

Ecology Photo Record

58 Gloucester Road, Coleford, GL16 8BW



58 Gloucester Road

Introduction:

This ecological photo document has been produced to accompany the planning application for 58 Gloucester Road, where Mr & Mrs Smith propose to convert an area of existing garage into a Home Office / Utility / Wet Room and also extend the side of the property with a single storey garage / workshop building.

The existing building is a two storey masonry rendered traditional detached house. The dwelling is believed to have been constructed around 1935, however the building is in excellent condition, well maintained, and lived in by Mr & Mrs Smith and thier family.

Under these proposals we intend to alter the existing single storey garage projection to the rear of the property. This area will be thermally drylined (walls), with a insulated floor finish, roof insulation and the introduction of a new apex rooflight. Works are restricted to conversion only here with no additional floorspace created via extension.

The rest of the dwelling will remain unaltered apart from a single storey side garage extension.

The existing garage projection has a concrete interlocking tiled roof fnish. The tiles are in good condition with tightly butted joints, no visible gaps, or crevices (PHOTO 1). The fascias / bargeboards have a slight overhang, however all voids are eliminated by neatly installed soffit boards leaving no crevices or flying access for bats (PHOTO 2). The roof is also entirely visible from the internal grage area where the roofing membrane / rafters and ceiling joists are exposed. There is no sign of use of the building by bats, the roof structure and membrane are in excellent condition and the garage is frequently used by Mr & Mrs Smith (PHOTO 3).

Please see the below photographs for building justification:

Ecology Photo Record

58 Gloucester Road, Coleford, GL16 8BW



PHOTO 1 - Neatly butted tiles



PHOTO 2 - House fascias bargeboard soffit detail - no gaps

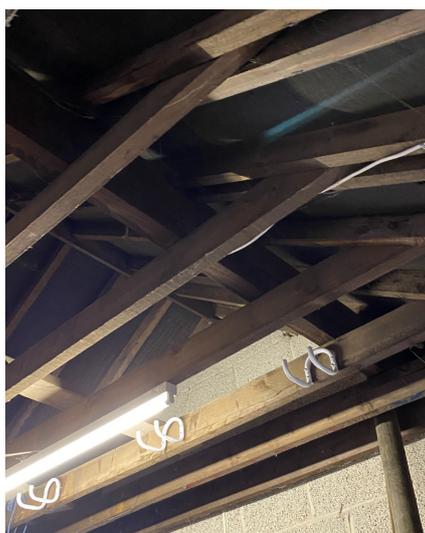


PHOTO 3 - Well maintained garage roof structure