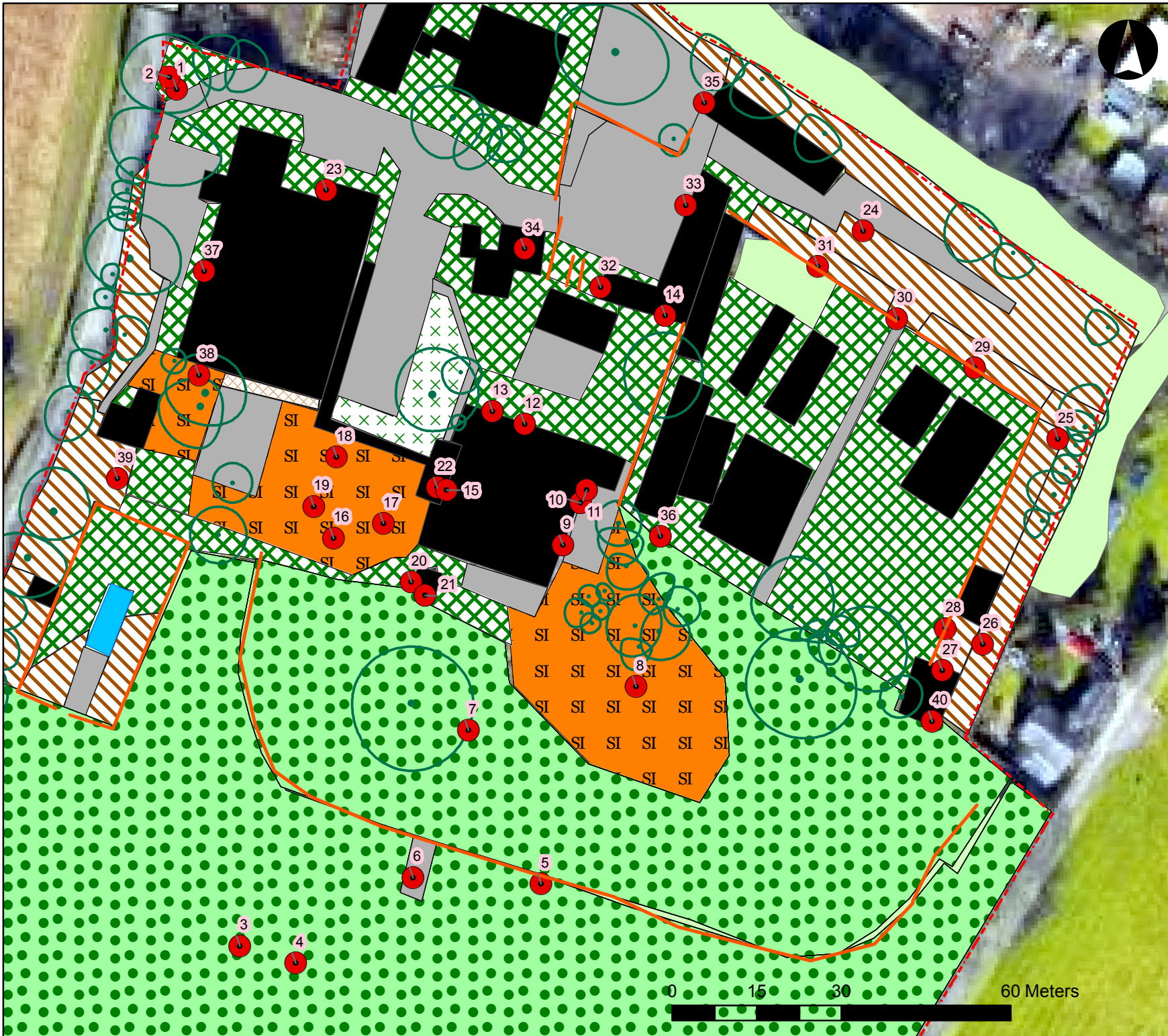


Appendix 3 - Target Notes and Locations



Legend

- TargetNote
- Boundary



TIM MOYA ASSOCIATES
 ARBORICULTURE • LANDSCAPE • ECOLOGY

Project Name:		Boughton Mount, Maidstone
Drawing title:		Target Note Plan
Drawing number:		180337-E-03
Client:		Kent County Council
Agent:		Tim Moya Associates
Date:	02/07/2018	Drawn by:
		BP
Scale:		1:900

Target notes

Object ID	Type	Notes and findings
1	Invasive plant species	Snowberry.
2	Miscellaneous target note	Large oak tree with fungus at base.
3	Miscellaneous target note	Canvas canopies and seating area.
4	Mammal evidence	Large mammal burrow. Current evidence of use by fox (hairs).
5	Habitat description	Historic stone Ha-Ha 2.2 m tall. Includes numerous crevices between stones, suitable for roosting bats and other small mammals. Harts tongue fern and male fern growing from cracks.
6	Miscellaneous target note	Historic stone bridge leading over Ha-Ha. Underside would provide poential for hibernating bats but no crevices are present.
7	Miscellaneous target note	Historic fountain (dry).
8	Habitat description	Tussocky grass - Optimal reptile habitat.
9	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
10	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
11	Potential Bat Roost Feature (PRF)	Access hole to void beneath building. Grill has been removed.
12	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
13	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
14	Miscellaneous target note	Dense ivy obscuring gable end of building.
15	Potential Bat Roost Feature (PRF)	Hanging tiles. Potential for use by roosting bats.

Target notes

Object ID	Type	Notes and findings
16	Habitat description	Tussocky grass - Optimal reptile habitat.
17	Miscellaneous target note	Raised planter.
18	Miscellaneous target note	Raised planter.
19	Miscellaneous target note	Raised planter.
20	Potential Bat Roost Feature (PRF)	Historic folly building, extremely overgrown. Missing bricks offer potential bat access into inside of building which offers excellent bat roosting habitat, particularly for hibernation.
21	Mammal evidence	Large mammal burrow. Currently considered most likely used by fox.
22	Bird nest	Evidence of birds nesting within roof of covered walkway.
23	Bat access point	Boiler room viewed internally. No evidence of bats. Hole in internal wall could provide access into cavity.
24	Habitat description	Large pile of brash and wood covered with nettles.
25	Potential Bat Roost Feature (PRF)	Old chimney (rest of structure collapsed) - potential for use by roosting bats entering fireplace or top of chimney.
26	Miscellaneous target note	Broken asbestos sheeting partly buried.
27	Potential Bat Roost Feature (PRF)	15 cm x 12 cm hole into cavity wall.
28	Potential Bat Roost Feature (PRF)	Approx 6m tall wall - brick on one side and stone on the other. Generally intact but where cavities exist, offers roosting potential for bats.
29	Potential Bat Roost Feature (PRF)	Approx 6m tall wall - brick on one side and stone on the other. Generally intact but where cavities exist, offers roosting potential for bats.
30	Potential Bat Roost Feature (PRF)	Notable gap in end of large brick and stone wall behind in-built wooden beam.

Target notes

Object ID	Type	Notes and findings
31	Potential Bat Roost Feature (PRF)	Approx 6m tall wall - brick on one side and stone on the other. Generally intact but where cavities exist, offers roosting potential for bats.
32	Potential Bat Roost Feature (PRF)	Notable gaps into gable end wall alongside beams and pipes.
33	Potential Bat Roost Feature (PRF)	Notable gap into soffit.
34	Bird nest	Starlings nesting in tower.
35	Bat access point	7x7 cm hole through wall.
36	Mammal evidence	Mammal 'couch' (above ground resting place) - most likely fox.
37	Potential Bat Roost Feature (PRF)	Hanging tiles (intact). Potential for use by roosting bats.
38	Habitat description	Large pile of logs and brash.
39	Habitat description	Large pile of brash and wood covered with nettles.
40	Potential Bat Roost Feature (PRF)	External basement access to building.

Appendix 4 – Bat Scoping Assessment (Buildings)

OBJECT_ID	BUILD_REF
1	Dilapidated pond building
2	Dilapidated swimming pool
3	Large flat-roofed building 2
4	Lodge
5	Folly
6	Covered Way
7	Ruins
8	Two-storey small building
9	Greenhouse 1
10	Greenhouse 2
11	Large building with tower
12	Garages
13	Greenhouse 3
14	Greenhouse 4
15	Greenhouse 5
16	Greenhouse 6
17	Greenhouse 7
18	Greenhouse 8
19	Flat-roofed building with tower
20	Large flat-roofed building 1
21	Miscellaneous building 1
22	Miscellaneous building 2



Legend

- Boundary
- Wall
- Waterbody
- Tree
- Building
- Mixed woodland - semi-natural
- Scrub - dense/continuous
- Scrub - scattered
- Neutral grassland - semi-improved
- Other tall herb and fern - ruderal
- Introduced shrub
- Hardstanding
- Bare ground
- TreeGroup



TIM MOYA ASSOCIATES
ARBORICULTURE • LANDSCAPE • ECOLOGY

Project Name:
Boughton Mount, Maidstone

Drawing title:
Buildings Plan

Drawing number:
180337-E-02

Client:
Kent County Council

Agent:
Tim Moya Associates

Date:
04/07/2018

Drawn by:
BP

Scale:
1:2,250

Bat Building Assessment Summary

180337 Boughton Mount

180337ED-11

Object ID REF	Storeys	Use of Building	Roof type Condition	Materials	Cellars	Chimneys	Roof void present	Bats evidence	Bat roost potential	Hibernation pot.	Internal Inspection	Potential bat access points Potential bat roost features	Recommendations	Ecological notes	Survey date
1 Dilapidated pond building	1	None	Pitched Poor	Roof external: Slate (largely missing) Roof internal: Wooden board (largely missing) Wall: Brick	N	0	N	N	N	N	Yes			Roof structure largely absent. Open to elements.	01/05/2018
2 Dilapidated swimming pool	1	None	Pitched Poor	Roof external: Fibreglass sheet Roof internal: None Wall: Fibreglass sheet (largely smashed)	N	0	N	N	N	N	Yes			Open structure due to dilapidation.	01/05/2018
3 Large flat-roofed building 2	1	None	Flat Medium	Roof external: Unknown Roof internal: Unknown Wall: Brick	Y		N	N	M	L	No	Cladding - hanging tiles. Cladding - wooden. Eaves - gaps under fascia boards Cladding - hanging tiles. Cladding - wooden. Eaves - gaps under fascia boards			08/05/2018
4 Lodge	2	Previously residential	Pitched Medium	Roof external: Cement tiles Roof internal: Unknown Wall: Brick	N	1	Y		M	L	No	Cladding - wooden. Eaves - gaps behind soffit boxes. Eaves - gaps under fascia boards. Tiles - missing. Window - broken/missing windows Cladding - wooden. Eaves - gaps behind soffit boxes. Roof void. Tiles - gaps under ridge tiles			01/05/2018
5 Folly	1	None	Flat Good	Roof external: Stone Roof internal: Stone Wall: Stone	N	0	N		H	H	No	Wall materials - gaps in brickwork/masonry Rooms - cavities within internal rooms. Underground features. Wall materials - gaps in brickwork/masonry		Historic folly building totally enveloped by vegetation. View through hole in wall shows internal cave-like structure with excellent suitability for roosting bats, particularly during hibernation.	01/05/2018

Bat roost and Hibernation potential

C - Confirmed H - High M - Moderate L - Low N - Negligible

Printed on 19/06/18 (Building Assessment)

Generated By

180337 Boughton Mount

180337ED-11

Object ID REF	Storeys	Use of Building	Roof type Condition	Materials	Cellars	Chimneys	Roof void present	Bats evidence	Bat roost potential	Hibernation pot.	Internal Inspection	Potential bat access points Potential bat roost features	Recommendations	Ecological notes	Survey date
6 Covered Way	1	Covered walkway (not enclosed)	Flat Poor	Roof external: Bitumen felt Roof internal: Wooden board Wall: No walls.	N	0	N	N	L	N	Yes	Roof materials - flat roof Roof materials - cavity under flat roof		Covered walkway roof has 10 cm gap between upper and lower layers of wooden board.	01/05/2018
7 Ruins	1	None	null	Roof external: No roof Roof internal: No roof Wall: Brick - largely collapsed	N	1	N	N	L	L	Limited	Wall materials - gaps in brickwork/masonry Wall materials - gaps in brickwork/masonry		Chimney and few remaining walls may include some crevices for roosting bats, although largely collapsed.	08/05/2018
8 Two-storey small building	2	None	Pitched Poor	Roof external: Slate tiles Roof internal: Bitumen roof felt Wall: Stone and brick	N		N	N	M	M	Limited	Door - broken/missing. Tiles - missing. Wall materials - cavity wall accessible. Wall materials - gaps in brickwork/masonry. Window - broken/missing windows Building foundations. Roof materials - gaps between bitumen felt and roof tiles. Rooms - cavities within internal rooms. Wall materials - cavity wall accessible. Wall materials - gaps in brickwork/masonry		Upper floor not safe to inspect fully - floor collapsing. Potential basement or underground features.	08/05/2018
9 Greenhouse 1	1	Ex-greenhouse	Pitched Poor	Roof external: Glass (largely broken) Roof internal: N/A Wall: Glass (largely broken)	N	0	N	N	N	N	Limited			Derelict greenhouse completely full of brambles.	08/05/2018
10 Greenhouse 2	1	Ex-greenhouse	Pitched Poor	Roof external: Glass (largely broken) Roof internal: N/A Wall: Glass (largely broken)	N	0	N	N	N	N	Limited			Derelict greenhouse completely full of brambles.	08/05/2018

Bat roost and Hibernation potential

C - Confirmed H - High M - Moderate L - Low N - Negligible

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 MyTREES
tree management software

180337 Boughton Mount

180337ED-11

Object ID REF	Storeys	Use of Building	Roof type Condition	Materials	Cellars	Chimneys	Roof void present	Bats evidence	Bat roost potential	Hibernation pot.	Internal Inspection	Potential bat access points Potential bat roost features	Recommendations	Ecological notes	Survey date
11 Large building with tower	2	None	Pitched Medium	Roof external: Slate tiles Roof internal: Not visible Wall: Stone		0	Y	N	H	H	No	Eaves - gaps behind soffit boxes. Gable end - gap. Structures through walls - beams. Structures through walls - pipe. Tiles - gaps between. Wall materials - gaps in brickwork/masonry. Window - broken/missing windows Brickwork - gaps in brickwork. Cavity Wall. Eaves - gaps behind soffit boxes. Roof void. Rooms - cavities within internal rooms. Tiles - gaps under roof tiles. Wall materials - cavity wall accessible. Wall materials - gaps in brickwork/masonry		Large castle-style turret/tower present. Numerous opportunities for roosting bats. Nesting birds also very likely.	08/05/2018
12 Garages	1	None	Pitched Good	Roof external: Corrugated asbestos Roof internal: Unknown Wall: Brick	N	0		N	L	L	No	Eaves - gaps under roof eaves. Gable end - gap. Wall materials - gaps in brickwork/masonry Rooms - cavities within internal rooms. Tiles - gaps under roof tiles. Wall materials - gaps in brickwork/masonry			08/05/2018
13 Greenhouse 3	1	Ex-greenhouse	Pitched Poor	Roof external: Glass (largely broken) Roof internal: N/A Wall: Glass (largely broken)	N	0	N	N	N	N	Limited			Derelict greenhouse completely full of brambles.	08/05/2018
14 Greenhouse 4	1	Ex-greenhouse	Pitched Poor	Roof external: Glass (largely broken) Roof internal: N/A Wall: Glass (largely broken)	N	0	N	N	N	N	Limited			Derelict greenhouse completely full of brambles.	08/05/2018
15 Greenhouse 5	1	Ex-greenhouse	Pitched Poor	Roof external: Glass (largely broken) Roof internal: N/A Wall: Glass (largely broken)	N	0	N	N	N	N	Limited			Derelict greenhouse completely full of brambles.	08/05/2018

Bat roost and Hibernation potential

C - Confirmed H - High M - Moderate L - Low N - Negligible

Printed on 19/06/18 (Building Assessment)