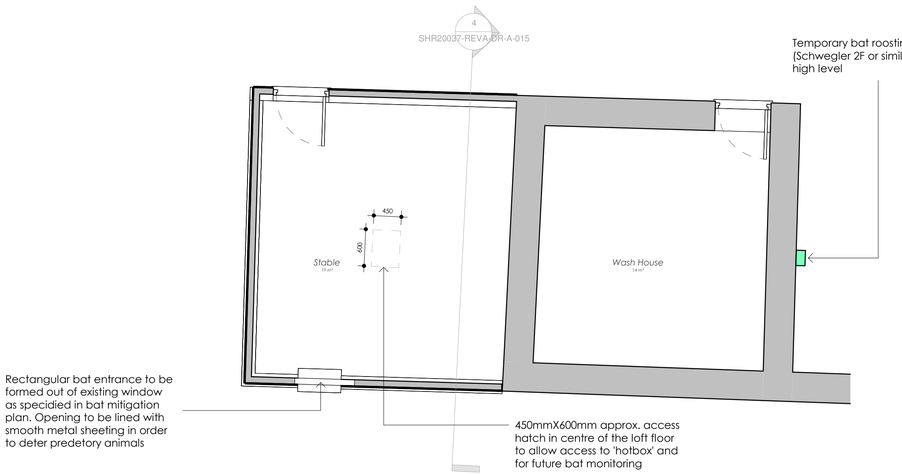
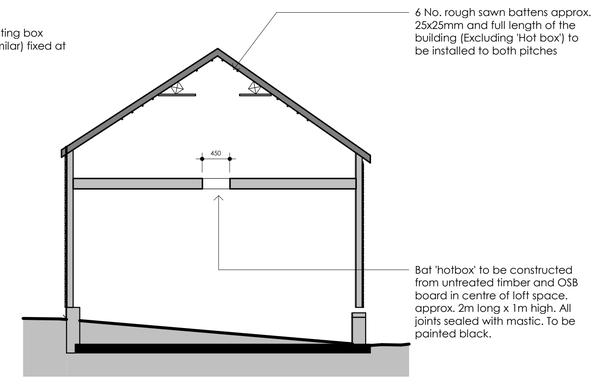
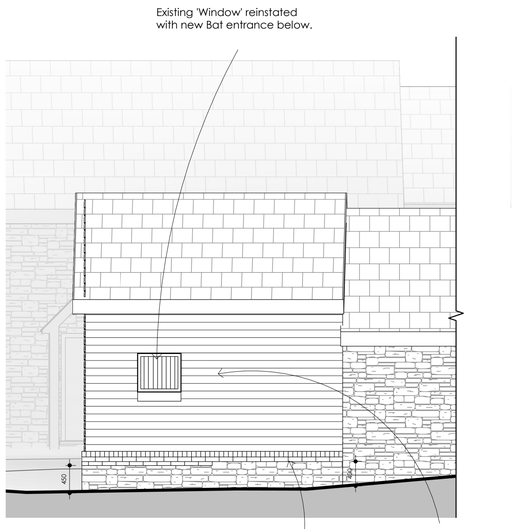
A1



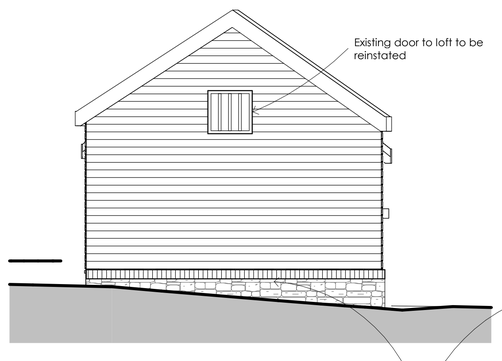
1 Outbuilding & Bat Mitigation
1 : 50



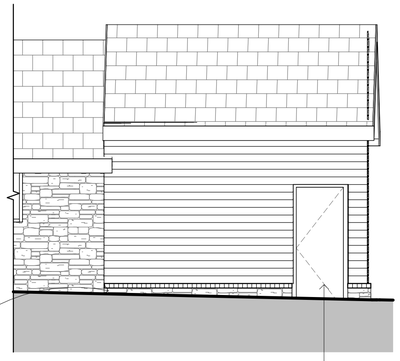
4 Stable Section
1 : 50



2 Stable East Elevation
1 : 50



3 Stable South Elevation
1 : 50



5 Stable West Elevation
1 : 50

Additional bat roosting habitat

I. Outbuilding 1 has no conversion works planned. As Outbuilding 1 has no conversion works for residential use planned it will be used to provide additional bat roosting habitats.

II. The roof will be repaired/constructed with a traditional cut and pitch method to form an unobstructed open space using rough sawn/un-planed/pre-roughened timbers to aid bats to hang and grip. It will be re-roofed with slate (must be natural slate) using traditional bitumastic roofing felt BS8747:2007 TYPE 1F under. Breathable 'Tyvek' type products must not be used. Ridge tiles will be dark or black coloured to absorb heat. ALL roof timbers must be rough sawn (or roughened liberally before their construction with wire brush if they are not) and left exposed with no roof lining or insulation.

III. To the underside of the rafters inside the attic on both pitches fix 6 number rough sawn battens, about 25mm x 25mm in dimension, the length of the building excluding in the hot box (see section). The highest placed within 100mm of the apex beam and the other 5 at approx. 200mm spacing down the roof pitches. The lower parts therefore have no underside battens.

IV. The small tree at the South gable of building 1 with be removed completely to reduce shading of the roof pitches. Bats need heat in bat lofts from the sun. No large trees shall be allowed to grow over the roof.

V. A rectangular bat entrance/exit will be adapted from the former window in the east facing wall. It have no artificial light spilling into it. The entrance will be approx. 500mm in width and 200mm in height. It will be angled up through the wall at 45º in section. It will be installed with its upper edge at ideally about 1.7m from ground level. It is to enter the interior in the ground floor room (not into the loft). To deter cats jumping/climbing in the entrance, the bat entrance will be lined to all 4 sides in smooth metal sheeting.

VI. In the centre of the loft, a "hotbox " will be constructed of sterling/OSB and untreated timber, to be approximately 2000mm long, and 1000mm deep, sealed with mastic at its joints, painted black on the outside with a bat access hatch through its "floor" of approx. 450mm by 450mm

VII. A human load bearing ceiling/floor over the whole area will be installed at approximately eaves level with rough sawn/un-planed/roughened timber joists and suitable timber flooring. An access hatch, approx. 600mm by 400mm without a hatch door, no safety rail above and no access ladder will be installed near the centre of the ceiling/floor to allow bat access to the loft and human bat monitoring access.

VIII. An exterior door will be provided on the west elevation wall for human access.

IX. Outbuilding 1 will have no solar panels of any sort placed over or on the roof or walls or contain any wiring, inverter or controller from any other panels nearby.

North

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO REV-A ASSOCIATES IMMEDIATELY.
4.
5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS.

IMPORTANT
Drawing to be be read alongside Specialist Bat Survey report and recommendations by Mortimer Environment Ltd. dated October 2023

Rev.	Rev. Description	Date	By	Chk
P01.1	Updated notes to plan	29/01/2024	AC	AA
P01	Notes updated to plan	25/05/2022	AC	AA

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Project Title:
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Date:	Drawn By:	Checked By:
21/07/2021	AC	AA
Suitability:	Scale:	Revision:
S2	1 : 50	P01.1

Drawing Name:
Additional Bat Roosting Habitat

Drawing Number:
SHR20037-REVA-DR-A-015

PLANNING ISSUE