

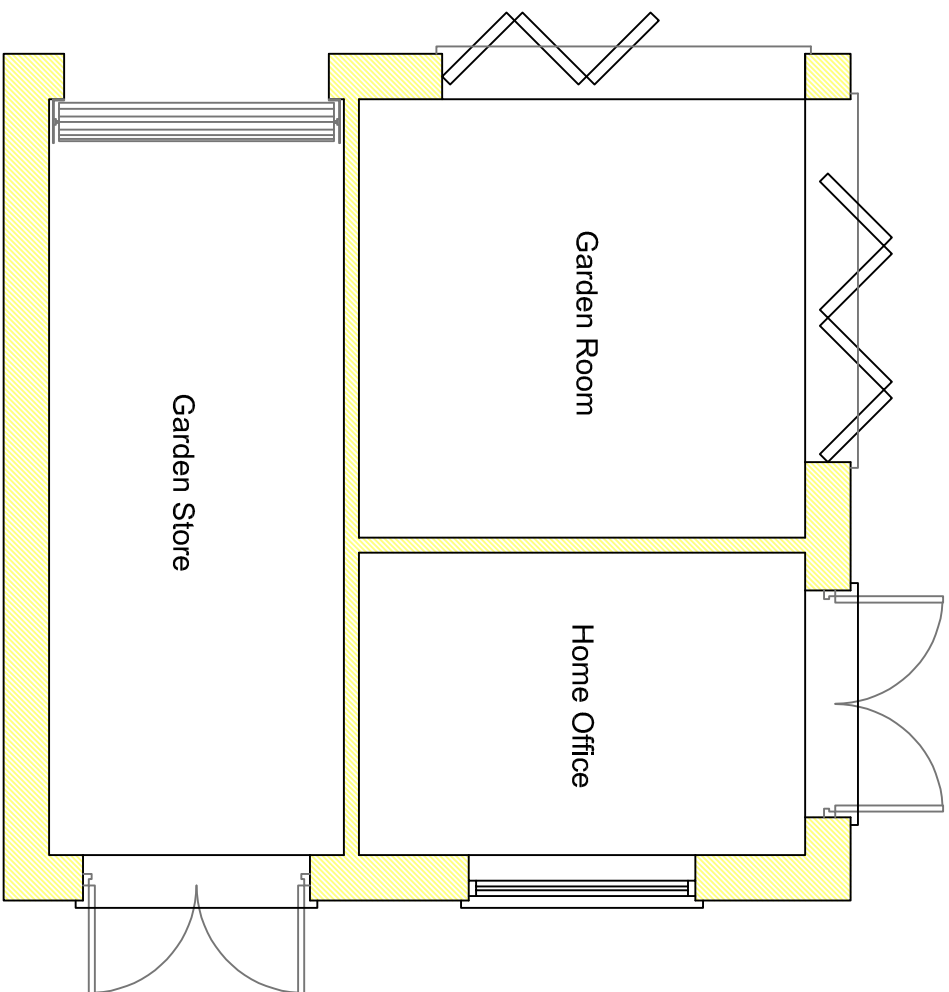
General Notes.

The garden outbuilding has been included on this application to provide an alternative roof for Bats following the implementation of the loft conversion of the main dwelling. This also gives the occupants a much needed home office and garden room.

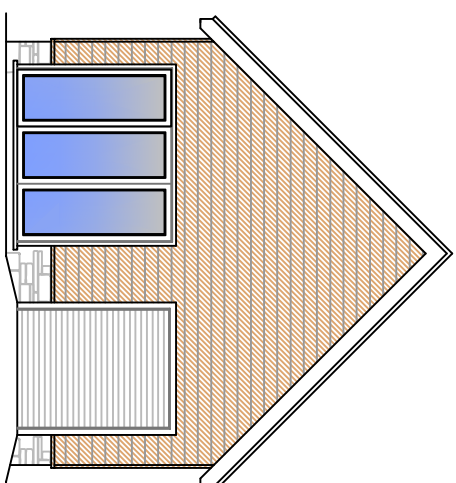
The size of the outbuilding has been based on the required need for Bats - 5m x 5m clear with a 2.9m ridge height at loft level.

Construction notes :-

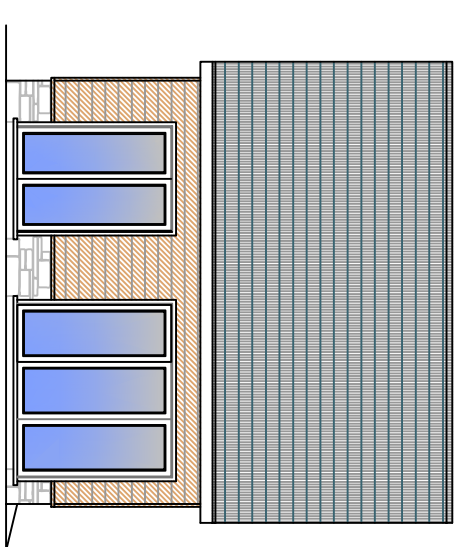
- * Existing timbers within the main dwellings loft to be re-used where possible in the outbuilding roof construction. If the timbers are not structurally sound, the most heavily stained timbers from bat usage will be attached to new structural timbers at the ridge to encourage bats to roost on them.
- * The garden room will be provided with 2 No. ridge tile roosts.
- * The roof covering is to be natural slate and lined with 11 slaters felt, not a breathable membrane (BRM).
- * Cladding to be Waneey Edge board, which will warp and provide crevices for bats behind the cladding.
- * Bat access to be provided behind barge boards, set off 25mm and then over wall tops in to the loft space.
- * Roof construction to be a cut roof with a rough sawn timber ridge board - not trussed rafters.
- * 2.8m height to be clear air space above the first floor insulation.



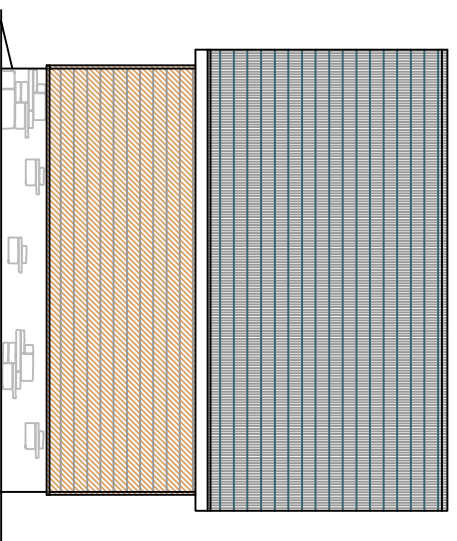
Outbuilding - 1:50



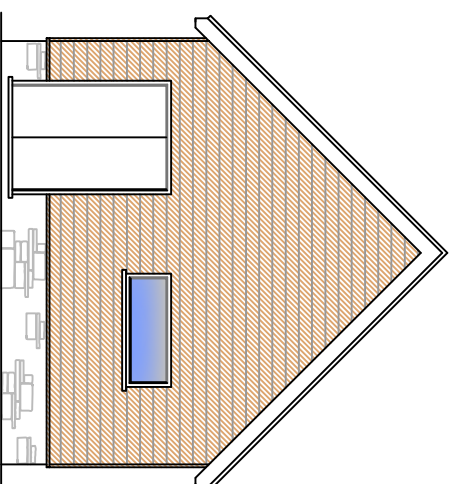
West Facing Elevation - 1:100



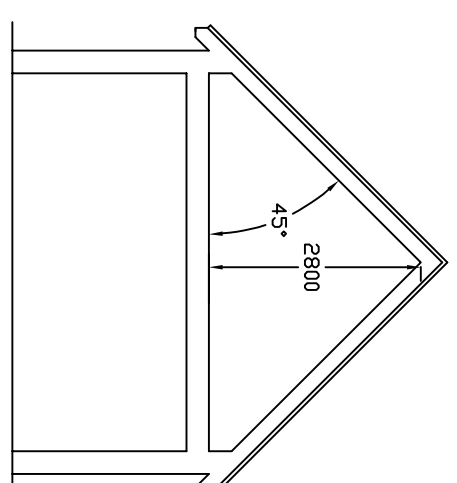
North Facing Elevation - 1:100



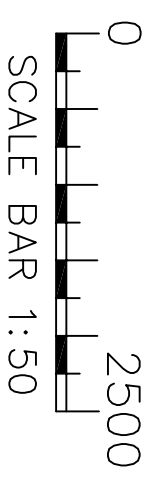
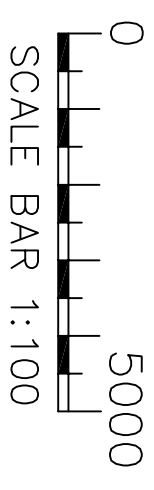
South Facing Elevation - 1:100



East Facing Elevation - 1:100



Typical Section - 1:100



Proposed Outbuilding
Yarde Lodge
Luppitt
Nr Honiton
EX14 4TA

Outbuilding GA
As Proposed