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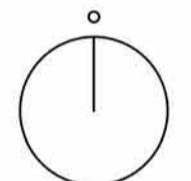
### notes

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### revisions

REV	DATE	DRAWN	APP.	NOTES
P01	24.01.24	RH	RH	LBC issue
P02	06.02.24	RH	RH	boundaries amended

project north  
not to scale



status: **S3 - LBC**

client: **GAINA & DAVID MORGAN**

project: **MARLAS FARM HAY BARN CONVERSION**

title: **PROPOSED SITE LOCATION PLAN**

revision: **P02**

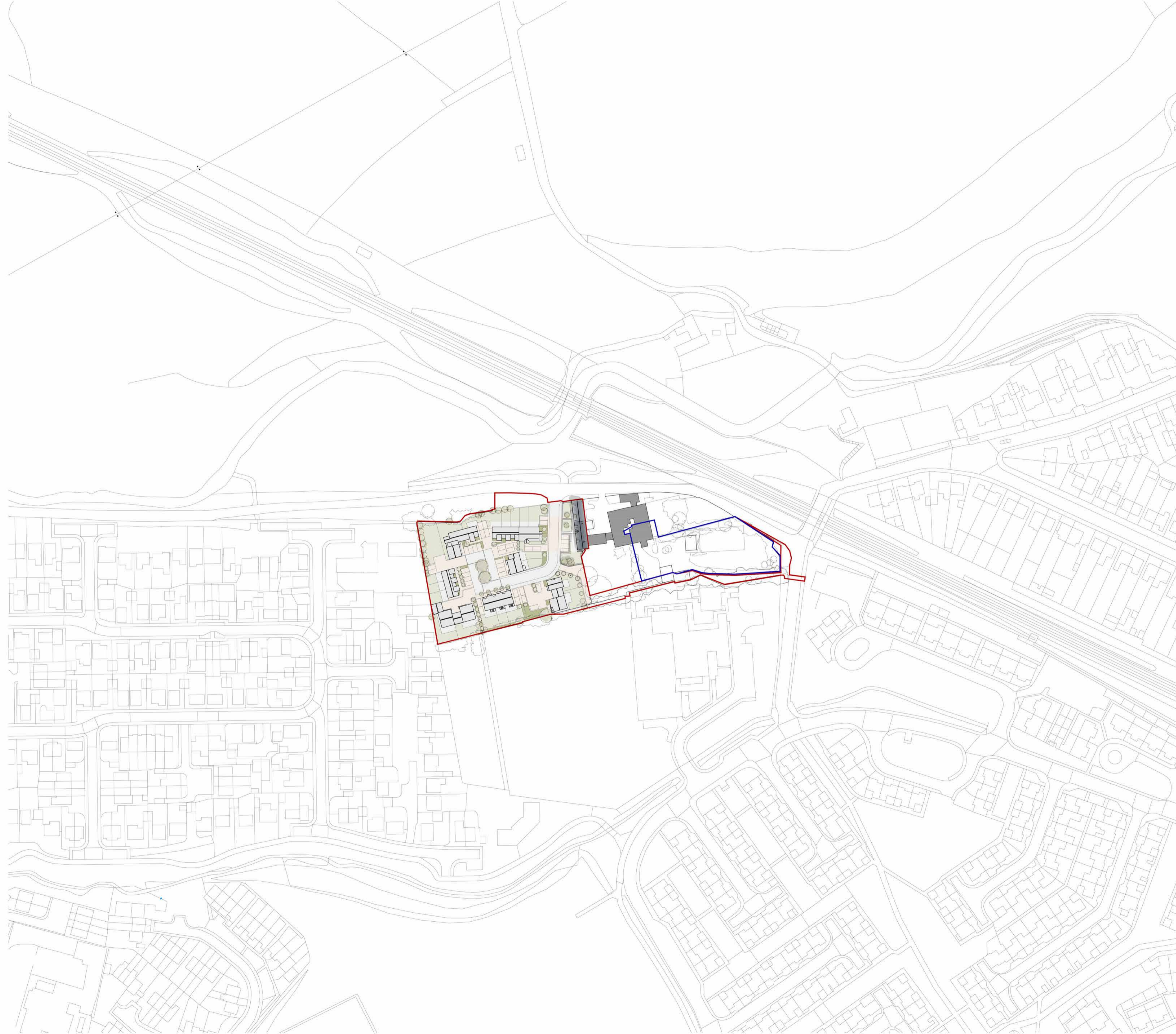
drawn by: **RH**

approved by: **RH**

date: **06.02.24**

job no: **2023-03**

scale + size: **1:1250@A1L**



**1** PROPOSED LOCATION PLAN  
SCALE 1:1250

MAJOR REDEVELOPMENT BOUNDARY HAY BARN SITE GRADE II HAY BARNs GRADE II MARLAS HOUSE  
Refer to Full Planning Application by PlanR Ltd

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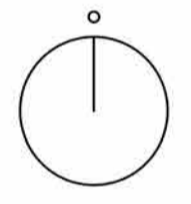
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**revisions**

REV	DATE	DRAWN	APP.	NOTES
P01	24.01.24	RH	RH	LBC issue

**project north**  
not to scale



status: **S3 - LBC**

client: **GAINA & DAVID MORGAN**

project: **MARLAS FARM HAY BARN CONVERSION**

title: **PROPOSED SITE PLAN**

revision: **P01**

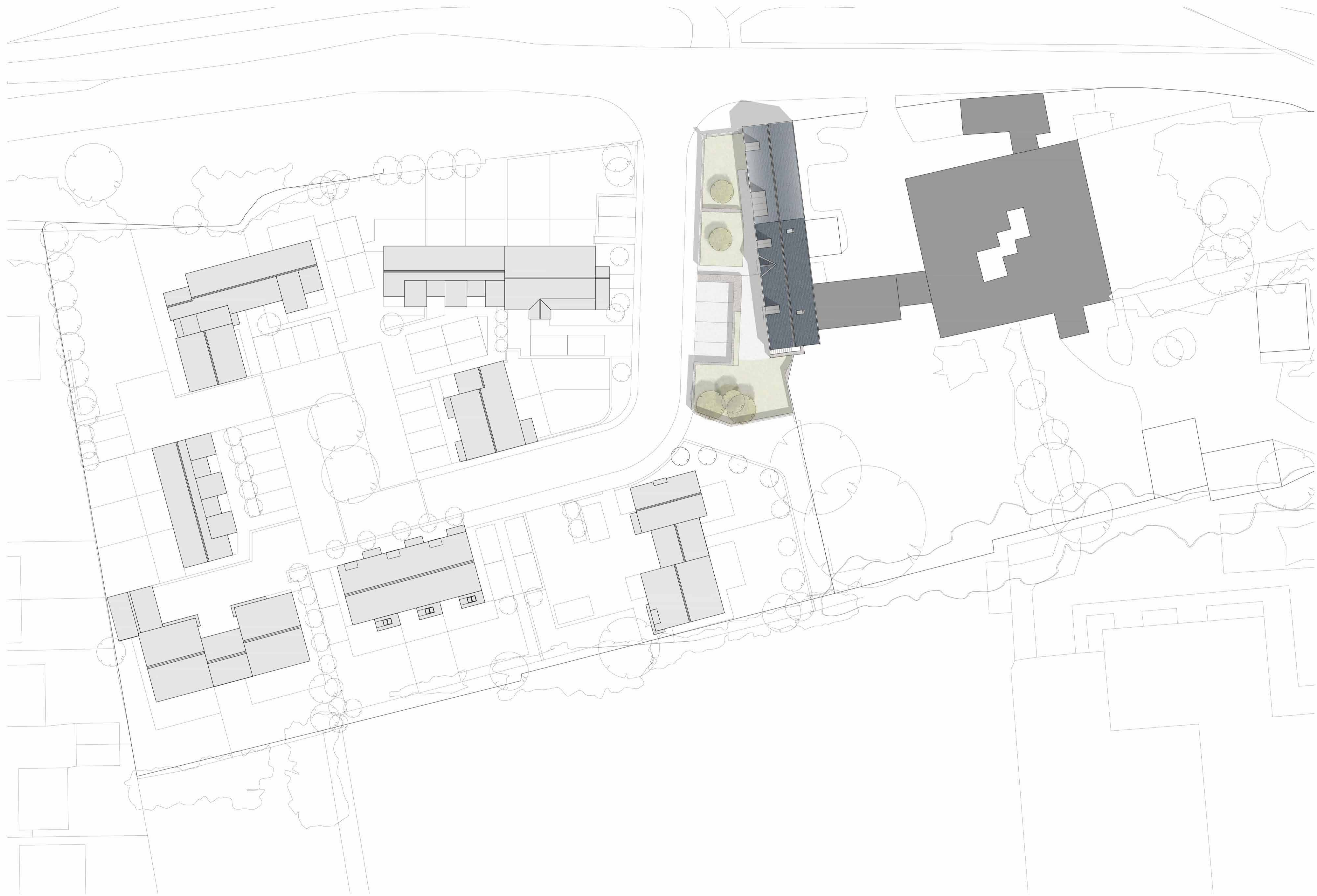
drawn by: **RH**

approved by: **RH**

date: **24.01.24**

job no: **2023-03**

scale + size: **1:250@A1L**



**1** PROPOSED SITE PLAN  
SCALE 1:250

GRADE II HAY BARNs  
 GRADE II MARLAS HOUSE  
 PROPOSED NEW HOUSING  
Refer to Full Planning Application by PlanR Ltd and proposal drawings by CFW Architects

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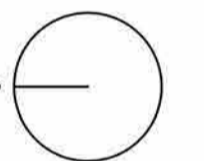
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REV	DATE	DRAWN	APP.	NOTES
P01	24.01.24	RH	RH	LBC issue

project north  
 not to scale



status: **S3 - LBC**

client: **GAINA & DAVID MORGAN**

project: **MARLAS FARM HAY BARN CONVERSION**

title: **PROPOSED GROUND FLOOR PLAN**

revision: **P01**

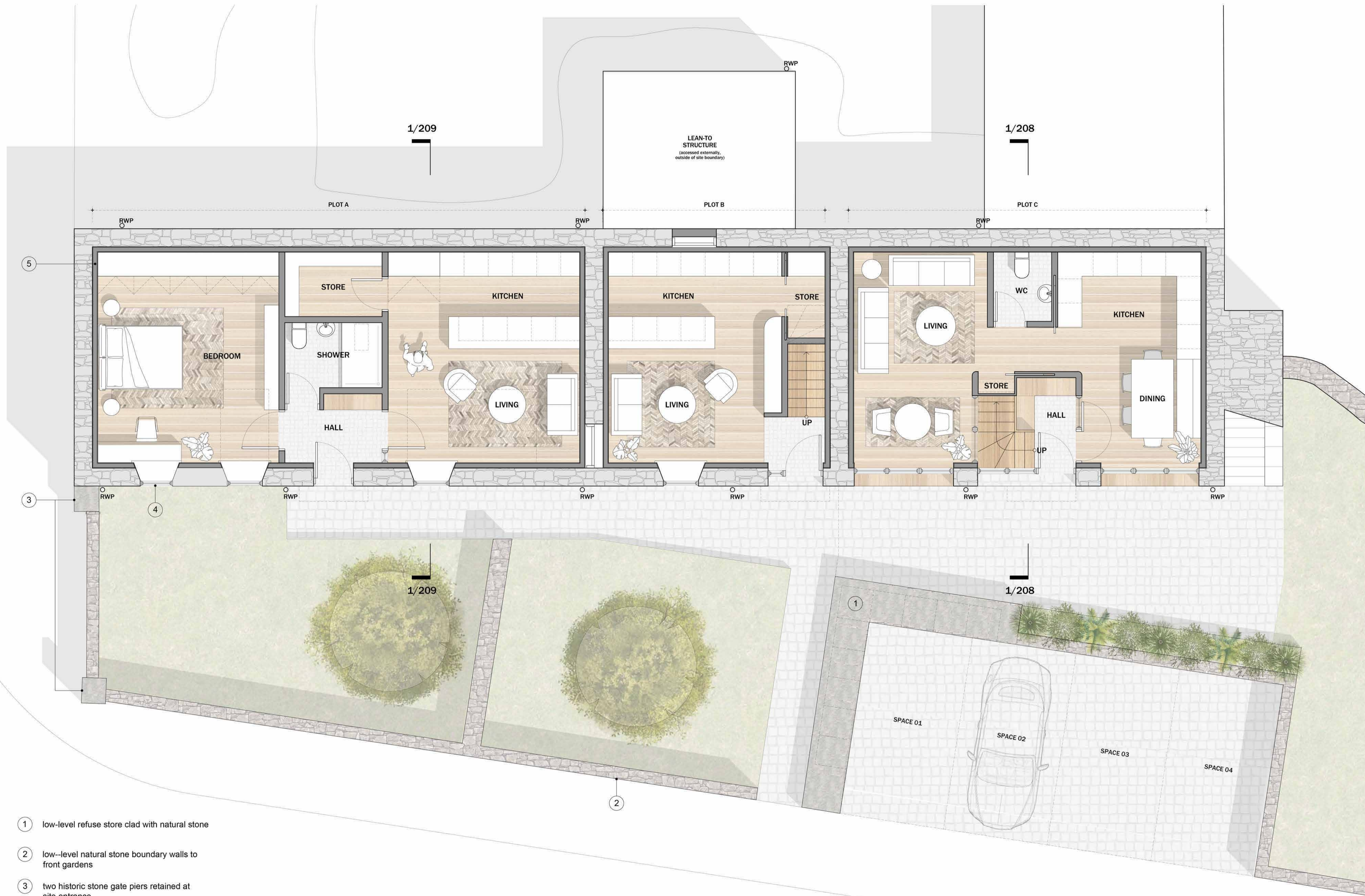
drawn by: **RH**

approved by: **RH**

date: **24.01.24**

job no: **2023-03**

scale + size: **1:50@A1L**



- 1 low-level refuse store clad with natural stone
- 2 low-level natural stone boundary walls to front gardens
- 3 two historic stone gate piers retained at site entrance
- 4 new window formed with feature dormer over
- 5 breathable woodfibre IWI system finished with lime plaster to full extent of external walls (spec. TBA with Ty Mawr Lime)

**1** PROPOSED GROUND FLOOR PLAN  
 SCALE 1:50

■ NEW FABRIC ■ EXISTING FABRIC

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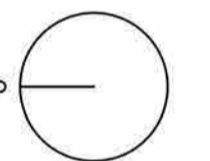
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P01	24.01.24	RH	RH	LBC issue

project north  
 not to scale



status: **S3 - LBC**

client: **GAINA & DAVID MORGAN**

project: **MARLAS FARM HAY BARN CONVERSION**

title: **PROPOSED FIRST FLOOR PLAN**

revision: **P01**

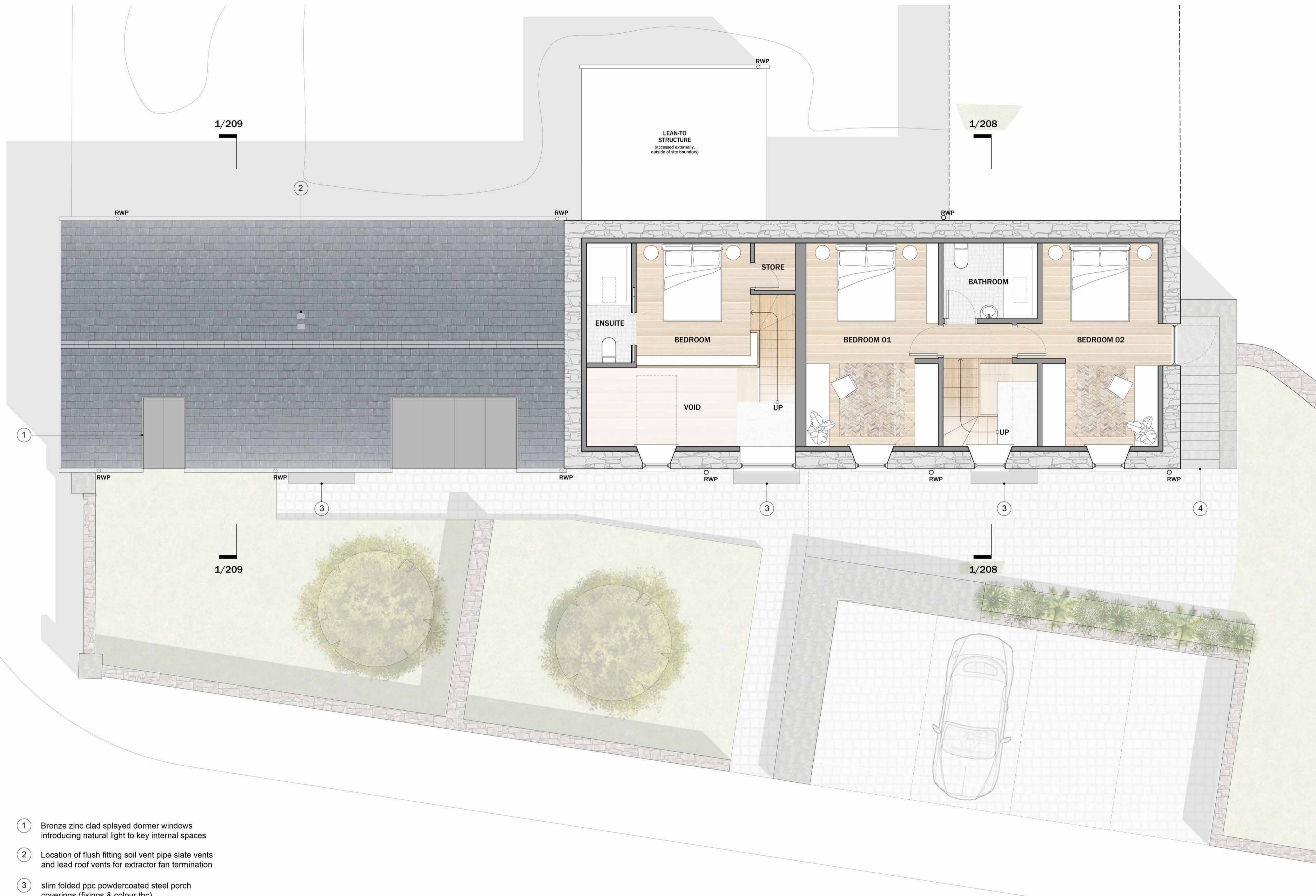
drawn by: **RH**

approved by: **RH**

date: **24.01.24**

job no: **2023-03**

scale + size: **1:50@A1L**



- 1 Bronze zinc clad splayed dormer windows introducing natural light to key internal spaces
- 2 Location of flush fitting soil vent pipe slate vents and lead roof vents for extractor fan termination
- 3 slim folded ppc powdercoated steel porch coverings (fixings & colour tbc)
- 4 existing stone steps to gable to be locally repaired and retained

**1** PROPOSED FIRST FLOOR PLAN  
 SCALE 1:50

NEW FABRIC EXISTING FABRIC

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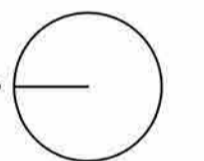
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REV	DATE	DRAWN	APP.	NOTES
P01	24.01.24	RH	RH	LBC issue

## project north

not to scale



status: **S3 - LBC**

client: **GAINA & DAVID MORGAN**

project: **MARLAS FARM HAY BARN CONVERSION**

title: **PROPOSED ROOF PLAN**

revision: **P01**

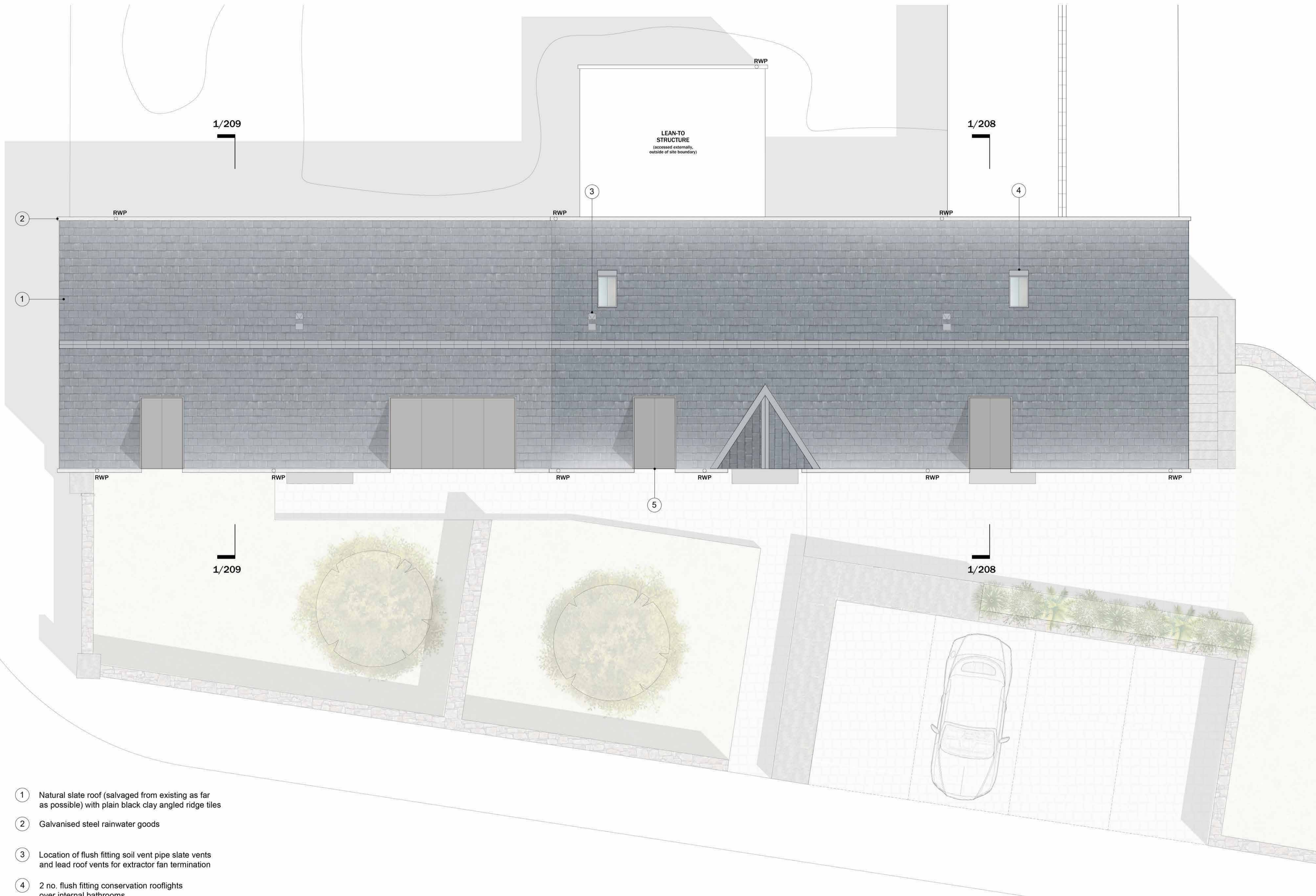
drawn by: **RH**

approved by: **RH**

date: **24.01.24**

job no: **2023-03**

scale + size: **1:50@A1L**



- 1 Natural slate roof (salvaged from existing as far as possible) with plain black clay angled ridge tiles
- 2 Galvanised steel rainwater goods
- 3 Location of flush fitting soil vent pipe slate vents and lead roof vents for extractor fan termination
- 4 2 no. flush fitting conservation rooflights over internal bathrooms
- 5 Bronze zinc clad splayed dormer windows introducing natural light to key internal spaces

**1** PROPOSED ROOF PLAN  
 SCALE 1:50

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**revisions**

REV	DATE	DRAWN	APP.	NOTES
P01	24.01.24	RH	RH	LBC issue

**project north**  
 not to scale

**status:** S3 - LBC

**client:** GAINA & DAVID MORGAN

**project:** MARLAS FARM HAY BARN CONVERSION

**title:** PROPOSED WEST ELEVATION

**revision:** P01  
**drawn by:** RH  
**approved by:** RH  
**date:** 24.01.24  
**job no:** 2023-03  
**scale + size:** 1:50@A1L

- 1 Bronze zinc clad splayed dormer windows introducing natural light to key internal spaces
- 2 Natural slate roof (salvaged from existing as far as possible) with plain black clay angled ridge tiles
- 3 Galvanised steel rainwater goods
- 4 Bronze zinc clad splayed dormer window with clerestory top-hung glazing providing natural light and ventilation
- 5 New painted hardwood fascias and bargeboards
- 6 New painted hardwood double-glazed egress windows to match lite-pattern of original.
- 7 Historic stone gate pier repaired and retained in existing location
- 8 Natural stone cills and quoins to new opening to match existing
- 9 Hardwood framed double-glazed external doors, windows and screens to existing barn door openings, aligning with structural order of windows above as indicated
- 10 Existing timber lintels to be inspected, repaired, treated and retained.



**1** PROPOSED WEST ELEVATION  
 SCALE 1:50

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P01	24.01.24	RH	RH	LBC issue

**project north**  
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**status:** S3 - LBC

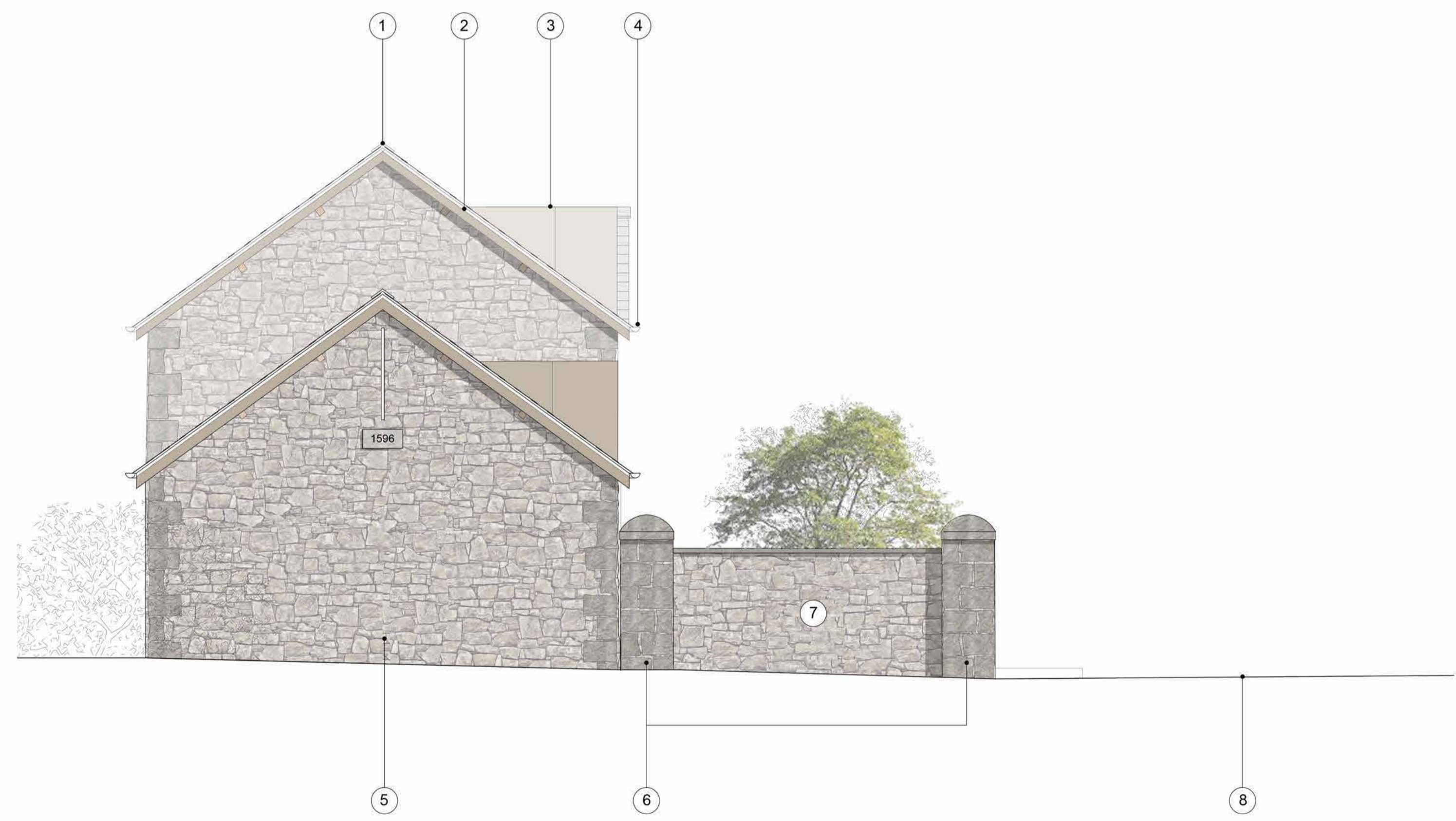
**client:** GAINA & DAVID MORGAN

**project:** MARLAS FARM HAY BARN CONVERSION

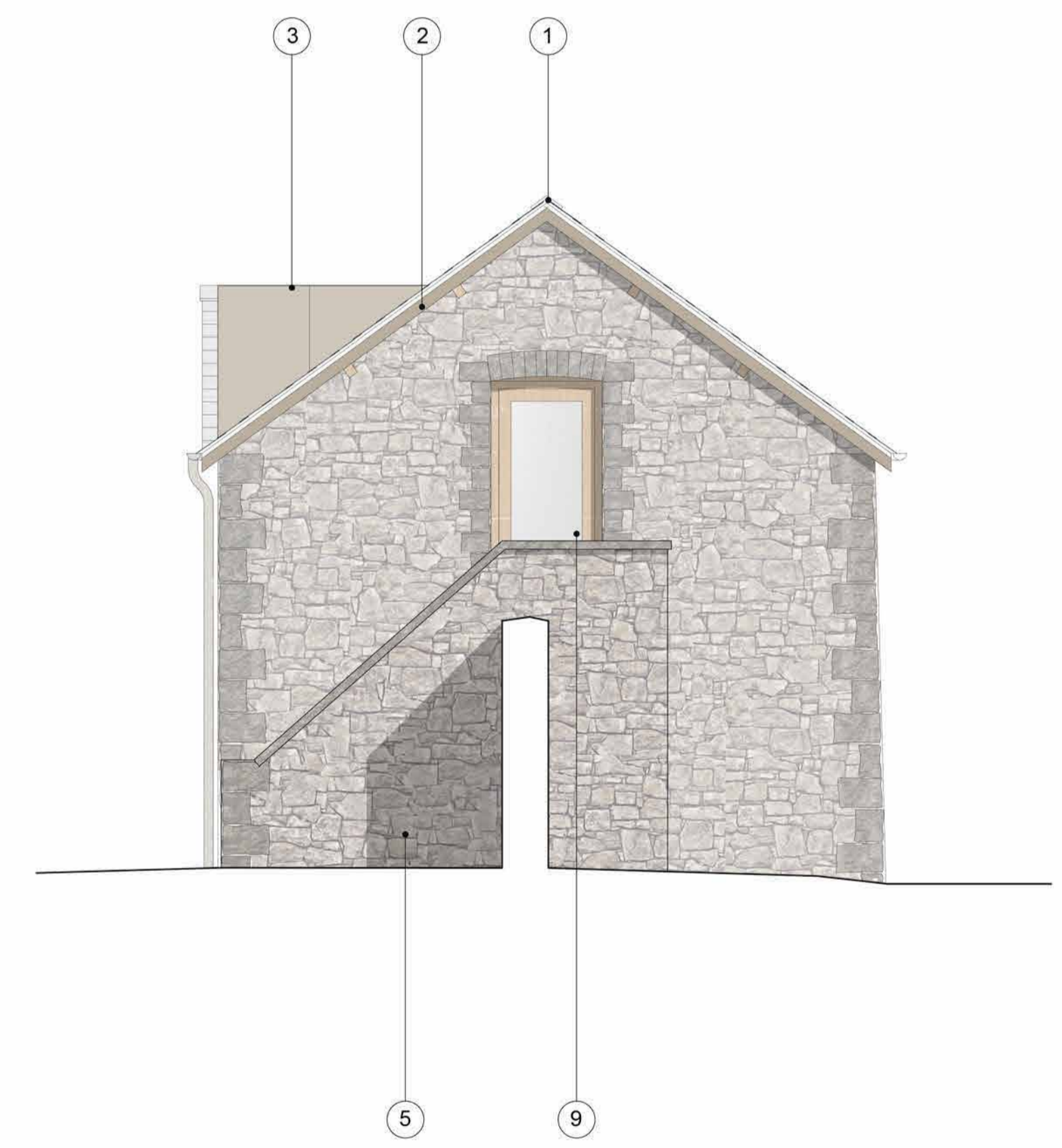
**title:** PROPOSED NORTH & SOUTH ELEVATIONS

**revision:** P01  
**drawn by:** RH  
**approved by:** RH  
**date:** 24.01.24  
**job no:** 2023-03  
**scale + size:** 1:50@A1L

- 1 Natural slate roof (salvaged from existing as far as possible) with plain black clay angled ridge tiles
- 2 New painted hardwood fascias and bargeboards
- 3 Bronze zinc clad splayed dormer window with clerestory top-hung glazing providing natural light and ventilation
- 4 Galvanised steel rainwater goods
- 5 Existing random coursed natural stone to be re-pointed in lime where required (lime to be sampled and agreed with LA Conservation)
- 6 Historic stone gate piers repaired and retained in existing location
- 7 New boundary wall constructed in random coursed natural stone to match existing
- 8 Proposed entrance road to new development
- 9 Hardwood framed double glazed external door with obscure glazing



**1** PROPOSED NORTH ELEVATION  
 SCALE 1:50



**2** PROPOSED SOUTH ELEVATION  
 SCALE 1:50

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P01	24.01.24	RH	RH	LBC issue

**project north**  
 not to scale

**status:** S3 - LBC

**client:** GAINA & DAVID MORGAN

**project:** MARLAS FARM HAY BARN CONVERSION

**title:** PROPOSED NORTH EAST ELEVATION

**revision:** P01  
**drawn by:** RH  
**approved by:** RH  
**date:** 24.01.24  
**job no:** 2023-03  
**scale + size:** 1:50@A1L

- 1 2 no. flush fitting conservation rooflights over internal bathrooms
- 2 Natural slate roof (salvaged from existing as far as possible) with plain black clay angled ridge tiles
- 3 Galvanised steel rainwater goods
- 4 New painted hardwood fascias and bargeboards
- 5 Location of flush fitting soil vent pipe slate vents and lead roof vents for extractor fan termination



**1** PROPOSED EAST ELEVATION  
 SCALE 1:50



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**status:** S3 - LBC

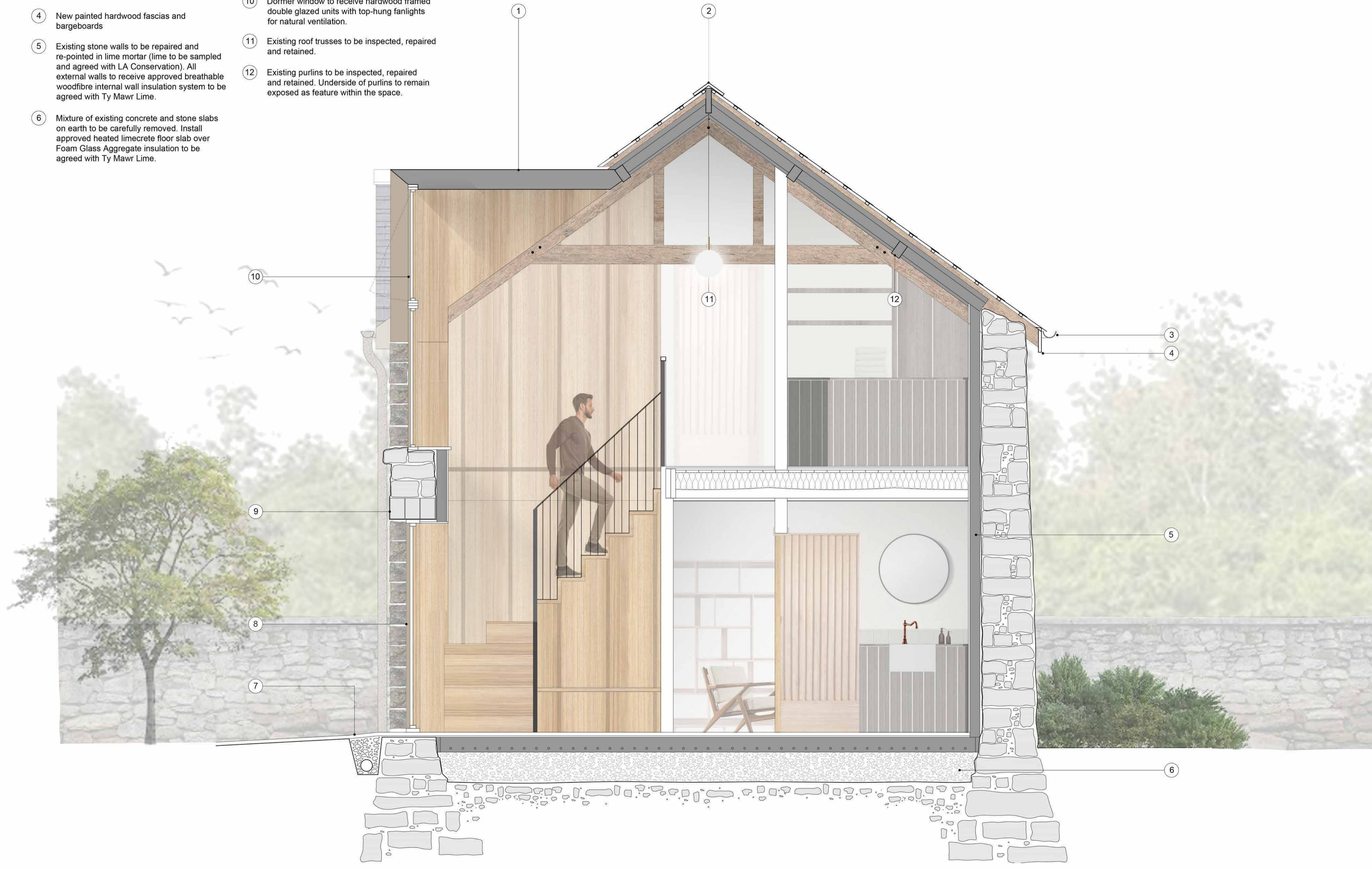
**client:** GAINA & DAVID MORGAN

**project:** MARLAS FARM HAY BARN CONVERSION

**title:** PROPOSED NORTH CROSS SECTION A

**revision:** P01  
**drawn by:** RH  
**approved by:** RH  
**date:** 24.01.24  
**job no:** 2023-03  
**scale + size:** 1:20@A1L

- 1 Bronze zinc clad splayed dormer windows introducing natural light to key internal spaces
- 2 Roof build-up comprised of natural slate covering (salvaged from existing), new roofing battens, breathable membrane, 50mm air void, woodfibre insulation over and between rafters, woodwool boards exposed internally.
- 3 Galvanised steel rainwater goods
- 4 New painted hardwood fascias and bargeboards
- 5 Existing stone walls to be repaired and re-pointed in lime mortar (lime to be sampled and agreed with LA Conservation). All external walls to receive approved breathable woodfibre internal wall insulation system to be agreed with Ty Mawr Lime.
- 6 Mixture of existing concrete and stone slabs on earth to be carefully removed. Install approved heated limecrete floor slab over Foam Glass Aggregate insulation to be agreed with Ty Mawr Lime.
- 7 Form permeable land drain to full-length of western elevation.
- 8 Hardwood framed double-glazed external doors, windows and screens to existing barn door openings, aligning with structural order of windows above as indicated
- 9 Existing timber lintels to be inspected, repaired, treated and retained.
- 10 Dormer window to receive hardwood framed double glazed units with top-hung fanlights for natural ventilation.
- 11 Existing roof trusses to be inspected, repaired and retained.
- 12 Existing purlins to be inspected, repaired and retained. Underside of purlins to remain exposed as feature within the space.



**1** PROPOSED CROSS SECTION A  
 SCALE 1:20

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**revisions**

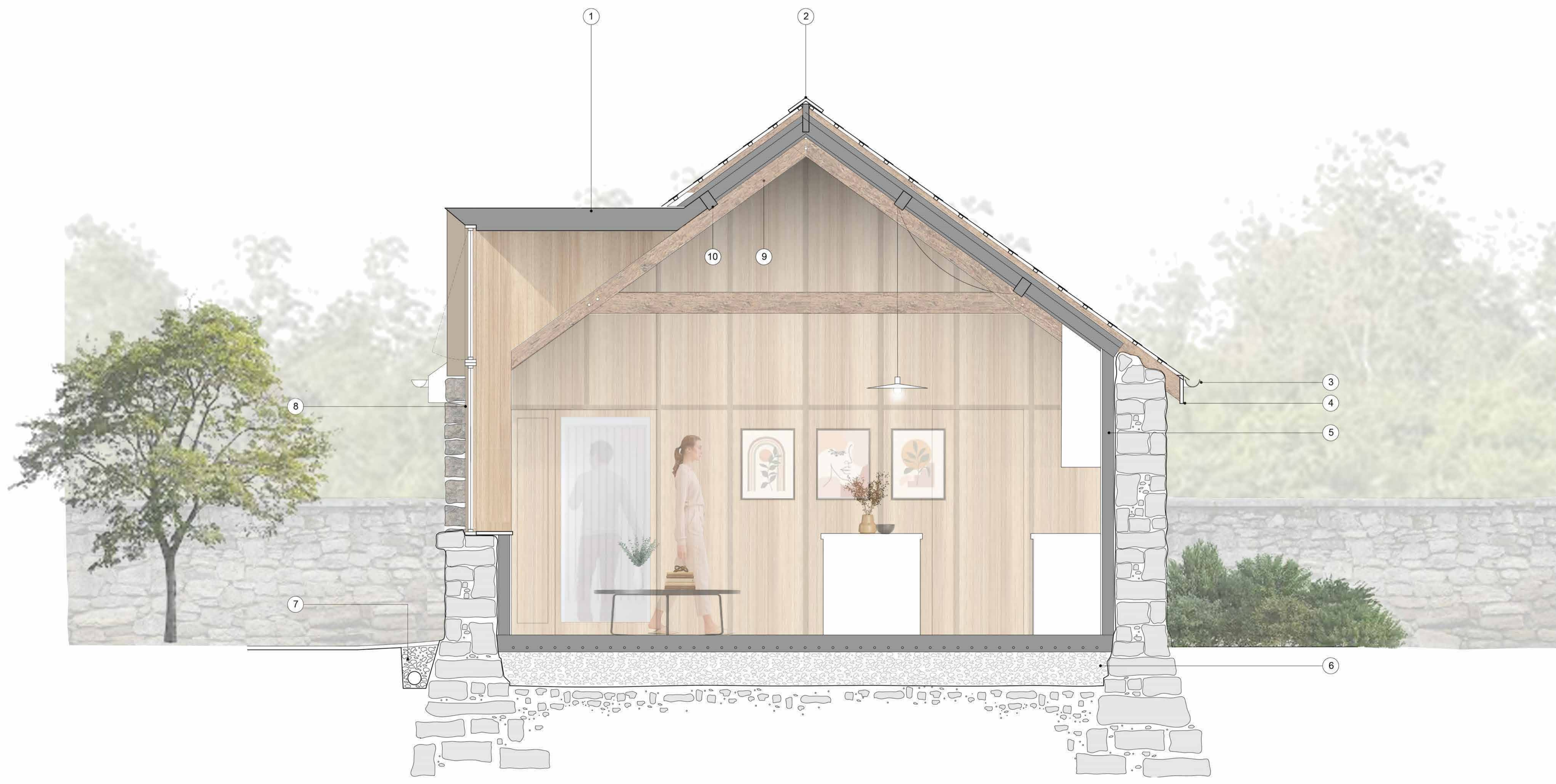
REV	DATE	DRAWN	APP.	NOTES
P01	24.01.24	RH	RH	LBC issue

**project north**  
 not to scale

**status:** S3 - LBC  
**client:** GAINA & DAVID MORGAN  
**project:** MARLAS FARM HAY BARN CONVERSION  
**title:** PROPOSED NORTH CROSS SECTION B

**revision:** P01  
**drawn by:** RH  
**approved by:** RH  
**date:** 24.01.24  
**job no:** 2023-03  
**scale + size:** 1:20@A1L

- 1 Bronze zinc clad splayed dormer windows introducing natural light to key internal spaces
- 2 Roof build-up comprised of natural slate covering (salvaged from existing), new roofing battens, breathable membrane, 50mm air void, woodfibre insulation over and between rafters, woodwool boards exposed internally.
- 3 Galvanised steel rainwater goods
- 4 New painted hardwood fascias and bargeboards
- 5 Existing stone walls to be repaired and re-pointed in lime mortar (lime to be sampled and agreed with LA Conservation). All external walls to receive approved breathable woodfibre internal wall insulation system to be agreed with Ty Mawr Lime.
- 6 Mixture of existing concrete and stone slabs on earth to be carefully removed. Install approved heated limecrete floor slab over Foam Glass Aggregate insulation to be agreed with Ty Mawr Lime.
- 7 Form permeable land drain to full-length of western elevation.
- 8 Dormer window to receive hardwood framed double glazed units with top-hung fanlights for natural ventilation.
- 9 Existing roof trusses to be inspected, repaired and retained.
- 10 Existing purlins to be inspected, repaired and retained. Underside of purlins to remain exposed as feature within the space.



**1** PROPOSED CROSS SECTION B  
 SCALE 1:20

NEW FABRIC EXISTING FABRIC