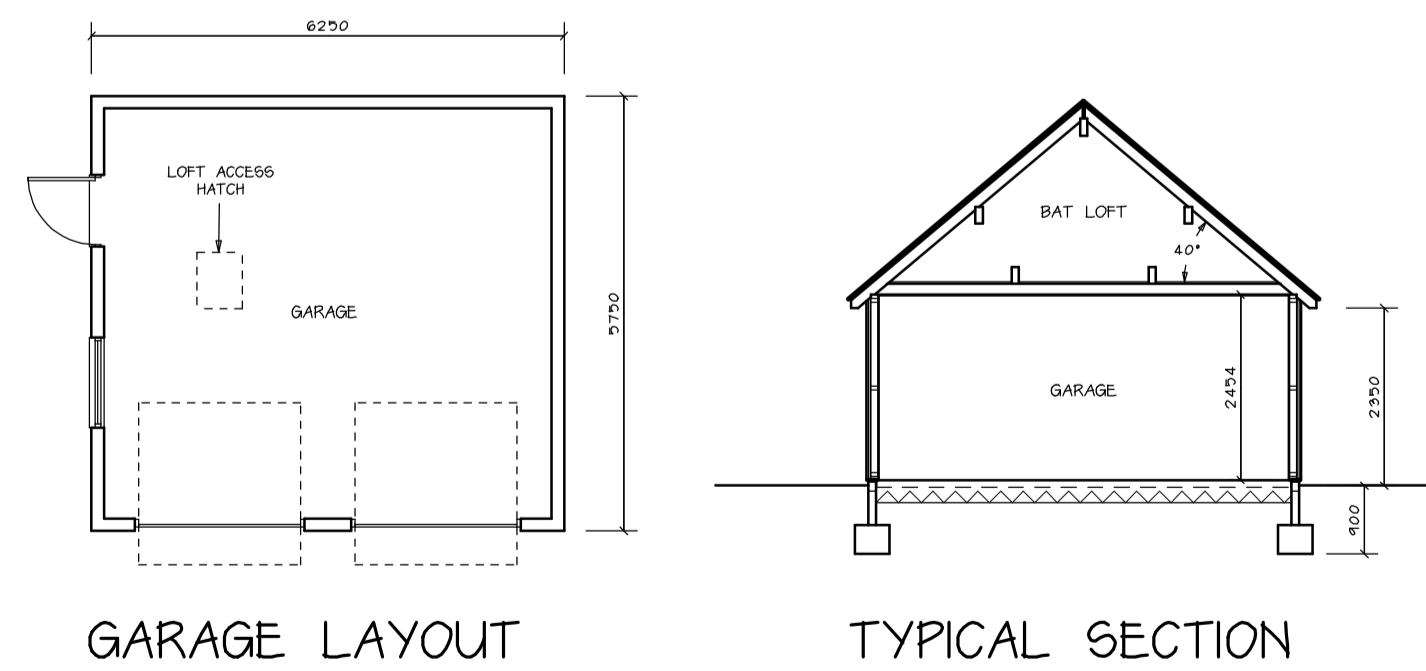
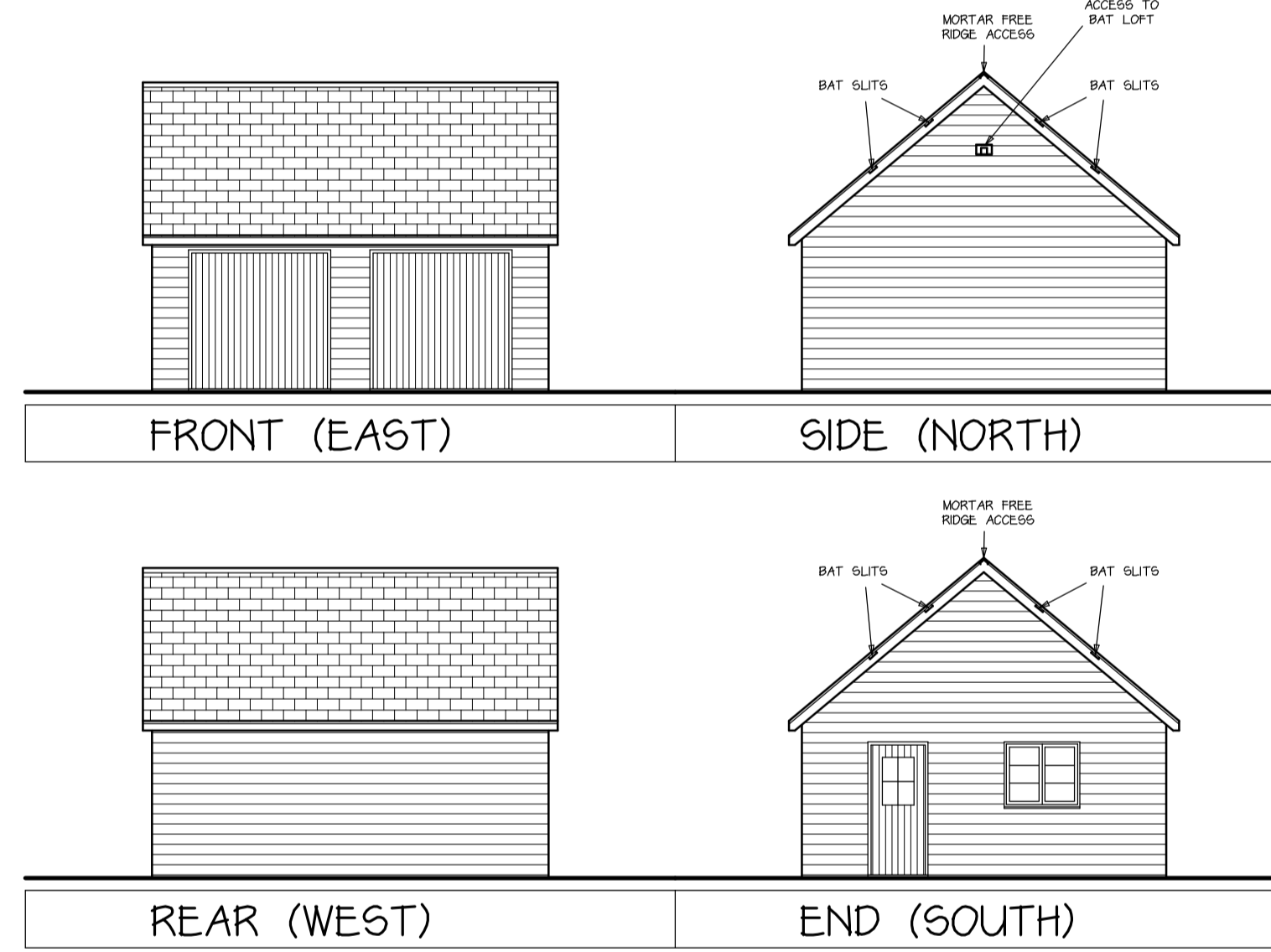
PROPOSED ELEVATIONS



ECOLOGICAL MITIGATION PROVIDE MITIGATION AND ENHANCEMENT AS ANNOTATED ON DRAWING AND STRICTLY IN ACCORDANCE WITH THE ECOLOGY SURVEY REPORT PREPARED BY JON SLOAN ECOLOGICAL CONSULTANTS DATED OCTOBER 2019 (UPDATED ...)

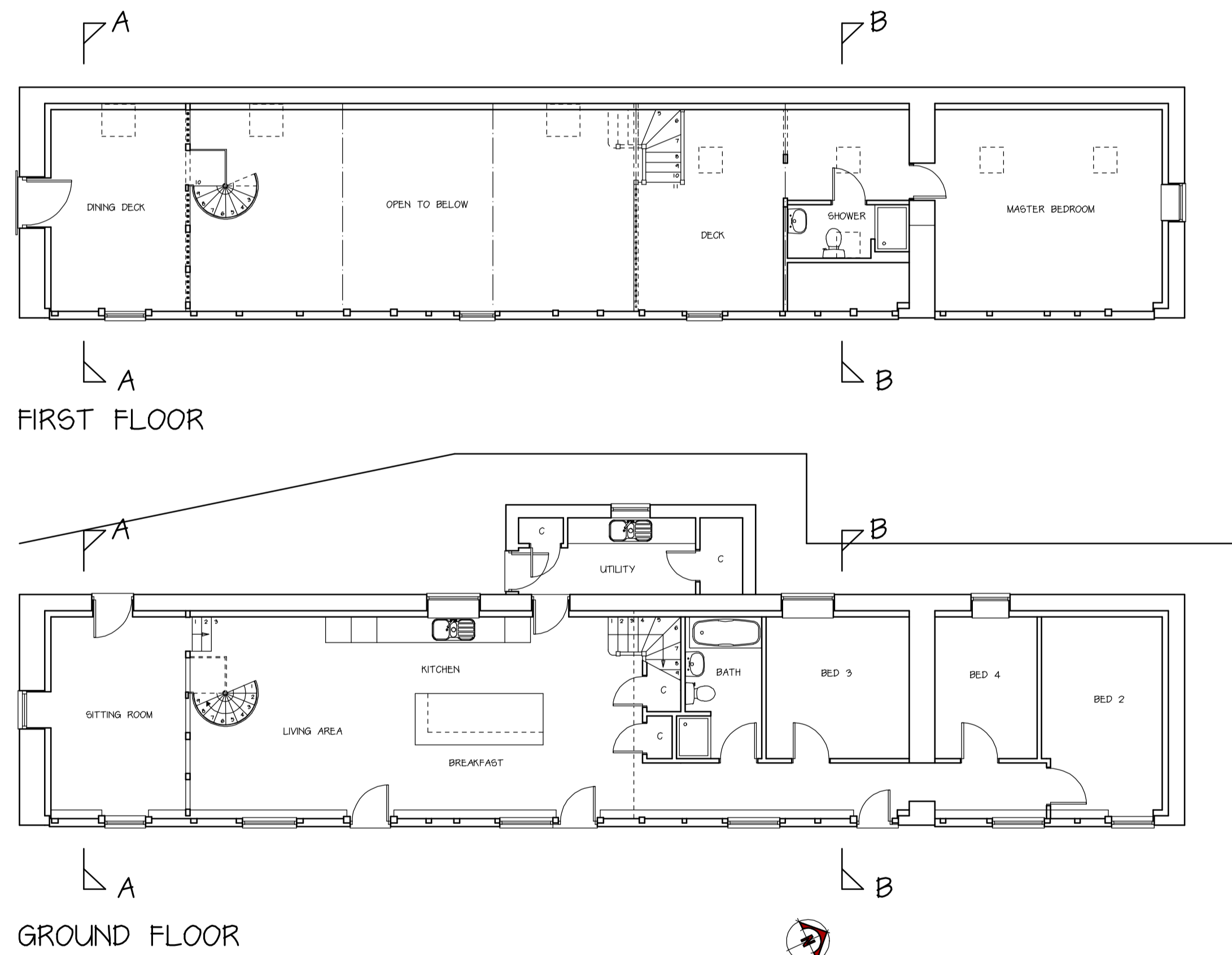


PROPOSED GARAGE ELEVATIONS

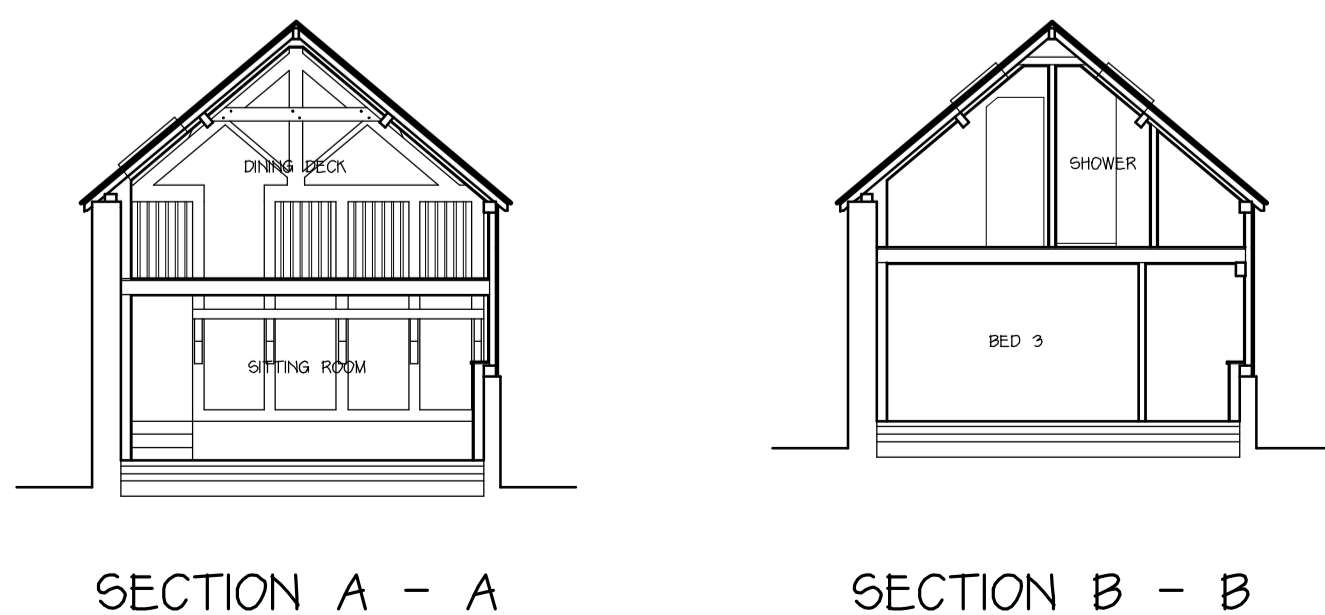


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BLOCK PLAN 1 / 500



PROPOSED LAYOUTS



ACCESS CONSTRUCTION WEARING COURSE: 40mm CLOSE GRADED MACADAM (BS4087/7.4) BINDER COURSE: 60mm DENSE BITUMEN MACADAM (BS4087/6.2) BASE COURSE: 100mm DENSE BITUMEN MACADAM (BS4087/5.2) SUB-BASE: 250mm MOT TYPE 1 SUB-BASE MATERIAL.

TARMACADAM SURFACE TO FIRST 20 METRES OF EXISTING ACCESS TRACK. INSERT SURFACE WATER CHANNEL AND GULLY TO PREVENT SURFACE WATER ENTERING THE CARRIAGEWAY. TARMACADAM SURFACE TO NEW ACCESS DRIVE BETWEEN EXISTING ACCESS TRACK AND NEW CATTLE GRID.

NEW HEDGE TO BE MIXED NATIVE SPECIES - HAWTHORN, OAK, HOLLY, LIME, FIELD MAPLE, LIME, BEECH, LIME AND HAZEL. 10% PLANTS TO BE SET OUT IN TWO STAGGERED ROWS PLANTED AT 300mm CENTRES AND 300mm APART.

NEW TREES TO BE NATIVE SPECIES SUCH AS CRAB APPLE, BIRD CHERRY, LILAC, MOUNTAIN ASH, ROWAN, HOLLY, HAWTHORN AND SILVER BIRCH.

EXTERNAL LIGHTING (MAX 1 LUX) TO BE FIXED MAX 2.5 METRES HIGH, BE DOWNWARD FACING AND PHOTOCELL / MOVEMENT SENSOR SWITCHED.

SURFACE WATER DRAINAGE ROOFS - SURFACE WATER DRAINS TO SOKAWAYS. SIZE SUBJECT TO PERCOLATION TEST IN ACCORDANCE WITH BRE 360. SOKAWAYS TO BE FILLED WITH CLEAN STONE AND COVERED IN GEOTEXTILE MEMBRANE. PAVING & PATIO - NATURAL RUN-OFF TO SURROUNDING GROUND. ACCESS DRIVE - NATURAL RUN-OFF TO SURROUNDING GROUND. PARKING AND TURNING AREA - PERMEABLE SURFACE SUCH AS GRAVEL.

MATERIALS ROOF - NATURAL SLATE WALLS - MIXTURE RECLAIMED BRICK, STONE AND WEATHERBOARDING LARCH OR CEDAR WINDOWS - HERITAGE PVC DOORS - MIXTURE ALUMINIUM FULL GLAZED AND INSULATED GRP (PART GLAZED) FASGABARGEBOARD - TIMBER RAINWATER GOODS - BLACK ALUMINIUM.

<p>All dimensions on site to be checked prior to commencement of work or ordering of materials and components. No dimensions to be scaled from this drawing. All materials and workmanship to comply with relevant British Standards and Codes of Practice. All works to conform to Building Regulations and NHEC Standards (where applicable).</p>		<p>Ian Pryce CIOB Property Services Building Surveyors, Architectural Services and Project Management. PRINCES SQUARE, PRINCES STREET, MONTGOMERY, POWYS, SY15 6PZ Telephone: 01886 688584 Fax: 01886 688599</p>	
<p>Project BARN CONVERSION BWLCH-Y-PRIDD PANTMAWR LLANGURIG POWYS</p>		<p>Client Mrs A HOWELLS</p>	
<p>Subject PROPOSED DETAILS</p>		<p>Drawn Shirley Mason</p>	
<p>Date SEPT 2020</p>		<p>Scales 1 / 100</p>	
<p>Project Number 06 / 18 / 2344</p>		<p>Drawing Number 8K . 002</p>	
<p>CAD Reference DRAWINGS\BWLCH-Y-PRIDD\LLANGURIG\BYP-PROPOSED.DWG</p>		<p>Amendment .</p>	