

TARGET NOTES FOR DAY-TIME INSPECTION, 03 JULY 2015

Target Note	Description/Comment
	<i>General:</i> Two storey brick and stone building with concrete render to first floor. In poor state of repair with missing/damaged slates and number of gaps around fascia and around windows and doors. Single interior space with no enclosed roof void but with 'mezzanine' floor to eastern side of the building. Interior is light and draughty.
Note 2	Lean-to green house to southern side and attached to coach-house via timber affixed to stone wall. Green house of glass and timber with corrugated plastic sheet roof (Plate 1). Gap present beneath timber where it is affixed to Coach House wall but this is cobwebbed and no droppings etc. noted on the wall or shelf below. Negligible bat potential.
Note 3	Timber fascia and housing steel bracket for former awning or roller door? (Plate 2) Gap between wall and the timber housing but this cobwebbed with no droppings on the wall, windows or frames below this gap. Could be used by individual bats as feeding perch or night roost but too light/exposed for day roosting – no evidence of any use recorded.
Note 4	Open window in western gable end provide access to interior and obvious gap around the top of the frame (Plate 3). Timber soffit & fascia generally sound apart from obvious gap at apex of gable (Plate 3). No droppings etc. noted on the top of the awning cover below the window, or on window reveals, window sills or glass and none on brickwork below the shallow cavity (4-5 inches deep) at the top of the window. No bats or evidence of bats seen in this gap.
<i>Interior of Coach House</i>	<p>Single open space used for storage of garden tools/equipment. No separate enclosed roof space and much of underside of roof is exposed – i.e. slates visible affixed to timbers. Remains of lath and plaster ceiling in places but in poor condition with 'hanging' sections in places. Generally light and open interior (Plate 4) with little or no potential for day roosting – possible use as night roost or feeding perch but no evidence of this noted.</p> <p>Old cup and moss nest on roof timber above the window in north western corner – no evidence to suggest current use (no droppings seen on walls or stored material, no young in nest).</p> <p>Some gaps in stonework to north west corner but these cobwebbed and no droppings etc. on walls or stored material below.</p> <p>No droppings etc. on ground floor stored material or on window frames/interior sills to ground floor on northern elevation or western gable end.</p> <p>First floor mezzanine – used for storage and no droppings etc. on stored equipment. Ridge line is relatively free of cobwebs and several gaps in roof slates provide potential access. No evidence on floor or stored materials or on roof timbers.</p> <p>Chimney breast and fireplace on eastern partition wall – no evidence on stored timber or in fireplace opening.</p>
Note 5	Fruit tree (Apple or Pear) with heavy ivy leaf cover (Plate 5) but stem cover is relatively light. Bay tree to west close to boundary wall. No obvious features associated with the apple tree apart from the Ivy and considered of Category 2 potential (BCT 2012 Guidelines). Bay tree of Negligible potential (Category 3).
Note 6	Gap at north west corner of fascia/soffit allowing possible access to soffit box. Checked from lane via ladder – no evidence of bats found on walls below or visible within the cavity.
Note 7	Gap to south west corner allowing possible access to soffit – no evidence on

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	timber or wall below.
Note 8	<p>Lane elevation (north). Numerous gaps at eaves and top of 1st floor window (Plate 6) – both windows boarded. No evidence on boarding or walls below the gaps around the windows or eaves. Old nest material noted in the hole to the top right corner of the first floor window.</p> <p>Gap at top of garage door provides possible access to interior but no droppings on the door and none noted inside the building (see above).</p>
	Overall no evidence of use by bats and building considered of Negligible/Low potential.

Plate 1 Green House to southern side of Coach House



Plate 2 Timber cover for metal bracket of former roller door or awning



Plate 3 Window in western gable and gap in fascia at apex of gable end



Plate 4 Interior of Coach House – Exposed roof slates and damage to lathe & plaster ceiling



Plate 5 Fruit tree with Ivy covering adjacent to northern boundary wall

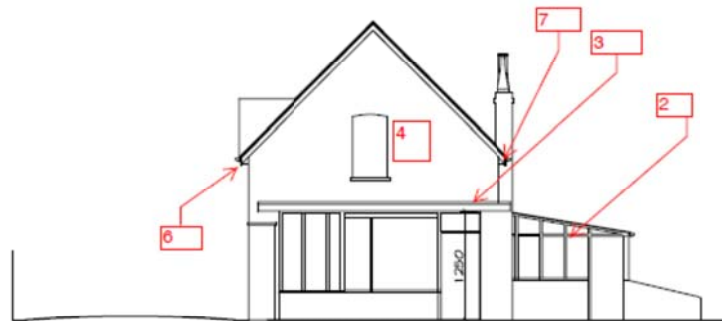


Plate 6 Lane (northern) elevation showing boarded windows & garage door

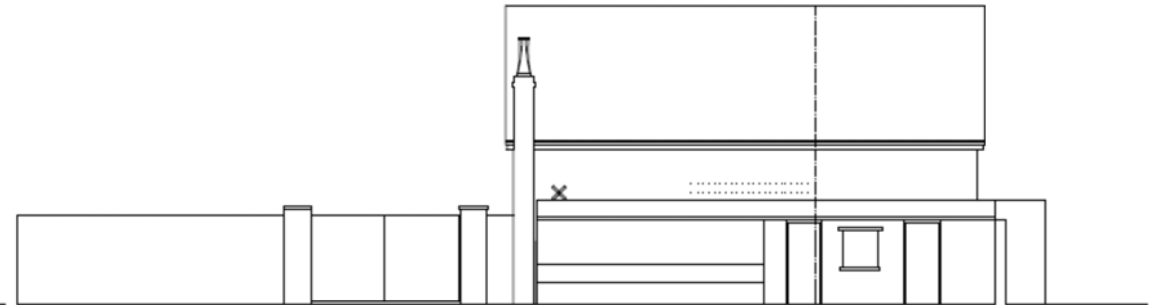


Annotated plan –Extracted from David Courtney Drawing 540/DC/01B, Dated 27 March 2015

DEVELOPMENT CONTROL ISSUE	REVISIONS				
	A	B			

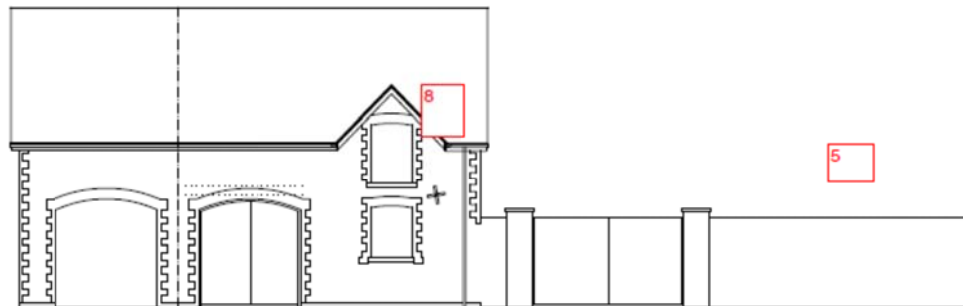


SIDE ELEVATION



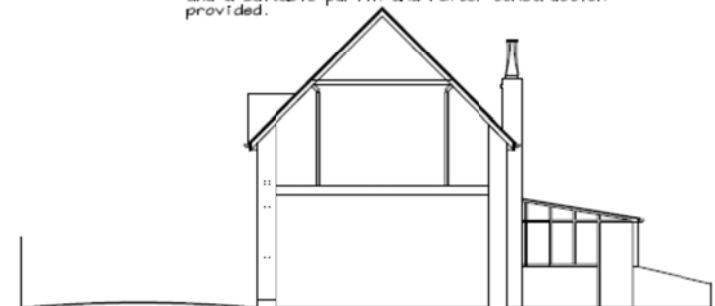
REAR ELEVATION

supported
of the flank
rebuilt,
steelwork
on the new



LANE ELEVATION

Structural Engineer's Recommendations
4.4 ~ The roof structure is unstable and requires
replacement. The structure should be reconfigured
and a suitable purlin and rafter construction
provided.



SECTION