

Bat exemption: E & IC Skaife Garage



Roof Details:

The roof of the garage is also in good condition. The roof is finished with tin sheets, all sheets are well fixed, none have moved or slipped. The roof structure is in excellent condition creating a uniform profile for all the sheets to sit tightly together. Therefore there is no possible location that bats could occupy.



Wall Details:

The existing walls of the garage are built traditionally in Stone. The stonework is in good condition, free from defects, movement & adverse weather conditions. Between the Stonework the joints have been pointed flush. All windows / doors are timber, well sealed and regularly maintained. Therefore there is no possible location that bats could occupy.

Notes and Amendments:

1. No amendments without consulting Chris Robinson
2. Do not Scale
3. Party Wall Act. 1966 to be observed with written notices from adjoining owners
4. CDM Regs 1994 to be observed at all times
5. Building Control notified by contractor

Chris Robinson & Son
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Harrogate Design & Ripon Civic Design Award Winner

Client
Dm & IC Skaife,
Ripon Road,
Pateley Bridge,
Harrogate,
North Yorkshire,

Proposed

Demolition of existing mechanics
garage & Erection of terrace to form 3
dwellings

<u>Reference</u>	<u>Scale</u>
4323	N/A
<u>Drawn By:</u>	<u>Date</u>
James	22 / 11 / 2017
<u>Local Planning Authority REF:</u>	
TBC	