



external finishes:

Roof:- Reclaimed Slate on traditional roof construction to L.A. Planning Approval
 Cedar fascias and barge boards to L.A. Planning Approval, unfinished WBP plywood soffits to L.A. Planning Approval

External walls:- Render to L.A. Planning Approval, Reclaimed brick work, Limestone cavity work to L.A. Planning Approval

Doors:- Stained boarded solid doors to L.A. Planning Approval

Construction:

- Construction of building is NCM (Normal Contracting Methods as traditional materials and construction methods apply.
- Excavation to be considered by contractor, and method statements provided to prevent collapse of excavation walls in particular.
- Floors designed for domestic floor load.

Maintenance:

- Fascias and barge boards are to be cedar and as such will no require decoration refinishing.
- Soffits are WBP plywood unfinished, which will not require decoration refinishing. Overhang protects fixed items from weather.
- When maintenance utilising ladders is deemed unsafe, alternative methods to be used e.g. scaffolding.
- Any maintenance which would be considered as disturbance to be carried out under the cover of a Wildlife & Countryside Act Conservation License.

Monitoring:

- Restricted Access licensed personnel (ecologists) only.
- Care taken when using ladders as access openings are unprotected at floor levels, to avoid obstruction to bat flight movements between levels. Ladders and fixings to be inspected prior to use, and condition logged with client.



project title
Bodelwyddan Wildlife Area

client
 drw. title
Elevations

scale	date	drawn
1:100 @A3	JULY '21	TJH
rev.	chkd.	
project ref.	drawing no.	

1061 MIT-02



NOTES:
 To be read in conjunction with Engineers, Services drawings etc. All dimensions to be checked prior to construction on site. All works to be carried out to the satisfaction of LA and relevant B.S. All discrepancies to be reported immediately.

