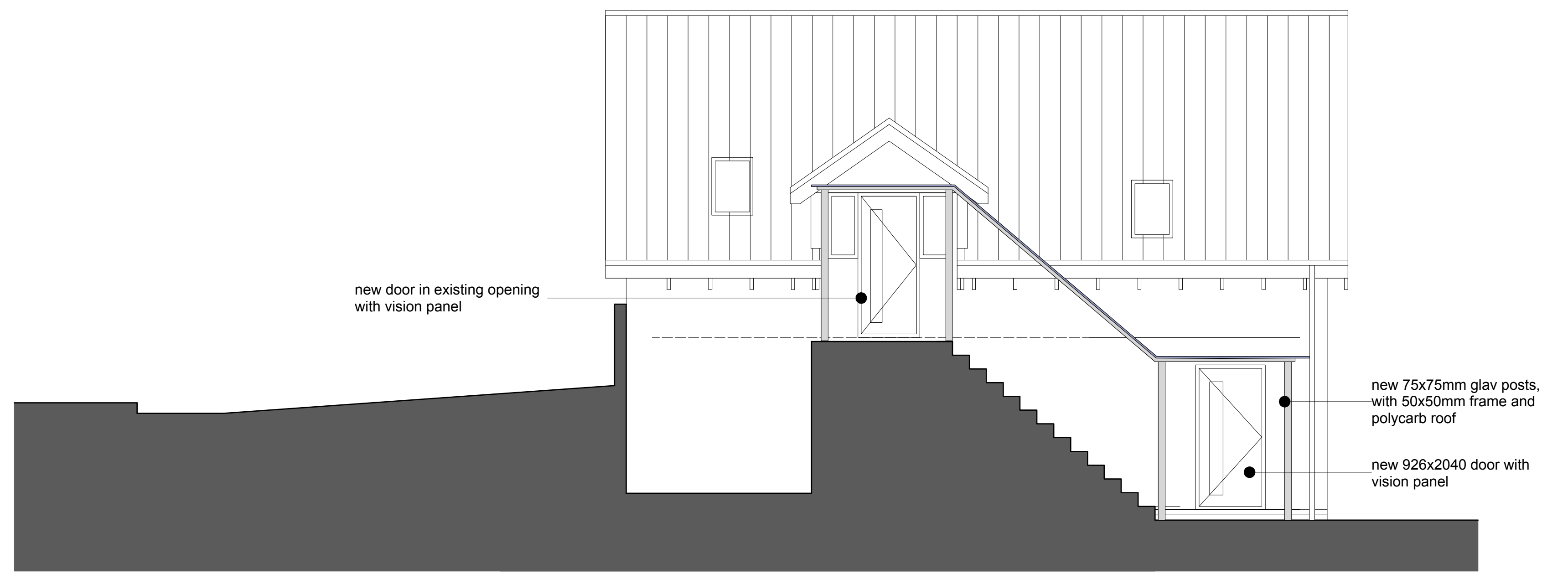
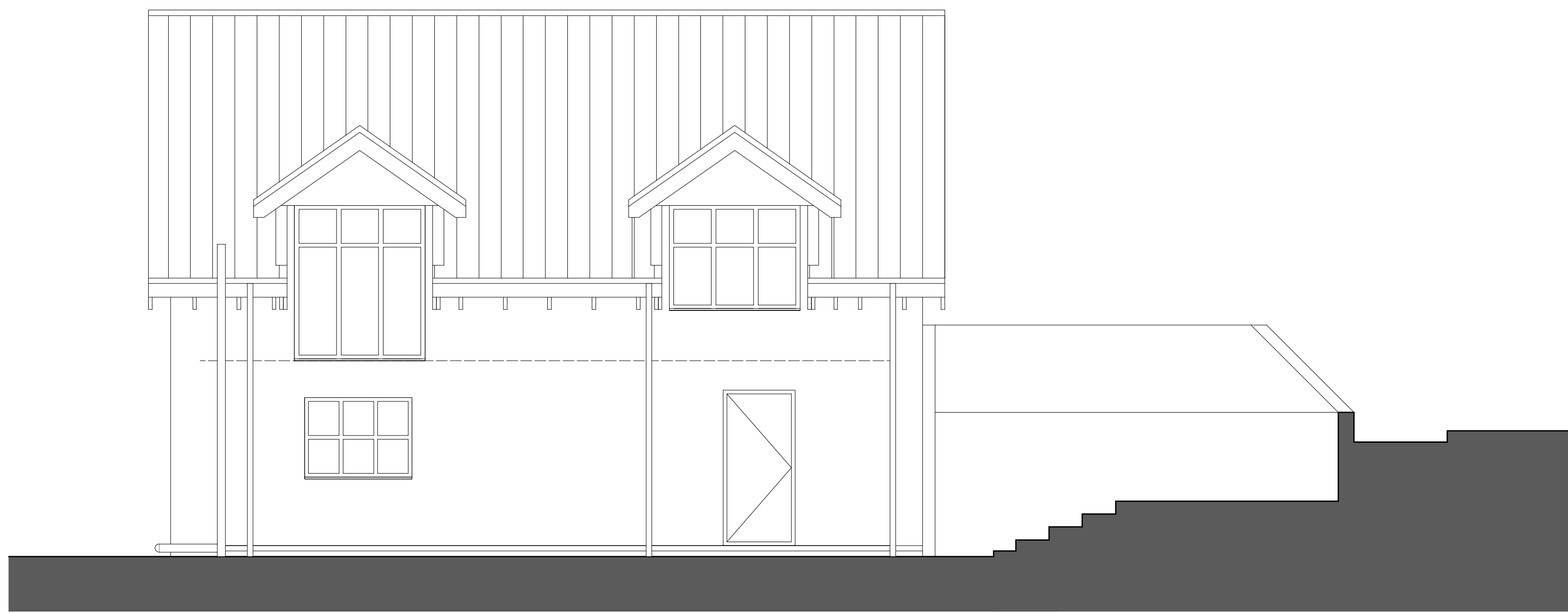




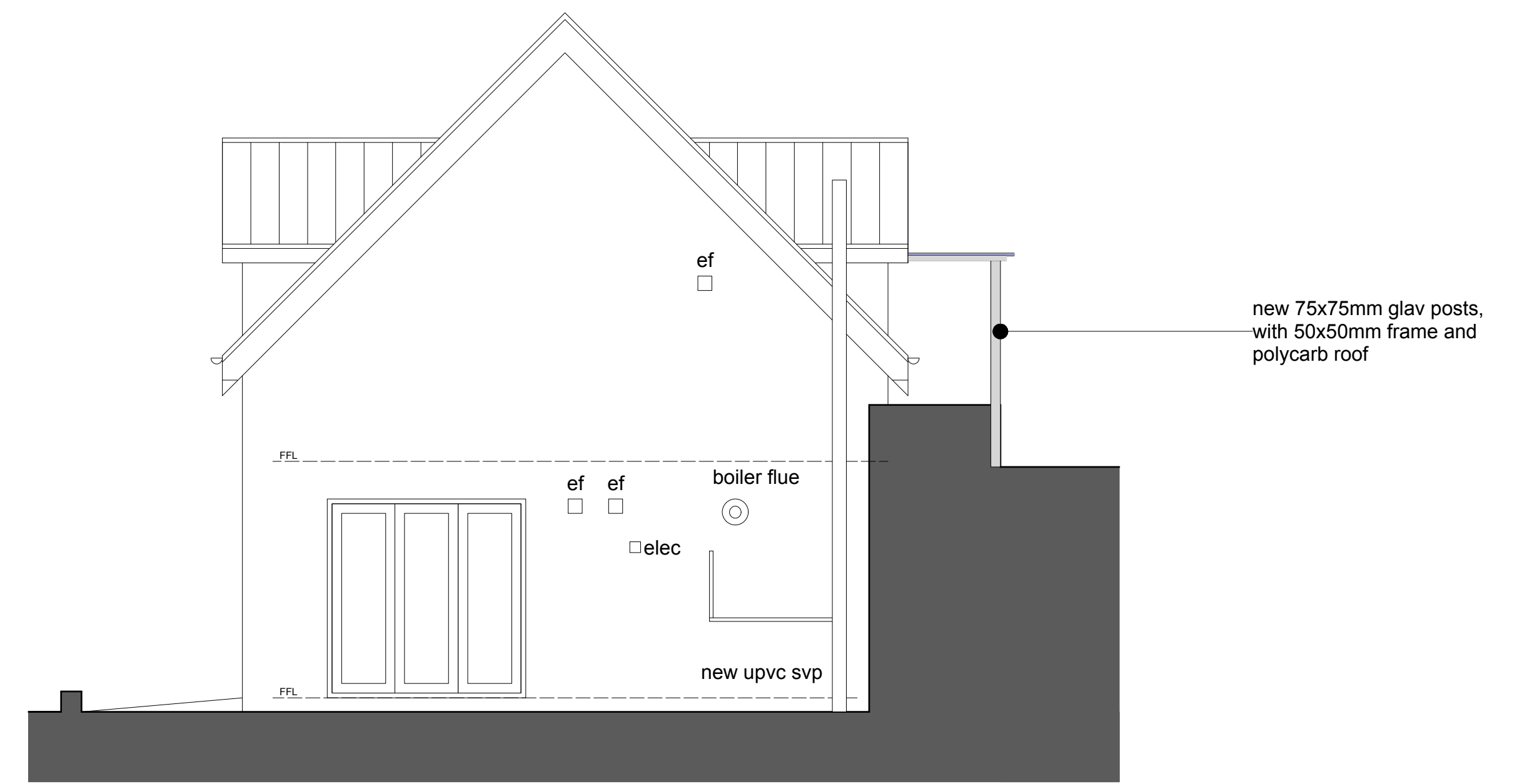
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

**George and Co.**

Proposed change of use

The Spinney, Twyncyn,  
Dinas Powys  
CF64 4AS

636.03	Proposed
planning application	1:50@A1 June '19 SG
1st Floor Woodfired Studios 62 High St Marthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio	
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remove inner door and frame, to be carted away. Replace existing door with new timber door, with vision panels and push bar

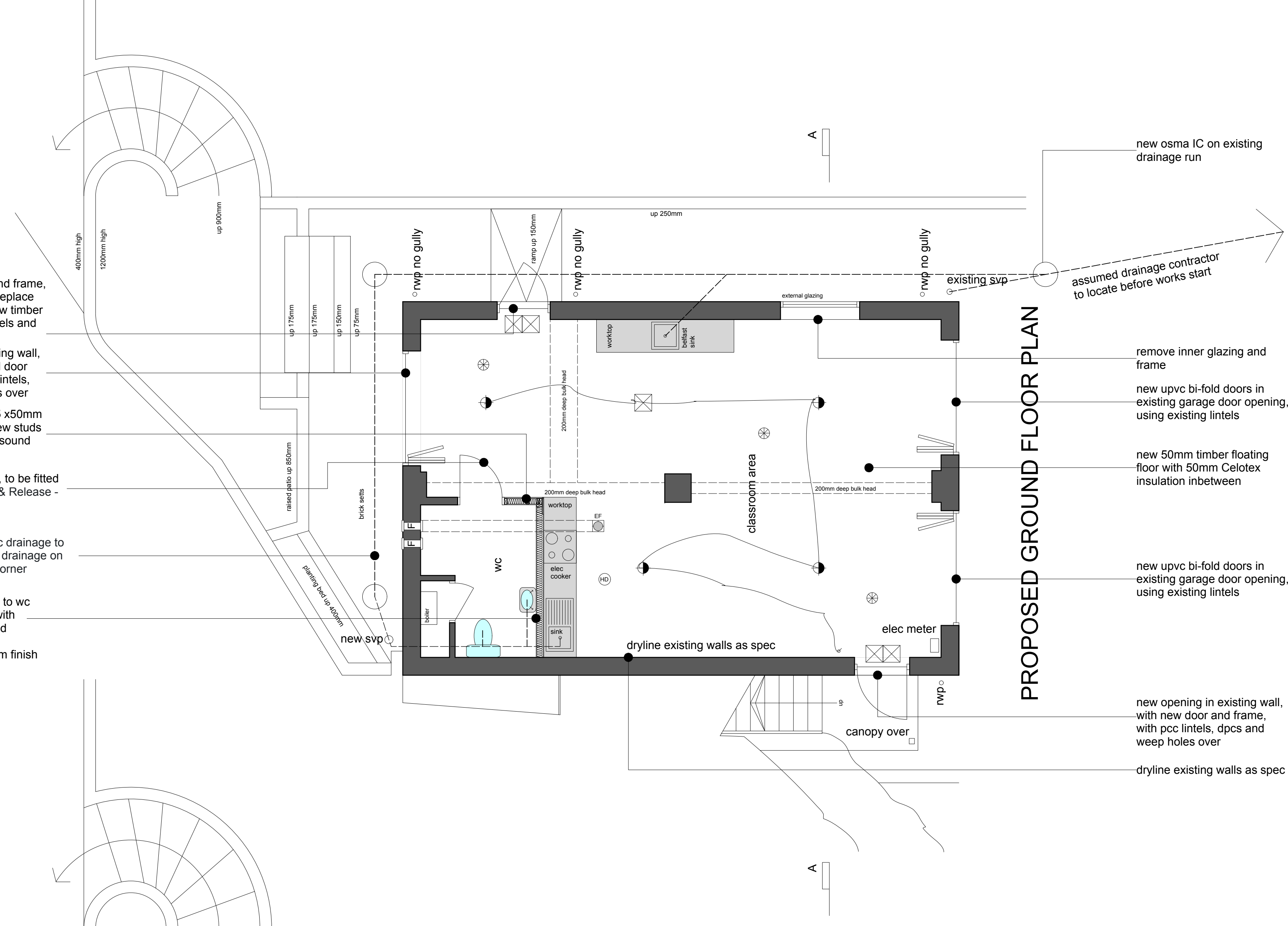
new opening in existing wall, with new upvc bi-fold door and frame, with pcc lintels, dpcs and weep holes over

part infill with new 75 x50mm stud partition, infill new studs with Rockwool SW2 sound insulation

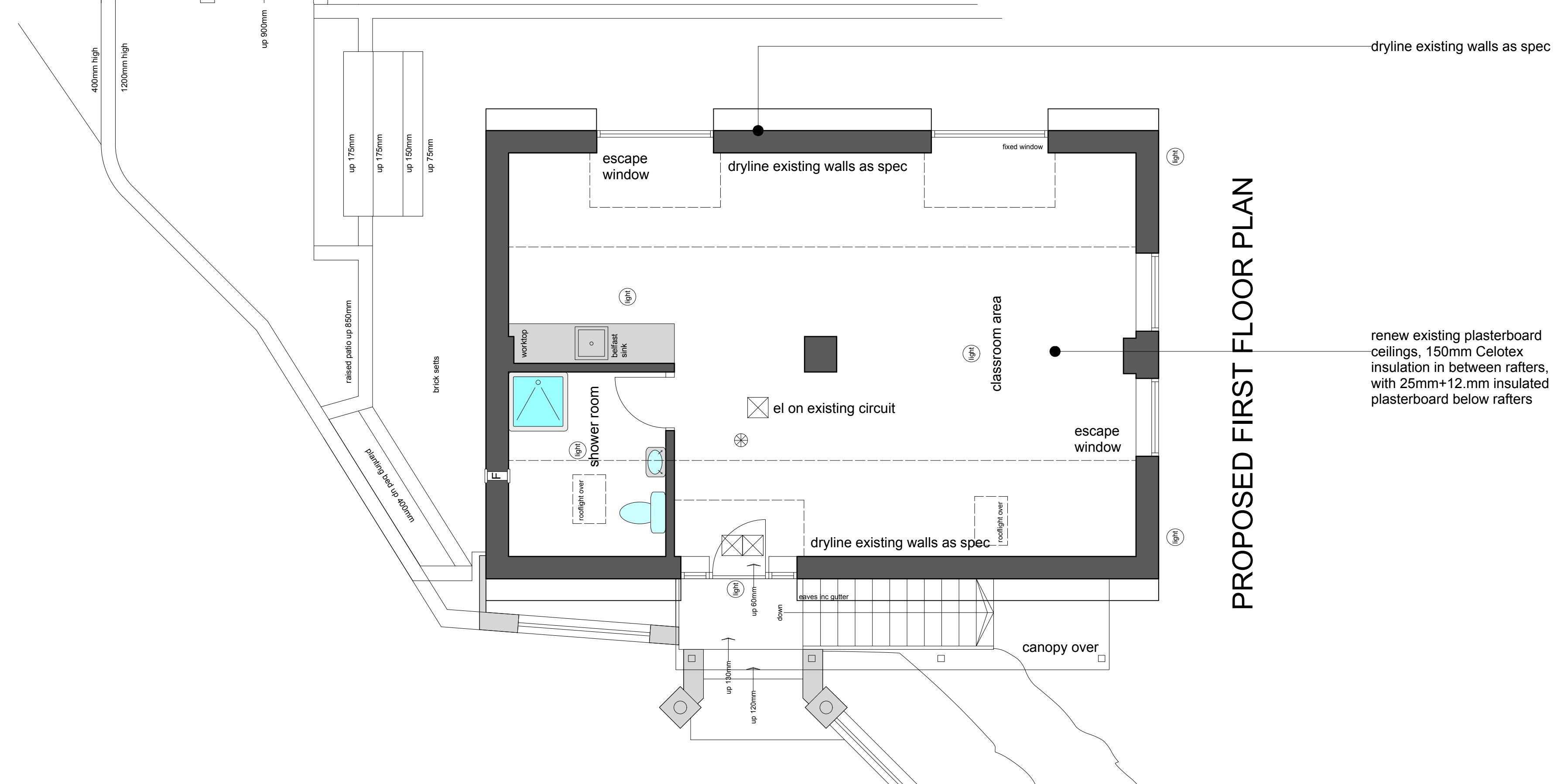
rehang existing door, to be fitted with Bathroom Turn & Release - Extended Turn

new 100mm dia upvc drainage to connect into existing drainage on the front right hand corner

remove plasterboard to wc side and infill studs with Rockwool SW2 sound insulation, replace plasterboard and skim finish



PROPOSED GROUND FLOOR PLAN



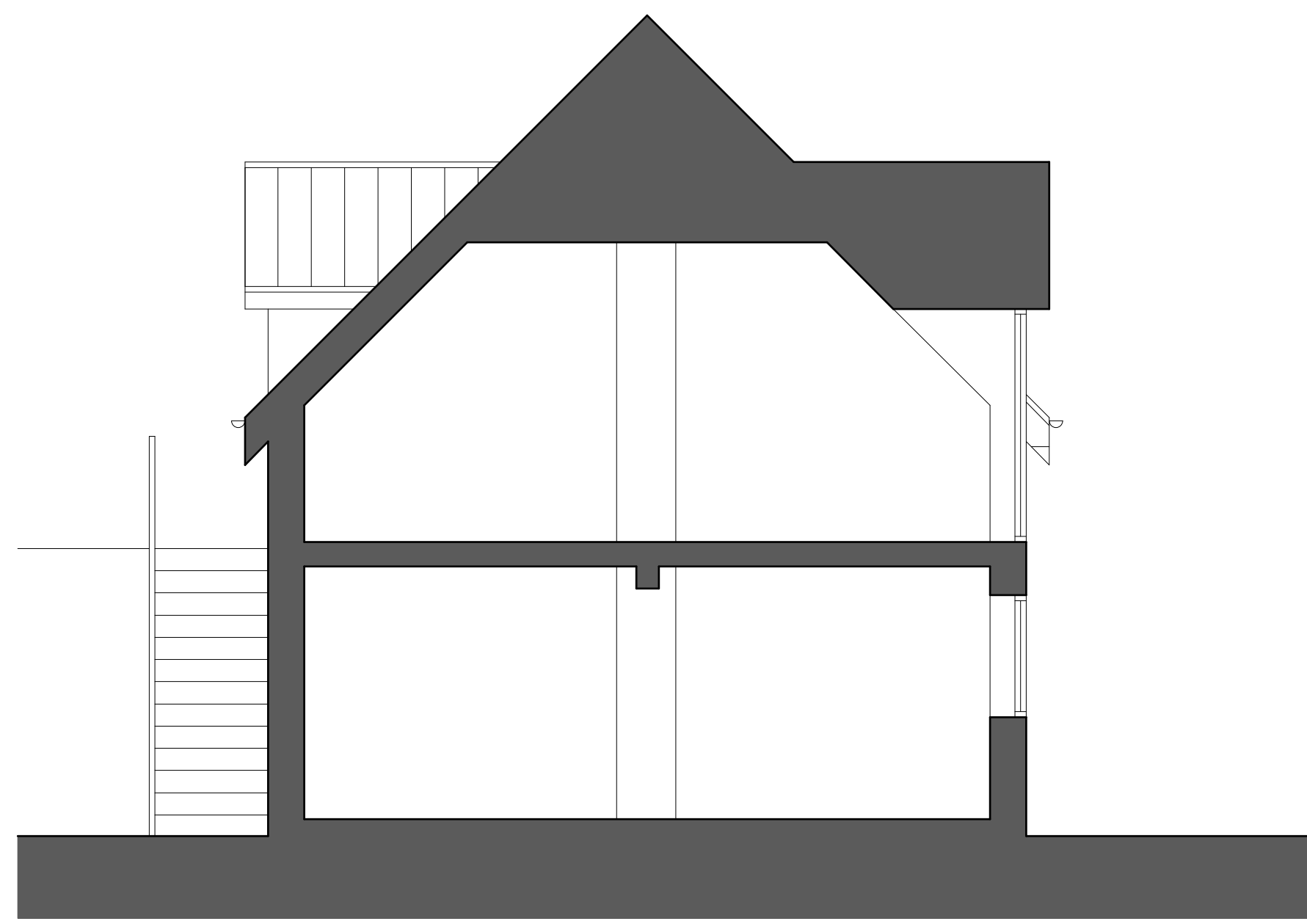
PROPOSED FIRST FLOOR PLAN

- KEY TO ELECTRICAL FITTINGS**
- ⊕ MK 1196 WHI low energy pendant light fitting set.
  - ⬆ ceiling mounted recessed light fitting.
  - ⬆ external wall/ceiling mounted light fitting.
  - ⊕ MK 1157 WHI ceiling mounted pendant set.
  - ⊕ MK 1173 WHI ceiling mounted lamp holder.
  - ⊕ MK 4870 WHI wall mounted single switch.
  - ⊕ MK 4871 WHI wall mounted 2-way switch.
  - ⊕ MK 3191 WHI ceiling mounted pull cord switch.
  - ⊕ MK K2757 WHI wall mounted double socket single 13amp socket outlet at low level with indicator switch set above worktop.
  - ⊕ Unswitched fused spur for future burglar alarm.
  - ⊕ MK K370 WHI wall mounted fused spur.
  - ⊕ MK K3520 WHI wall mounted tv socket with co-ax cable to signal booster housed in roof void.
  - ⊕ MK K422 WHI wall single telephone socket wired back to BT entry point.
  - ⊕ Electric, BEAB approved, to be Redring Digilamp DS 53-798501 complete with shower head, controller and holder.
  - ⊕ MK K5060 wall mounted cooker control unit
  - ⊕ MK Sentry 8 way consumer unit complete with mini circuit breakers and enclosure.
  - ⊕ Xpelair or similar extract fan to BS EN 60335-2-80 with integral humidistat, manual override controller and back draught shutter.
  - ⊕ Extract rates to conform with Building Regulations, Bathroom/en-suite extract to achieve air changes of 15 litres per second, Kitchen extract to achieve 60 litres per second. To include for fused switched spur connection.
  - ⊕ Ceiling mounted, as above
  - ⊕ Fixed Temperature Heat detector (Optical type) connected to mains with battery backup in event of mains failure. To BS 5446 part 1.
  - ⊕ Emergency Light Self Contained
  - ⊕ Exit Sign Internally Illuminated

⊕ Smoke alarm to BS 5446:Part 1 (optical), mains powered with 72 hour battery back up.

**ELECTRICAL INSTALLATION**  
Whole of electrical installation to be in accordance with current IEE regulations and B.S. 7671.  
All components to be fixed strictly in accordance with manufacturer's recommendations and including all ancillary items e.g. back boxes, junction boxes, sub mains, etc.

**Heights of fittings above ffl.**  
(unless otherwise shown on drawings)



PROPOSED SECTION A-A

**George and Co.**

Proposed change of use

The Spinney, Twyncyn,  
Dinas Powys  
CF64 4AS

636.04	Proposed
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