

BAT MITIGATION KEY

-  Ridge Tile Access
-  Eaves Access
-  Lead Slate Access

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PROPC
SCALE 1:100



PROPOS
SCALE 1:100



PROPOSED NORTH ELEVATION

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

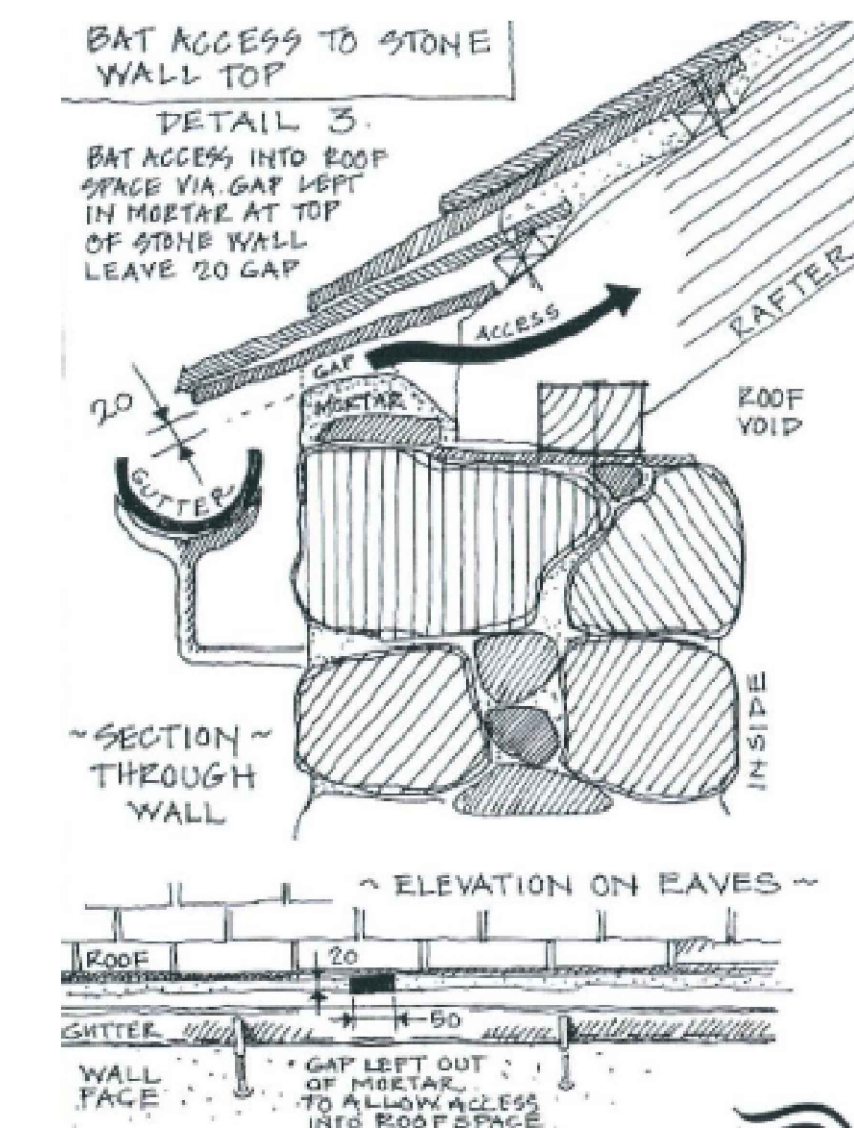
Bat Access allows bats a pathway for roosting in roof spaces / lofts / attics. Made from sheet lead flashing to BS EN 12588.

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

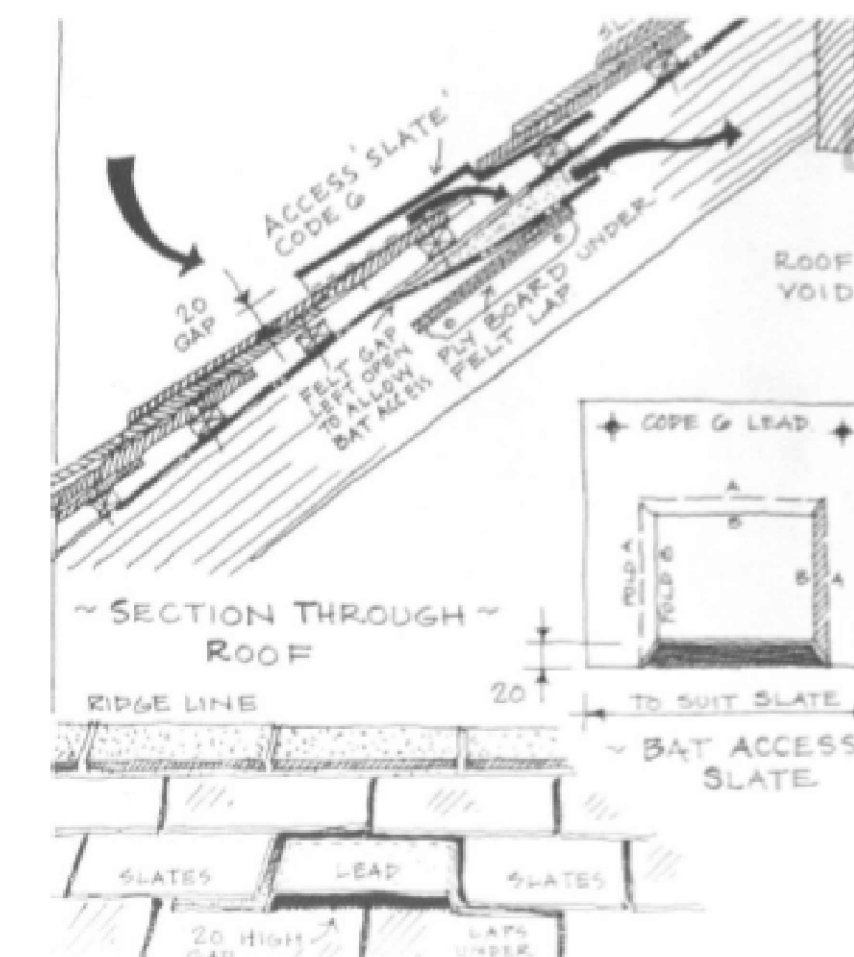
Legal requirement to protect bats, during building maintenance and construction. <http://www.bats.org.uk/>



EAVES ACCESS

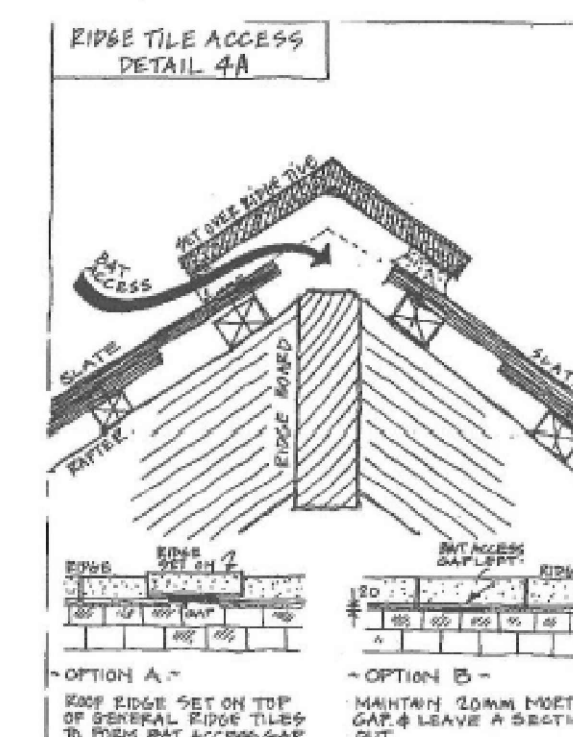


LEAD SLATE



RIDGE ACCESS

ENHANCEMENT MEASURES (Rats - 2)	
METHOD 2: PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE. SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF. Ridge access the Detail 44 (below)	RECOMMENDED BY NATURAL ENVIRO: either raised ridge tile providing 15 – 20mm gaps or leaving access gaps under tile to enable bats to enter the space beneath the ridge. Promotes and long-eared bats will enter rooks via narrow gaps under the ridge tiles. Additional benefits are provided when aerial gaps are provided through the roofing felt by sawing notches that enable bats to enter any retained roof voids.



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.

1:100 Scale

Client
Mr Rob Evans

Job Title

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

Drawing Title
**PROPOSED ELEVATIONS
BAT MITIGATION**

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

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$$\begin{array}{r} 5857 \\ - 25 \\ \hline \end{array}$$