

Ecology Photo Record

26 Mannings Road, Drybrook, Gloucestershire, GL17 9HS



26 MANNINGS ROAD

Introduction:

This ecological photo document has been produced to accompany the planning application for 26 Mannings Road, where Mr Swordy and Miss Watkins propose to build a two storey rear extension, with internal alterations to their existing semi detached house.

The existing dwelling is a two storey masonry cavity wall built property with brickwork finish which we believe dates back to approx 1950s. The property is in excellent condition, well maintained, and lived in by Mr Swordy and Miss Watkins. 26 mannings Road is located within a residential estate within Drybrook.

There is a small single storey Utility room with a flat roof that will need to be removed to allow for the proposed extension.

The existing house walls consist of brickwork and tightly butted wall tiles with no crevices on show (PHOTOS 1 & 2).

The house has concrete interlocking roof tiles that are in good condition with tightly butted joints, no visible gaps, or crevices (PHOTO 3).

The house has UPVC soffit boards below the fascia that offer no gaps or crevices into the loft space. There are also no crevices or gaps along the bargeboard (PHOTO 4).

The house also has a loft area that is regularly used for storage. Upon inspection of the loft space it was found that the roof membranes were intact with no daylight gaps at ridge, eaves or along roof slope. There were also numerous cobwebs within the loft void which would suggest bats are not present (PHOTO 5 & 6).

Please see the below photographs for building justification:

Ecology Photo Record

26 Mannings Road, Drybrook, Gloucestershire, GL17 9HS



PHOTOS 1 & 2



PHOTO 3

Ecology Photo Record

26 Mannings Road, Drybrook, Gloucestershire, GL17 9HS

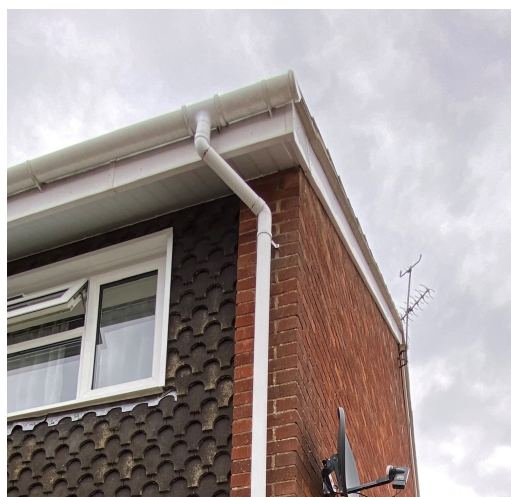


PHOTO 4



PHOTOS 5 & 6