

## SMERRILL FARM CONDITION REPORT

Smerrill Farm is a cottage approx. 940 sq ft.

Built circa 1890

External natural stone pointed in mix of lime and cement mortars. Generally in good condition although stone heads have been replaced, some repointing and the chimney is severely decayed with broken masonry. There are a few minor cracks in the masonry.

Internally, although requiring upgrading, the property is generally in good condition for it's age with minor damp and cracking.

The roof is natural stone slate. Re-covered approx. 10 years ago as evidenced by the breathable felt and is in good condition.

The property is currently unoccupied. We are trying to find out for how long from the current owners but we think about 12 months. The new owners will occupy the cottage in it's current condition, likely to be in December 2023.

Attached are photographs of the loft. No obvious signs of bat droppings on the insulation.

Because the property has been unoccupied for some months, externally the trees and fields have been allowed to grow naturally. The property was under single occupancy of an elderly lady since 2014 and many of the walls and fences are in state of disrepair. Without doubt the area is home to a multitude of wildlife which is unaffected by the proposals.

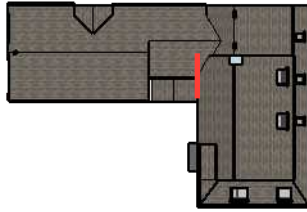
We have not had access to the property to properly check for the presence of bats, however, the work proposed only affects a very small part of the stone tile roof, and the elevations appear relatively solid so unlikely any bats or other wildlife are living/roosting in the walls. However, the proposal does allow for a bat box and raised ridge tiles as potential bat roosts. The old barn and sheds at the entrance to the site are not affected by the proposals and will remain a good habitat for bats and birds.

Attached to this document are photos and drawings indicating the condition of the elevations, loft spaces and proposed tree treatment

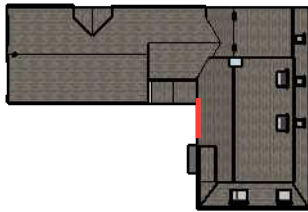
# SMERRILL FARM PHOTOS OF AFFECTED ELEVATIONS



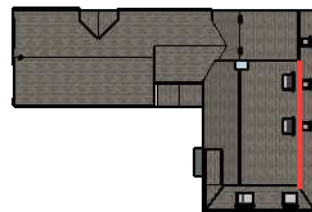
West elevation where proposed extension will abutt



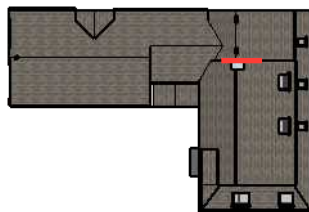
Some Broken pointing on West elevation



East elevation, roof only exposed. Rest covered by the plastic roof sheets



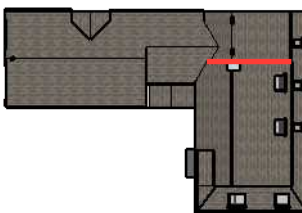
North elevation masonry well pointed but chimney showing severe degradation



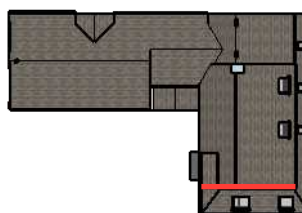
# SMERRILL FARM PHOTOS OF AFFECTED ELEVATIONS & LOFTS



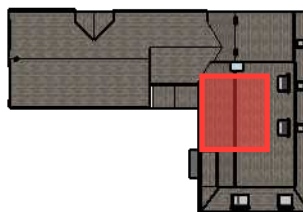
North Elevation. Pointing in good condition



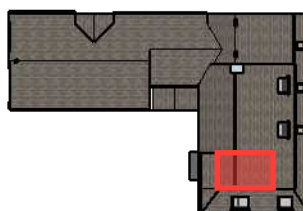
Covered area South Elevation



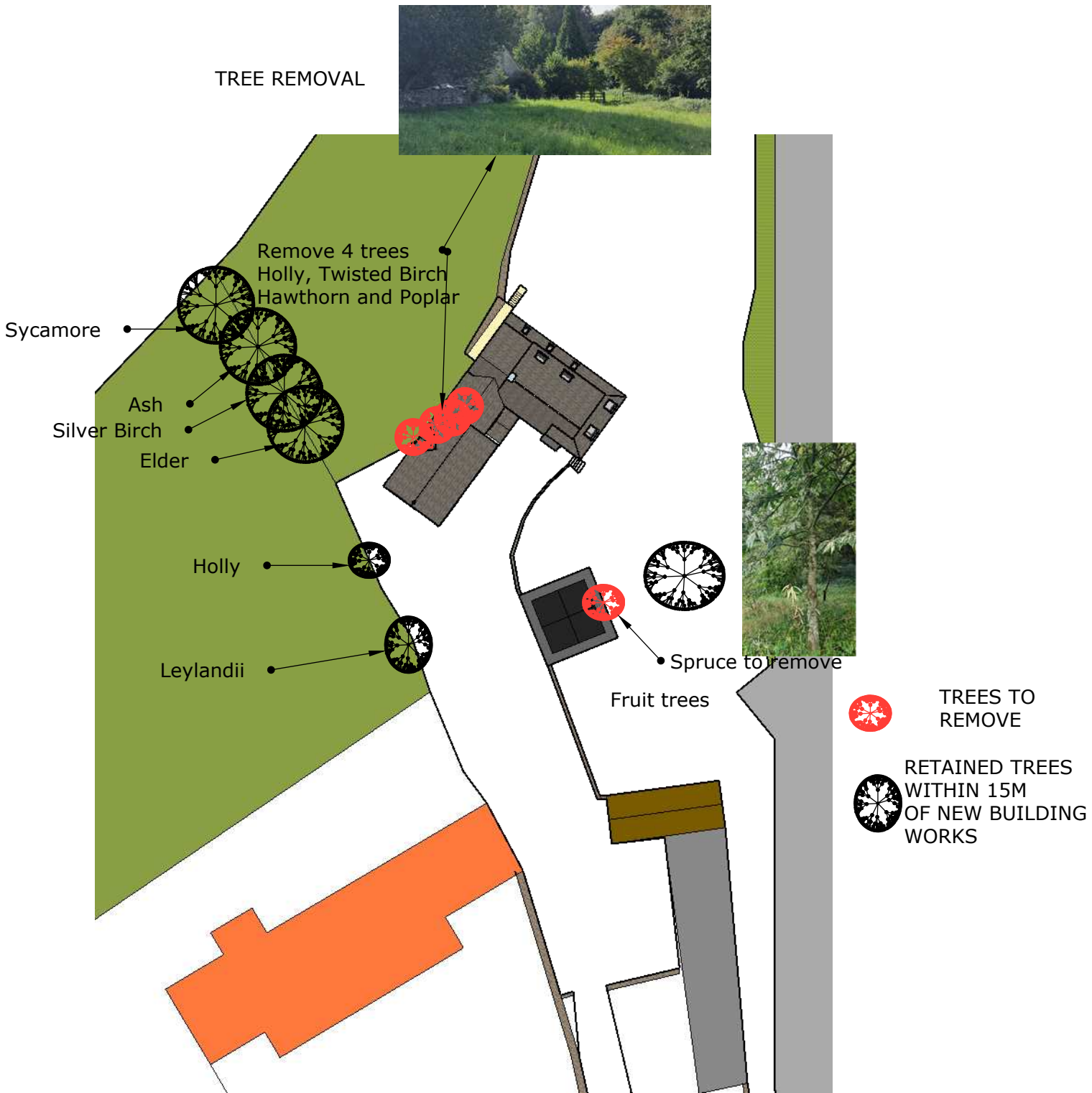
Main loft



South loft area



# SMERRILL FARM AFFECTED TREES OVER 75MM STEM DIAMETER WITHIN 15M



Drawing identifying trees within 15metres of extension and trees to be removed for works. All trees to be removed are young and immature