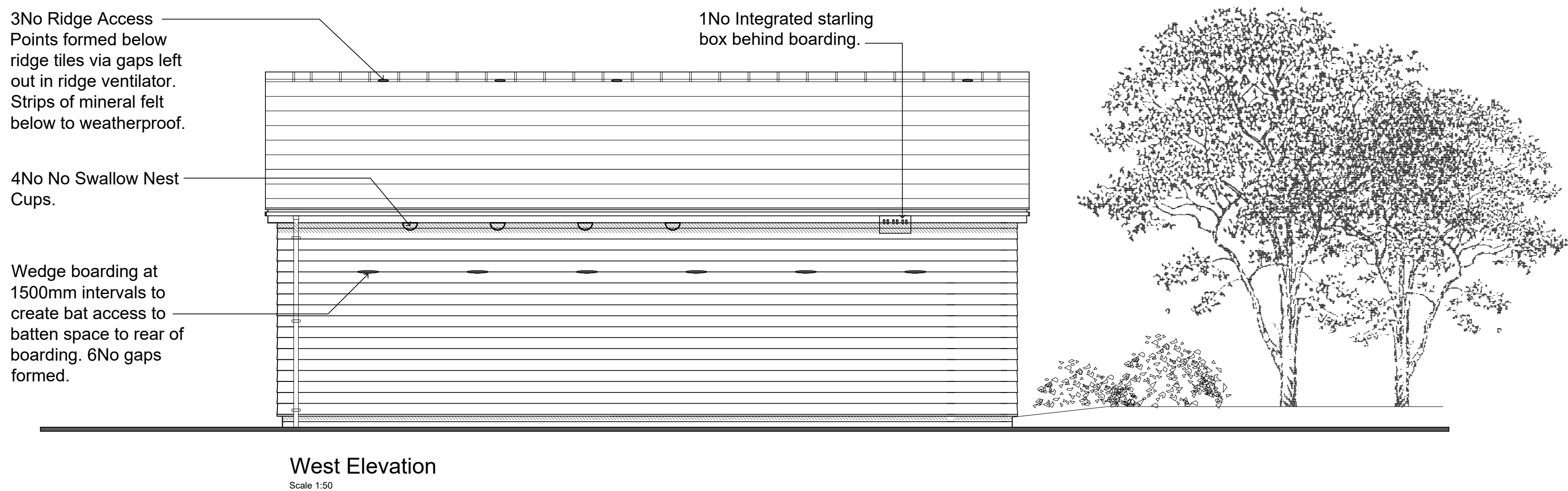
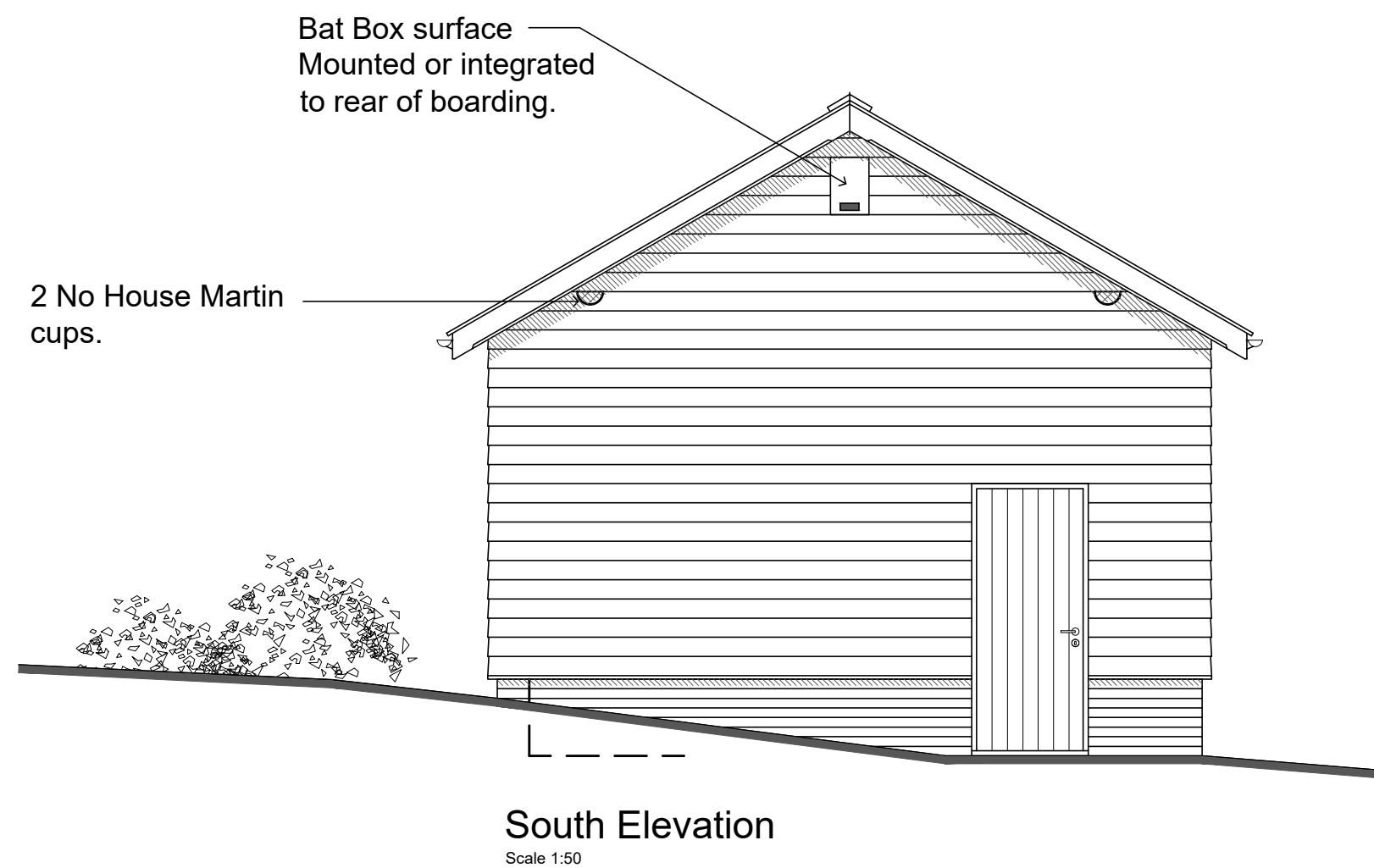
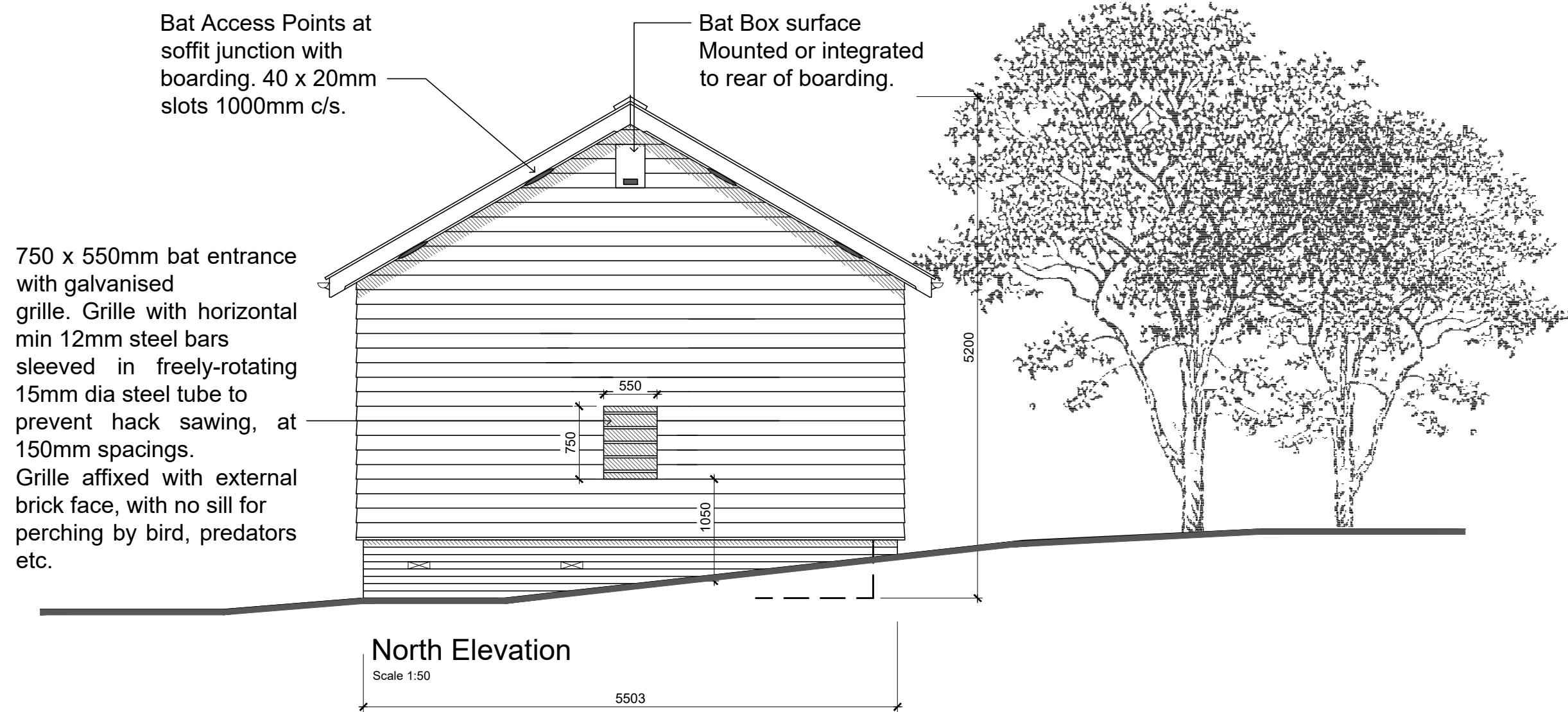
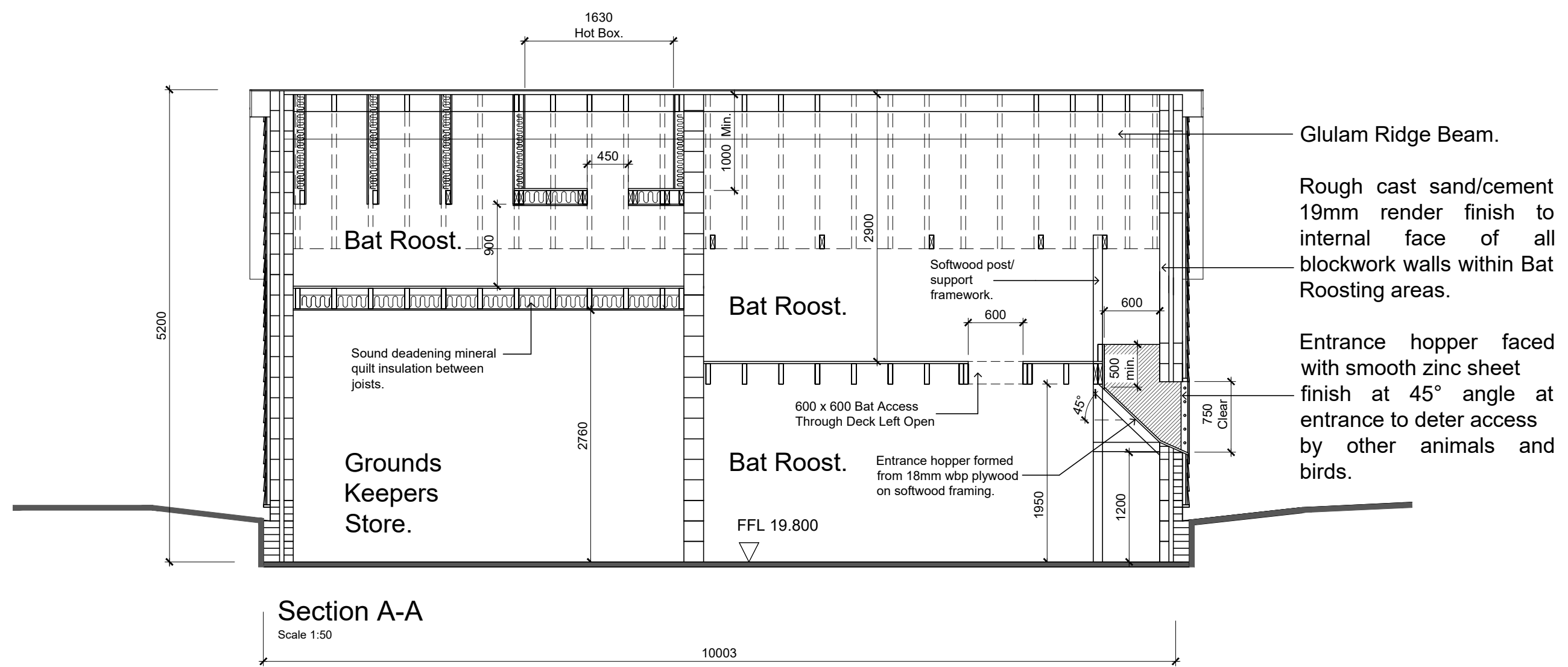
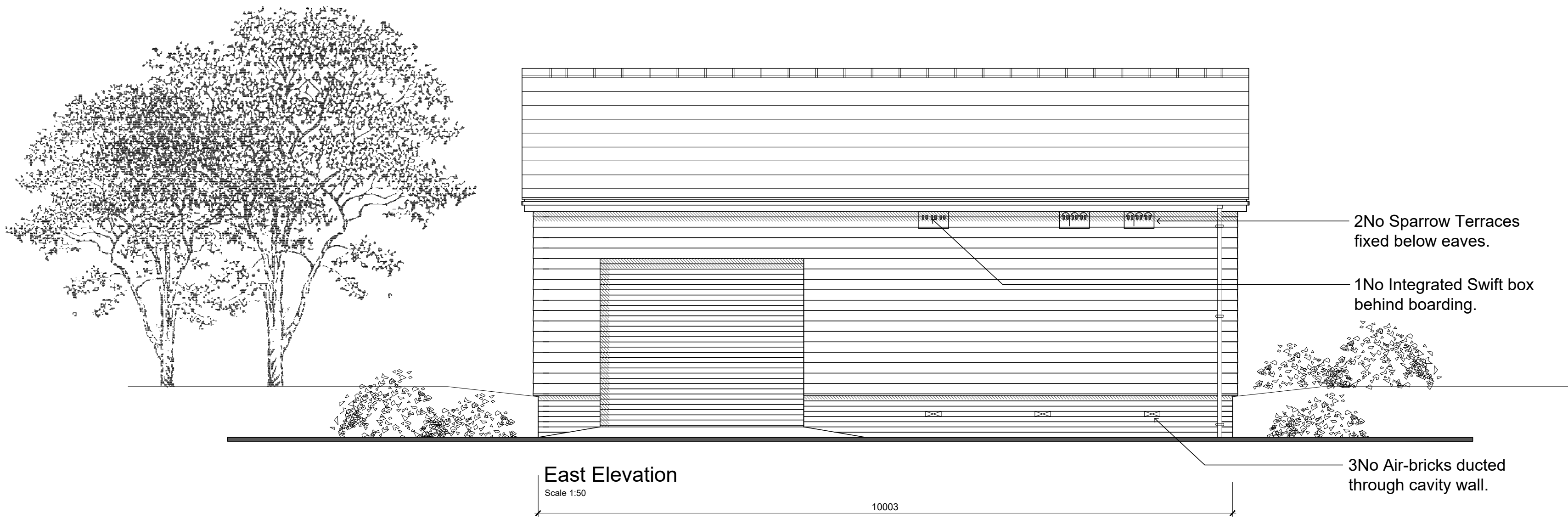




EXTERNAL FINISHES

- Walls:** Grey clay facing brickwork below boarding. Dense concrete blockwork finished with sawn larch feather edge cladding natural finish secured to sawn battens.
- Roof:** ETERNIT Birkdale cement fibre slates with blue/black. Unventilated batten space. No counter-battens. Non Breathable Roof Underlay Type 1f Felt. 25mm continuous over fascia vent below the eaves tray and underlay. Concrete blue/black angular ridge tiles dry fixed ventilated ridge system.
- Doors:** Vertical boarded painted timber door & hardwood frame. Colour-coated mid-grey insulated aluminium roller shutter door (quiet operation model).
- Rainwater:** Black Pvc half-round gutters & circular downpipes.
- Goods:** Painted softwood fascia and barge boards with plywood soffits.

CONSTRUCTION OF MITIGATION FEATURES.

Exact details and positions of apertures and mitigation features are to be agreed on site with the retained Ecologist. Mitigation features to be retained in perpetuity unless otherwise agreed with Natural Resources Wales. The building shall be maintained in a good state of repair.

INTERNAL WALL BATTENS.

Rough sawn battens to be secured to walls of roost at spacings to be determined by the Ecologist.

ROOF TIMBERS & BATTENS:

All loose roof timbers are to be rough sawn softwood.

CONSTRUCTION OF TOAST RACK:

12.5mm triangular plywood panels fixed to sides of rafters to form small enclosed areas of roof space. Baffle panels to be cut around ridge beam to provide tight air-seal with rafters. All joints filled with non-toxic sealer. The space between boards will be filled with a shaped piece of ROCKWOOL matting or quilt secured to one internal face of the plywood, creating a crawl space.

HOT BOX:

12.5mm triangular plywood panels fixed to sides of rafters to form small enclosed and insulated area of roof space. Baffle panels to be cut around ridge-plate to provide tight air-seal with rafters. Panels fixed to inner faces of rafters to form cavity, filled with ROCKWOOL matting. 12.5mm floor to Hot Box with central 500 x 500mm clear opening. All joints sealed with non-toxic sealant to prevent warm air loss. External parts painted matt black.

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Client	Morspan Pension Scheme Limited.			
Project	Candidate Site Proposal For An Employment Site On Land At Rockfield Road, Monmouth.			
Drawing	Bat Roost - Proposed Elevations & Section A-A.			
Date	Jan 2024	Scale	1:50 @ A1	
Drawn by	JSS	Drawing No	1450[SK]13	
Checked by	.			
Status	Planning			