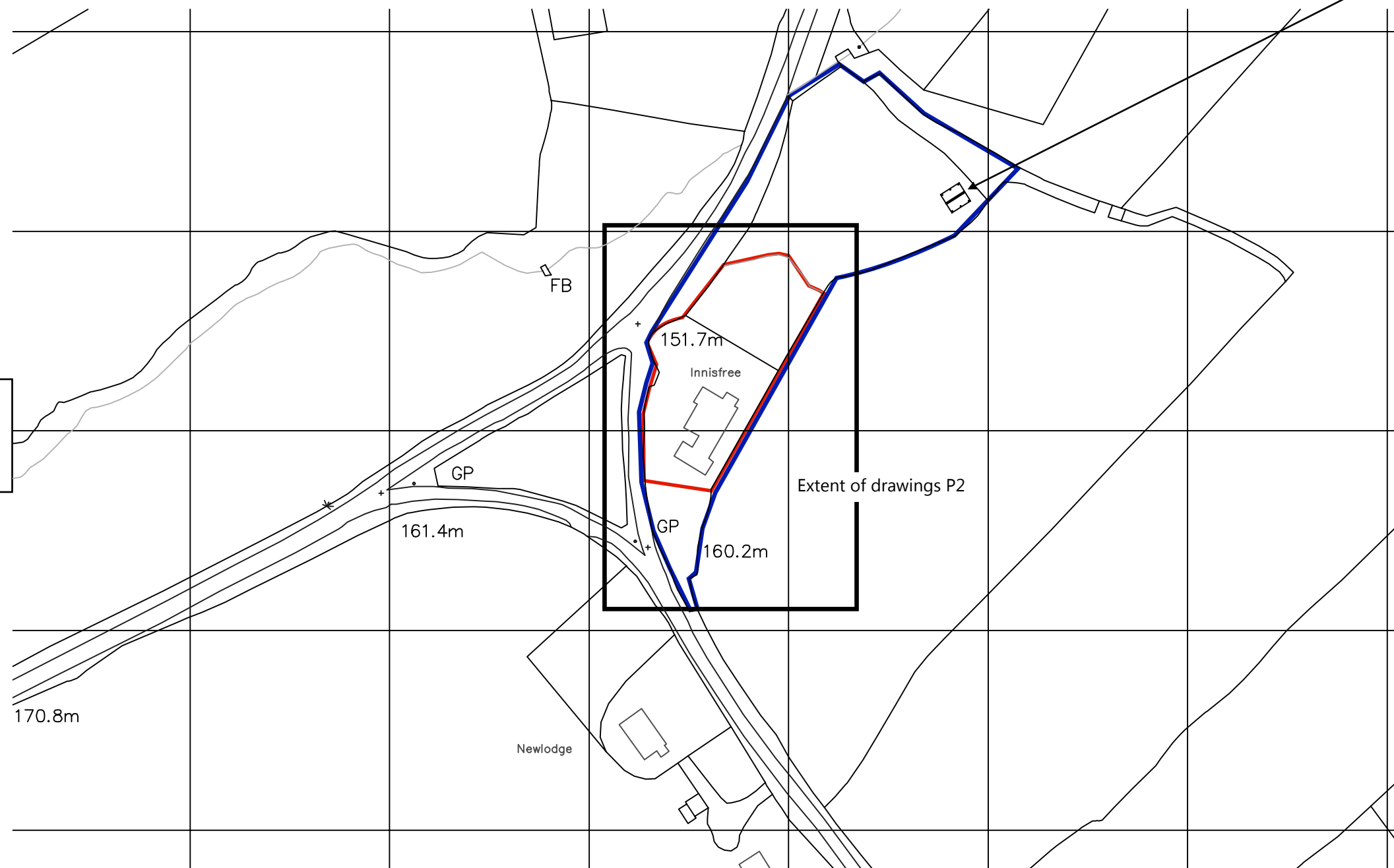


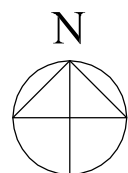
Site outlined in red,
adjoining land owned by
applicant outlined in blue

Position of proposed log-
store incorporating bat
roost mitigation measures
(see drawing P10).

Location is within
adjoining woodland in the
ownership of the applicant,
broadly on the site of a
previous outbuilding



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Client/Job

Drawing Title:



The Lakes, Swainshill, Hereford, HR4 7PU
Tel: 01432 353353 Fax 01432 357733
Email: enquiries@oakwrights.co.uk, www.oakwrights.co.uk

Do not scale from this drawing except for planning purposes.
All dimensions are to be checked on site and all drawings and information are subject to engineers comments.

Revision Notes:

RevA (10.9.2012): Show location of Bat Mitigation measures
proposed

Mr and Mrs D. Dent
Replacement dwelling at Oak House (formerly
Innisfree), Biggin, Hulland, Derbyshire, DE6 3FJ

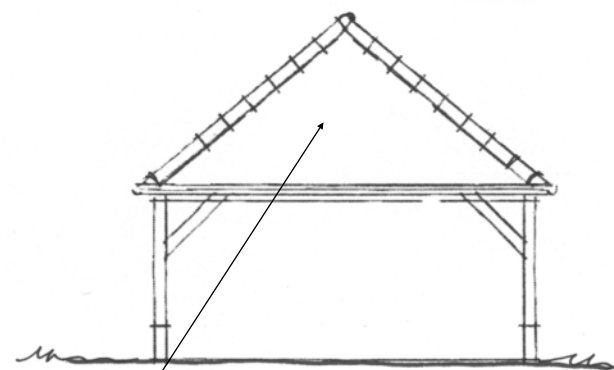
Date:
9.8.2012

Scale:
1:1250 @ A3

Site location plan

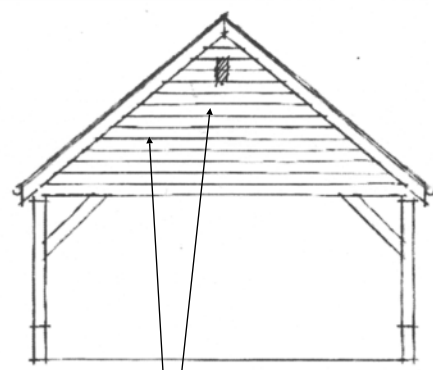
Drawing no:
P1 (44/12)

Revision:
RevA



North East Gable @ 1:50

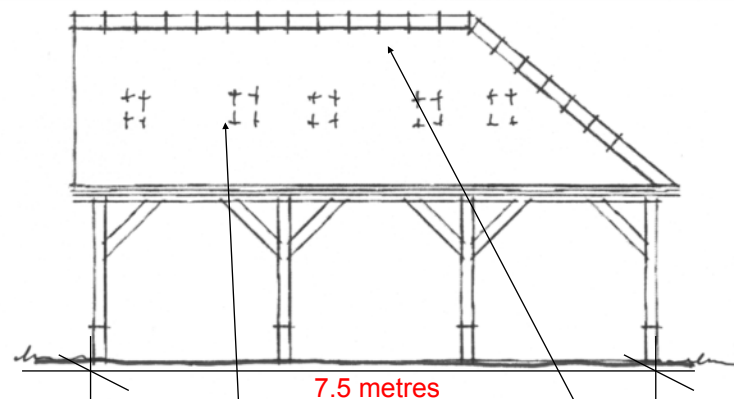
Hipped gable end to mimic existing roof being demolished



South West Elevation @ 1:50

Bat access in gable end, approx 100/150mm down from ridge, 300mm x 160mm in size, baffled according to details provided in Turnstone report.

Crevices created between weather-boarding suitable for Pipistrelle Bats, according to Turnstone Ecology specifications.

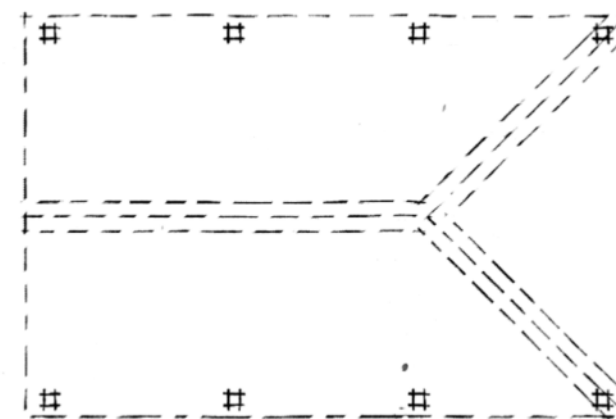


South East Elevation @ 1:50

Elevations @ 1:50

Lead 'tiles' in roof pitch to provide bat access

Ridge tiles fitted to provide space for roosting bats



Ground floor plan (roof dashed over), 1:100

Ecological Mitigation Measures:

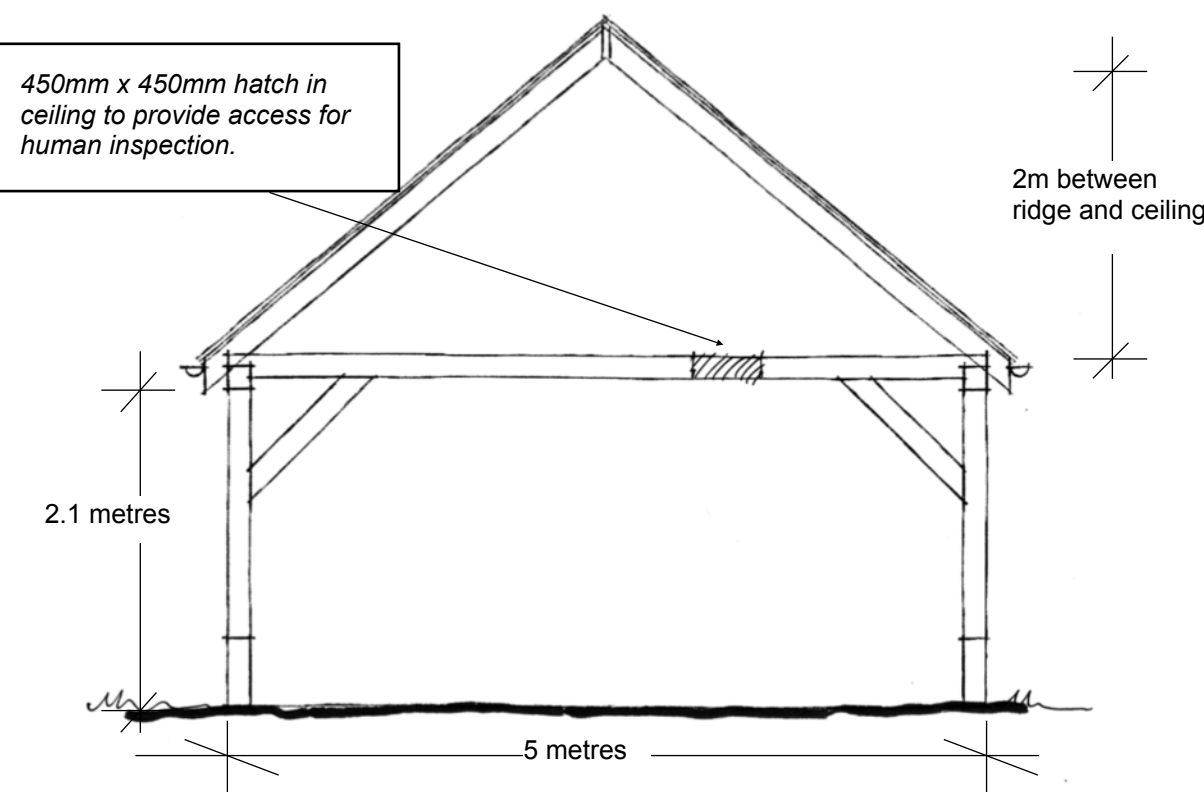
The notes below have been put together in consultation with Simon Parker and Mark Gash of Turnstone Ecology who have carried out the ecological surveys at Innisfree. These notes and the drawings above should be read in conjunction with the Turnstone Ecology Survey Report.

The Bat Loft will provide a replacement maternity bat roosting opportunity to Brant's bats, currently using the roof space at Innisfree.

All works are to be carried out in accordance with the recommendations included in the accompanying report, including carrying out the works at the appropriate time of year, prior to or concurrent with the demolition with Innisfree, and only once the necessary licences have been obtained from Natural England. Where and if necessary works will be carried out in the presence of an appropriately licensed ecologist.

Material measures taken to comply with the recommendations will include:

- Structure of roof to be of traditional 'cut' style (ie not modern 'ladder' trusses), made from tanalised sawn timber, with traditional bitumen and hessian felt, and, insulated using existing insulation taken from the current roof structure. Salvaged materials from the original house roof will be fixed within this new structure, including salvaged rafters fixed alongside new structural rafters
- The interior of the roof void to be boarded according to the recommendations to encourage roosting.
- A hatch for human access is to be provided in the ceiling, maximum 450mm x 450mm.
- The top of the ceiling joists to be boarded over part, beside hatch access, and beneath ridge, to aid inspection of the roost/loft.
- Ridge tiles to be fixed to enable bat access beneath them.



Section @ 1:50



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Do not scale from this drawing except for planning purposes.
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Revision Notes:

RevA - Extend building to incorporate hipped roof to one end, add notes relating to reuse of existing roofing materials, and opportunities for use by Pipistrelle bats

Client/Job

Mr and Mrs D. Dent
Replacement dwelling at Oak House (formerly Innisfree), Biggin, Hulland, Derbyshire, DE6 3FJ

Date:
9.8.2012

Scale:
1:50 and 1:100 @ A3

Drawing Title:

Log store and bat roost (mitigation) building, as proposed

Drawing no:
P10 (44/12)

Revision:
RevA