

SOUTH ELEVATION

SOUTH ELEVATION (internal courtyard).

EAST ELEVATION.



NORTH ELEVATION.

WEST ELEVATION.



**ECOLOGY RECOMMENDATIONS.**

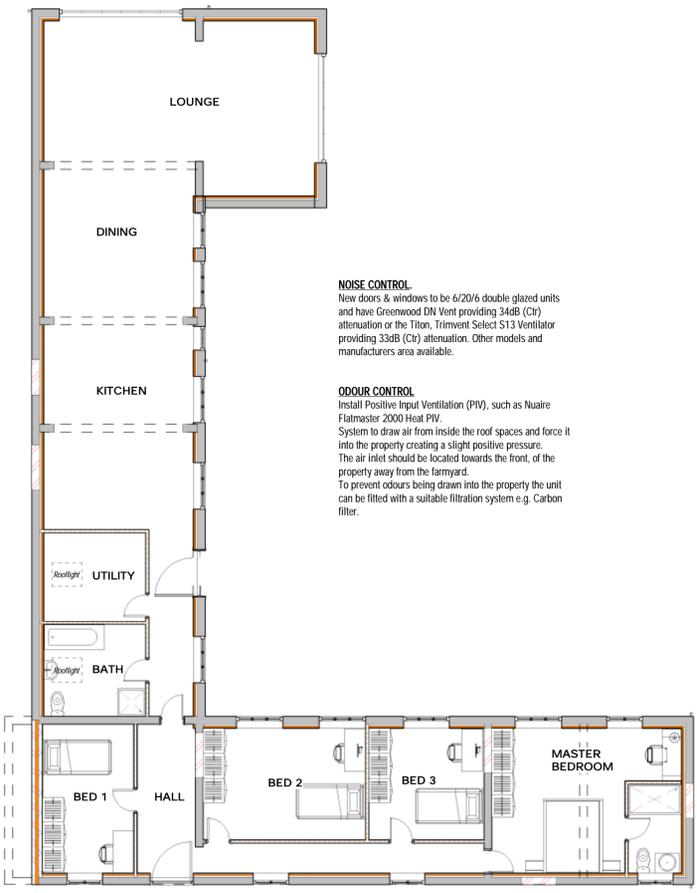
**Working Method Statement for BATS**

1. Work on this development will need to follow a rigid method statement.
2. A suitably licensed Ecological Consultant (EC) will provide roosting contractors with a toolbox talk prior to the roof replacement to ensure they are aware of the status of bats in the UK, as well as providing them an emergency procedure to follow if bats are found on site at any stage of the work.
3. Works to replace the roof will be conducted outside of peak bat season, and will therefore take place between September and the end of April.
4. A pre-commencement check will be conducted by the EC using a strong torch and binoscope where appropriate.
5. The EC will be present on site when the roof is removed carefully by hand, particularly around the ridges and gables.
6. If a bat is found when the EC is not present, work will stop in that area immediately and the EC contacted for advice. The need for a licence from Natural England will be assessed.
7. The bat can only be handled by the EC or authorised person unless it is in immediate danger. The bat must be carefully placed in a well-ventilated lidded box with a small container (i.e. a plastic bottle lid) with water in it. The container must be kept in a quiet and safe place.
8. Care should be taken to avoid moving the bat whilst transferring to a suitable location, such as a suitable roost box or alternative roost space that provides a safe, quiet environment with a stable cool temperature and relatively high humidity.
9. If the bat is underweight or injured it will be cared for by an experienced bat carer until such time that it is strong enough to be released into a suitable alternative replacement roost on site.
10. Once the building has been re-roofed, but access will be limited by sealing all doors and windows, thus reducing the potential for bats to re-enter where they are not expected.

**Working Method Statement for Birds**

1. Any work to seal the building (i.e. replacing doors and windows once the roof has been replaced) will be done outside of the bird nesting season, which is March to August inclusive. If this is not possible, a suitably experienced ecologist will conduct a check within the 24 hours prior to work commencement to ensure no nesting birds will be affected.
2. Should a nesting bird be found, a 4m buffer will be left around the nest, and no further disturbance conducted until the young have fledged.
3. Once work has commenced on the building and it is confirmed that there are no nesting birds present, the building will be sealed to prevent birds gaining access during works and potentially causing further delay.

See ecologist report ref Z1-05-151-1R dated 25th may for further details.

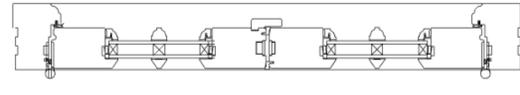


**NOISE CONTROL**  
New doors & windows to be 6/20/6 double glazed units and have Greenwood DN Vent providing 34dB (C1r) attenuation or the Tilton, Trimvent Select S13 Ventilator providing 33dB (C1r) attenuation. Other models and manufacturers area available.

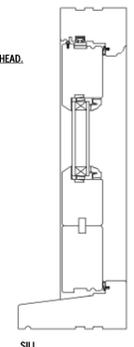
**ODOUR CONTROL**  
Install Positive Input Ventilation (PIV), such as Nuair Flatmaster 2000 Heat PIV. System to draw air from inside the roof spaces and force it into the property creating a slight positive pressure. The air inlet should be located towards the front, of the property away from the farmyard. To prevent odours being drawn into the property the unit can be fitted with a suitable filtration system e.g. Carbon filter.



TYPICAL IMAGE.



JAMB MEETING RAIL SILL FRENCH DOOR DETAILS.



HEAD.

**TIMBER DOOR & WINDOWS**  
Constructed of softwood such as pine, Douglas fir, spruce.

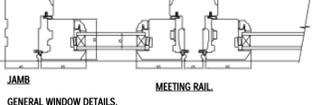
**TRICKLE VENTS**  
Each window to have min. 8000mm<sup>2</sup> trickle ventilators achieved via double sited window handle (see above). *Do Not insert plastic trickle vent in head of window frame.*

**SAFETY GLAZING**  
Windows to have min. 800mm sill heights of finished floor level or be glazed with other toughened safety glass.

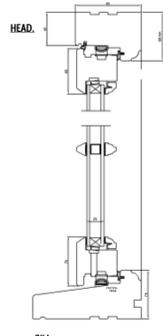
**DOUBLE GLAZING AND DRAUGHT STRIPS**  
Double glaze all new windows with 4mm float glass, 16mm cavity filled & 4mm Pilkington 'i' glass. Fit draught strips around all window openings.



INDICATIVE - NOT TO BE USED



JAMB MEETING RAIL GENERAL WINDOW DETAILS.



HEAD.

SILL

**PROPOSED LAYOUT.**

**GARY CHESTERS** BS: MRICS  
**CHARTERED BUILDING SURVEYOR**  
**RICS**  
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 tel 01948 840577  
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**PLANNING ARCHITECTURAL PARTY WALL SURVEYOR**

DRAWING STATUS	PLANNING APPLICATION DRAWING SEPTEMBER 2021
CDM 2015	CDM 2015 project assessed as DOMESTIC TYPE. Gary Chesters - appointment restricted to obtaining planning & building regulation approval only - no involvement after this stage. See Designers Risk Assessment for further details.
PROJECT	PROPOSED BARN CONVERSION
ADDRESS	BARN ADJACENT TO EVENWOOD, No 10, SOULTON ROAD, WEM, SHREWSBURY, SY4 5RR.
CLIENT	Mr SMYTH & Ms PETHERBRIDGE
SCALE (@ A1)	DATE 1:100 APRIL 2021

GARY CHESTERS APPOINTMENT IS RESTRICTED TO TERMS AS SET OUT IN LETTER OF ENGAGEMENT AND UNLESS AGREED OTHERWISE HAS NO SITE ROLE.

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ANY REFERENCE TO CLIENT MEANS **Mr SMYTH & Ms PETHERBRIDGE**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE OFF THIS DRAWING. ANY ERRORS OR DISCREPANCIES FOUND MUST BE REPORTED TO GARY CHESTERS FOR CLARIFICATION AND/OR CORRECTION.

Rev	Description	Date

DRAWING NUMBER	21-132b	REV
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