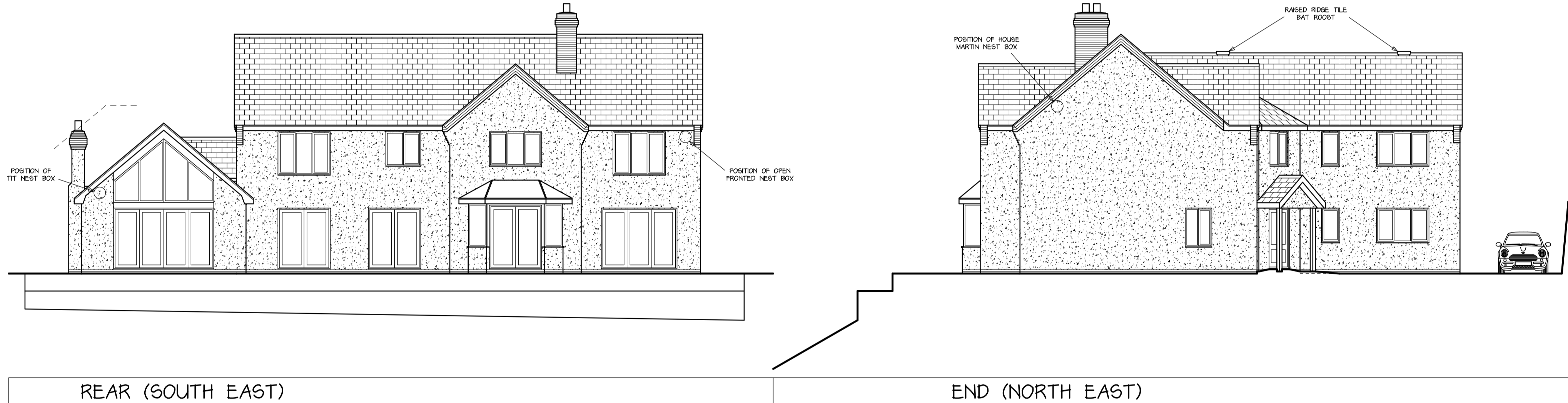
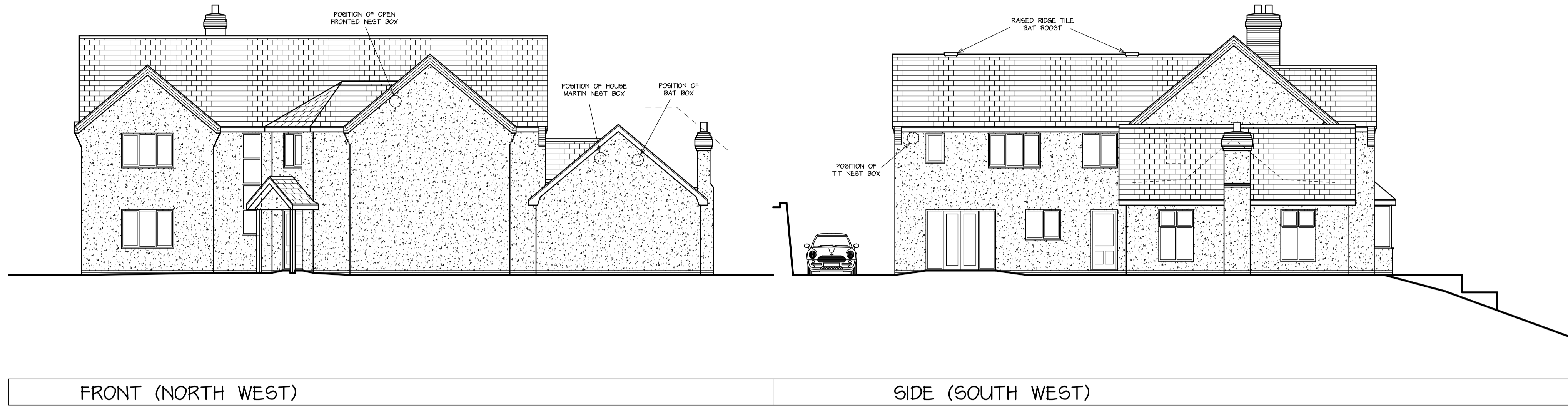


PROPOSED ELEVATIONS



ECOLOGY
 REFER TO STAR ECOLOGY REPORT REF: IPPS/2621/21.1 DATED 2 DECEMBER 2021

BAT MITIGATION
 BATS DO NOT IMPOSE TIMING OR WORK METHOD CONSTRAINTS ON THE PROPOSED DEVELOPMENT.

BAT ENHANCEMENT
 INSTALL ONE SCHWESGLER 1FF BAT BOX WITHIN THE OAKWOOD PROPERTY POST-DEVELOPMENT. BAT BOX TO BE INSTALLED MIN 3 METRES ABOVE GROUND LEVEL.
 CREATE TWO RIDGE TILE BAT ROOSTS TO THE RIDGE OF THE BUILDING (CREATED IN ACCORDANCE WITH STAR ECOLOGY REPORT).

EXTERNAL LIGHTING
 ANY EXTERNAL LIGHTING TO BE INSTALLED TO AVOID UNNECESSARY DISTURBANCE TO BATS AND SHOULD BE LED (WARM WHITE SPECTRUM LESS THAN 2700° KELVIN AND HAVE PEAK WAVELENGTHS HIGHER THAN 550nm) WITH MOTION SENSOR AND ONE MINUTE TIMER. LIGHTS TO BE DOWNWARD FACING AND AVOID SHINING TOWARDS BOUNDARY VEGETATION.

SMALL BREEDING BIRD MITIGATION
 NO EVIDENCE OF BIRD NESTING WAS FOUND ON OR WITHIN THE HOUSE. HOWEVER, IT IS POSSIBLE BIRDS MAY NEST ON THE EXTERIOR OF THE HOUSE IN THE FUTURE. IDEALLY, DEVELOPMENT WORK SHOULD NOT BE STARTED BETWEEN 1st MARCH AND 1st OCTOBER (INCLUSIVE). SHOULD IT NOT BE POSSIBLE TO TIME DEVELOPMENT WORK TO AVOID DISTURBANCE TO NESTING BIRDS, POTENTIAL ACCESS POINTS TO NESTING LOCATIONS SHOULD BE CLOSED OFF WITH MESH OR FABRIC BARRIERS, IN ORDER TO PREVENT BIRDS FROM NESTING.
 SHOULD IT BE REQUIRED THAT DEVELOPMENT WORKS COMMENCE BETWEEN MARCH AND SEPTEMBER, THE BUILDING SHOULD BE INSPECTED BY A SUITABLY QUALIFIED ECOLOGIST FOR EVIDENCE OF NESTING BIRDS. NO WORKS MAY COMMENCE IF BIRDS HAVE STARTED TO BUILD, OR IF THEY ALREADY OCCUPY NESTS. IF BIRDS START NESTING ON WITHIN THE BUILDING, PRIOR TO OR DURING DEVELOPMENT WORK, DELAYS WILL BE INEVITABLE UP TO THE MOMENT WHEN THE YOUNG BIRDS LEAVE THE NEST.

SMALL BREEDING BIRD ENHANCEMENT
 INSTALL MINIMUM OF TWO SCHWESGLER 9A HOUSE MARTIN NEST BOXES, TWO SCHWESGLER 2H WOODCRETE OPEN-FRONTED NEST BOXES AND TWO SCHWESGLER 2M WOODCRETE BIRD BOXES WITHIN THE OAKWOOD PROPERTY POST-DEVELOPMENT. NEST BOX PLACEMENT AND CONSTRUCTION SHOULD BE UNDERTAKEN OUTSIDE BIRD NESTING SEASON (MAR-SEPT INCLUSIVE). NEST BOXES MAY BE PLACED UNDER THE EAVES OF THE POST-DEVELOPMENT BUILDING AND POSITIONED IN AREAS OF LOW FUTURE DISTURBANCE.

<p>All dimensions on site to be checked prior to commencement of work or ordering of materials and components. No dimensions to be scaled from this drawing. All materials and workmanship to comply with relevant British Standards and Codes of Practice. All works to conform to Building Regulations and NHEC Standards (where applicable).</p> <p>COPYRIGHT This drawing and any design thereon is the copyright of Ian Pryce Property Services and must not be reproduced without written consent.</p>		<p>Ian Pryce CIOP Property Services Building Surveyors, Architectural Services and Project Management. PRINCES SQUARE, PRINCES STREET, MONTGOMERY, POWYS, SY15 6PZ Telephone: 01686 668584 Fax: 01686 668699</p>	
<p>Date Ref Revision</p>		<p>Project PROPOSED ALTERATIONS AND EXTENSIONS OAKWOOD KERRY NEWTOWN SY16 4PW</p>	
<p>Subject PROPOSED DETAILS ELEVATIONS</p>		<p>Client Mr & Mrs B ROBERTS</p>	
Date MAR 2022	Drawn Shirley Mason	Scale 1 / 100	
Project Number 03 / 22 / 2578	Drawing Number EK . 006	Amendment	
<p>CAD Reference DRAWING6/OAKWOOD-KERRY/OAKWOOD-PROP-ELEEXP</p>			