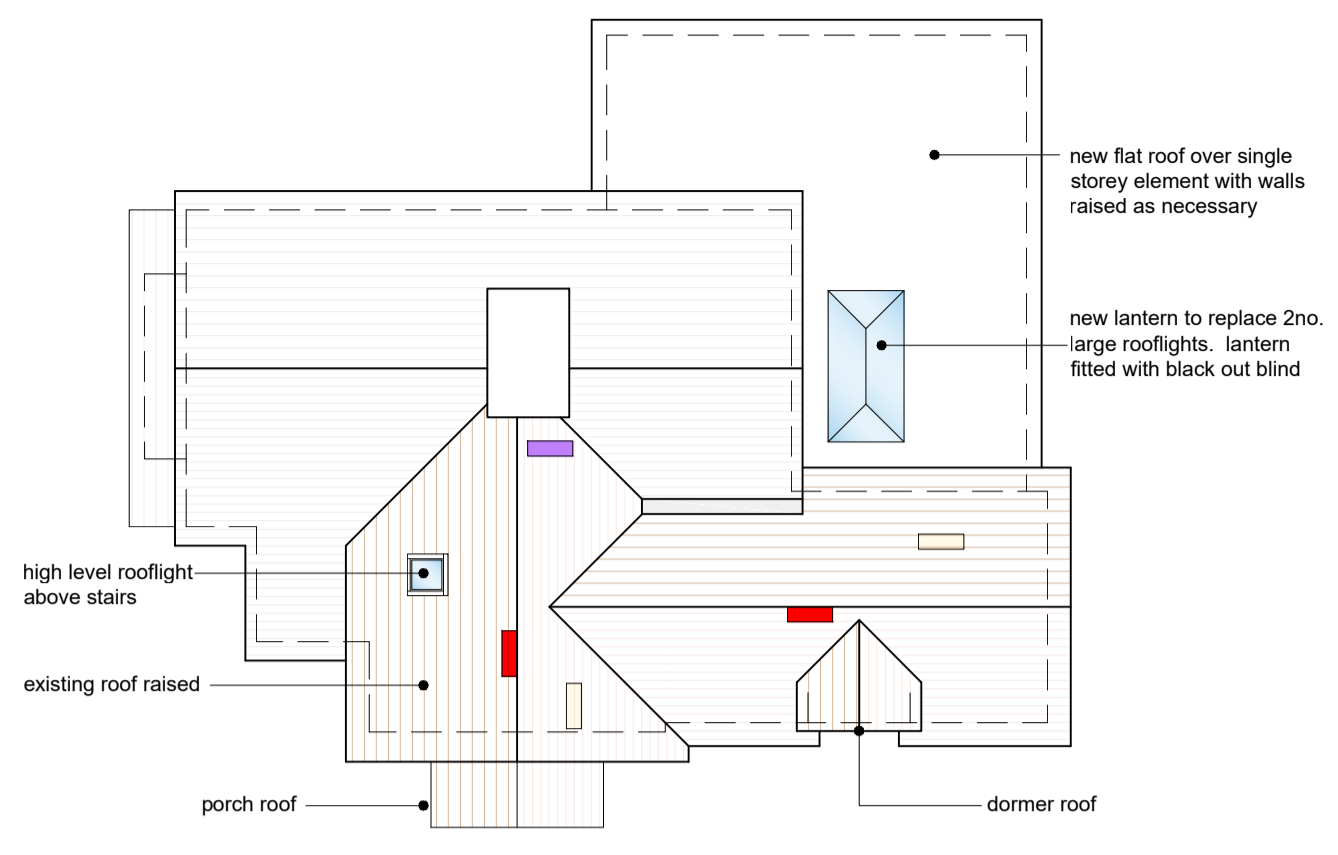


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 It is the clients/developers responsibility to ensure all relevant approvals are in place and conditions satisfied prior to commencement of works, including, but not limited to:
 The Party Wall etc Act 1996
 Local Authority Planning Consent
 Highways (Road opening permit)
 Local Water Authority Building Regulations (Local Authority, NHBC etc)
 Environment Agency
 This drawing has been prepared for the purpose of discussion with client and planning permission only. The final frame design, including timber members and sizes may differ.

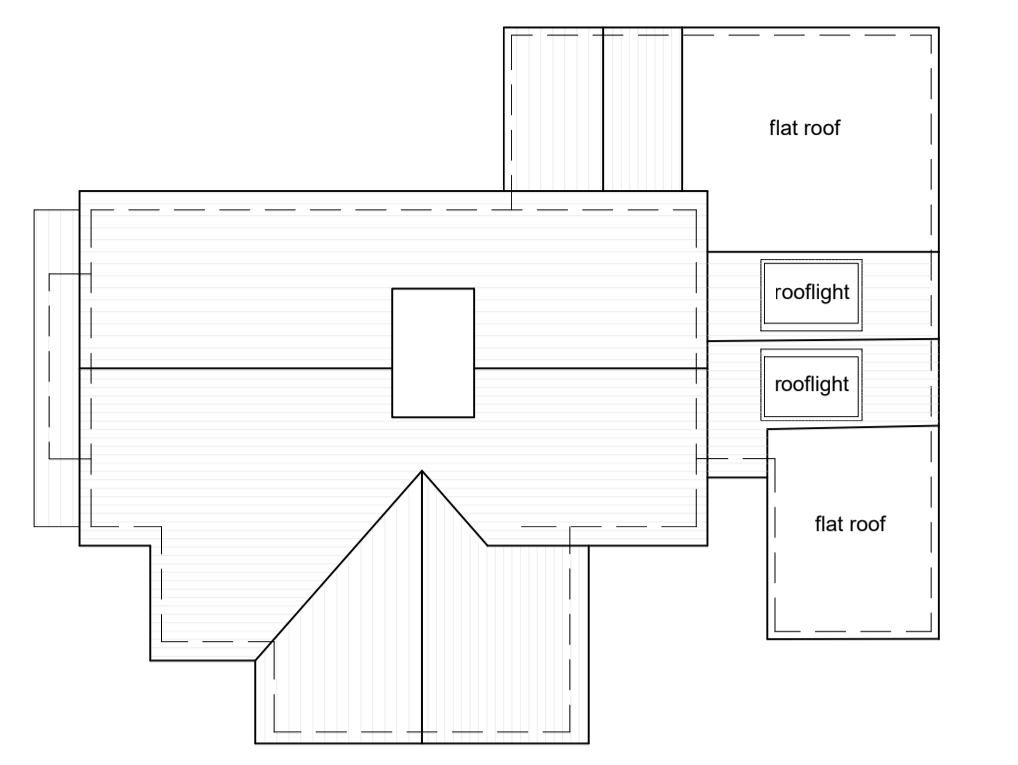


Example of douglas fir cladding

- BAT ROOSTS:**
 The modified main roof will support a number of roost features which replicate existing characteristics and are proportionate to the roosts which will be lost. The proposed features will comprise:
1. Modified ridge tiles - A roosting void beneath two ridge tiles will be created on the newly extended part of the roof. Access to the voids will be created by leaving a gap in the mortar line below the ridge tiles. A batten measuring at least 20mm high by 50mm long will be inserted into the wet mortar and removed in order to create a gap of sufficient size.
 2. Raised roof tiles - Roosting opportunity will be provided in the form of two additional raised tiles (with a gap of 15mm), on different elevations of the building. These will provide alternative roosting opportunity with different environment conditions.
 3. Create gap beneath a roof tile on the extended building, ideally in the same location or as close as possible to the identified roost (refer to Ecology survey report).
 4. One Schwegler 2F bat box or similar to be installed on a mature tree located within the site grounds.
 5. Traditional roofing membrane to be used on new / modified pitched roofs.
- The final location of the above access points are to be advised by *Phillips Ecology*.

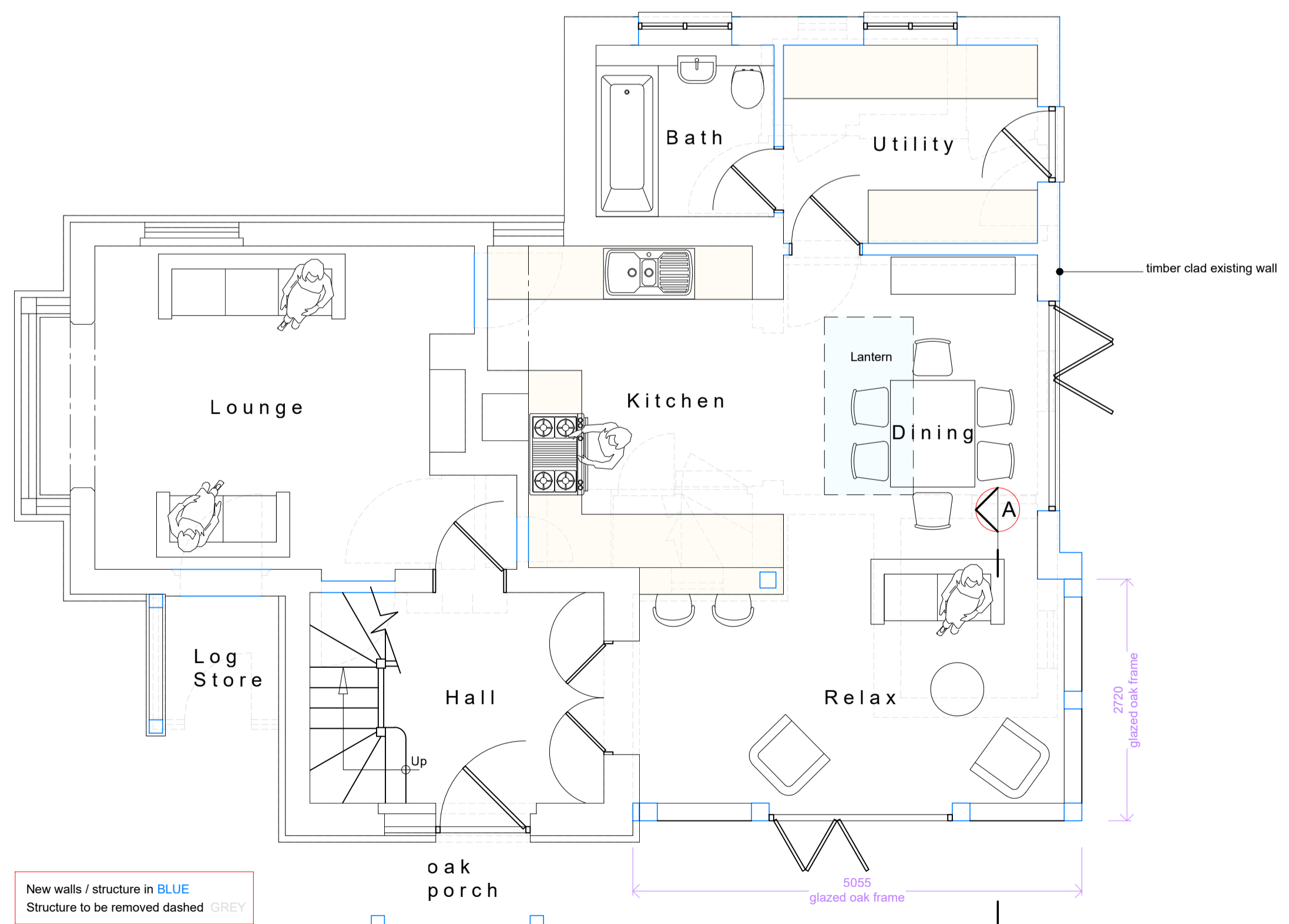
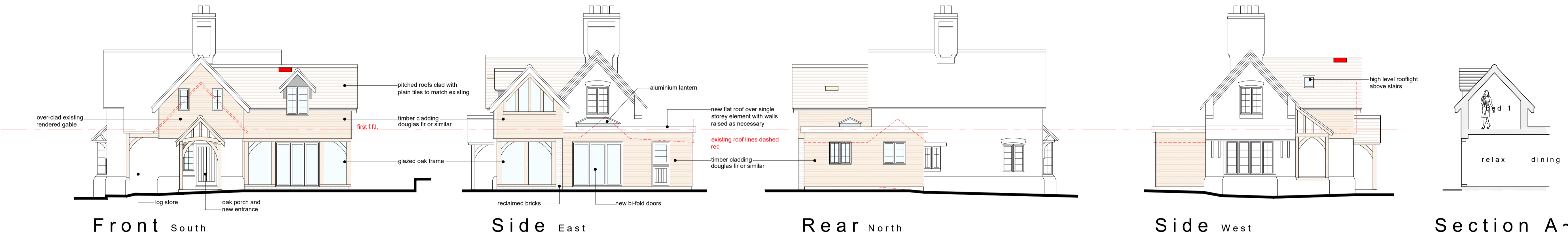


Proposed Roof Plan
 scale 1:100

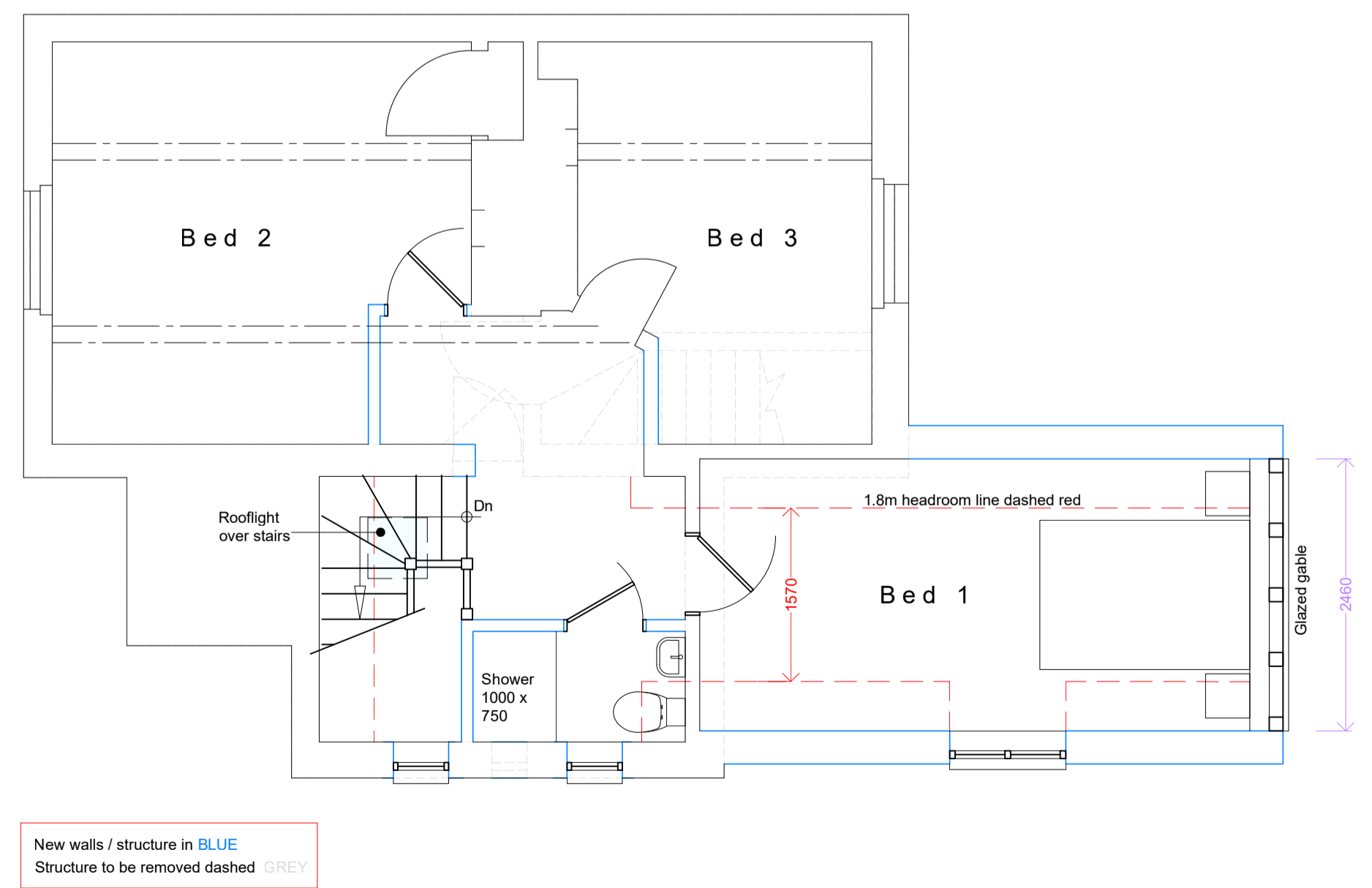


Existing Roof Plan
 scale 1:100

Proposed Elevations scale 1:100



Proposed Ground Floor Plan scale 1:50

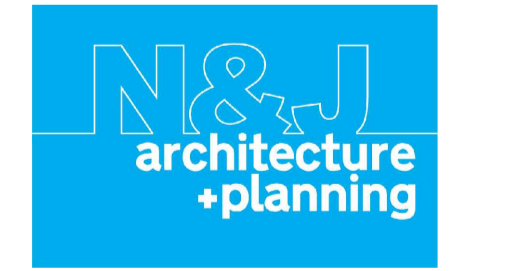


Proposed First Floor Plan scale 1:50

Rev: Date: Description:
 Status: **Planning**

Title: **Proposed: Plans & Elevations**

Project: **North Lodge
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Drawn: N Keatley Date: 19.02.24
 Checked: Date:
 Scale: 1:50 1:100 Revision:
 Drawing no: 2020.10.01/PL01