This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.

BAT MITIGATION KEY

- Ridge Tile Access
- Eaves Access
- Lead Slate Access

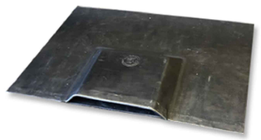
INTERNAL COURTYARD PROPOSED ELEVATION A

SCALE 1:100

INTERNAL COURTYARD PROPOSED ELEVATION C

SCALE 1:100

Bat access points to be incorporated into the new roofs in accordance with the guidance contained within the bat survey (Ref 5857 dated Sept 2019)



Bat Access

Bat access for slated & tiled pitched roofs

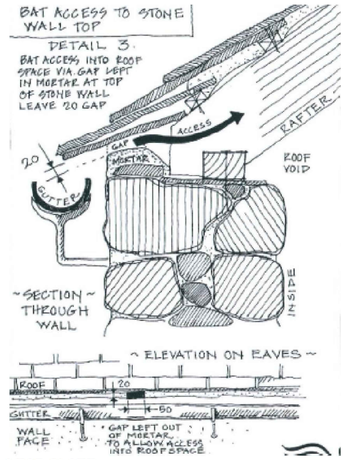
Bat Access allows bats a pathway for roosting in roof spaces / lofts / attics. Made from sheet lead flashing to-BS EN 12588.

Just lead and the Bat Conservation Trust (BCT) and Just Lead agree to work together within the Roost Partnership Scheme.

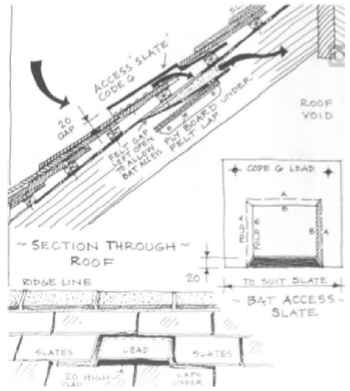
Legal requirement to protect bats, during building maintenance and construction. http://www.bats.org.uk/

BAT ACCESS AREAS

EAVES ACCESS



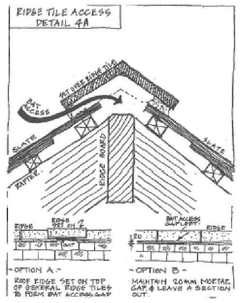
LEAD SLATE



RIDGE ACCESS

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2: PROVIDE 3 No RIDGE ACCESS TILES ALONG THE ROOF RIDGE. SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF. Ridge access tile Detail 4A (below)	RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 10 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles. Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.



1:100 Scale 0 2 4 6m

Client
Mr Rob Evans

Job Title
Development and Conversion of the former Lodematic Premises at Primrose Road, Clitheroe

Drawing Title
PROPOSED ELEVATIONS
BAT MITIGATION
INTERNAL COURTYARD

Scale	Date	Drawn
1:100 @ A1	March 2020	Paul Gudgeon

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