

**Bat Mitigation Design and Bird Nesting for,
Mr. D. Swift.
Buildings at,
Atherstone Hunt Kennels,
Longford Lane,
Witherley,
ATHERSTONE,
Warwickshire,
CV9 3LJ.**

**Map Ref SP 3276 9727
13th June 2024.**

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Natural England License Number 2016-23395-CLS-CLS

Natural England Bat Mitigation Class License

Registered Consultant RC133

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Bat lofts are to be created above both a garages at Atherstone Hunt Kennels to meet the requirements for bat mitigation on the site as previously granted planning permission under planning permission number 22/00937/FUL. This permission has been varied such that the original bat lofts can no longer be constructed. This scheme is to provide new bat roosting for the Brown long eared bat recorded roosting on the site and the Common pipistrelle bats recorded roosting on the site.

WITHERLEY KENNELS

Home Offices (x8) NEW GARAGE 1. TURNING NEW GARAGE 2.

THE STABLES NEW COTTAGE (9) THE KENNELS EXISTING "PEN" HALL.

POST & RAIL FENCE. EXISTING HALL.

PADDOCK.

COTTAGES. PARKING FOR COTTAGES. DASH.

KENNEL LANE. NEW ENTRANCE. FIELD ACCESS.

NOTE: VISIBILITY DELAYED AND DEEPER ROAD WORK ON DRG. 033.

REV.D: SITE ACCESS WIDENED TO 5.25M. FIELD ACCESS WIDENED TO 6.0M.

REV.A: PARKING ALLOCATION CHANGED 01/21.

Block Plan		
A3	1:500	05.21
20-17		020b

ANDREW McL. GIFFORD RIBA
Sandfields Lodge, Fosseway Lane,
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Witherley Kennels

Atherstone

There are two open fronted car ports in this location which are to have the roof spaces dedicated as bat lofts. The buildings have already been built with a breathable roofing membrane which is not compatible with use by bats. To overcome this the roof is being altered by inserting plywood or OSB sheet material between the rafters. This must be close fitting so that there is no access for bats between the rafters and the plywood/OSB for bats and bats cannot come into contact with the breathable roofing membrane.



This will allow bats to use the roof space as a bat loft.

In order to promote other species using the roof space and provide alternative crevices for the Brown long eared bats this roof space is designed to accommodate, additional timbers are to be fixed along the full length of the timber brace so that a crevice is created.

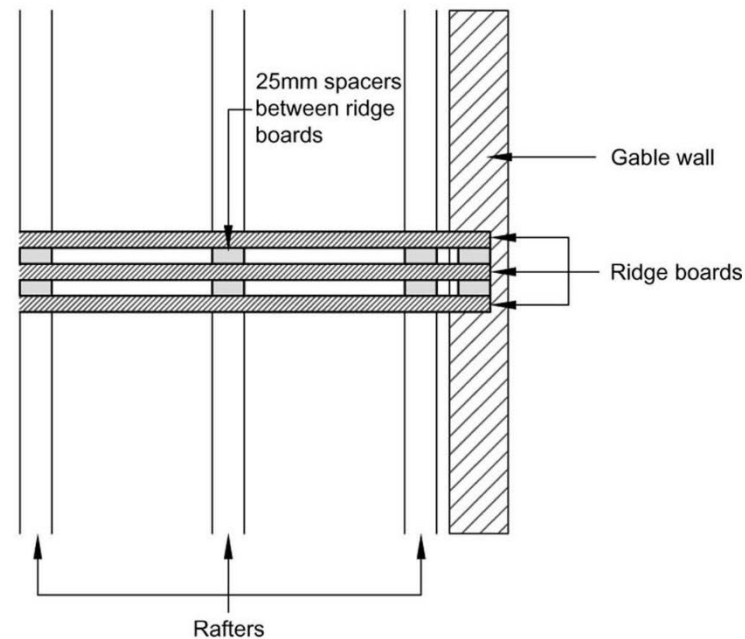


On the timber shown edged blue above a 25mm timber noggin is to be fixed at regular intervals so that an additional piece of timber can be mounted to create a crevice. Two new sections of timber are to be installed like this to create a crevice similar to the triple ridge design below.

ROOST OPPORTUNITY: TRIPLE RIDGE BOARD

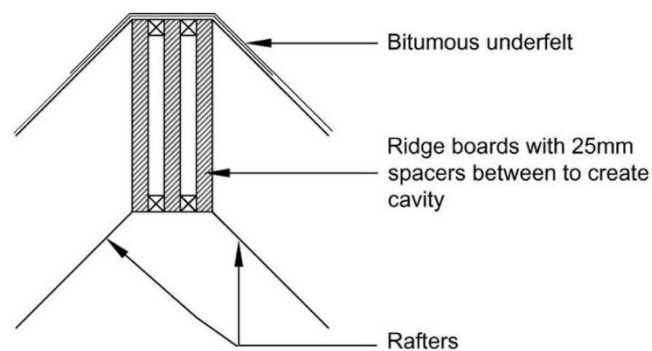
PLAN: TRIPLE RIDGE BOARD WITH ROOSTING OPPORTUNITIES

Not to scale



SECTION: TRIPLE RIDGE BOARD WITH ROOSTING OPPORTUNITIES

Not to scale



TAMWORTH PROPERTY SERVICES

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Drawn by: Emma L Smith B.A. (Hons.)

Access to each of the bat lofts is to be created in the gable ends. The existing breathable roofing membrane is to be removed. If a vapour barrier is required then a bitumous type 1F roofing membrane is the only one that can be used.



A closure batten is to be installed at the foot of this wall so that the space at the rear of the waney edge timbers that are to be used as cladding is closed to access other than through the bat access.

Bat access is to be created by core drillings a 60mm hole in the blockwork of the gable wall. Before the waney edge timbers are fitted 50mm gaps are to be created in all of the vertical timber battens which will allow crevice dwelling bats access to the whole of the crevice at the rear of the waney edge timbers.



The bat access slot is to be cut into the lower edge of one waney edge timber below the core drilled hole so that bats have to crawl up the wall to access the hole. This will stop water penetration into

the bat loft. The timber cut from the lower edge of the waney edged timber is to be turned 90o and used as a landing platform on the next piece of waney edge cladding, similar to the detail below.



This is to be done on each gable end of the garage.

By undertaking these works two bat lofts will be created in the car ports that will be adequate replacements for the bat lofts detailed under planning permission 22/00937/FUL.

No lighting is to be installed on the gable elevations or in a position where lighting would affect the new bat roost entrances. Lighting around the access to the dwelling opposite the western gable is to be on PIR switches that cut off 20 seconds after motion has ceased and are to only be up or down lights attached to the building. Flood lights in this area will not be permitted.

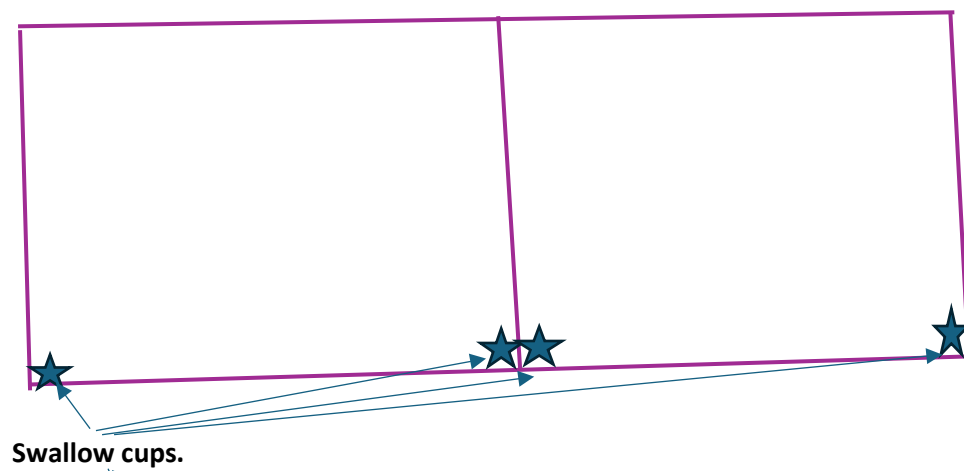
The works are to be monitored throughout construction and a photographic schedule will be added to this document as a Appendix with photographs of the completed bat roosting features.

Swallow Mitigation.

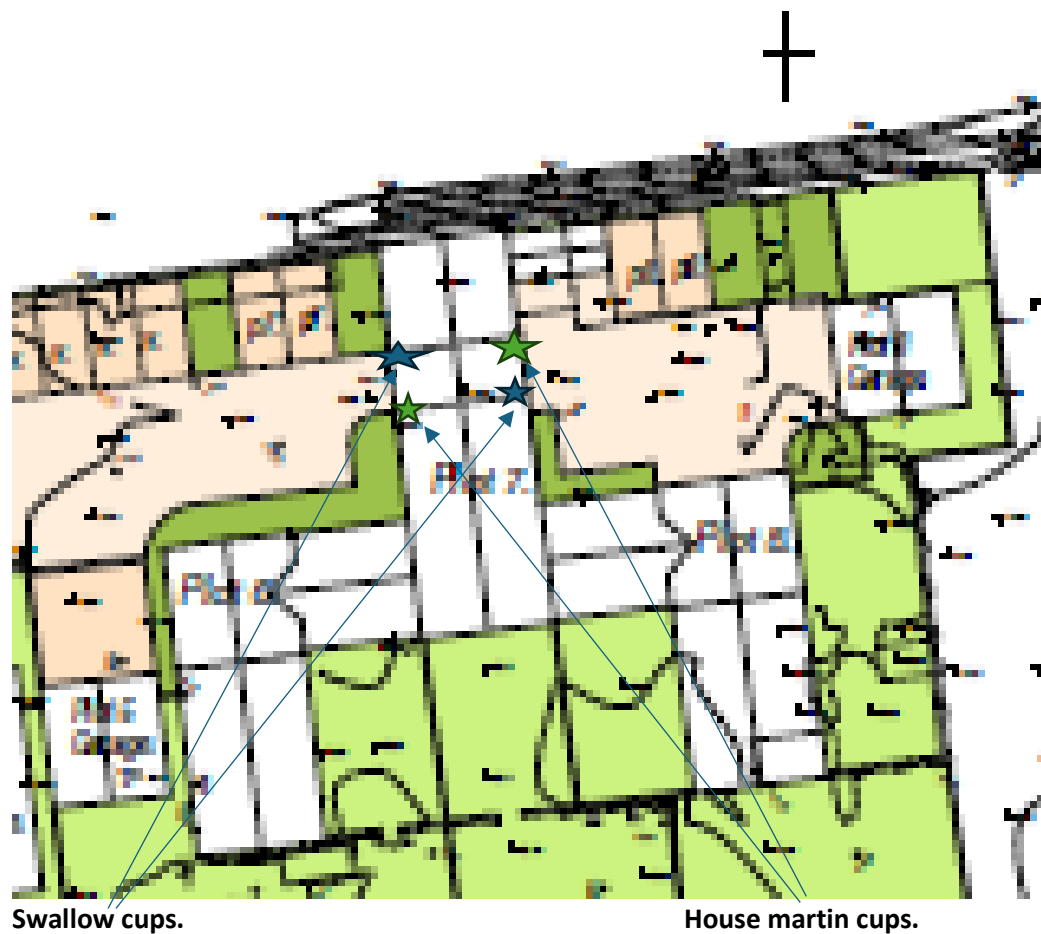
New swallow nest cups are to be installed in each car port.



The swallow cups are to be installed at either side of the entrance, as detailed below.



In addition two swallow cups and two house martin nest cups are to be installed in the archway access to the west of the site.



S. Christopher Smith
MRICS CEnv

Addendum 26th June 2024.

Progress.

The following photographs show the progress in the creation of the waney edge cladding roosting for crevice dwelling bats and the access to the bats lofts. During the site visit on the 26th June 2024 the only remaining works were the plasterboard ceilings to the garage to enclose the left hand bat loft and the installation of the swallow cups in the garages.



Bitumous underfelt installed on western elevation.



Waney edge cladding and gaps in timber battens on western elevation.



Gaps cut in timber battens on eastern elevation.



Fully clad western elevation.



Fully clad eastern elevation.



Bat access with platform and access to rear of waney edge cladding.



Core drilled hole just visible above access on eastern elevation.



Crevices created in timber within western roof space after all bat loft lined with plywood.