

Location Plan

1 : 2500

Note to Client
The old gym and main school house are being used by bats and are therefore classed as bat roosts, No works can commence on these buildings until a Natural Resources Wales Bat Development Licence has been obtained. As this proposed development is to be phased, a new licence will be required for each phase. Licences can only be applied for once all planning consents including Listed Building Consent have been issued

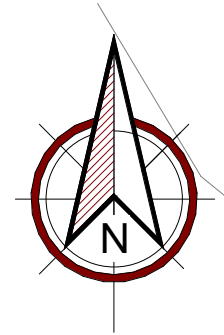
Rev	Description	Date
Drawing		
Location Plan		
Client Mr M. Harries		
Project		
Proposed Conversion of School to Residential Use at Barham School, Barham Road, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XX		
GMW Design & Architectural Services		
GMW Design 187 St Davids Road Letterston Haverfordwest Pembrokeshire SA62 5SS		
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1160/017	.	As Shown
Date	Sept 2016	


To Trecwn / Haverfordwest /
Fishguard

Access Road

Site Entrance

GMW



 M.W. SURVEYS	CLIENT GERAINT WILLIAMS 187 ST DAVIDS ROAD, LETTERSTON, HAVERFORDWEST, SA62 5SS	
	SCALE 1:500	NUMBER 270212
	DATE 08/02/2012	SMW JEM
LAND AND LEVEL SURVEY AT FORMER BARHAM SCHOOL, TRECWN, PEMBROKESHIRE.		
G.P.S. ORDNANCE SURVEY GRID AND DATUM.		

NOTE TO CLIENT

prior to any work commencing on the school house, the building would need to be inspected by a suitably experienced ecologist to ensure that no barn owls are present.

NOTE TO CLIENT

mitigation strategies for protected species licenses need to be considered before any planning application as it may affect designs submitted for planning approval.

Adjacent Land

Existing Foul Drains have been
capped off - New required

Car Parking Area

New underground treatment plant to discharge into
underground stream, license already obtained from
the Env Agency/ Natural Resources Wales

Building referred to

Existing roof to be completely overhauled

New Conservation rooflights shown thus

Rear Garden

Location of new bore hole to provide drinking water to the
site, position of man hole, already installed through an
earlier planning approval

GRID NORTH

Proposed Block Plan

1 : 500

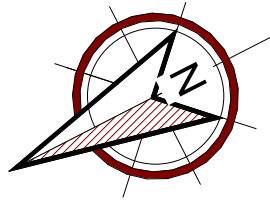
Barn owls were nesting within the school building. Given the very poor nature of the floor on the upper floor where the barn owls are nesting, it was not possible to accurately determine the exact nesting site. Under the current proposals the school building is planned be converted into residential use, it would not be possible to incorporate a nesting site within the existing building. Therefore it is recommended that in this case, a barn owl box be erected in one of the trees in the tree line to the east of the school building. These trees form part of a mature hedgerow that the adult barn owl was seen to commute along and so should be easily found by the owls. The approximate position is shown here and on Figure 11 of the bat report. The box should be positioned so the entrance is facing in a south easterly direction, onto surrounding habitat. Ecologist to be consulted on site for exact positioning, height, direction etc. Details of Barn Owl Boxes can be found at <http://www.barnowltrust.org.uk/infopage.html?Id=42>

The nest box should be erected as soon as possible to allow the birds to locate it and move to it of their own accord, this was carried out on a previous planning application

0 10 20m
1:500

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Drawing Proposed Block Plan		
Client Mr M. Harries		
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A3



New window introduced for natural light to bathroom

New secret stairs to ground floor

new loadbearing wall to support joists over

Dormers over to be completely overhauled

LED Bulkhead lighting with PIR Detectors shown thus

New foul drains to treatment plant

New windows to match existing style completely

Existing walls sand blasted and repointed to match existing caretakers cottage

New vertical timber panels with dado to match existing style

Extent of mezzanine over

Existing door retained but blocked up internally

New door in ex wall, to gain direct access to rear

Roof canopy overhauled

New vertical timber panels with dado to match existing style

New Boiler and flue

New Kitchen Units

Stone walls

Client Mr M. Harries

Project
Proposed Conversion of School to Residential
Use at Barham School, Barham Road,
Trecwn, Haverfordwest,
Pembrokeshire, SA62 5XX

GMW Design & Architectural Services

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Rev	Description	Date
1	1160/029	
1	1160/028	
1	1160/024	
1	1160/025	
1	1160/026	
1	1160/027	

Proposed Lower Ground Floor Plan

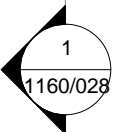
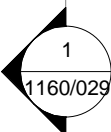
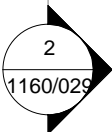
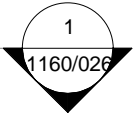
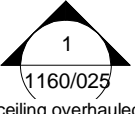
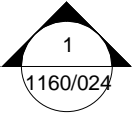
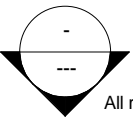
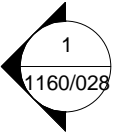
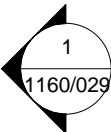
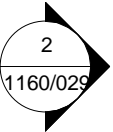
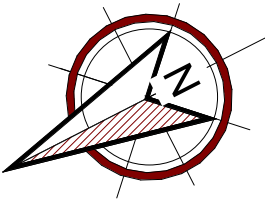
1 : 100

0 1 2 3 4m
1:100

A3

Note to client
Prior to any work commencing on the school house, the building would need to be inspected by a suitably experienced ecologist to ensure that no barn owls are present.

Note to client
As the work on site is to be phased, it may be necessary to undertake further surveys prior to a licence application being made. Licenses can only be applied for once all other consents have been granted for the building to which they relate. The work set out in 8.2 of the attached bat report is subject to a future Natural Resources Wales Development Licence.



Opportunity to open existing fireplaces to be explored once areas are made safe

Surface water drains to existing system

New timber stairs

New timber stud walls shown thus

Existing wall taken down and new beam over down lighter with PIR detector be incorporated at ground level, shown thus

New entrance door in ex opening

New windows and doors to all areas to match existing

Arched opening overhauled and repaired

new door opening in new location

New drain runs to connect to new system

Suspended timber floor

Highpressure sodium (orange) lighting to parking area

Opportunity to open existing fireplaces to be explored once areas are made safe

All roof structures to be completely overhauled

New conservation style rooflights size 780x1400

New Mezzanine floor with rails

New door in new opening

Existing beams overhauled

All Dormer windows overhauled

Vaulted ceiling overhauled and repaired to match existing

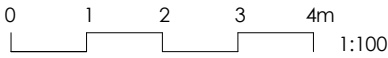
Dormer over to be completely overhauled

New balanced flue to

New flat roof with roof lanterns

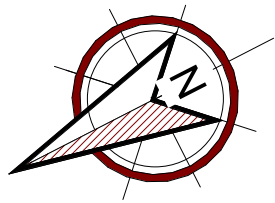
Proposed Ground Floor Plan

1 : 100



Rev	Description	Date
1	Proposed Ground Floor Plan	
Client Mr M. Harries		
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A3



Opportunity to open existing fireplaces to be explored once areas are made safe

New floor structure and covering

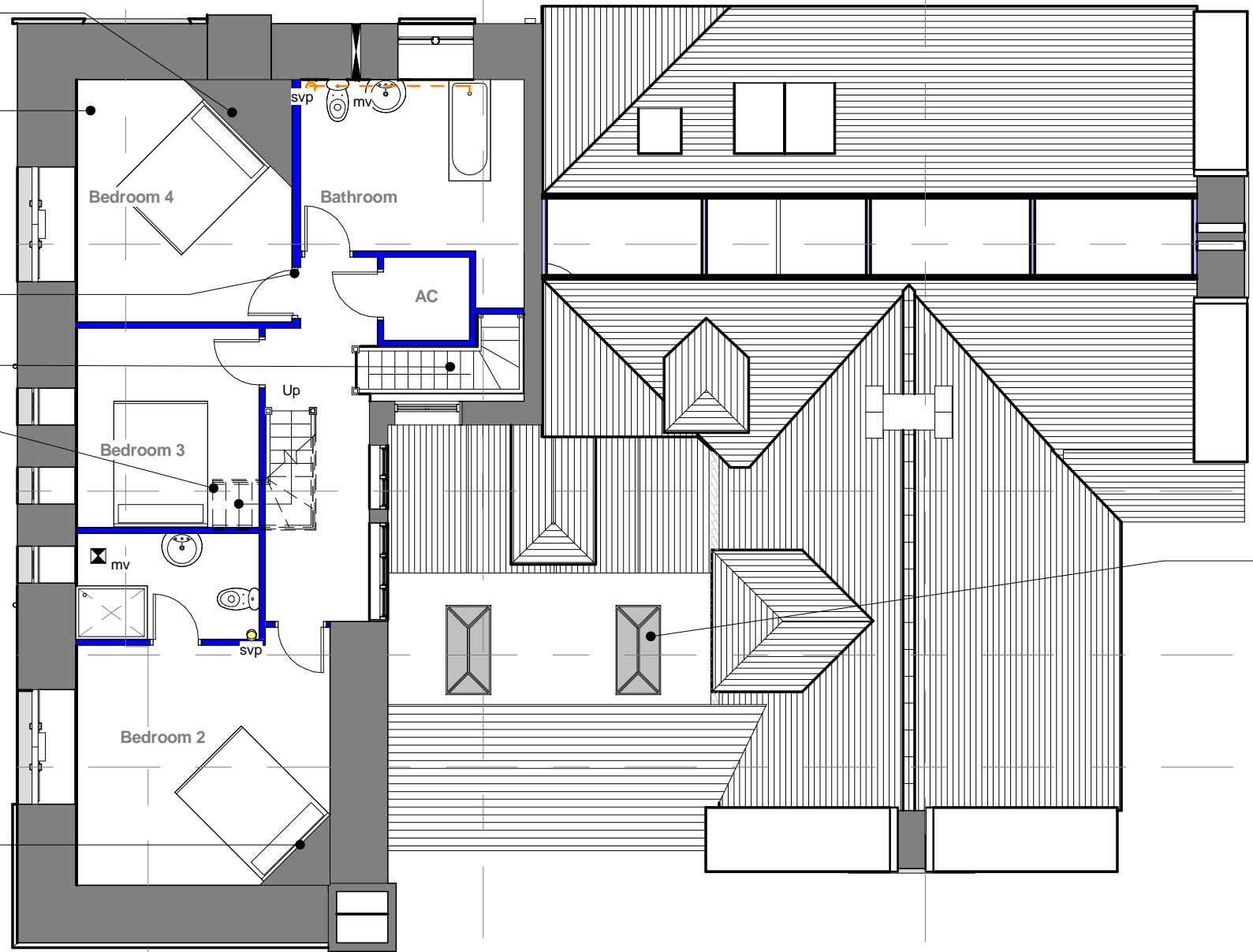
New walls shown thus

new stairs in existing stairwell

new stairs in new stairwell

Opportunity to open existing fireplaces to be explored once areas are made safe

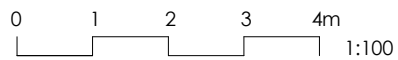
New finishes internally to match existing



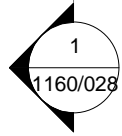
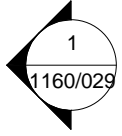
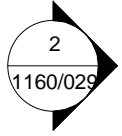
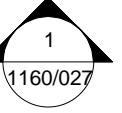
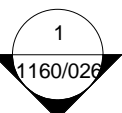
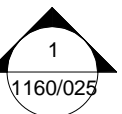
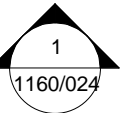
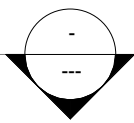
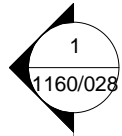
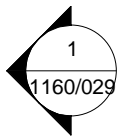
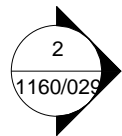
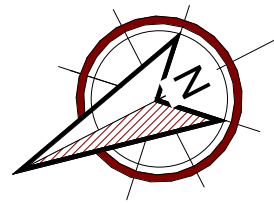
New flat roof and roof lanterns

Proposed First Floor Plan

1 : 100



Rev	Description	Date
Drawing		
Proposed First Floor Plan		
Client Mr M. Harries		
Project		
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Exact new layout of roof to be determined once safe access has been made available

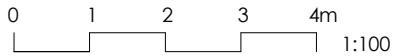
New stairwell and stairs

Bedroom 6

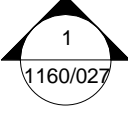
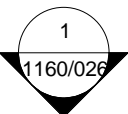
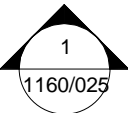
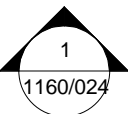
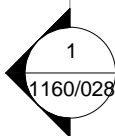
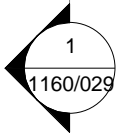
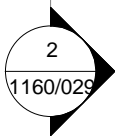
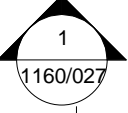
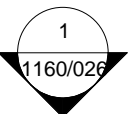
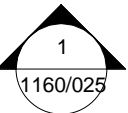
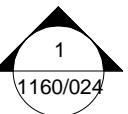
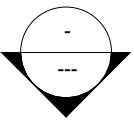
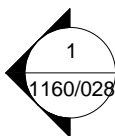
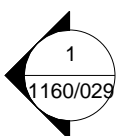
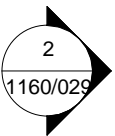
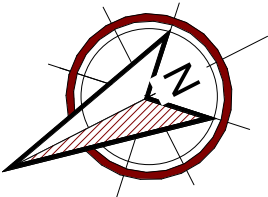
Bedroom 5

Proposed Second Floor Plan

1 : 100



Rev	Description	Date
Drawing		
Proposed Second Floor Plan		
Client Mr M. Harries		
Project		
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Chimneys completely overhauled

New lead capping to alleexisting parapet walls

New lead valleys

Bell tower completely overhauled

New conservation rooflights

New Roof structure complete

New lead capping to alleexisting parapet walls

Existing vents overhauled

New roof covering complete to match existing cottage

Existing chimneys overhauled completely

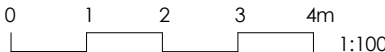
Existing dormers overhauled completely to match existing

New lead valleys throughout

New flat roof and roof lanterns

Proposed Roof Plan

1 : 100



Rev	Description	Date
Drawing		
Proposed Roof Plan		
Client Mr M. Harries		
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