Application Site Boundary
Adjacent Land in Client's Ownership
Public Right of Way

0m 10m 20m 30m 40m 50m

North



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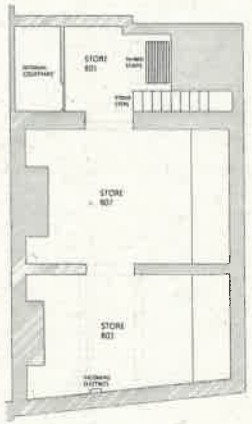
Rev	Description	Date	By
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Residential - Agricultural - Commerical

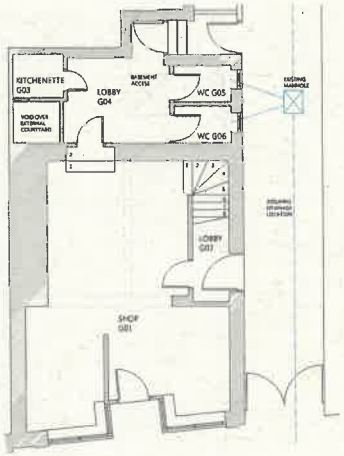
Project	Proposed conversion & refurbishment of existing building		
Drawing Title	Location Plan		
Location	7 Berriew Street, Welshpool, Powys, SY21 7SQ		
Client	Boys & Boden		
Scale	1:1250 @ A3		
Drawing No	82550 / GD / 001	Rev	-
Drawn By	NB	Date	2026/06/22

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Registered in England and Wales.
A list of members of the LLP is available at the above address.

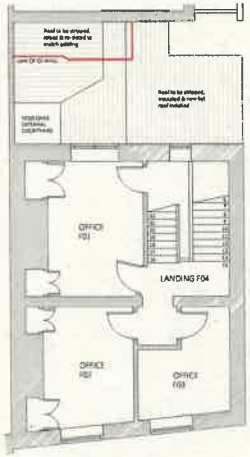
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EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

Rev	Description	Date
-	-	-

Roger Parry & Partners

Residential - Agricultural - Commercial

Project	Proposed conversion & refurbishment of existing building		
Drawing Title	Existing Plans		
Location	7 Berriew Street, Welshpool, Powys, SY21 7SQ		
Client	Boys & Boden		
Scale	1:100 @ A2		
Drawing No	82550 / GD / 100	Rev	-
Drawn By	NB	Date	2026/05/22

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Sockets & light switches in the flat are to comply with AD P

They should be installed between 450mm & 1200mm above finished floor level

New windows are to comply with AD L

Secondary glazing is to comply with AD M

New drainage is to comply with AD H

All new drains and drainage to be in accordance with BS8301 2015. All to BS EN 1401. Inspection chambers to be polypropylene 475mm dia. complete with ductile iron cover and plastic frame at set on min. 100mm thick 20mm single size aggregate granular bed and surround.

New stone ground drainage to be in accordance with BS EN 12056. Wastes and traps generally to be in polypropylene complete with all support brackets and fittings. Installation to be in accordance with BS 5572. All waste pipes connected separately into soil and vent pipe through brass pipes and branches.

Ventilation is to comply with AD F

Windows to be fitted with trickle vents - ventilators to provide both ground ventilation. Total trickle ventilation required is 75,000mm² minimum

Supply and install low energy mineral fibre for installations in walls or ceilings They should provide the following minimum sound insulation values / notes:

Kitchen / Dining 60 litres / second
Bathroom 30 litres / second

All extract fans to be fitted to light switches and to have a 15 minute overrun

Lighting & heating controls are to comply with AD L. Low energy light fittings should be installed

KEY

- Communal/ Landlords 17.5m2
- Commercial Unit 78.5m2
- Dwelling 68.2m2

Dwelling will be required to comply with Approved Documents B1, B3, B4, B5 & B6 and Regulation 36
Dwelling to comply with Approved Document H
Automatic fire suppression system to Dwelling to BS9251:2021

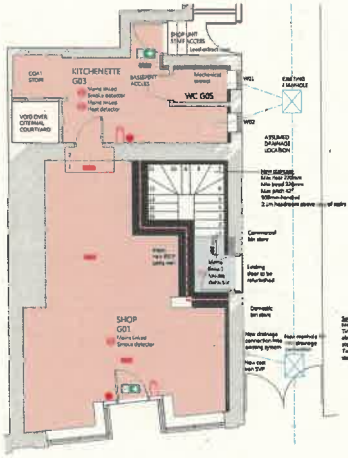
- Fire alarm call point
- Fire alarm sounder
- Illuminated directional fire exit signage
- Emergency escape lighting
- 30/0 h partition

Fire detection & alarm for Dwelling should be minimum Grade D3 Category LD2 in accordance with BS 5839-6
Fire detection & alarms for Commercial Unit should be in accordance with BS 5839-1, Category L2
Smoke alarms should be mains operated & conform to BS EN 14604
Heat alarms should be mains operated & conform to BS 5446-2

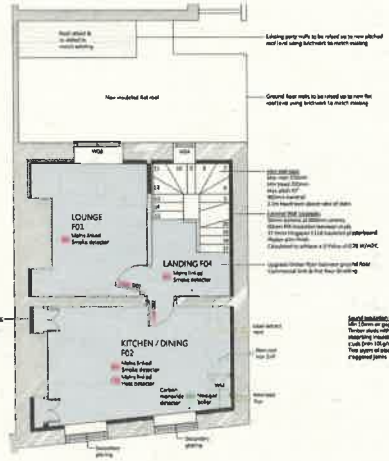
Commercial Unit & Dwelling should have separate self contained alarm systems.



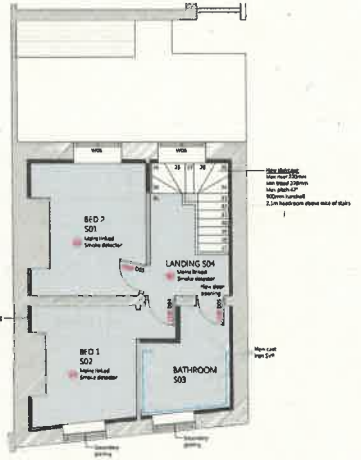
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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Roger Parry & Partners

Residential - Agricultural - Commercial

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Location	7 Berriew Street, Welshpool, Powys, SY21 7SQ		
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Drawn By	NB	Date	2026/06/22

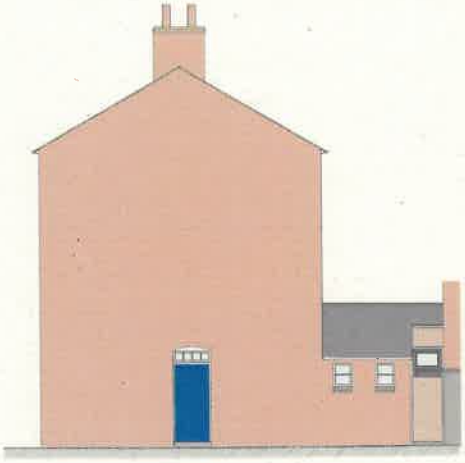
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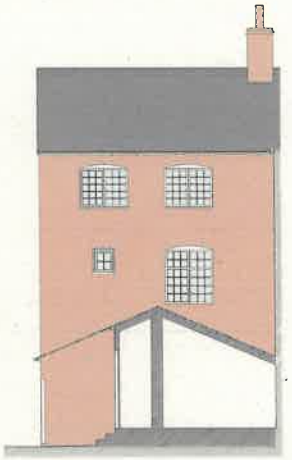
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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

Rev	Description	Date

Roger Parry & Partners

Residential - Agricultural - Commercial

Project	Proposed conversion & refurbishment of existing building		
Drawing Title	Existing Elevations		
Location	7 Berriew Street, Welshpool, Powys, SY21 7SQ		
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Scale	1:100 @ A2		
Drawing No	82550 / GD / 101	Rev	-
Drawn By	NB	Date	2026/06/22

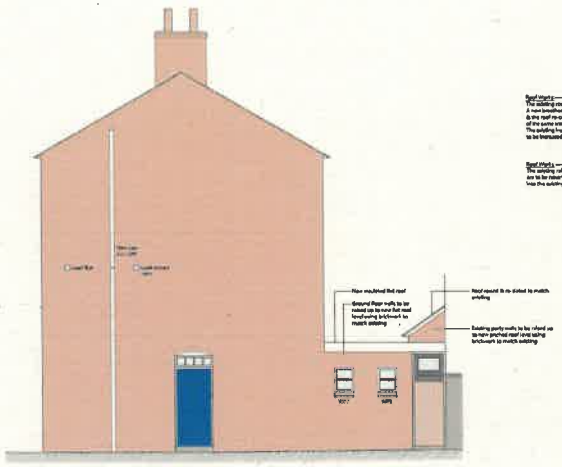
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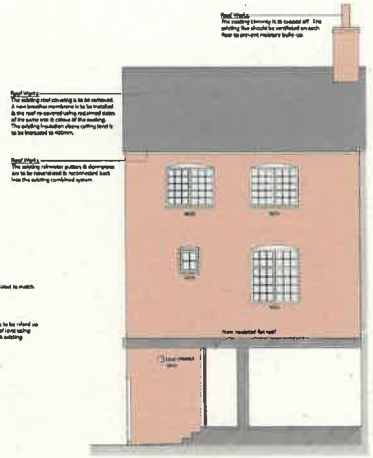
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PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

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