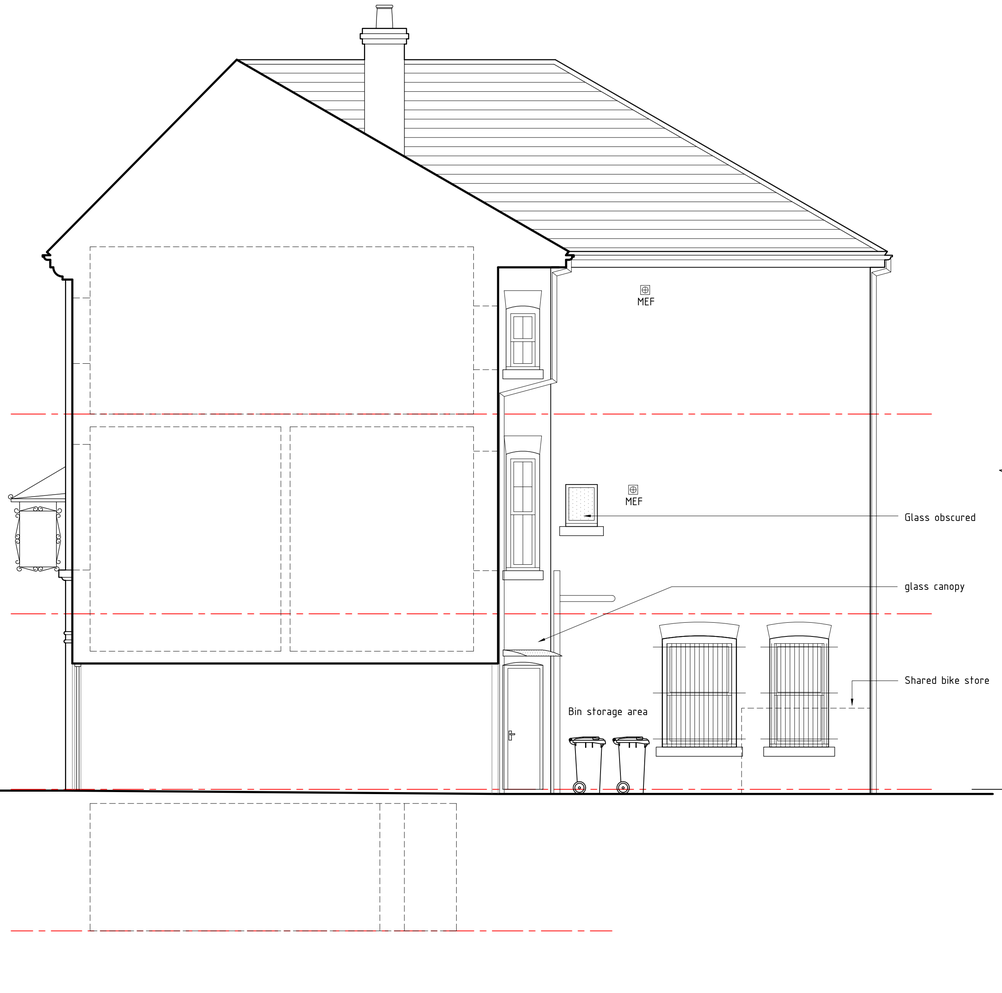
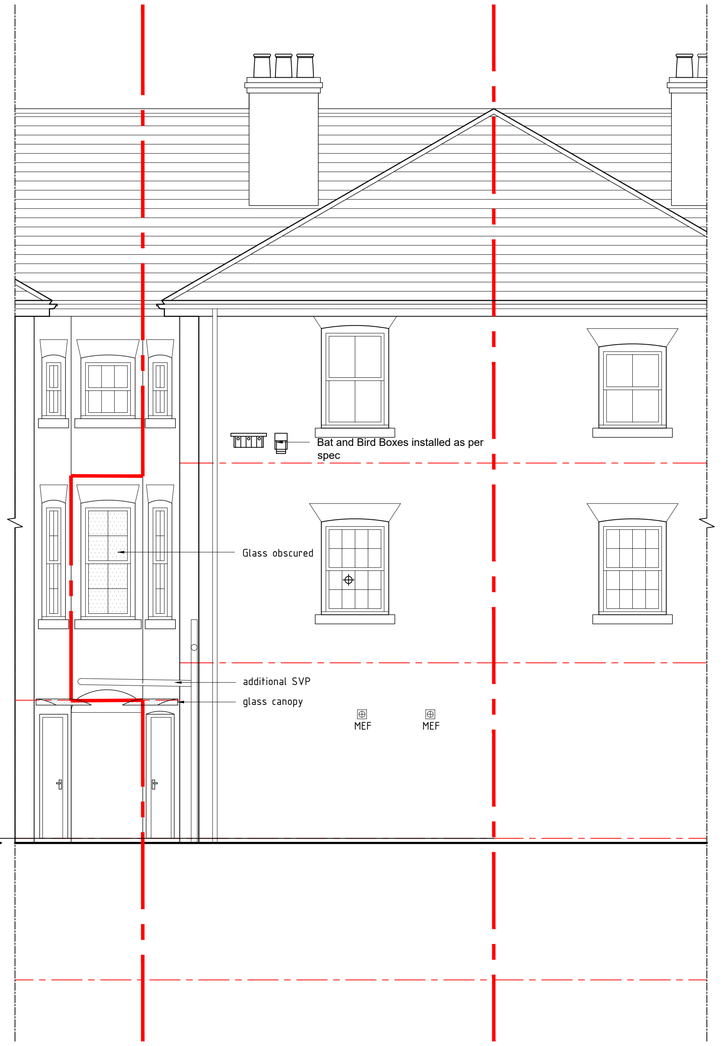


Front elevation 1:50



Side -01 elevation 1:50



Rear elevation 1:50

Notes

Rooms with cills below 800mm to be fitted with non climbable guarding internally to comply with Part K

First floor windows to bedrooms to be escape windows marked ⊕ with a minimum openable area of 450mm x 450mm and 0.33 m2. The bottom of the openable window is to be not more than 1100mm from the FFL.

A bat and bird box is to be installed to one elevation to ensure that the development meets Net Biodiversity benefit requirements.

Bird boxes

Wherever possible bird boxes should be built into new builds or new extensions, rather than attached externally. Woodcrete boxes (such as those built by Vivara or Schwegler) provide the most longevity and best conditions, wooden boxes should only be used in specific circumstances when woodcrete is not suitable.

- Bird boxes should be a minimum four metres up a tree or a wall.
- Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.
- Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.

Bat Boxes

There is a preference for integrated bat boxes and tubes which can be matched and built into the walls and facade of a building, for instance Green & Blues Bat Block, Vivara pro build-in and Schwegler woodstone bat tube. They have the advantage of offering a secure, permanent space for bats with little maintenance and potentially better thermal properties. If integral boxes cannot be used boxes should be long-lasting woodcrete such as Schwegler 2F or Beaumaris.

Locate boxes:

- Where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

Building regs

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61 King Street, Wrexham, LL11 1HR	KS/BR/04	29.08.24

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04-Elevations	1:50	