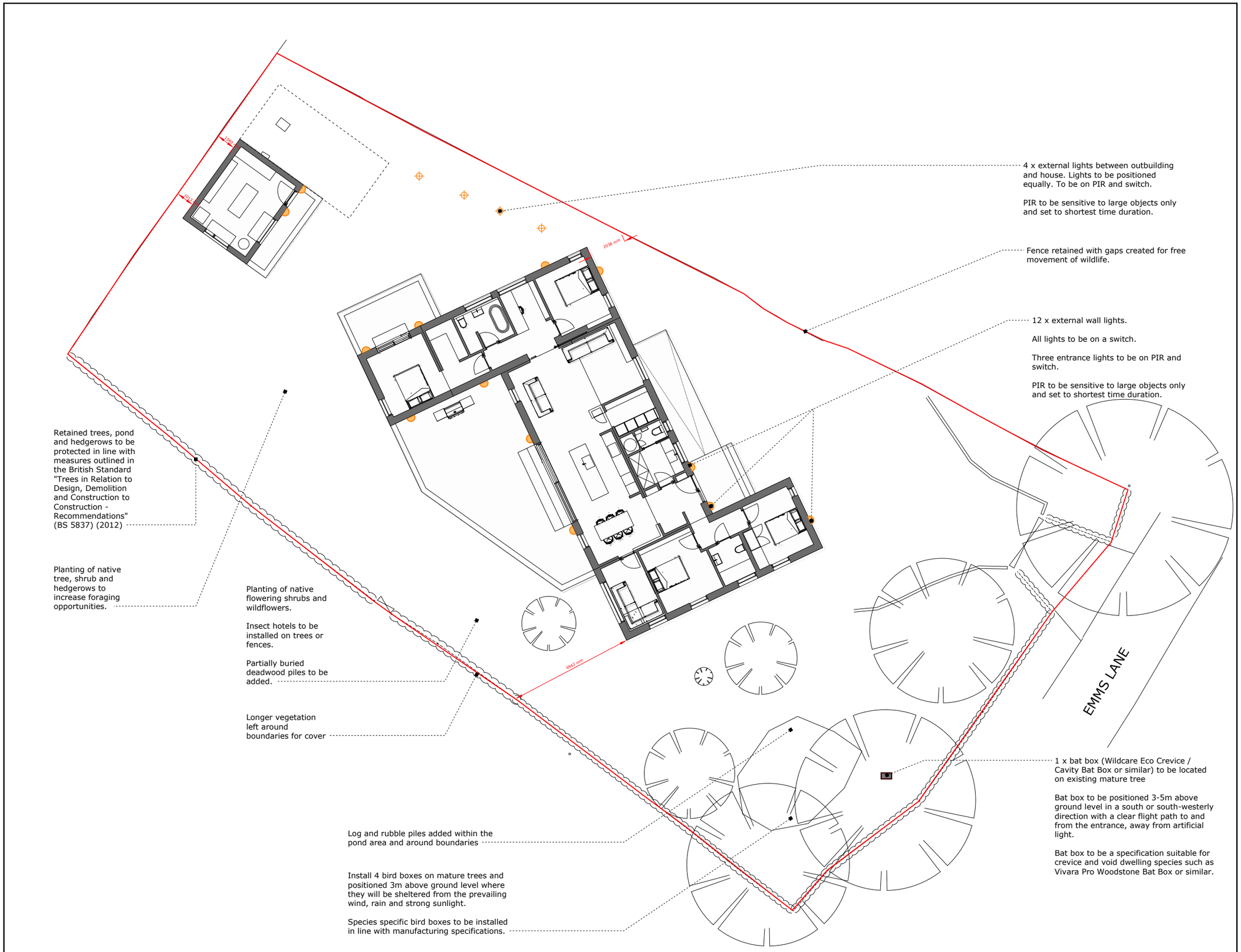


4 x external lights between outbuilding and house. Lights to be positioned equally. To be on PIR and switch.

PIR to be sensitive to large objects only and set to shortest time duration.

Fence retained with gaps created for free movement of wildlife.

12 x external wall lights.

All lights to be on a switch.

Three entrance lights to be on PIR and switch.

PIR to be sensitive to large objects only and set to shortest time duration.

Retained trees, pond and hedgerows to be protected in line with measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012)

Planting of native tree, shrub and hedgerows to increase foraging opportunities.

Planting of native flowering shrubs and wildflowers.

Insect hotels to be installed on trees or fences.

Partially buried deadwood piles to be added.

Longer vegetation left around boundaries for cover

Log and rubble piles added within the pond area and around boundaries

Install 4 bird boxes on mature trees and positioned 3m above ground level where they will be sheltered from the prevailing wind, rain and strong sunlight.

Species specific bird boxes to be installed in line with manufacturing specifications.

1 x bat box (Wildcare Eco Crevice / Cavity Bat Box or similar) to be located on existing mature tree

Bat box to be positioned 3-5m above ground level in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

Bat box to be a specification suitable for crevice and void dwelling species such as Vivara Pro Woodstone Bat Box or similar.

Notes:

This drawing is not intended to be used for contract pricing or fabrication purposes.

This drawing is the property of Koto Design Limited.

All works to be carried out in accordance with all local codes, laws and regulations.

Any discrepancies to be reported to the Architect.

Application site boundary

External bollard lighting

External wall lighting

N

0 1 2 3 4 6 8m

KOTO

CLIENT: PETE AND AEY ASPDIN

ARCHITECT: **KOTO DESIGN**
1 FOSKETH TERRACE
WESTWARD HO!
NORTH DEVON
EX39 1AG

SITE: COBWEBS COTTAGE
EMMS LANE
BROOKS GREEN
RH13 0TR

DRAWING: Biodiversity Enhancement & External Lighting Plan

SCALE A3:	DATE:	DRAWN:	CHECKED:
1:200	January 10, 2025	SB	EH

JOB NO:	DRAWING NO:	REVISION:
A150	A150-4-003	A