

NOTES
 All materials used shall be of best quality and must comply with all EU and BS Specifications, Codes of Practice and with the requirements of all Statutory Bodies, Mains supply companies and all Local Authority Regulations. All works to be completed in a workmanlike manner to comply with all current Building Regulations and Planning Conditions applied to the project. Project to comply with CDM 2015 and all other relevant H&S legislation.

This drawing is produced for **Planning application purposes only** and should be read and not scaled and must be read in conjunction with all other relevant drawings and details supplied by the owner. All construction detailing must comply with manufacturers requirements. All dimensions are structural - allow for finishes.

OS map accuracy (Location and block plan) subject to OS disclaimer. Available space on site subject to existing boundary features i.e. - Hedgerows, walls etc. - Contractor to check OS accuracy prior to commencement of works.

This is CAD produced drawing and should not be amended by hand. (Autocad LT 2018)

All dimensions in Millimetres unless otherwise stated and to be checked for accuracy by contractor prior to commencement of works. Any errors or omissions to be reported to the designer. If in doubt, ask!

EXTERNAL FABRIC COMPONENTS FOR PLANNING USE ONLY

ROOF - 35 degree roof trusses with Blue/Black Natural slates.

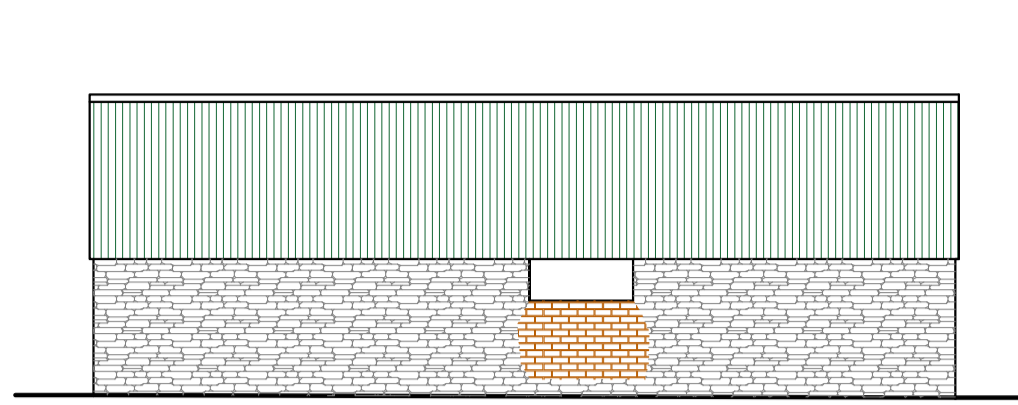
EXTERNAL WALLS - Cavity walls with cedar cladding finish. Smooth render plinths.

WINDOWS/DOORS - UPVC or Aluminium (double glazed).

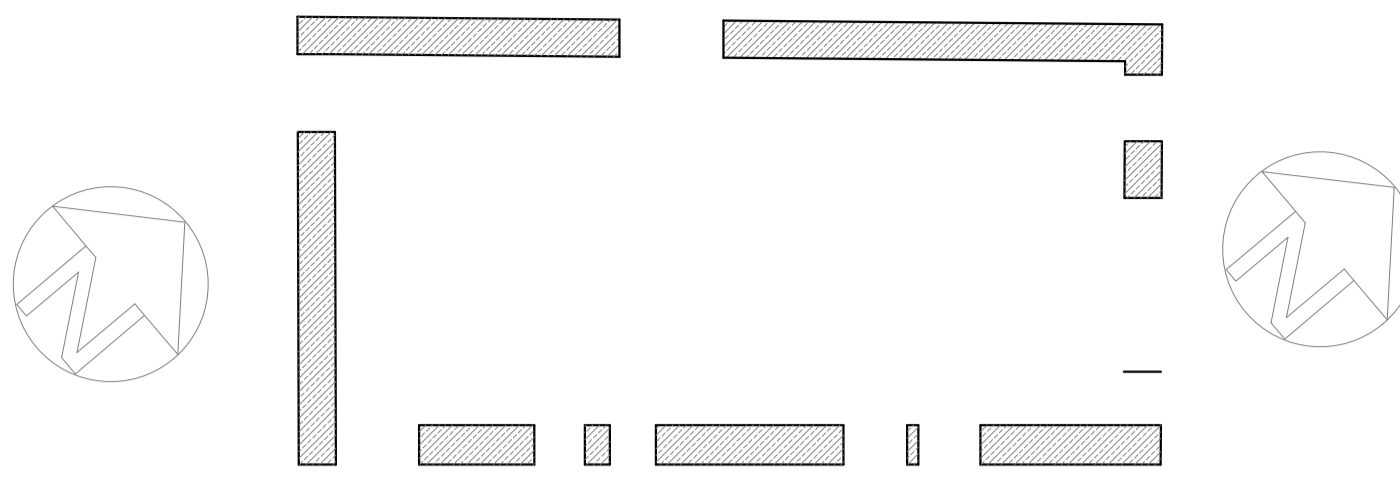
FASCIA, SOFFITS, GUTTERING AND BARGES - Upvc fascias, barge and soffits. Aluminium guttering.

SEWER - Septic tank or Private Sewage Treatment Plant.

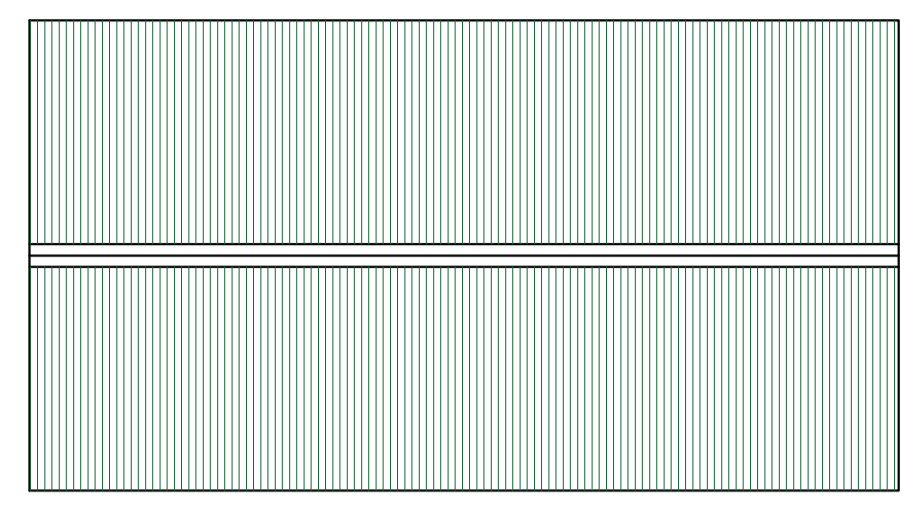
SURFACE WATER - Soakaways on site min. 6m from building.



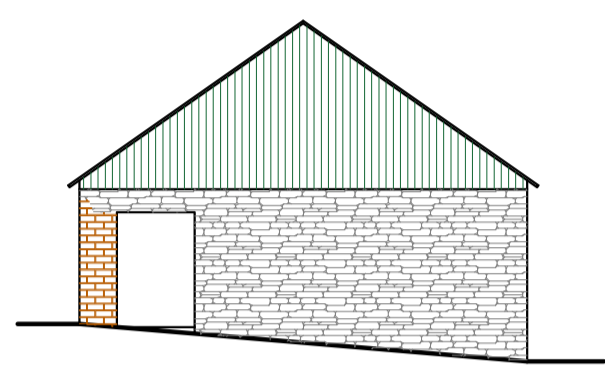
EXISTING NW ELEVATION - 1/100



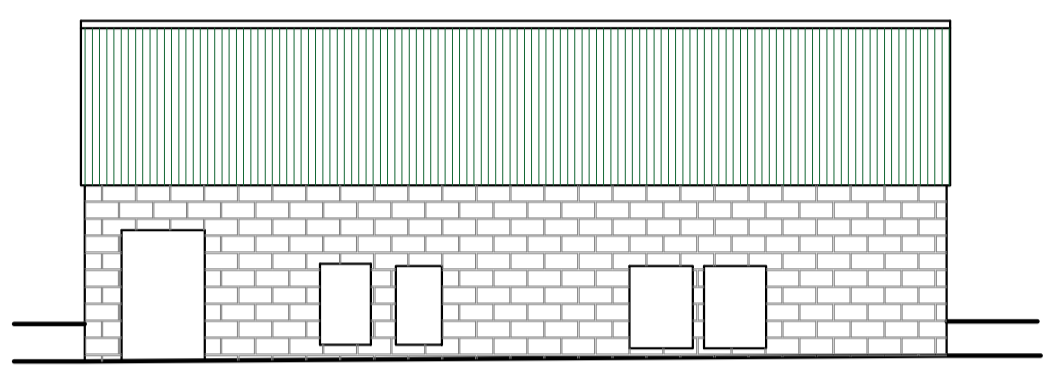
EXISTING BARN FLOOR PLAN - 1/100



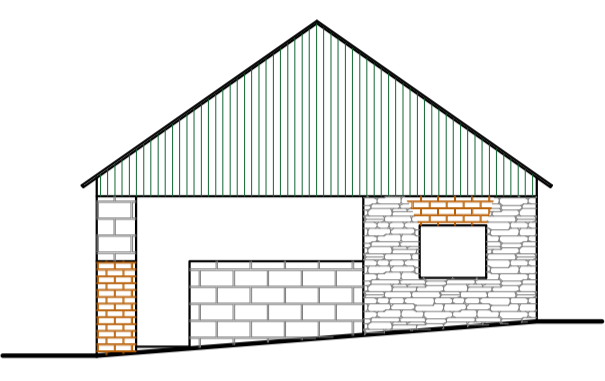
EXISTING BARN ROOF PLAN - 1/100



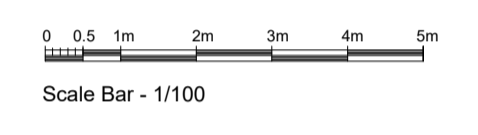
EXISTING SW ELEVATION - 1/100



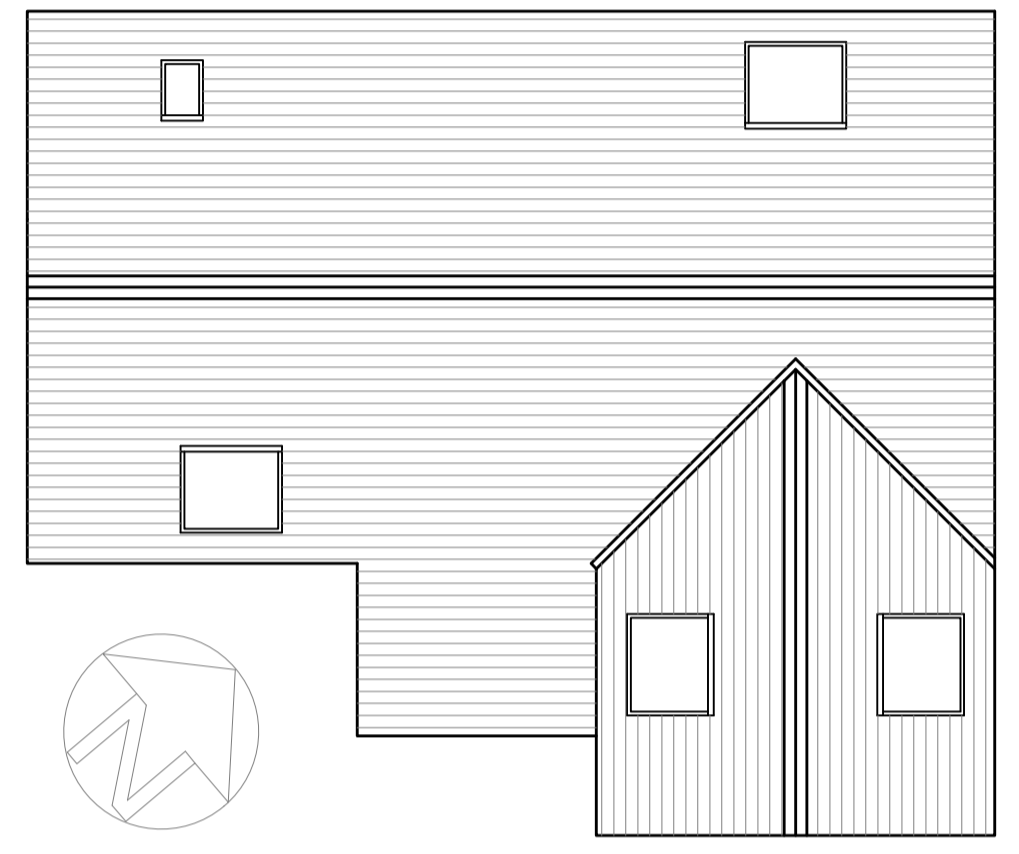
EXISTING SE ELEVATION - 1/100



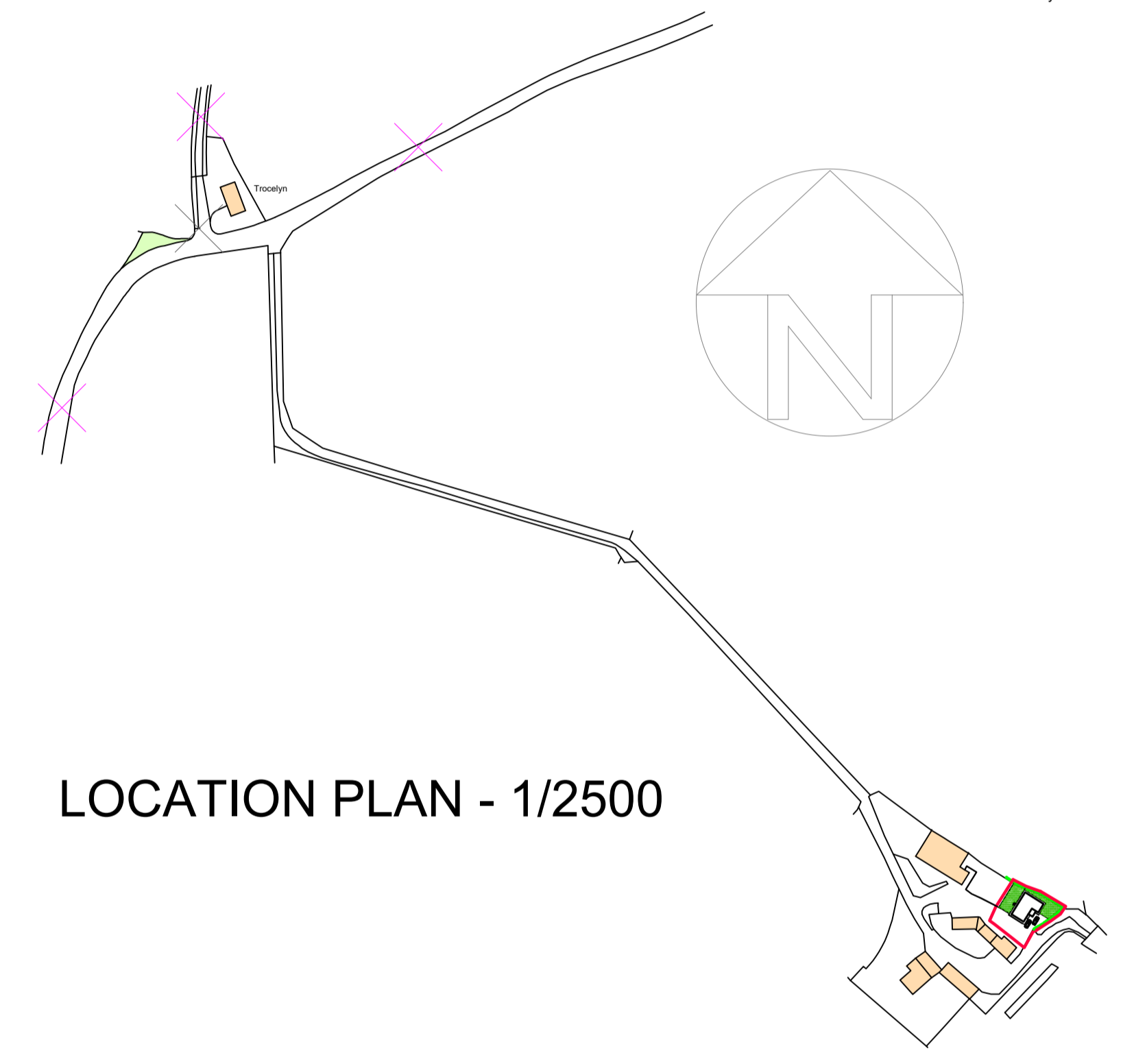
EXISTING NE ELEVATION - 1/100



Scale Bar - 1/100

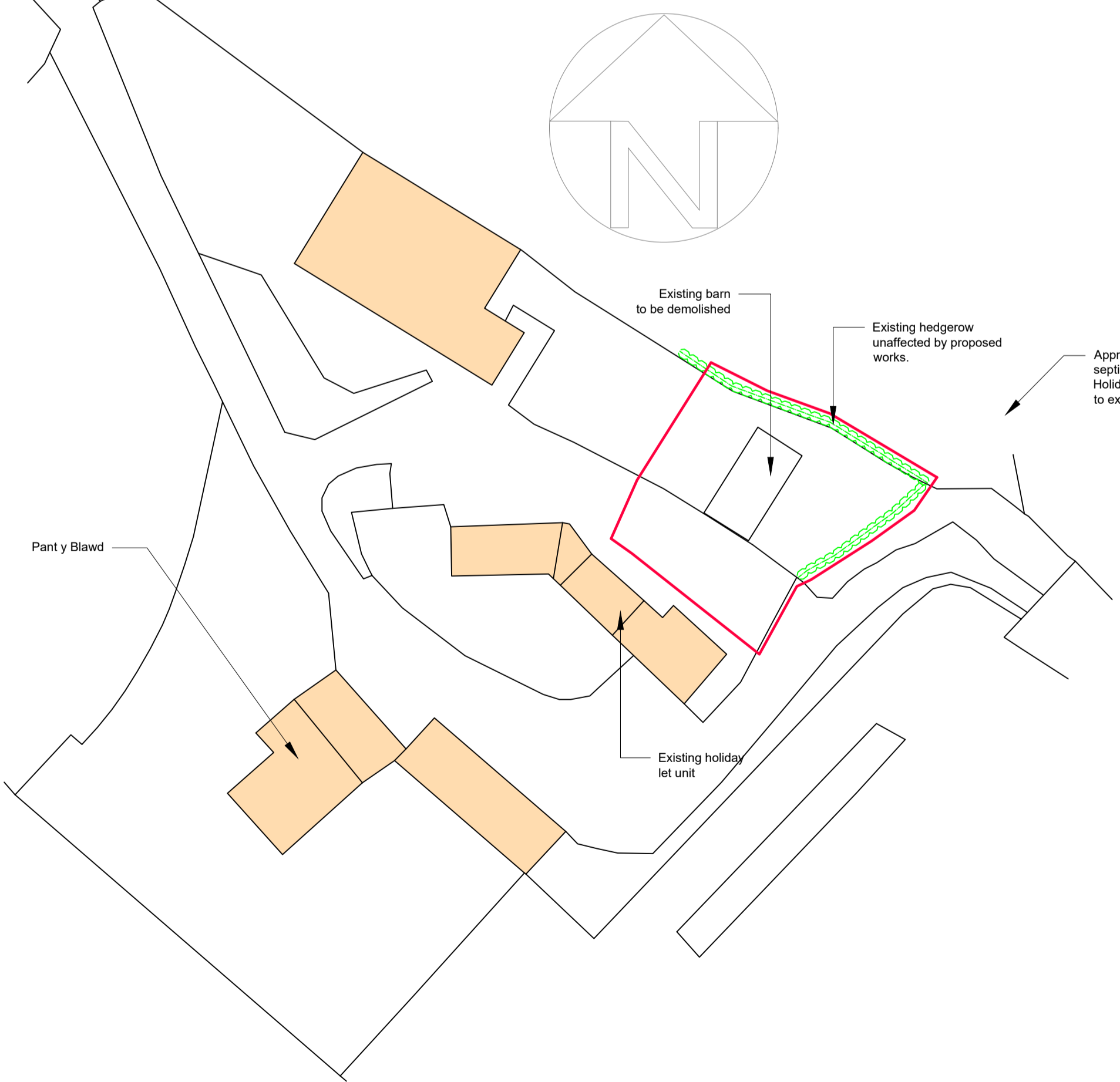


PROPOSED ROOF PLAN - 1/100

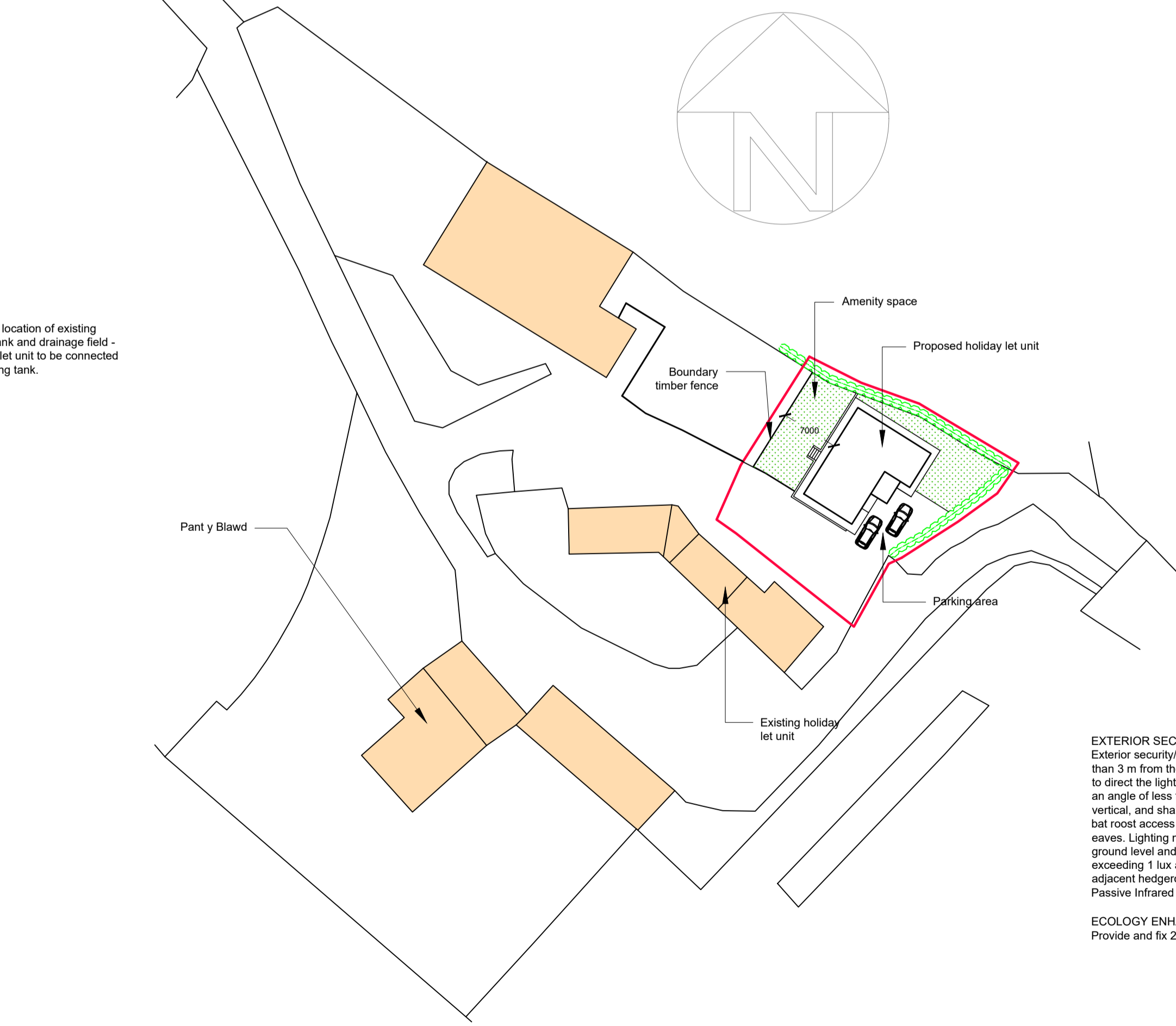


LOCATION PLAN - 1/2500

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EXISTING BLOCK PLAN - 1/500



PROPOSED BLOCK PLAN - 1/500

EXTERIOR SECURITY/DECORATIVE LIGHTS
 Exterior security/decorative lights 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, bat roost access points/boxes or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Lighting shall be Passive Infrared (PIR) triggered.

ECOLOGY ENHANCEMENT
 Provide and fix 2 x bird boxes to existing trees.

PLANNING ISSUE	
Cartref Designs Limited Building Design Services. Cartref, Ty Mawr, Llanybydder, Carmarthen. Tel: 07971833546 E-Mail: Cartrefdesigns@live.com	
Job title: Proposed holiday let cabin and demolition of existing barn at Pant y Blawd, Llanio Road, Tregaron, SY25 6PR.	
Drawing title: Existing Barn floor plan, Elevations & Existing/Proposed Block and Location plans.	
Job no: CDL52/02	Drawing no: 2
Print on A1	revision suffix
Scale: 1/100, 1/500 & 1/2500	Date: 20th February 2018
Drawn by: D Thomas	