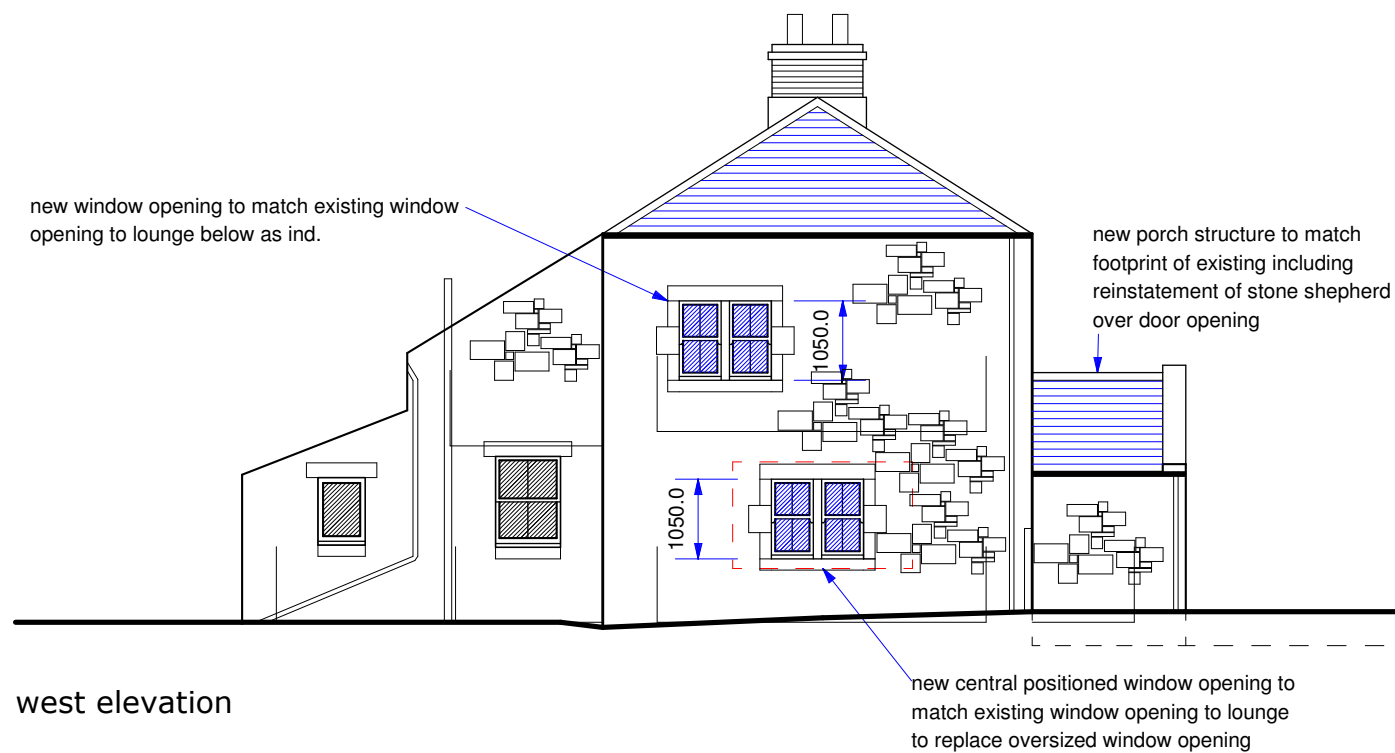


south elevation



west elevation

ECOLOGY MITIGATION MEASURES

As detailed in Ecological Impact Assessment produced by Ann Deary Francis MCIEEM of Budhaig Environmental

7.2 On Site Mitigation

- 7.2.1 A Natural England Mitigation Licence will be in place before works commence.
- 7.2.2 Seasonal restrictions: Roof stripping works to the farmhouse roof must avoid the period May-August inclusive unless it is confirmed (June survey) that maternity roosts are not present. Works will avoid the period November-March inclusive unless the structure has been made unsuitable for hibernation prior to that time.
- 7.2.3 No breathable roofing membrane will be used. It is a condition of licensing that Bitumen type 1F felt with a hessian matrix must be used.
- 7.2.4 No works will commence until the project ecologist has briefed the contractors on the requirements of the licence and given a toolbox talk.
- 7.2.5 A bat loft will be created in Building D using insulation boards to create an inner shell with bat accesses. 2 Wall shelters (Schwegler 2FE or equivalent) will be placed in this loft along with roughened timbers prior to works commencing.
- 7.2.6 Two insulated bat boxes will be placed in the Dutch Barn Building D. (Schwegler 3FF or equivalent).
- 7.2.7 All known roosts to be fitted with one-way exclusion flaps where possible, for a period of at least 5 consecutive days/ nights throughout a spell of suitable weather conditions.
- 7.2.8 Any works to the recorded roosts will only take place carefully, by hand under the supervision of the project ecologist. Any bats found during works will be transported to the mitigation roosts in Building D by the project ecologist. If bats are found to be injured or in need of care they will be taken away from site and re-released once they are recovered.
- 7.2.9 Roosts will be restored at the wall tops and chimney areas of the farmhouse 'like for like' or using the methods shown below.

- 7.2.10 The loft and roof of the farmhouse will be restored to enable bats to continue to use the space. Bat access will be created in the same locations recorded as shown below. Timber or boarding sarking to the underside of the felt will be provided in the central section of the southern elevation pitch of the farmhouse to replicate the existing roost. (access at the base of the chimney).
- 7.2.11 All works on site will follow a Method Statement for bats and reptiles/amphibians.
- 7.2.12 Any construction pits or trenches will be fitted with suitable means of escape for mammals. Night time working will not be permitted.
- 7.2.13 Any new lighting must be directed away from boundaries of the site and river corridor, designed to the Bat Conservation Trust/Institute of Lighting Engineers guidance 'Bats and Lighting'2

7.3 Mitigation Summary

- 1> A Natural England Mitigation Licence will be in place before works commence.
- 2> Seasonal restrictions: Roof stripping works to the farmhouse roof must avoid the period May-August inclusive unless it is confirmed that maternity roosts are not present. Works will avoid the period November-March inclusive unless the structure has been made unsuitable for hibernation prior to that time.
- 3> No breathable roofing membrane will be used. It is a condition of licensing that Bitumen type 1F felt with a hessian matrix must be used.
- 4> No works will commence until the project ecologist has briefed the contractors on the requirements of the licence and given a toolbox talk.
- 5> A bat loft will be created in Building D using insulation boards to create an inner shell with bat accesses. 2 Wall shelters (Schwegler 2FE or equivalent) will be placed in this loft along with roughened timbers prior to works commencing.

see drawing number 008 for continuation of notes....

proposed conversion of outbuilding + remodelling of part of dwelling house for mr r. + mrs b. carrdus

threestoneburn house, powburn, alswick, northumberland NE66 4JN

elevations as proposed - sketch proposals - sheet one

Revision	
A	minor amendments following meeting + dis kW 26-10-16
B	planning app notes / amendments to drg kW 10-04-2019
C	altered following planning comments kW 30-06-2021
DO NOT SCALE All dimensions to be checked on site by the Contractor and any discrepancies reported to the architectural technologist.	
2.0 1.0 0 2.0 4.0 metres	

DRAWING @ 1:100	
SCALE ON A3 SHEET	
scale	1:100
date	june 2016
drawn by	kW
project no.	kw-108-RBC
drg no.	007C

A3

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