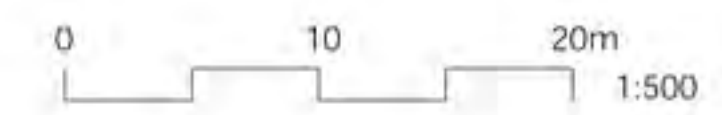
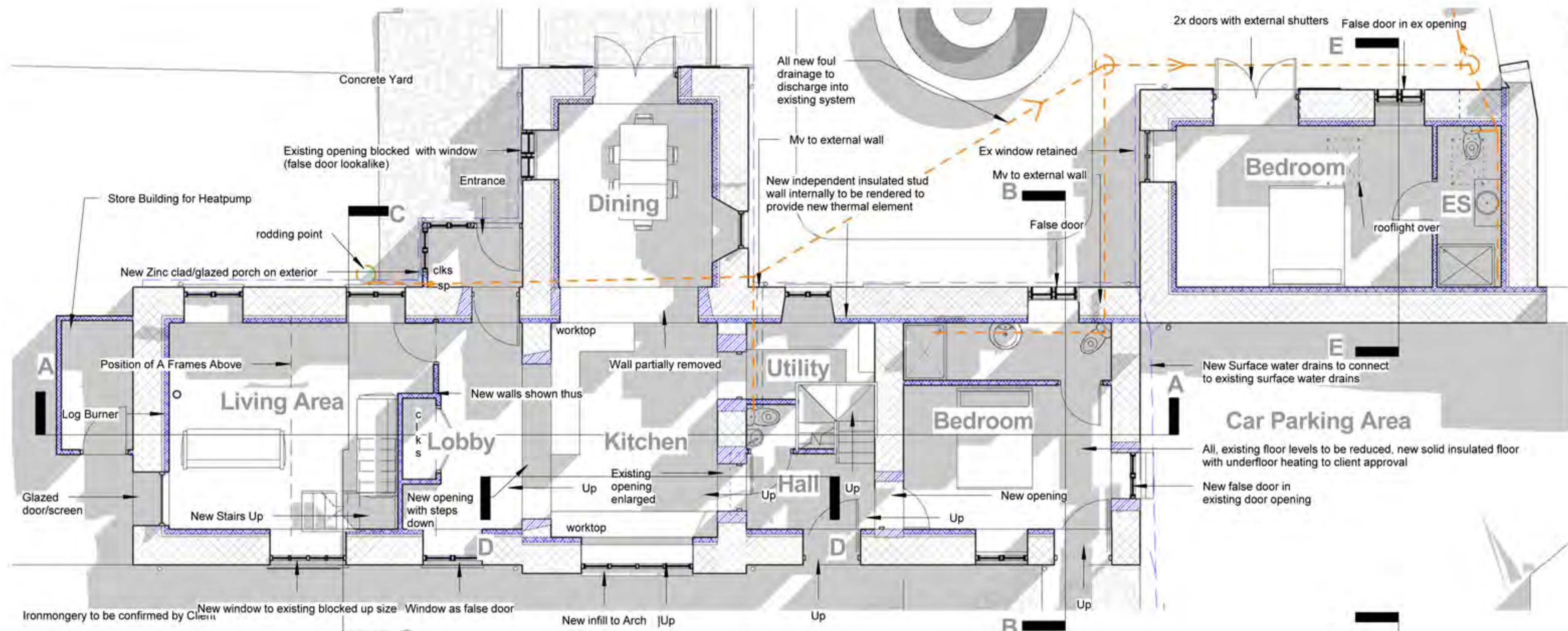


GMW



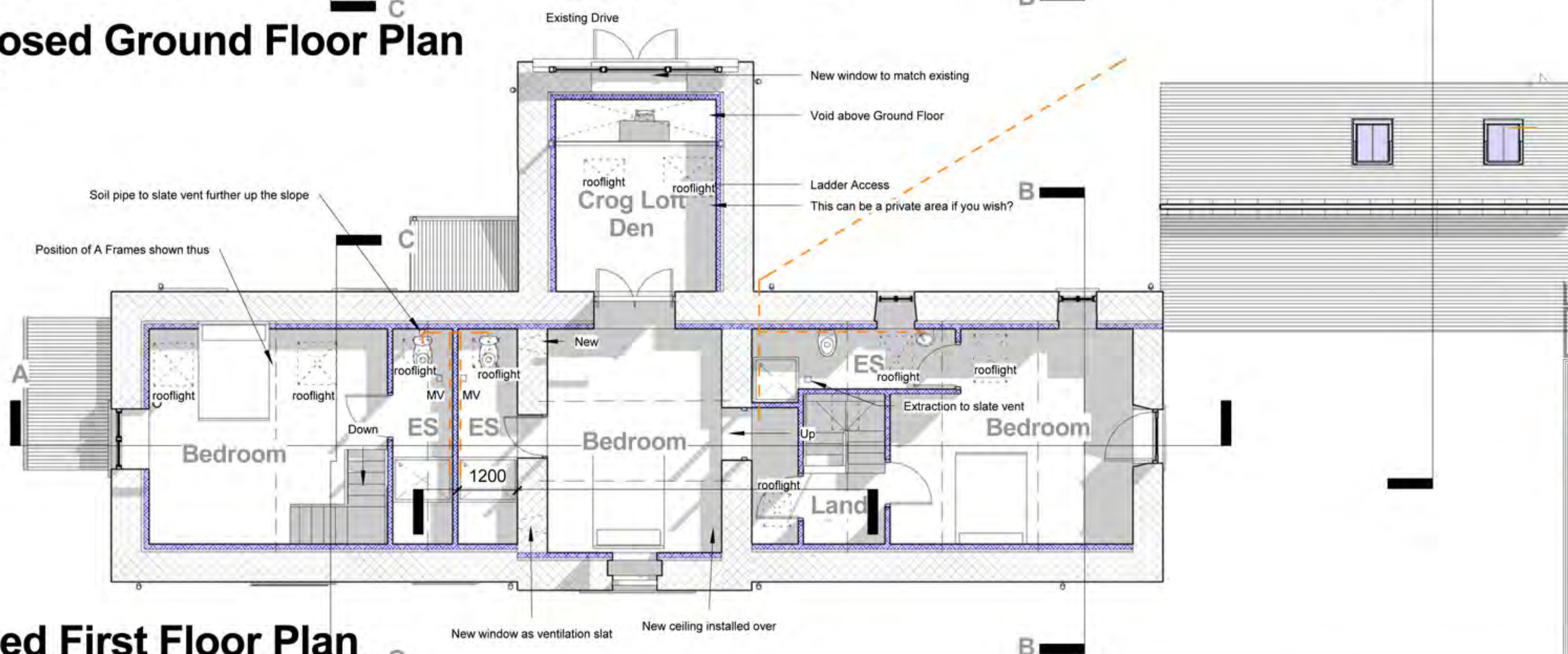
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Drawing			
Proposed Site + location Plan			
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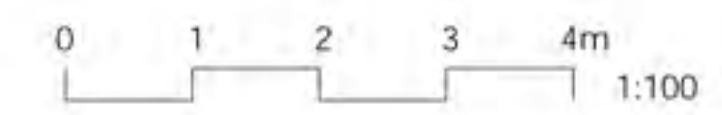
Proposed Ground Floor Plan

1 : 100



Proposed First Floor Plan

1 : 100



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New doors for fire escape and can make Den private area to this room

Existing stone where walls demolished for new openings to be stored on site for re-use

Heat pump store

Generally, all existing openings to be re-formed, inc. rebuilding of quoins where applicable

Allow for stripping out existing floor joists with new to match existing construction / style



Proposed Section A-A

1 : 100



Proposed Section B-B

1 : 100



Proposed Section C-C

1 : 100



Bat Roof Section D-D

1 : 100

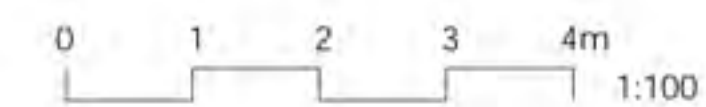
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Drawing
Proposed Sections

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All rainwater goods to be black half-round aluminium/cast iron gutters on rise and fall brackets with round downpipes with ears,

The only place available within the building which is high enough to allow a dedicated bat loft to be incorporated is above the central section (See section D-D).



Proposed Front (E) Elevation
1 : 100

Bats are roosting within the building proposed for conversion. Prior to any work commencing, it will be necessary to obtain a bat development licence from the Welsh Government. Such a licence can only be obtained once full planning permission has been granted. Mitigation is required as part of any licence application and all mitigation must be clearly marked on any plans submitted as part of a planning application. No work that may impact on the bat roost can commence until a bat licence has been granted, even if all other consents have been obtained.

Timing of works - as the building is being used when the bats are active (spring to autumn), works affecting the bat roost will take place in either spring or autumn in any year.

Precautionary principle - initial works to strip the roof on the existing building will be carried out by hand and under the supervision of a suitably licensed ecologist. All tiles will be lifted (not rolled) by hand and checked on the underside prior to disposal/stacking to ensure that no bats are clinging to the underside. Particular care will be taken when removing roof coverings along the ends as these are areas particularly favoured by roosting bats. Soffits will also be carefully removed by hand. It is recommended that this initial work be carried out during September - November or April - May in any year as this is a time when bats are active but not breeding or hibernating.

New ledged and braced doors to be in iroko hardwood, wide boards, tongue and grooved with quirk beads, and painted in flat oil paint, colour to be agreed.

Access points - bat access into the roof space will be via holes in the external wooden weatherboards. Two of these will be positioned on the westerly facing aspect of the new roof (Figure 7). They will be 200mm wide by 300mm long. They are to be positioned on the westerly aspect as this is the direction that the bats currently exit. Full details on the mitigation are included in the draft method statement for a Welsh Government bat licence which is included in Appendix 2 of the Ecological Report

The only place available within the building which is high enough to allow a dedicated bat loft to be incorporated is above the central section (See section D-D).



Proposed Rear (W) Elevation
1 : 100

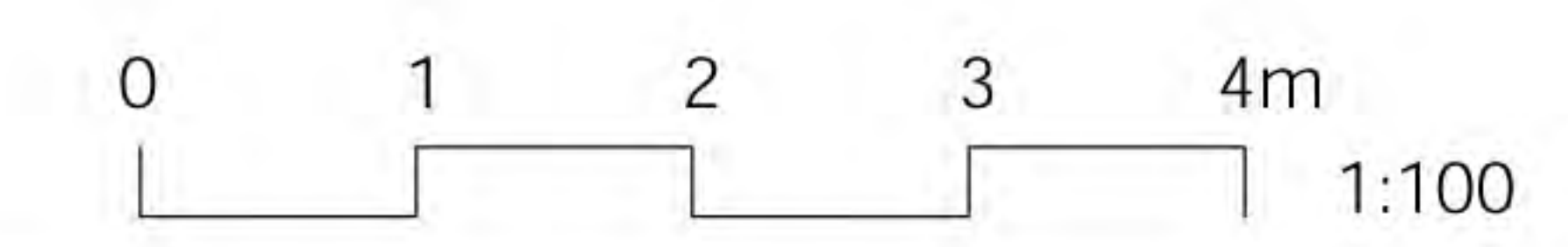
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Drawing
Proposed Elevations



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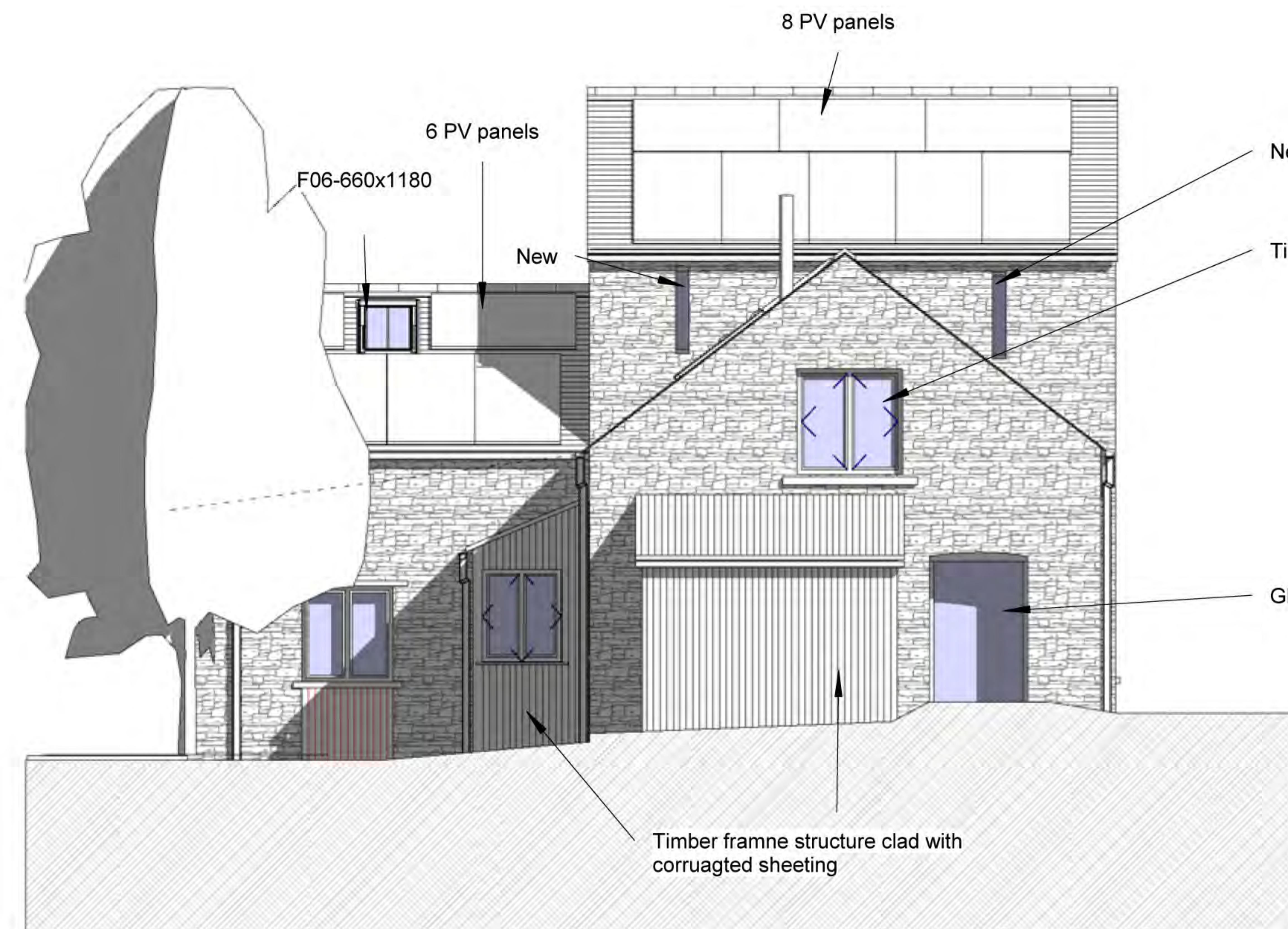
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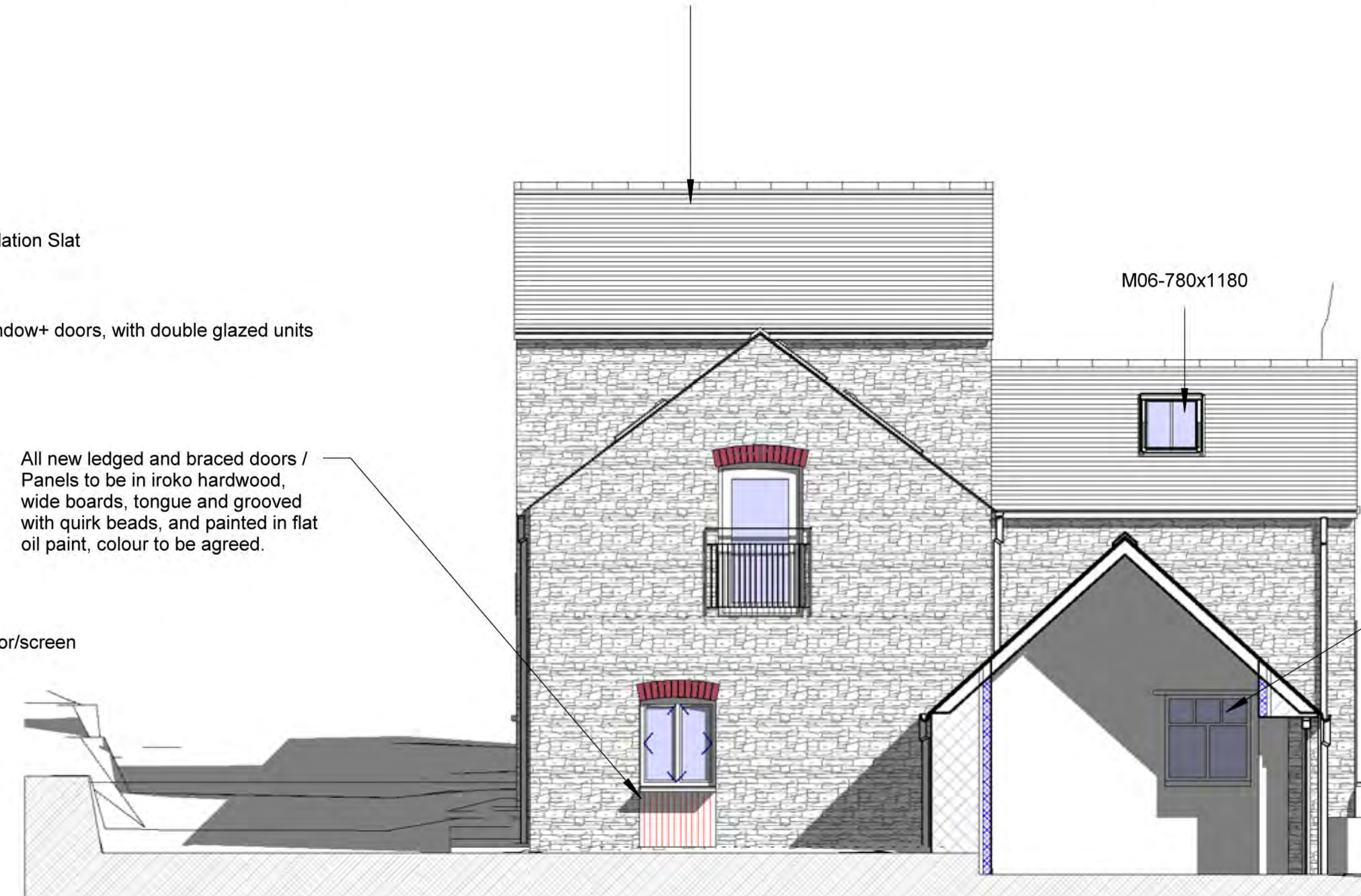
A3

All existing grouted roof overhauled, new natural slate roof covering with blue/black butt jointed ridge tiles and new rafters



Proposed Side (S) Elevation

1 : 100



Proposed Road (N) Elevation

1 : 100



3D View 1

Bats are roosting within the building proposed for conversion.

Prior to any work commencing, it will be necessary to obtain a bat development licence from the Welsh Government. Such a licence can only be obtained once full planning permission has been granted. Mitigation is required as part of any licence application and all mitigation must be clearly marked on any plans submitted as part of a planning application. No work that may impact on the bat roost can commence until a bat licence has been granted, even if all other consents have been obtained.

Lighting - many species of bats are susceptible to lighting and will avoid any heavily lit areas. Any new lighting required on site should be downward facing and should not be positioned to shine on any known roosts. If security lighting is necessary then this should be used with a setting that only comes on with larger movement.

Note to client - the proposed mitigation is subject to approval by the Welsh Government. No work can commence on site until a licence has been issued by the Welsh Government, even if planning approval has been granted.

Works to be undertaken by the ecologist or suitably qualified person.

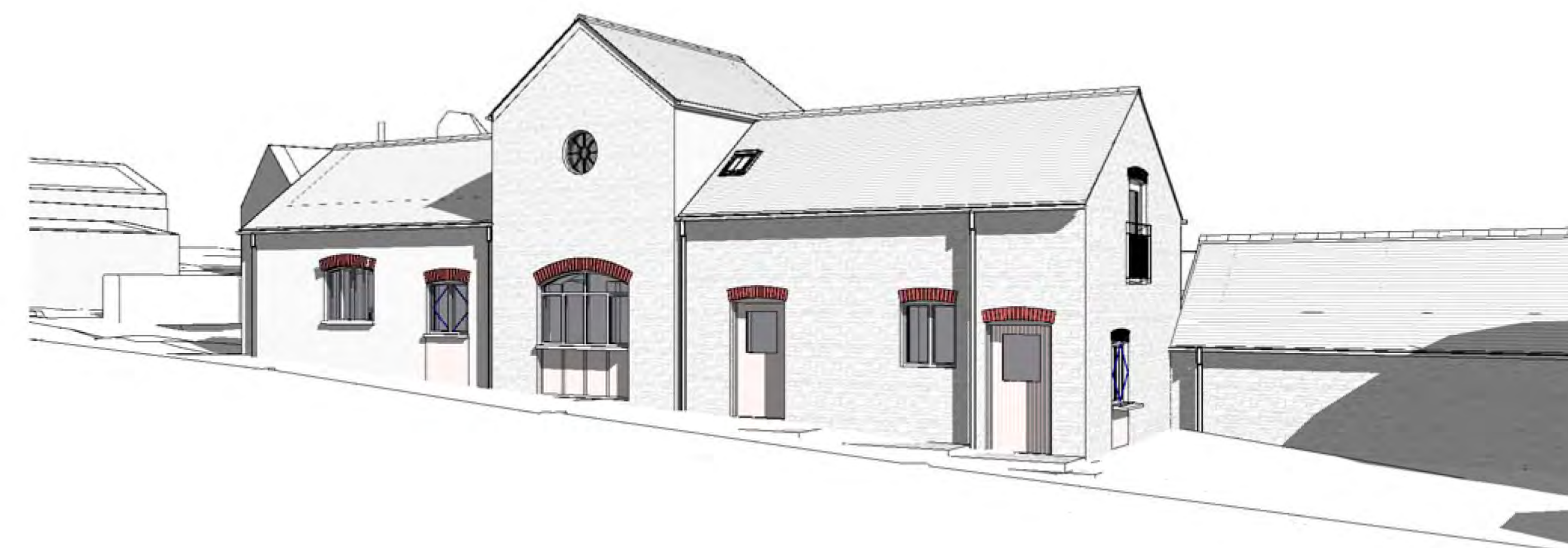
B.1 Capture and exclusion (if applicable).

The roof of the barn will need to be removed and replaced. This work is to be undertaken in either spring or autumn and under the supervision of a suitably licensed ecologist. Unfortunately the slates have been covered externally in a bitumastic like substance which will make their remove difficult. However, as carefully as possible, the slates will be lifted in sections and checked on their underside prior to disposal to ensure no bats are clinging to them. Particular care will be taken along ridges and wall plates as these are favoured roosting sites in buildings of this type. Once the roof covering has been removed, the building will be left for a period of 24 hours to allow any undetected bats to move off of their own accord. Should a bat be encountered during works then all works in that area will immediately cease. The supervising ecologist will (where possible), capture the bat by hand and place it in a Schwegler 1F bat box. The entrance of this bat box will be loosely blocked to prevent the bat from escaping. At the end of the day (or on completion of the stripping of the roof), the ecologist will place the bat box on a suitable tree or similar feature nearby, the entrance will be opened and the bat allowed to move off overnight. The bat box will then be removed (once it has been checked that no bats are present). This bat box is not intended as mitigation or enhancement, but is only being used as a quiet holding area for any bats disturbed during the initial conversion works.

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Perspective View 1



Perspective View 2



Perspective View 3

Perspective View 4

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Drawing: **Proposed Perspective Views**

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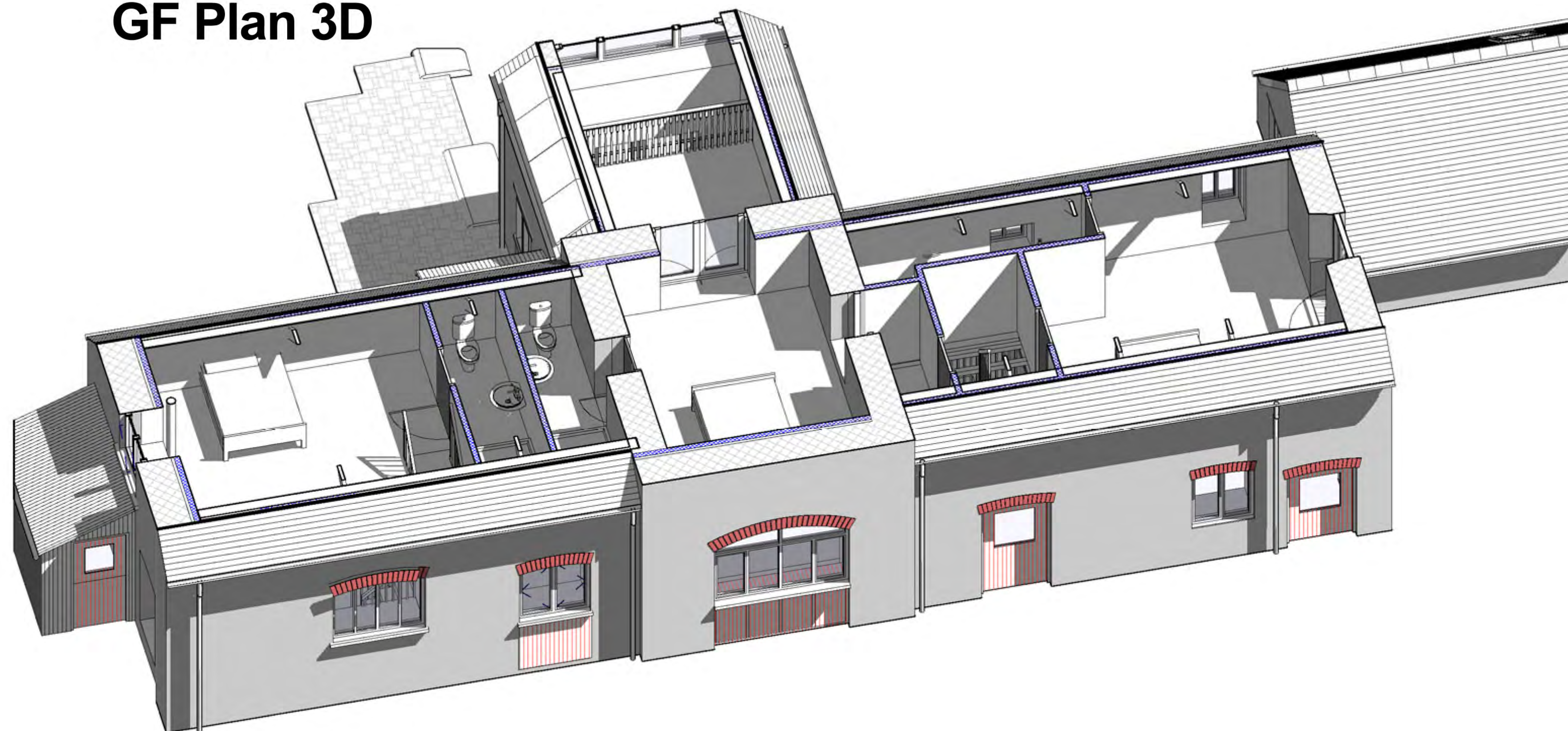
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GF Plan 3D



FF Plan 3D

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