

GIVEN THE NEED TO CARRY OUT THE WORKS DURING THE PERIOD WHEN BATS ARE NOT IN OCCUPATION THE WORKS ARE TO BE CARRIED OUT IN 2 PHASES AS DISCUSSED IN THE PROJECT PRELIMINARIES. THIS WILL ALSO ALLOW FURTHER DRYING OUT OF THE BUILDING FABRIC.

THIS DRAWING SHOWS ALL OF THE PROPOSED WORKS BUT EACH NOTE OR DESCRIPTION IS SUFFIXED BY EITHER P1 FOR PHASE 1 WORKS OR P2 FOR PHASE 2 WORKS AS CURRENTLY ANTICIPATED.

GIVEN THE FIXED DATE FOR COMPLETION OF PHASE 1 WORKS TO ACCOMMODATE THE BATS SOME OF THE ITEMS MAY NEED TO BE ADJUSTED BETWEEN PHASES.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH 04/797/AB/01 SHOWING STRIP OUT AND STRUCTURAL REPAIRS

BAT HABITAT

All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies discovered must be reported to the Architect before proceeding. If any queries or uncertainties arise refer to the Architect before proceeding

This drawing is copyright © and may not be reproduced without permission

Revisions	
A	14.10.05 Details for the insulation to the roof, floors & stud partitions altered and added + cross ref drawings added

CLIENT
**BRISTOL CITY COUNCIL
ASHTON COURT ESTATE**

JOB DESCRIPTION
**CONTRACT PACKAGE No 3
CLACKENCOMBE LODGE**

DRAWING TITLE
SECTION D-D AS PROPOSED

scale	date	drawn	checked
1:50 @ A2 1:100 @ A4	05.08.05	TB	

ARCHITECTS

Cottrell Thomas and Thomas LLP
CHARTERED ARCHITECTS AND BUILDING SURVEYORS
2 Viscount House 6A Love Lane, Pinner, HA5 3EP
Tel: 020 8866 1114 · Fax: 020 8866 0890
Web Site: www.ctat.co.uk

Drawing Number **04/797/AB/03/11 A**

NEW ROOF COVERING AND REPAIRS TO THE ROOF STRUCTURE AS NOTED ON DRAWING 04/797/AB/03/03 (P1)

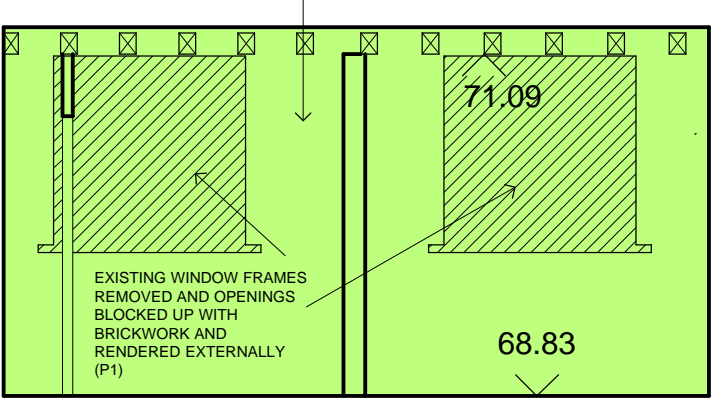
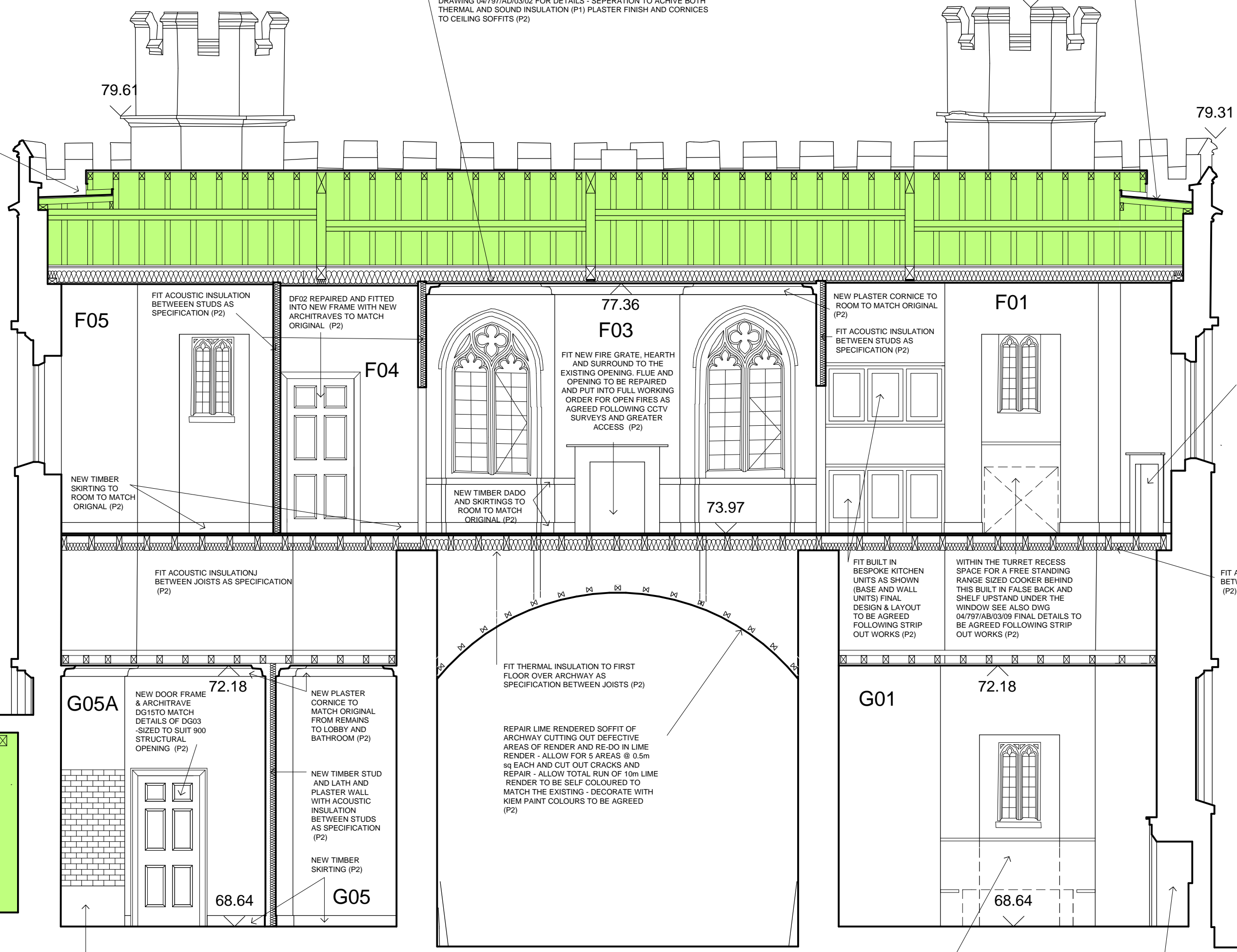
ALTER ROOF STRUCTURE TO FORM AN OPEN ENDED GABLE TO ALLOW THE BATS TO ENTER THE ROOF VOID - WITH LEAD TRY DETAIL FROMED TO PREVENT WATER ENTERING THE ROOF VOID FINAL DETAILS TO BE AGREED FOLLOWING THE REMOVAL OF THE EXISTING ROOF COVERING - SEE ALSO DRAWING 04/797/AD/03/01 FOR ANTICIPATED DETAILS (P1)

NEW INSULATION, BOARDING AND CEILING STRUCTURE TO ALL OF FIRST FLOOR TO FORM SEPERATION BETWEEN ROOF VOID AND ROOMS BELOW TO ALLOW ROOF TO BE USED BY BATS AS A BAT ROOST SEE DRAWING 04/797/AD/03/02 FOR DETAILS - SEPERATION TO ACHIVE BOTH THERMAL AND SOUND INSULATION (P1) PLASTER FINISH AND CORNICES TO CEILING SOFFITS (P2)

ALTER ROOF STRUCTURE TO FORM AN OPEN ENDED GABLE TO ALLOW THE BATS TO ENTER THE ROOF VOID - WITH LEAD TRY DETAIL FROMED TO PREVENT WATER ENTERING THE ROOF VOID FINAL DETAILS TO BE AGREED FOLLOWING THE REMOVAL OF THE EXISTING ROOF COVERING - SEE ALSO DRAWING 04/797/AD/03/01 FOR ANTICIPATED DETAILS (P1)

ROOM G07 AND THE MODERN EXTENSION TO BE CONVERTED INTO A DEDICATED BAT ROOST AS FOLLOWS (P1) - SEE ALSO DRAWING 04/797/AB/03/01

1. REPLACE EXISTING ROOF WITH NEW COVERING(ASPHALT ON INSULATION), NEW 18mm WBP PLYWOOD SUBSTARTE AND NEW TIMBER JOISTS (SIZED AS EXISTING) FITTED INTO THE WALLS ON JOIST HANGERS
2. CUT IN NEW BRICKS TO FORM ADDITIONAL LEDGES FOR BATS TO ROOST ON TO THE MAIN EXTERNAL WALLS (INTERNAL FACE) USING BRICKS TO PROJECT BY APPROXIMATELY 100 (HEADER FACING ROOM) FINAL LOCATIONS TO BE AGREED ON SITE WITH THE BAT CONSULTANT AND ENGLISH NATURE ALLOW FOR 100 BRICKS TOTAL.
3. ALLOW FOR LAYING NEW SAND AND CEMENT SCREED ON DPM (70mm thick)
4. REPAIR WALLS TO ROOM G07 FINAL EXTENT TO BE AGREED FOLLOWING REMOVAL OF PLASTERWORK - ALLOW FOR REPOINTING 10 m sq TOTOAL FOR THE TURRET AND CUTTING OUT DEFECTIVE MASONRY 2m sq
5. TREAT WINDOWS AS NOTES ON ELEVATIONS
6. SEAL OF ROOM G07 FROM G05A BY BLOCKING OPENING WITH 1 BRICK THICK WALL SET TO ALLOW FOR REINSTATEMENT OF ORIGINAL DOOR (OR COP) ON BATHROOM SIDE
7. SPACES TO HAVE POWER AND LIGHTING AND FACILITY FOR A LIVE WEB CAM LINK TO THE VISITOR CENTRE.



NEW BATH WITH MIXER TAPS/SHOWER AND FIXED HEAD SHOWER WITH THERMOSTATIC MIXER CONTROLS. SURROUND TO THE BATH TILED TO 2m ABOVE THE FLOOR LEVEL AS SHOWN (SEE FINISHES SCHEDULE) -P2

FORM PURPOSE MADE AND BUILT IN TIMBER WINDOW SEAT UNIT WITHIN THE RECESS TO PROVIDE A POWER CLIPBOARD AND BED HEAD UNIT WITH SHELVES FOR BEDSIDE. FINAL DETAILS TO BE AGREED ON SITE FOLLOWING GREATER ACCESS AND STRIP OUT WORKS (P2)

CONSERVATOR TO CLEAN PAINT FROM FIREPLACE AND REPAIR SURROUND. FLUE TO BE CHECKED (CCTV SURVEY) AND PUT INTO FULL WORKING ORDER (ROOF OUTLET WILL REQUIRE UNBLOCKING AND NEW STONE TERMINAL FITTED (P1 FOR WORK AT ROOF LEVEL AND TO FLUE AND P2 FOR WORK TO SURROUND)

Section D - D