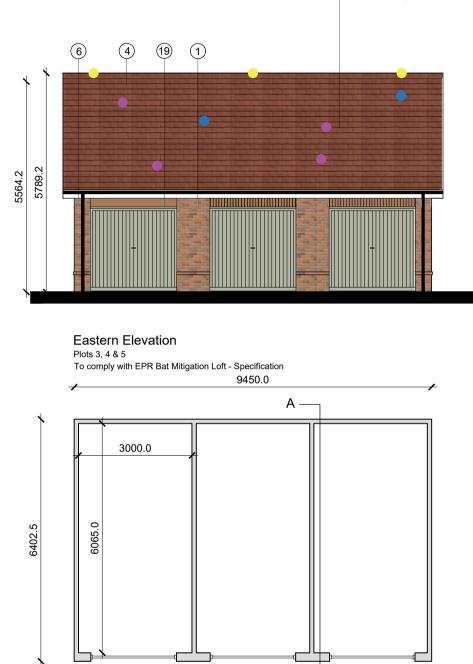
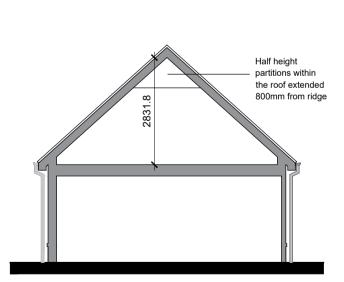
cambered clay tiles





A Ground Floor Plan Plots 3, 4 & 5 - Garage - Triple To comply with EPR Bat Mitigation Loft - Specification

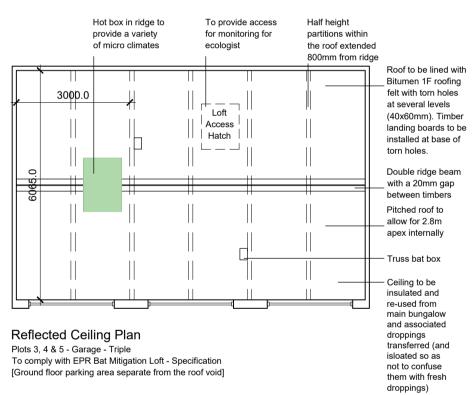
A —

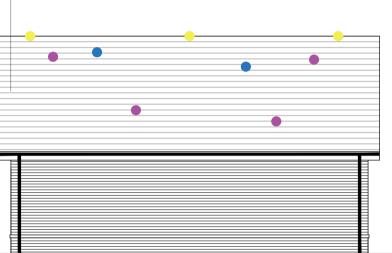
Section A-A

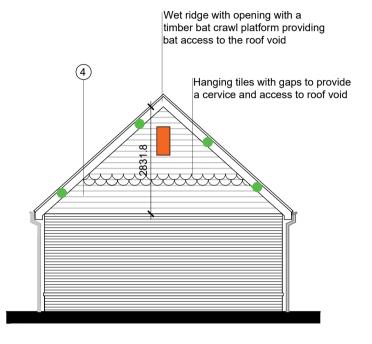
© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

cambered clay tiles overhanging soffits and 50mm gap between the wall Wany-edge weather boarding with gaps to permit bat access to roof void (laterally behind boarding) and soffit

Northern Elevation

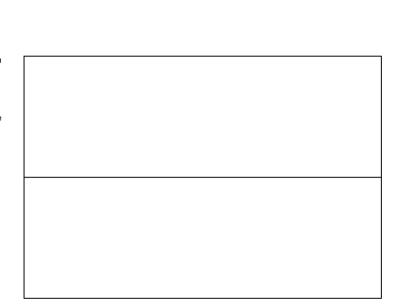






Southern Elevation

Western Elevation



Roof Plan Plots 3, 4 & 5 - Garage - Triple

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

Materials Key:

Materials Key:				
 Brick multi red - Light Brick multi red - Dark Detail Brick - Smooth face red brick Clay tile - Red Clay tile - Grey Cedar boarding Door set - RAL 7032 Window set UPVC - RAL 7032 Windows set UPVC - white Brick soldier header Brick cill Stone cill Banding in detailing brick Hung clay tile bullnose detail GRP chimney Functional chimney Timber surround Gallows bracket Garage door - RAL 7032 				
Annotations Key:				
Bat Access Tiles				
Ridge Mortar Opening				
Internal Access to loft via access tile				
Verge Mortar Opening				
Integrated bat box				
Integrated bat box providing access into cavity wall				
Notes:				
 Ridge and Verge mortar openings to allow bat access into roof void; Verge and roof tile openings are 				
 not to align; 2 x bat access tiles per east and west elevation to provide direct access into loft void. Tiles to be located adjacent to a rafter and fitted with a crawl platform; 				
 Cut away sections of vertical battens to allow bat access laterally behind weather boarding; Loft hatch should be lockable to prevent entry, other than by a bat 				
 Prevent entry, other than by a bat licenced ecologist for monitoring purposes; and The design of the bat loft is indicative only and may be subject to changes through granting of a Natural England European Protected Species Mitigation Licence 				

Α	27.11.23	Dimensions amende	d	_LP_	_MP
Rev	Date	Revision Details		Dr	Ch
		4	ondon: Unit 1 West Coate House 3 Coate Stre. London E2 9A T 020 7729 5505 E london@ecearchitecture.co		
	Ň	Sussex:	Brooklyn Chambers 11 Go Worthing West Sussey	0	



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ECE Architecture

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Client's Name **Bourne Homes**

Job Title

Steamside and Land Adjacent, Harpers Road, Ash

Drawing Title Proposed Floor Plans and Elevations Triple Garage

Scale 1.100 @	A1 / 1:200 @.	A3
metres 2 Drawn	Checked	Date
MP	AK	17.11.23
Job No	Drawing No	Rev
6502	PL-56	A
Status		

APPROVAL CAD Plot date: 27/11/2023 - 15:56:48

6502 - mast.dwg