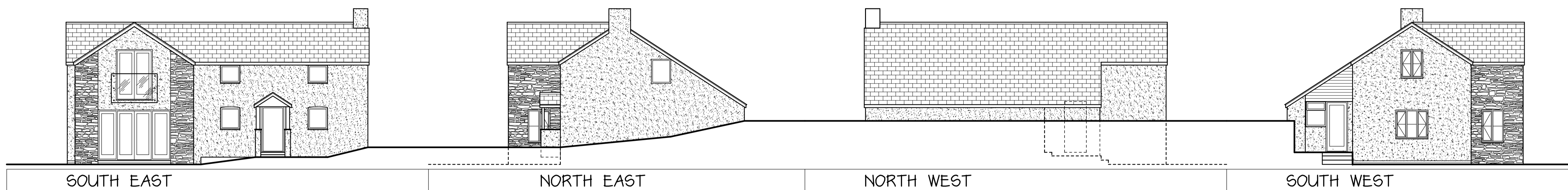


PROPOSED ELEVATIONS

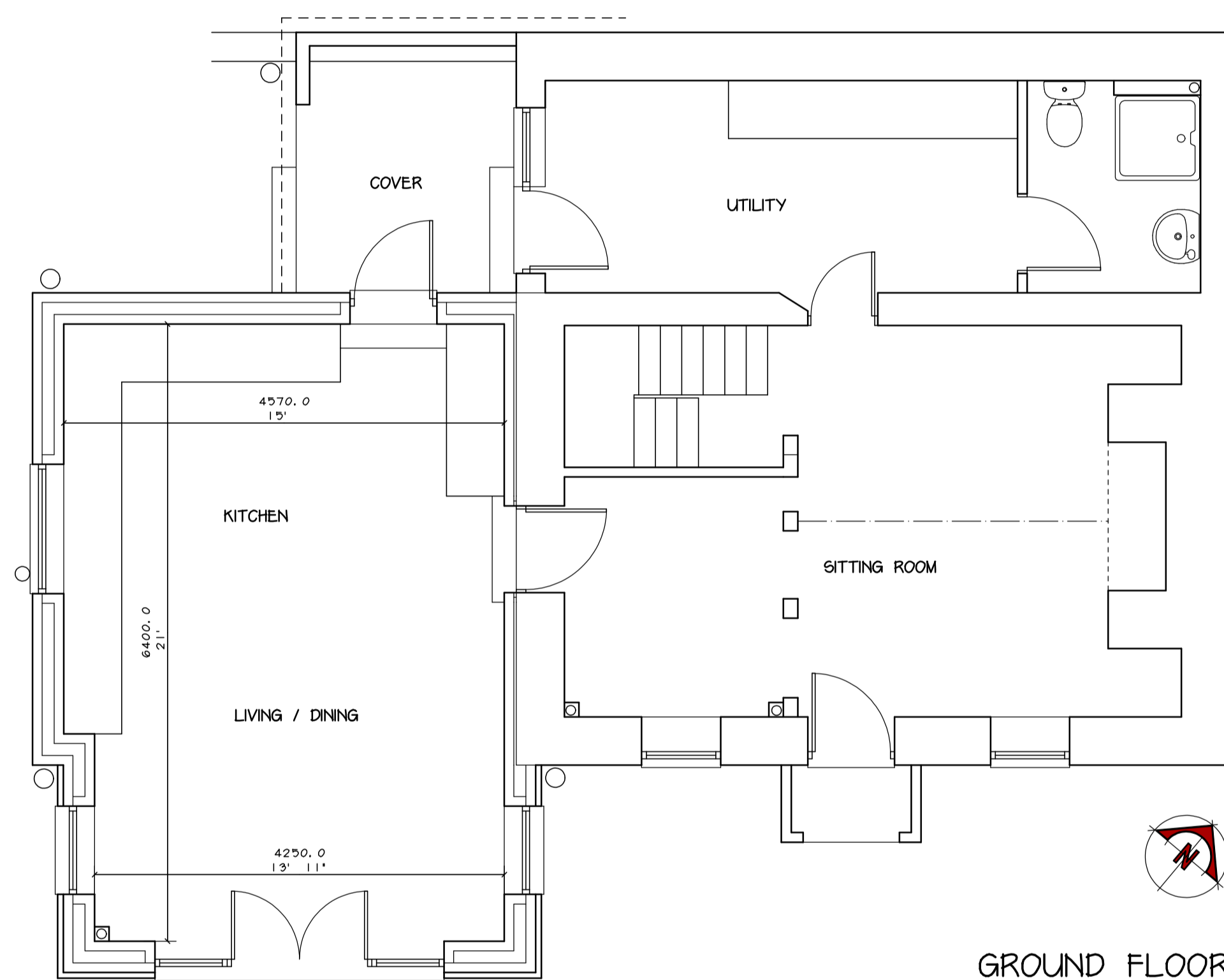


SOUTH EAST

NORTH EAST

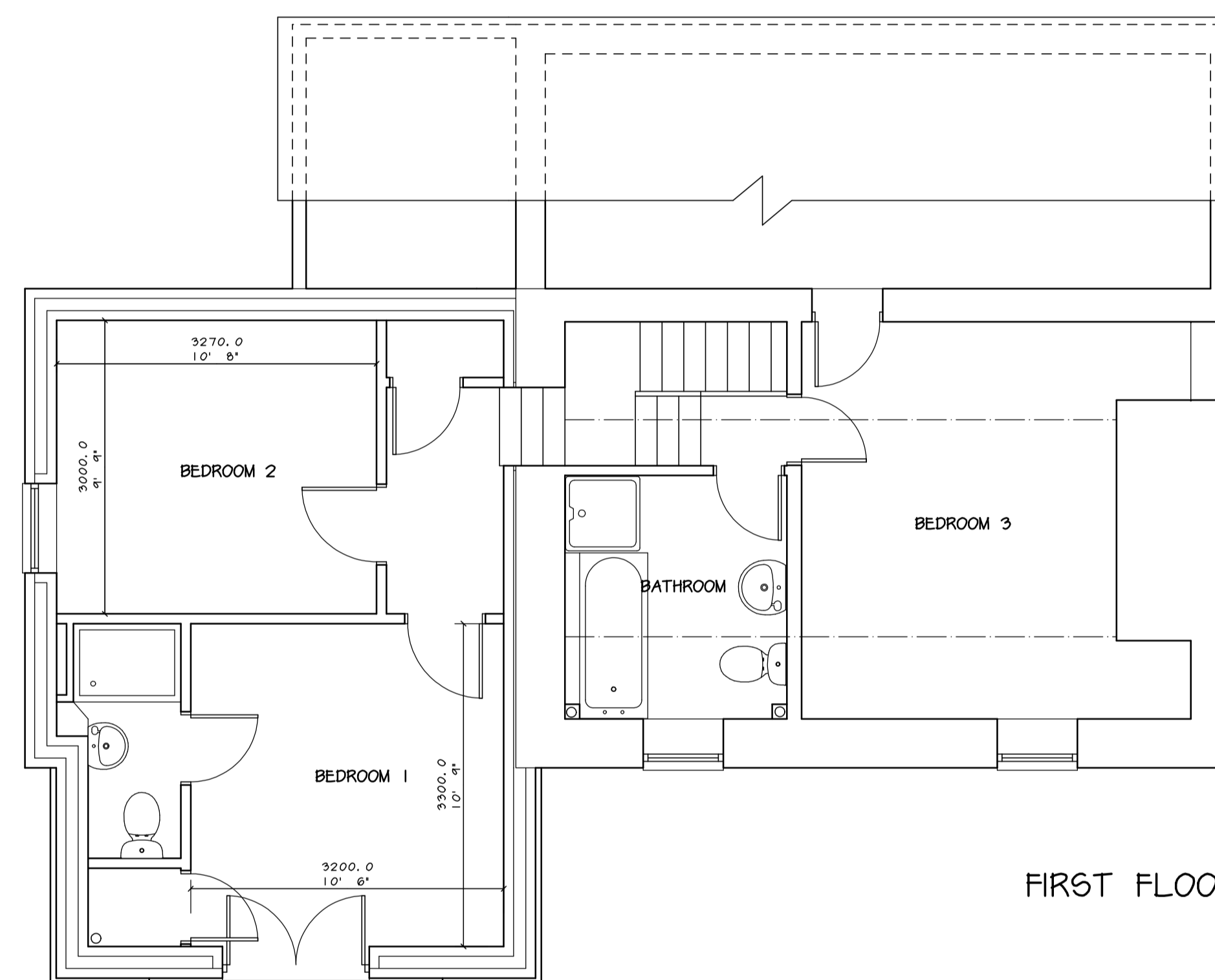
NORTH WEST

SOUTH WEST



GROUND FLOOR

PROPOSED LAYOUTS



FIRST FLOOR

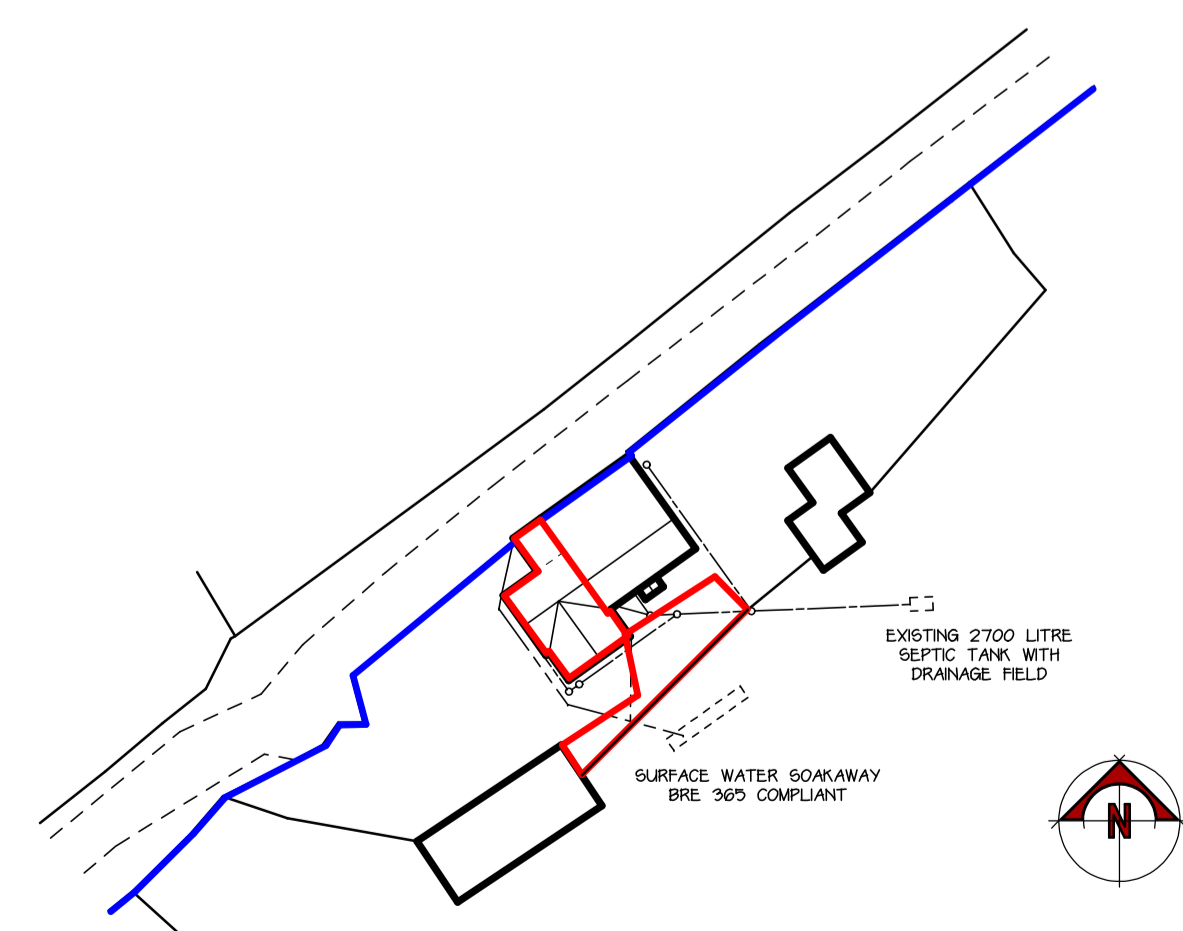
ECOLOGICAL MITIGATION
 A SUITABLY QUALIFIED ECOLOGIST WILL BE APPOINTED ECOLOGICAL CLERK OF WORKS (ECOW), AND WILL ATTEND AND SUPERVISE THE CRUCIAL PHASES OF THE DEVELOPMENT SO THAT ANY BATS THAT ARE FOUND CAN BE PRESERVED.
 SCHWEGLER 1FD B BAT BOX TO BE ERRECTED IN A SUITABLE PLACE IN THE VICINITY OF THE BUILDING TWO MONTHS PRIOR TO WORK COMMENCING AS DIRECTED BY THE ECOW.
 ALL SITE WORKERS WILL RECEIVE A TOOL-BOX FLAK FROM THE ECOW ON THE LEGAL PROTECTION OF BATS AND HOW TO PROCEED IF A BAT IS ENCOUNTERED - NAMELY, RE-COVER THE BAT IF POSSIBLE WITHOUT CAUSING HARM, STOP ALL WORK AND NOTIFY THE ECOW.
 THE DESTRUCTIVE PARTS OF WORKS WILL BE TIMED TO AVOID THE POSSIBILITY OF DISTURBING HIBERNATING BATS, I.E., IT WILL BE CARRIED OUT IN THE ACTIVE SEASON BETWEEN MARCH AND NOVEMBER.
 THE EXISTING ROOST WILL BE DISMANTLED BY HAND, THE ECOW WILL BE ON HAND TO DEAL WITH ANY BATS THAT ARE FOUND, AND THESE WILL BE CAPTURED AND DETAINED DURING DAYLIGHT HOURS IN A SUITABLE CONTAINER, TO BE RELEASED AT THE POINT OF CAPTURE AT DUSK ON THE SAME DAY. THE CURRENT ROOST WILL BE MADE UNSUITABLE IN ONE DAY SO THAT THE BAT CANNOT RETURN TO IT.

ECOLOGICAL COMPENSATION
 BATS CURRENTLY USE THE BUILDING FOR DAY ROOSTING IN TO COMPENSATE FOR THE LOSS OF THESE FUNCTIONS, THE FOLLOWING WILL BE IMPLEMENTED:
 REPLACEMENT ROOSTS WILL BE INTEGRATED WITHIN THE NEW EXTENSION. THESE WILL BE SMALL CREVICES FORMED BY 15mm GAPS BEHIND ALL FASCIA AND BARGEBOARDS TIMBER TO BE TREATED WITH BAT-FRIENDLY PRESERVATIVE).
 ALL ROOFING FELT WILL BE TYPE 1F BITUMINOUS ROOFING FELT AND ROOF WILL BE VENTILATED AS REQUIRED UNDER THE BUILDING REGULATIONS.
 ALL EXTERNAL LIGHTING SHALL BE DOWNWARD FACING WARM WHITE LED SWITCHED WITH PIR AND DAYLIGHT SENSORS.
 A SITE SPECIFIC EPS LICENCE WILL BE NECESSARY AFTER PLANNING PERMISSION IS GRANTED.

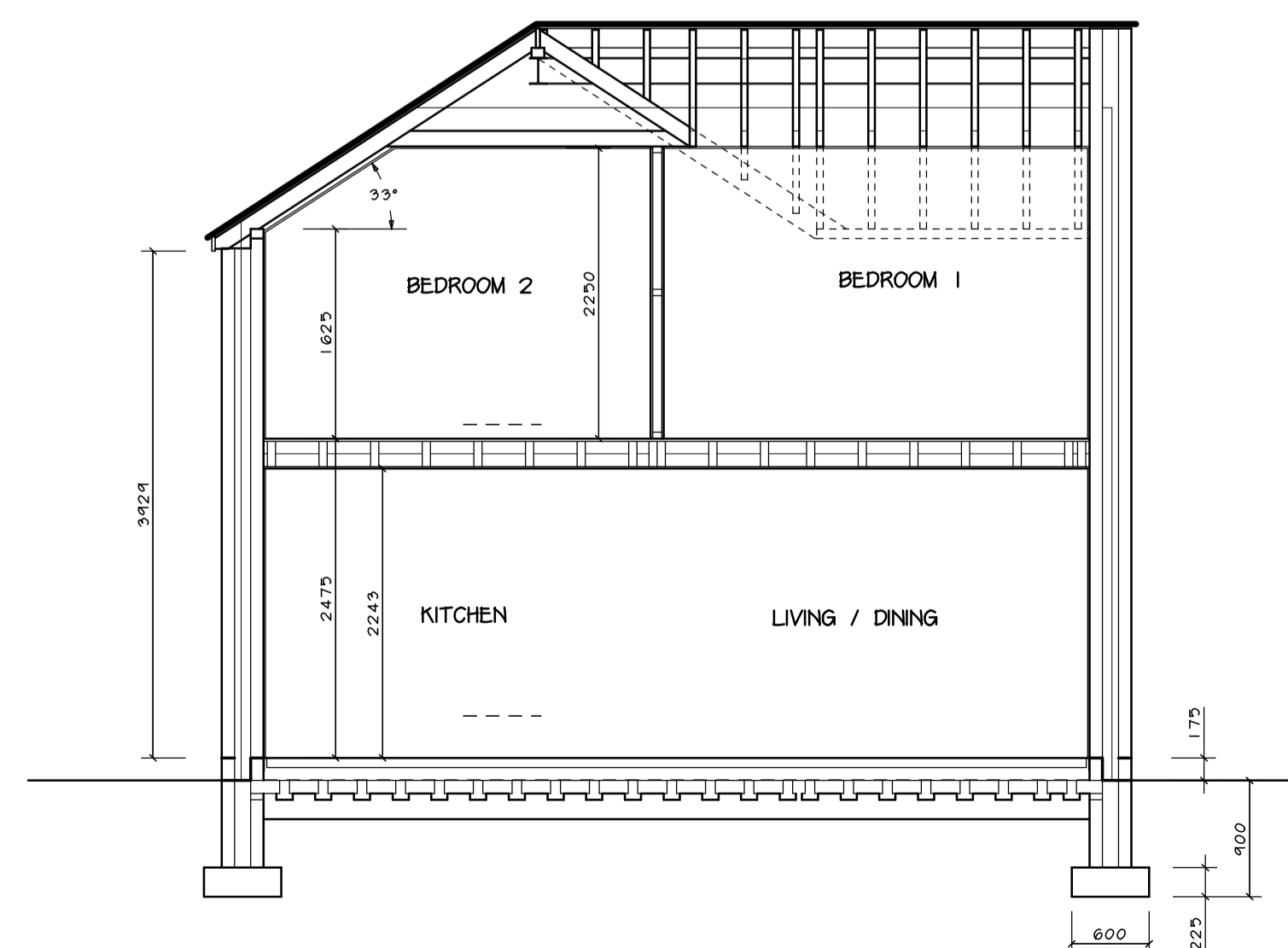
BIODIVERSITY ENHANCEMENT
 INSTALL ON TREES OR BUILDINGS IN THE VICINITY OF THE SITE : ONE GENERIC BIRD SPECIES NEST BOX (SCHWEGLER 1B BIRD NEST BOX), ONE GENERIC BIRD SPECIES OPEN-FRONTED NEST BOX (SCHWEGLER 2H WOODCRETE OPEN-FRONTED NEST BOX) AND ONE PREDATOR-PROTECTED NEST BOX (SCHWEGLER 35V WITH PREDATOR PROTECTION BIRD NEST BOX).



LOCATION PLAN 1 / 2500



SITE PLAN 1 / 500



PROPOSED TYPICAL SECTION

<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 NHC Standards (where applicable).</p> <p>COPYRIGHT This drawing and any design thereon is the copyright of Ian Pryce Property Services and must not be reproduced without written consent.</p>		<p>Ian Pryce CIOP Property Services Building Surveyors, Architectural Services and Project Management. PRINCES SQUARE, PRINCES STREET, MONTGOMERY, POWYS, SY15 6PZ Telephone : 01686 668584 Fax : 01686 668699</p>	
Date	Ref	Revision	
<p>Project PROPOSED EXTENSION TY UCHAF GLASCWM LLANFYLLIN POWYS</p>		<p>Client Mr&Mrs D EVANS</p>	
<p>Subject PROPOSED DETAILS</p>		<p>Scale 1 / 50 / 100</p>	
Date	Drawn	Scale	
APR 2021	Steve Mason	1 / 50 / 100	
Project Number	Drawing Number	Amendment	
06 / 19 / 2460	EK . 002		
CAD Reference	DRAWING\TYUCHAF-GLASCWM-TU-PROPEXP		