



**BJ Collins**  
PROTECTED SPECIES SURVEYORS

**PROTECTED SPECIES (BAT) SURVEY OF  
THE GINEVERS  
BAWTRY ROAD  
BLYTH  
WORKSOP  
S81 8HG**

A report to:

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## SUMMARY

This report has been updated by BJ Collins – Protected Species Surveyors Ltd. for Derek Kitson Architectural Technologist Ltd on behalf of the homeowner Ms J. Mee-Loates.

This report supplements the previous protected species report dated April 2019. The report provides the results of a protected species survey, focused upon bats (*Chiroptera*), of the Grade II listed building, the Ginevers, Bawtry Road, Blyth. The survey area is located at Ordnance Survey grid reference, SK62518717.

The site consists of a dwelling with an 'L' shaped footprint at the west aspect of the plot which faces Bawtry Road. Attached to the rear (east) is an outbuilding that has fallen into a state of disrepair. The proposal, (planning reference 19/01018/FUL) is to reroof the outbuilding and convert to residential use. The dwelling at the west aspect is to be converted to a beauty salon. Planning permission was granted by Bassetlaw District Council on 24<sup>th</sup> September 2019.

The purpose of the report is to initiate the partial discharge of condition 7 of the decision notice to enable specific works to proceed to the west section of the building only.

The report firstly identifies the areas of the structure which could support roosting bats, both on the west and east sections. At least one emergence and activity survey is required in the active season, May to September, to provide confidence in the absence of bats from these features.

Secondly, this report identifies a range of actions which can be undertaken that will have no potential impact upon roosting bats. These actions are such that they do not need to await the survey season and subsequent survey. There are actions that will allow the development and opening of the beauty salon without further delay, following the partial discharge of planning condition 7.

The conclusions and recommendations to facilitate this are included within chapter 6 of this report. An itinerary of all the actions proposed which will not impact upon roosting bats is provided within Appendix 2.

The remainder of the works to the roof covering on the western side and the entire development activities on the eastern side of the building must be informed by a bat emergence and activity survey has established the absence/presence status of roosting bats.

No historic evidence of breeding birds was found during the survey and no nesting bird activity was observed. The building supports features which have potential to be used for nesting purposes as does the nearby vegetation. A precautionary approach has been provided in the event of works commencing during the bird breeding season.

No evidence of, or habitats associated with other protected species were identified during the survey.

# 1 INTRODUCTION

This report has been updated by BJ Collins – Protected Species Surveyors Ltd. for Derek Kitson Architectural Technologist Ltd on behalf of the homeowner Ms J. Mee-Loates. It supplements the previous protected species report dated April 2019. The report provides the results of a protected species survey, focused upon bats (*Chiroptera*), of the Grade II listed building, the Ginevers, Bawtry Road, Blyth. The survey area is located at Ordnance Survey grid reference, SK62518717.

The site consists of a dwelling with an 'L' shaped footprint at the west aspect of the plot which faces Bawtry Road. Attached to the rear is an outbuilding that has fallen into a state of disrepair. The proposal, (planning reference is 19/01018/FUL) is to reroof the outbuilding and convert to residential use. The dwelling at the west aspect is to be converted to a beauty salon. Planning permission was granted by Bassetlaw District Council on 24<sup>th</sup> September 2019. The decision notice contains condition 7:

*“ 7. No development shall take place, until a bat emergence survey has been carried out by a suitably trained person to establish whether or not any protected species of bat are present within the buildings to be converted and the results of the survey have been accepted in writing by the Local Planning Authority. If the survey results confirm that protected species are present, details of working design, method and timetable to mitigate undue disturbance to the protected species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The mitigation measures shall be carried out only in accordance with the agreed details.*

*Reason: To ensure adequate protection of any identified bat habitat.”*

The purpose of this updated report is to provide the results of a further preliminary bat roost assessment of the dwelling part of the building to identify if any works can proceed without a threat of disturbance to potential bat roosting habitat. This would enable elements of the project to proceed without unnecessary delay to the project and permit the partial discharge of the above condition.

The legislation with regards to the protected species relevant to the site is listed below, further detail is provided within the initial bat survey report.

## 1.1 Legislation applicable to bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

## 1.2 Legislation applicable to breeding birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

## 2 SITE DESCRIPTION

### 2.1 Situation of the Ginevers, Blyth



**Photograph 1: Location of Ginevers and survey area**

The Ginevers is a former shop and butchers. The shop front, now a converted dwelling is situated on Bawtry road – this part of the building was subjected to a preliminary roost assessment on 2<sup>nd</sup> December 2019. Projecting from the rear of the dwelling is an outbuilding, part of which has been converted and incorporated into the dwelling. The remaining part at the east aspect is used for storage and contains the original fixings for hanging meat. This eastern section was subject to a preliminary roost assessment 4<sup>th</sup> March 2019.

The Ginevers is situated in the centre of the Nottinghamshire village of Blyth. Locally, habitats of value, in terms of providing roosting and foraging opportunities for bats include the former grounds of Blyth Hall. These contain deciduous woodlands and wood pasture situated approximately 0.5km on the north west outskirts of the village. The River Ryton forms the north and west boundaries to the village and is likely to provide foraging habitat as well as connectivity with the wider landscape. Beyond the village the landscape is predominantly rural consisting of arable fields connected by hedgerows. The A1 highway is situated 0.6km to the east.

A review of the government’s Magic database identified no granted EPS licences for bats or other protected species within a 2.5km radius of the site.

### 2.2 Description of Ginevers

The west section of the semi-detached building contains the former shop front and has subsequently been converted to residential use. It has an ‘L’ shaped footprint with the outbuilding attached at the east aspect. The building is two storeys with a single storey brick lean-to also attached to the east elevation.

The exterior walls have been rendered from the ground to the eaves. The pitched roofs are covered

with clay pantiles. The roofs of the dwelling have been reroofed relatively recently compared to the outbuilding. There are two chimneys, both constructed from brick. Metal flashings seal the bases of the chimneys and the valley at the junction of the roofs and neighbouring roof. The eaves at the west elevation have been finished with plaster mouldings. The eaves at the east elevation have been finished with a timber barge board. With exception to the shop front window at the west elevation, the windows are double glazed and timber framed and snug fitting. Above the windows are brick lintels.

The first floor rooms of the dwelling contain vaulted ceilings showing the original timber roofing frame. Above the ceilings is a very shallow roof void which is inaccessible and only likely to offer crouching height at least.



**Photograph 2: West aspect of Ginevers on Bawtry Road**



**Photograph 3: East and south aspects of house at Ginevers**



**Photograph 4: Interior of first floor room of west section of house showing purlin and tie beam of roofing frame**



**Photograph 5: South aspect of outbuilding attached to east aspect of dwelling**

The outbuilding is a former butcher's workshop attached to the east aspect of the dwelling. It consists of 1.5 storeys with attic space. The east and south walls are constructed from solid brick, the north wall is constructed from a combination of stone and brick.

The pitched roof is covered with clay pantiles. Most of the roof is underlined with bitumen felt however there is one area that is unlined. The timber roofing frame is visible from the first floor. It is a traditional purlin and rafter structure resulting in an uncluttered space beneath the ridge beam. The eaves are finished with timber barge boards. The rafters of the east gable are partially exposed. At this elevation the wall is rendered from the ground to wall plate height.

The window and door frames are constructed from timber. Vertical timber slats have been installed in the first floor windows. At ground floor level is a timber louvred window at the south elevation.



**Photograph 6: East gable and north elevation of outbuilding**



**Photograph 7: Interior of attic space of west section of outbuilding**

The interior of the outbuilding is divided into compartments. At the eastern end is a single full height room which still contains the original winch and hanging apparatus attached to the rafters. This room has timber ceiling panels several of which are missing exposing the attic space above.

Adjacent to eastern compartment is a central stairwell, accessible via an external door at the south elevation. This leads to a landing which provides access to the first floor room to the west. The underside of the roofing frame and bitumen liner is visible from this room. The western end of the outbuilding terminates in a brick chimney stack. On the other side of this room is the bathroom of the existing dwelling with a boiler situated against the chimney.

The ground floor compartment at the west end of the outbuilding contains a utility room which is connected to the kitchen of the dwelling.



## 2.3 Description of immediate surrounding area

Immediately adjacent to the east aspect of the outbuilding is an enclosed area of hardstanding containing an oil tank. To the south of the building is a parking area covered with gravel. To the east of this is a garden containing a lawn and small shrubs. Brick walls form the north and south boundaries. Trees and climbing vegetation along the east/north boundary wall of the survey area offers potential foraging and commuting habitat for bats.

Another dwelling is attached to the north gable of the Ginevers. An archway separates the two buildings at ground level. This leads to a yard belonging to the neighbouring property. The north elevation of the outbuilding forms part of the boundary between the two properties.

The west aspect of site is close to the mini roundabout at the junction of Bawtry Road, Sheffield Road and High Street. Streetlighting is present along Bawtry Road. On the opposite side of Bawtry road is the church yard containing managed grassland and mature trees of Saint Mary and Saint Martin Church which offer potential foraging and roosting habitat for bats



Photograph 8: Garden to the rear of outbuilding



Photograph 9: Garden to the east of outbuilding

### **3 SURVEY METHODOLOGY**

#### **3.1 Preliminary bat roost assessment**

A visual inspection of the exterior and interior of the outbuilding and the east projection of the dwelling was undertaken by an experienced licenced bat ecologist on 4<sup>th</sup> March 2019. A follow up visual inspection of the west section of the dwelling was undertaken on 2<sup>nd</sup> December 2019.

Equipment used included powerful torch, camera, telescopic ladder and binoculars. The objective of the surveys was to inspect the building for evidence of bat-use and to identify features that could potentially support roosting bats and to assess the likelihood of these features being used. This included looking for droppings, urine staining, worn surfaces and the bats themselves (alive or dead).

#### **3.2 Breeding birds scoping survey**

Features that had potential to support nesting birds were recorded along with any breeding bird activity observed during the visual inspection.

#### **3.3 Other protected species**

An ecological walkover of the area immediately surrounding the building was carried out to assess the habitat for other protected species.

#### **3.4 Survey constraints**

The preliminary roost assessments were conducted outside the season when bats are active and therefore could not be followed up with an emergence and activity survey at the time. This constraint has been addressed in the recommendations section of the report.

Due to the structural condition of the outbuilding the surveyor was not able to enter the east roof void. Where no ceilings were present the underside of the roof covering and roofing frame were examined from the first floor.

#### **3.5 Weather conditions**

The weather conditions for the visual assessments on the 4<sup>th</sup> March 2019 and 2<sup>nd</sup> December 2019 were dry and bright allowing the surveyor to obtain clear views of the exterior fabric of the building.

#### **3.6 Personnel**

The visual inspections on 4<sup>th</sup> March 2019 and 2<sup>nd</sup> December 2019 were carried out by M. Mackinnon (Natural England licence no. 2015-16652-CLS).

## 4 SURVEY RESULTS

### 4.1 Preliminary bat roost assessment results- west section of house

This is the section of building where the early commencement of specific development activities are proposed, and as such assessed by the bat survey.

No evidence of use by bats was found during the visual inspection. There is no available access to the interior of the roof void above the vaulted ceilings. Judging by height of the window at the south gable the roof void above is likely to be too shallow to appeal to attic dwelling species. Features with potential of supporting crevice dwelling bat species were identified on the exterior fabric of the house.

Although this part of the building has been reroofed recently, gaps were identified in the mortar bed of the ridge on both aspects of the west section of the house. These gaps would enable a bat to access any voids beneath the ridge tile.

At the east elevation a barge board is situated at the eaves of the principle roof. Gaps exist beneath the barge board resulting in potential for bats to roost behind this feature.

At the south elevation on the east side of the gable verge another gap was identified between the lead flashing and timber barge board.

There is also a short section of barge board detail at the eaves of the west section of the building at the southern end of the elevation. The timber has lifted away from the wall resulting in a gap which has potential to be used for roosting purposes by bats.



Photograph 10: Gap in beneath ridge tile at west aspect of house



Photograph 11: Barge board at east elevation of house



Photograph 12: Gap behind barge board at west elevation of house

#### 4.2 Preliminary bat roost assessment results- east section of house and outbuilding

No evidence of use by bats was found during the visual inspection. The outbuilding does contain features that have potential to support roosting bats. The clay pantile roof covering has numerous gaps between the tiles enabling a bat to roost between the pantile and the bitumen felt liner where it is present. The gaps between the tiles of the unlined roof section have potential to enable access to the interior of the building. There is one area of missing roof covering in the south pitch close the ridge.

The construction of the roofing frame, resulting in a clutter free void beneath the ridge beam, is a desirable feature for attic dwelling bat species. However, no evidence of use by these species was identified. The west gable of the attic space of the outbuilding is adjacent to the family bathroom in the dwelling with the boiler situated against the chimney stack. This is likely to create a warm environment around the chimney stack and the attic space at the west end of the outbuilding. This has potential to appeal to roosting bats, particularly the Pipistrelle species.

The bitumen felt liner overhangs the wall plate at the south elevation thereby creating a gap between the wall and liner. Being at the south elevation this has potential to appeal to roosting bats during summer.



Photograph 13: Roof void of outbuilding showing gaps between pantiles and bitumen felt liner



**Photograph 14: Overhang of bitumen felt liner at south elevation of outbuilding**

At the east gable the exposed timber roofing frame has started to shrink resulting in numerous gaps between the brickwork and timber which have potential to appeal to crevice dwelling bat species. Cracks in the brickwork and the verge mortar are also present at this gable providing more potential roosting opportunities.

At the north elevation of the outbuilding there are numerous crevices in the stonework which offer roosting opportunities for crevice dwelling species. The brick wall that forms the north boundary and the surrounding trees have potential to provide cover for a commuting route from the survey building.

The roof covering of the dwelling is in good condition and appears to have been reroofed relatively recently compared to the outbuilding. One broken pantile was noted along with occasional gaps in the bedding mortar beneath the ridge tiles.



**Photograph 15: East gable of outbuilding including gaps around timber roofing frame and in brickwork**



Photograph 16: North elevation of outbuilding with gaps in stonework

### 4.3 Scoping survey results: breeding birds

No historic evidence of breeding birds was found during the survey. The gaps under the clay pantiles have potential to support nesting by small species of breeding birds such as House Sparrows (*Passer domesticus*) but no activity by this species was observed at the time of the survey. The nearby vegetation such as the climbing vegetation along the north boundary wall also has potential to support breeding birds.

### 4.4 Scoping survey results: other protected species

No habitats associated with other protected species were identified within the immediate surrounding area of the building.

## 5 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Bats – east and west sections of house

No evidence of roosting bats was found during the visual inspection. Potential roost features were identified on the exterior fabric of the house.

### 5.2 Proposed itinerary of works to the house

To enable the project to proceed as such there is no impact on potential roost sites a proposed itinerary of works has been drawn up by Derek Kitson Architectural Technologist. The list has been reviewed and is provided in Appendix 2. The purpose of the list is to agree on a range of actions that will enable the project to proceed until the active season for surveying bats commences in May 2020.

The potential roost features identified in the east and west sections of the house were associated with the roof and eaves. The proposed itinerary of works does not impact on the potential roost features identified. The timber frames of the existing windows and doors are snug fitting and therefore the replacement of these is deemed to have a low to negligible risk of disturbing roosting bats.

The installation of pipework and rewiring of sockets in the first floor rooms is deemed to be of low risk to potential roost sites underneath the ridge tiles. It may be necessary to utilise the roof void

above the vaulted ceilings for the updating of services. The roof void is deemed too shallow to support attic dwelling bat species such as Brown Long-eared bats and no evidence of use, such as droppings or feeding remains, by the is species was found in the outbuilding.

The proposed works include the installation of an extractor fan in the WC/relaxation room on the first floor. This will include the penetration of the roof covering and liner if present. It is recommended that this small section of roof covering is removed under the supervision of a licenced bat worker if this work is undertaken outside the survey season for bats *ie* from September to May.

It is the owner's intention to undertake minor roof repairs such as the replacement of missing or broken tiles on the house. As these features are deemed to be of low roost potential it is recommended that a minimum of one emergence and activity survey for bats is undertaken in the active season from May to end of August prior to any roof repairs.

### **5.3 Bats – the outbuilding**

No evidence of use by bats was found during the visual inspection of the outbuilding. The interior and exterior of the outbuilding has features with potential to support roosting bats. No work should commence to this building until a bat emergence and activity survey has been undertaken to establish whether roosting bats are present. In accordance to the national survey guidelines emergence and activity surveys can only be carried out between May to the end of August in weather conditions that are conducive to bat activity.

If a bat roost is identified or behaviour is detected that is indicative of roosting bats further surveys in the form of emergence and activity or dawn re-entry surveys will be recommended to satisfy the criteria of an EPS licence. If multiple surveys are required, they must be separated by a minimum period of two weeks. If the results of the surveys find roosting bats to be present and the roost site will be impacted by the proposed works then an EPS licence will be required for operations to remain lawful.

### **5.4 Breeding birds**

No evidence of breeding birds was found during the survey. The roof covering and vegetation, in particular the climbing vegetation along the north boundary wall has potential to support nesting birds. If the redevelopment of the building is due to commence during the bird breeding season from mid-March to September a precautionary approach should be adopted to ensure operations remain lawful. This has been provided below.

#### **5.2.1 Best practice recommendations for breeding birds**

Prior to the commencement of works, the area including any affected vegetation, should be thoroughly searched for nesting birds by a suitably qualified ecologist. If a bird's nest is found it should remain undisturbed and a 5m buffer zone should be created around the nest including above and below it. The zone around the nest site is to remain free of construction activities and disturbance until the young have fledged and left. Note that a bird's nest is protected by law from the commencement of the building of the nest until the young have fledged and left the nest.

### **5.5 Other protected species**

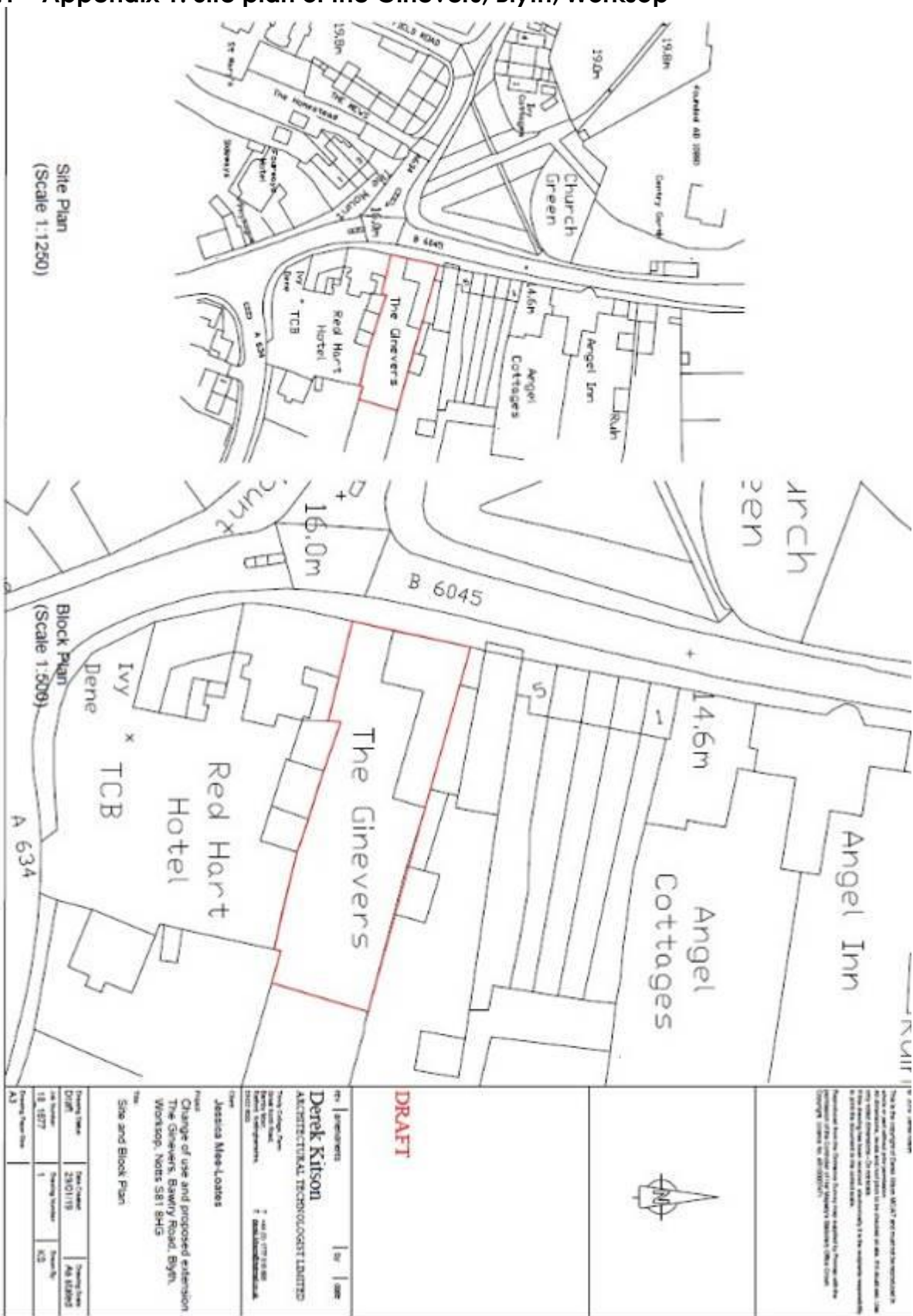
No evidence or habitats associated with other protected species were identified during the survey.

## **6 REFERENCES**

Collins, J. (ed) (2016) **Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3<sup>rd</sup> Edition**, Bat Conservation Trust, London.

# 7 APPENDIX

## 7.1 Appendix 1: Site plan of the Ginevers, Blyth, Worksop





## 7.2 Appendix 2: Proposed itinerary of works to interior of house, Ginevers, Blyth

The following is a list of actions which have been developed in consultation with the bat ecologist to avoid any potential bat roost features or any risk of disturbance to roosting bats. The objective is to allow these items to continue without the delays associated with the active season for bat surveys, May to September. There are a range of actions which must be suspended until the status of the roof coverings and the eastern section of the building has been determined through emergence and activity surveys and these are described within the survey report.

### Proposed works for Salon

#### Reception

- Restoration of sash window which use to be the shop window for the butchers. It currently doesn't shut properly & the lead on the outside shelf is cracked causing a leak.
- Restore the external door to become the salon entrance (This was the previous entrance to the butchers shops years ago)
- Remove both radiators
- Fix new radiator to the wall under the sash window, currently the room can be quite cold / damp due to large window area.
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room

#### Manicure / Pedicure Area

- Run in water supply pipes for three sink basins – pipe work will be out of side under flooring.
- Remove current horizontal radiators & replace with two vertical radiators
- Replace patio doors due to their current state (both doors are old but also out of keeping with the building. One door doesn't lock very well as the bottom is rotting) & replace with fire door.
- Left hand side patio door – fit a new plain fire door with push pad exit. Door to have fire door sticker fitted.
- Right hand side patio door – Partially brick up the opening to 1.2-1.5 metres & fit frosted glass window in the remaining opening (bricks used will be same as current ones)
- Remove the wooden door leading out of the room; it is not traditional & not required. Doorway to be left open.
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room

#### Disabled WC

- Widen doorway to allow wheelchairs the space to enter the toilet
- Replace & slightly move toilet, basin & radiator to allow more room within the toilet (toilet to meet Doc M guidelines for size)
- Replace current door with plain duel swinging door
- Horizontal closing bar fitted to the inside

- Emergency assistance alarm to be installed
- Fit blue hand / safety rails
- Clean & restore / replace current flooring as it is damaged in places
- Provide temporary ramp for any wheelchair users – Assistance to be given at all times to any disabled customer that needs to use the toilet
- Re-decorate

#### **Hall**

- Block up the doorway leading to existing kitchen (plastered & painted to finish)
- Restore & clean current tiled traditional flooring
- Replace door under stairway as it doesn't shut properly – new door to be plain & same style brackets & lock to be used
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-Decorate

#### **Hallway / Cloakroom**

- Restore & clean current tiled traditional flooring
- Remove door that leads to reception to create open walk through
- Block up existing entrance (insulate, plaster & painted to finish)
- Keep traditional doorbell feature
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-Decorate

#### **Treatment Room 1**

- Restore & clean fireplace
- Build shelving / storage area in the space to the left hand side of the fireplace (Lockable plain doors to be fitted)
- Replacement of window as per guidance from Bassetlaw Council
- Move radiator from current position below the window to allow for change – new radiator to be move to right hand side wall.
- Run pipe work in to allow a basin to be fitted (pipe work to be hidden)
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room

#### **Treatment Room 2**

- Replace door as it does not close (plain door to be installed)
- Replace doors to cupboards on back wall as they are broken & do not close (doors to be plain)
- Run pipe work in to allow a basin to be fitted (pipe work to be hidden)
- Install frosted glass effect stickers (similar to 'Frostbite Window Film') to give privacy to next doors property / driveway
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional,

in keeping with the building.

- Re-decorate room

#### **Stairs**

- Fit a safety hand rail from bottom to top of stairs
- Block up the entrance to current bathroom at the top of the stairs
- Remove & replace carpet
- Re-decorate

#### **Landing**

- Fit plain door to existing opening up to the third floor – door to have lockable keypad entry system
- Door to have 'No Public Entry' sign fitted
- Door to be locked when salon open
- Remove & replace the carpet
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room

#### **Treatment Room 3**

- Create stud wall walkway with door on left hand side to enter treatment room 3
- Create doorway with step down into store room
- Replacement of window as per guidance from Bassetlaw Council
- Move radiator from current position below the window to allow for change – new radiator to be move to right hand side wall.
- Run pipe work in to allow a basin to be fitted (pipe work to be hidden)
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room
- Replace door with plain door as per other on ground floor

#### **Store Room**

- Install frosted glass effect stickers (similar to 'Frostbite Window Film') to give privacy to next doors property / driveway
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room
- Replace door with plain door as per other on ground floor

#### **Staff / Store Room**

- Run pipe work in to allow a basin to be fitted (pipe work to be hidden)
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room

- Replace door with plain door as per others on ground floor

#### **Relaxation Lounge**

- Building stud wall to create walkway
- Doorway to relaxation lounge to be installed on right hand side
- Door to be same as per others on ground floor
- Replacement of window as per guidance from Bassetlaw Council
- Move radiator from current position below the window to allow for change – new radiator to be move to right hand side wall.
- Run pipe work in to allow a basin to be fitted (pipe work to be hidden)
- Move & replace electrical sockets up the wall to conform to current legislation
- Remove & replace the carpet with flooring.
- Remove & replace the skirting boards. Skirting boards that are to be fitted will be traditional, in keeping with the building.
- Re-decorate room

#### **WC / Relaxation Room**

- Boiler to be installed here
- Extraction flu to exit building under the roofing (will be partially covered from eye sight)
- Flu to be same colour as roofing to blend in
- Remove & replace carpet

#### **WC / On Landing**

- Widen room with removal of stud wall on right hand side – board & plaster to finish
- Remove toilet & basin
- Create tanning room
- Laminate flooring to be installed
- Re-decorated
- Small window to be fixed