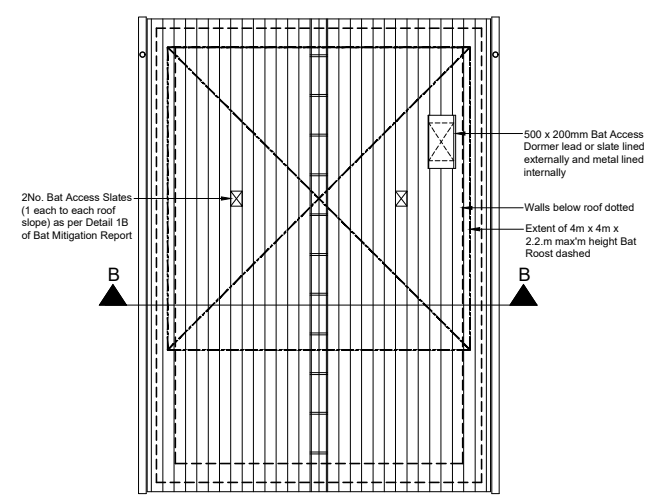
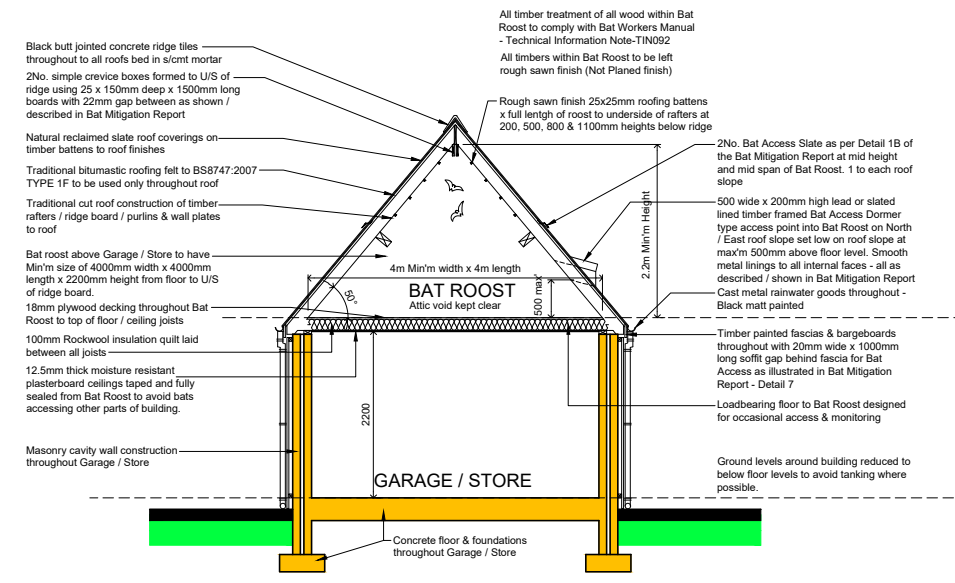


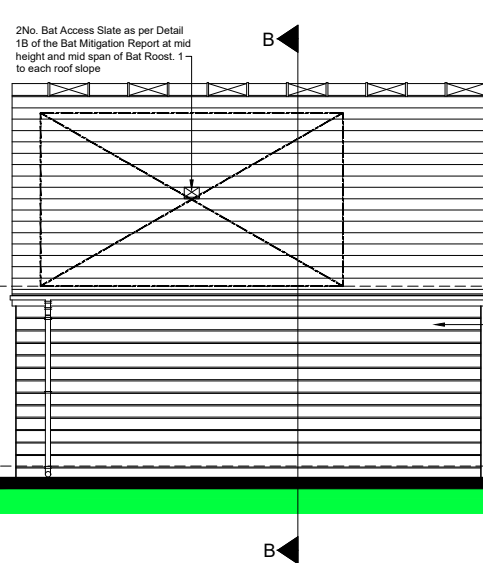
PROPOSED FLOOR PLAN
Scale - 1:100



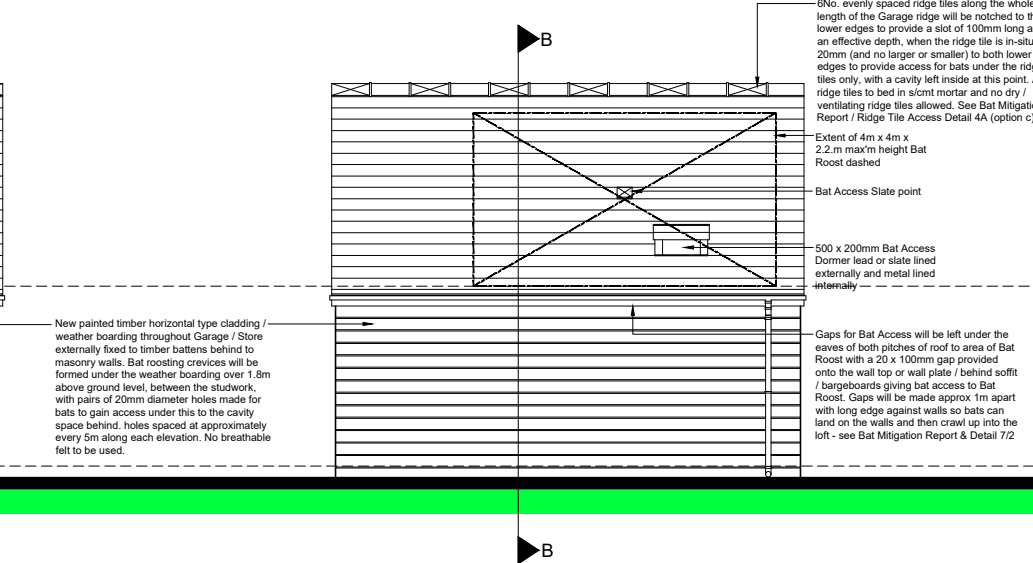
PROPOSED ROOF PLAN
Scale - 1:100



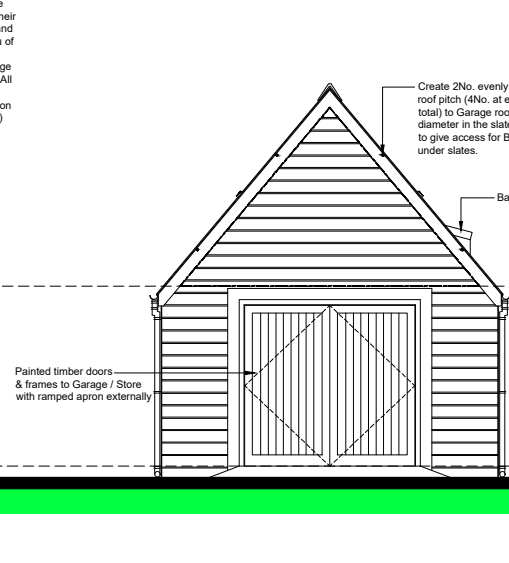
PROPOSED SECTION B-B
Scale - 1:100



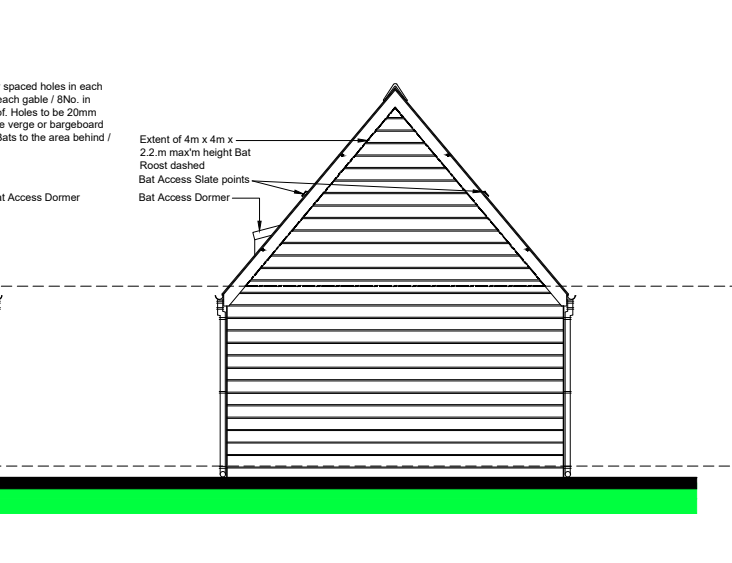
PROPOSED SIDE (WEST) ELEVATION
Scale - 1:100



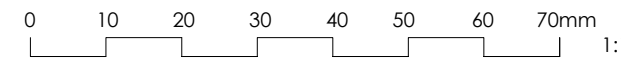
PROPOSED SIDE (EAST) ELEVATION
Scale - 1:100



PROPOSED FRONT (SOUTH) ELEVATION
Scale - 1:100



PROPOSED REAR (NORTH) ELEVATION
Scale - 1:100



BAT MITIGATION NOTES:-

Any external lighting around the converted Barn & Garage will meet the requirements of BCT ILP (2018) guidance note 5-18 Bats and artificial lighting to help minimise the impact of artificial lighting. Any security lighting to be motion sensitive only and on a relatively short timer (<5mins) positioned no higher than 2.5m above ground levels, directed downwards only (with no up-lighting of any sort allowed) away from bat roost access points and flight paths and motion-sensitive only to humans not smaller animals.

All roofs to be covered in Natural Slate with Traditional Bitumastic Roofing Felt to BS8747:2007 TYPE 1F. Breathable felt is not to be used throughout the development.

Garden planting around the converted Barn and Garage will include shrubs, particularly around where the Bat Loft is. Planting should be close to the building (2-3m) here to create good vegetation cover for bats leaving and entering the Bat Roost. Shrubs which can be cut regularly to maintain bushy cover but not become tall trees are the best. Tall trees which could grow to shade and cool the Bat loft and cause possible problems for the building structure should be avoided.

Revision	Description	Date
Drawing	PROPOSED GARAGE / STORE / BAT ROOST	
Client	Mr B Roberts	
Project / Title	Proposed Conversion of Barn at Cwm yr Ychen, Pant y Dwr, Nr. Rhayader. LD6 5LR	
Dwg No.	Job No.	Paper
P07	1707	A3
	Rev.	Scale
		1:100
		Date
		NOV 2018

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PROPOSED GARAGE / STORE / BAT ROOST Scale - 1:100