

Heritage Statement



Conversion of The Old Blacksmiths, Staithes, to Holiday Cottage

For

Mr. & Mrs. G. Hill

NYMNPA

05/07/2019



TM
bhd
partnership

Address: Airy Hill Manor, Whitby, North Yorkshire YO21 1QB

Contents

- 1.0 General Introduction

- 2.0 History and Asset description

- 3.0 Policies and Influence

- 4.0 Proposals, Impact and Mitigation

- 5.0 Summary

1.0 General Introduction

This statement has been produced to accompany a Planning Application for the conversion of an old Blacksmiths shop to holiday accommodation.

The Planning Authority is the North York Moors National Park.

The property has a recent approval for use as a 'Domestic Store' under application ref: NYM/2018/0758/CLE

This part of Staithes is within the Conservation area and as such requires the Heritage Statement as an integral part of the application.

Additional details submitted for consideration as part of the application include: -

- Drawings D11549-01A Location and Block Plan
 D11549-02A Existing Plans and Elevations
 D11549-04C Proposed Plans and Elevations

- Structural Appraisal

Pre-Application liaison has taken place with Officers of the Planning Authority to help create an acceptable proposal for all parties, Ref: NYM/2019/ENQ/15356.

2.0 History and Asset Description

The property sits on the edge of the original 'old village' area of Staithes, about 300m from the centre, at the foot of a steep hill.

It nestles on a small shelf of land between the steep road down into the village and the valley side of Staithes Beck. The drop from the subject site to Staithes Beck is also steep.

We believe the building's original and long-term use was as a Blacksmiths shop.

It has, as you would expect of a building of this age, undergone a series of alterations using a variety of materials and shapes.

External finishes include; brick, timber, concrete block, stone, profiled steel sheet, concrete tiles and clay pantiles.

It sits in a unique position. Despite being immediately adjacent to the road, the building and land are very discreet. The steepness of the road hides the bulk of the east elevation.



Photograph 1
East elevation and road (Staithe Bank)

The south elevation lies at a low elevation and faces directly up the Staithes Beck Valley. It is not visible from the road and only very occasional views can be gained from the south and west.



Photograph 2
South elevation looking north along Staithes Beck

The west elevation runs parallel to the very sharp drop into Staithes Beck Valley. The random mix of walling materials can be seen on this elevation, although due to the proximity of the drop, it is difficult to photograph.



Photograph 3
West elevation, note remnants of timber porch

The north elevation, which provides access to the building via a concrete hardstanding, is modest in size and is formed by brick walling and timber doors. The higher level of building can be seen further back, with the timber frame and sheeted finish visible.



Photograph 4
North elevation

As previously noted, the subject building sits within the Staithes conservation area. This confirms the building and any alterations to it needs compliment the special historic character of the area.

3.0 Policies and Influence

3.1 This application will be considered in relation to the following planning policies and guidance.

- Core Policy A – Delivering National Park Purposes and Sustainable Development
- Development Policy 3 – Design
- Development Policy 8 – Conversion of Traditional Unlisted Rural Buildings
- Development Policy 14 – Tourism and Recreation
- Core Policy M – Accessibility and Inclusion
- Location within the Conservation Area

4.0 Proposals, Impact and Mitigation

4.1 The intention is to convert and refurbish the existing structure into a Holiday Cottage.

This is to be carried out whilst ensuring significant amounts of the existing structure are retained. This includes all existing walling.

A structural engineer must be employed to specify sequence of work and type of permanent and temporary supports.

The new scheme will create a 2 bedroomed unit, utilizing the full ground floor and the smaller first floor area. Internally this will involve the full refurbishment and an internal lining wall to both protect and permanently support the existing external envelope. The roof will be replaced. The new finished surfaces will be a mix of profiled dark coloured sheeting and clay pantiles.

The north elevation will be retained as a brick and timber façade. The timber doors will be replaced with similar timber painted vertical boarding incorporating a simple glazed opening with no glazing bars.

At the higher-level wall will again be timber painted vertical boarding and plain glazing. The masonry will be repaired and repointed.

The larger south elevation will be kept in its current layout, with existing openings being retained to provide sufficient windows and a single personnel door. These will all be timber framed and simple in design to reflect the previous utility use of the building.

Also visible on this elevation will be a modest extended element of the first floor to provide a shower enclosure. This will be set back from the main south elevation by approximately 300mm. This will help to ensure it appears subservient and not visually obvious, it will be clad using dark finished "Waney" edged board and the dark profiled sheet above. We believe that when viewed against the higher-level vegetated cliff edge it will present a natural and non-offensive appearance. Its limited size will also assist this.

Moving around to the south elevation, alterations are proposed to replace walling with feature glazing and the extension described above. This glazing looks south up the Staithes Beck Valley and is very well screened from view. It provides an open aspect for the property and access on to the rear area of land.

The glazing to the upper area will be obscured by a timber louvre panel, while the lower glazed doors will be set in reveal due to the projecting area above.

As previously mentioned, the east side of the building is mostly set below the road level and therefore any change will just involve renewal of the roof materials as specified.

4.2 When considering the proposals against current policies, the following details provide a description of the mitigation measures included during the design process.

The proposals bring to life a redundant building which, although in a very poor state now, would at times have been a very involved part of the community in Staithes.

Reusing an existing building to enhance the tourism industry is directly supported by DP14. The strong links of its former use add to the importance of its retention. These principles also accord with Core Policy A where sustainable use of existing assets is encouraged.

The design of the proposed works carefully retains and enhances the original structure to ensure it is fit for its new purpose without eroding the way the building has historically developed. A major assistance to the development is its relative isolation whilst being close to other properties. The local topography creates effective natural barriers. Retention and matching replacement of the existing materials also ensures continuity of appearance. These design considerations accord with DP3.

Whilst policy DP8 is primarily provided to ensure positive conversion of redundant buildings outside of settlements, the spirit and objectives of this Policy are met by this application.

Surprisingly in a village such as Staithes where gradients can be quite extreme, this property will provide a very inclusive and accessible property.

It has vehicle parking and level access from the parking to the house which helps towards provision of facilities complying with CP10.

5.0 Summary

- 5.1 The details submitted for consideration describe an individual project which requires site specific solutions to satisfy both the planning aspirations for the building and National Park as a whole, along with our client's vision for a desirable holiday home.

Fortunately, whilst being an unusual building with numerous historic alterations, the shell will accommodate the functions required, with a small addition to the upper level.

A carefully designed structural solution for ensuring retention of the walling is required and welcomed by the client. Once this element has been completed the conversion becomes a practical reality.

We feel that the scheme is one which few people would take on due to the site position and quantity of work required. Our clients however, can see the benefit and the end result, which when properly executed will enhance this part of Staithes.

Early Pre-Application advice from Officers has helped, we think, to satisfy Policy requirements and respectfully request that the North York Moors National Park support the application.

Bat, Breeding Bird and Barn Owl Scoping Survey

The Old Blacksmiths, Staithes

June 2019



NYMNPA

03/07/2019

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Bat, breeding bird and barn owl survey: Old Blacksmiths, Staithes. June 2019.

Author	Sarah Emerson Grad CIEEM	
Status	Date	Checked by:
Final	02/07/2019	Giles Manners CEnv MCIEEM

Bat, breeding bird and barn owl survey: Old Blacksmiths, Staithes. June 2019.

Site:

The Old Blacksmiths,
Staithes
North Yorkshire
TS13 5BQ

Dates:

Scoping Survey: 21st June 2019

Client:

Mr. & Mrs. Hill

Planning Authority:

North York Moors National Park Authority

Our ref:

740

Table of Contents

1 Summary	5
2 Introduction	6
3 Methodology.....	8
3.1 Desktop study	8
3.2 Field survey	8
4 Constraints	9
5 Site Description	10
6 Results	10
6.1 Desktop study	10
6.2 Visual inspection	12
7 Discussion and analysis	14
8 Impact assessment.....	14
9 Mitigation & Compensation.....	14
10 Information concerning bat protection and the planning system	15
10.1 Relevant Legislation.	15
10.2 Licences.	16
10.3 Planning and Wildlife.	16
11 References	19
Appendix 3: NYBG bat roost records	20

1 Summary

A bat, breeding bird, and barn owl survey has been undertaken at The Old Blacksmiths, Staithes, to inform an application for planning consent to convert the building into a holiday cottage.

A comprehensive building inspection and daytime visual assessment in June 2019 found no evidence of roosting bats. Although there is potential access in the eaves and through gaps in the walls and around the doors, the damp condition of the building offers sub optimal roosting conditions for bats. Proposed work will not impact on bats and no further survey work or mitigation is required.

No signs of nesting birds were found and there is no potential for use of the building by barn owls.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mr. and Mrs. Hill to undertake a bat, breeding bird and barn owl scoping survey on The Old Blacksmiths, Staithes. The site contains an historical blacksmith's workshop which is partially cut into the cliffside. This report accompanies a planning application for conversion of the building into a holiday cottage.

The site is located in the seaside village of Staithes (Central grid reference: NZ78101873). The location of the site is shown on Figure 1, and the boundary of the site is shown in



Figure 2.

The report was written by Sarah Emerson Grad CIEEM of MAB Environment and Ecology Ltd.

The report's primary objective is to provide an impact assessment for the development on bats, define any necessary mitigation proposals, and to assess the requirement for a Protected Species Licence. A secondary objective is to assess potential impact on breeding birds.

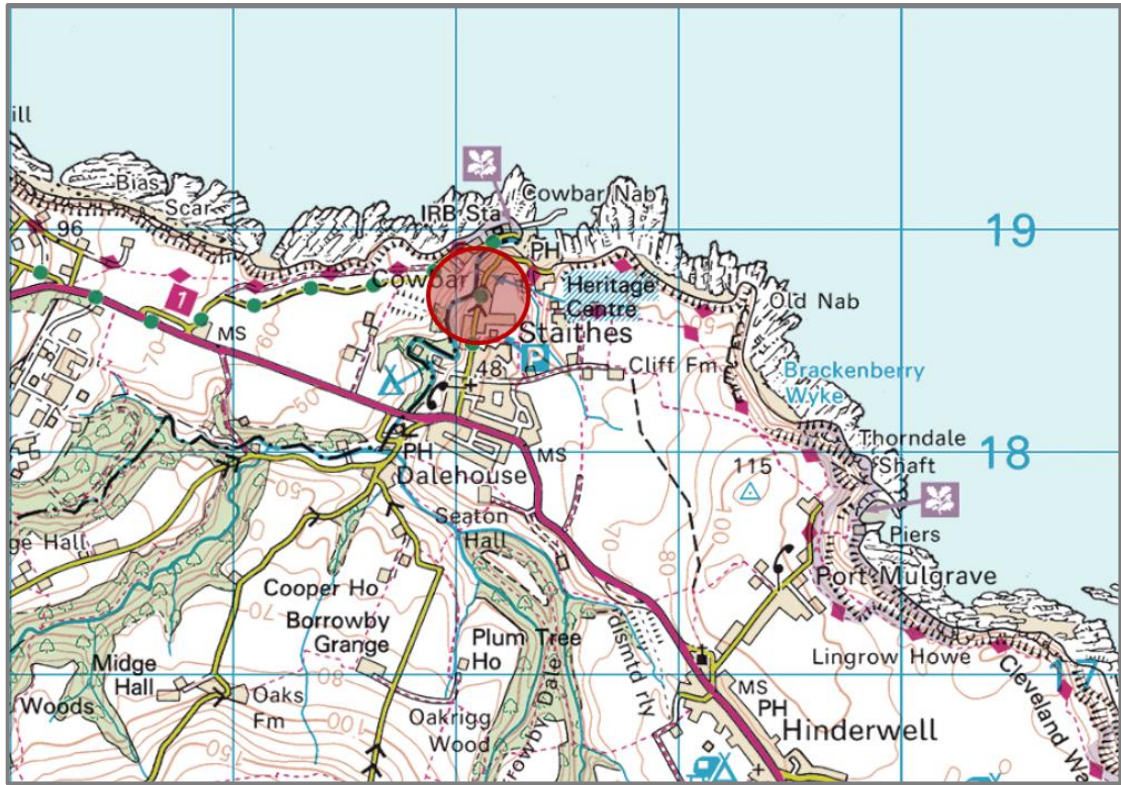


Figure 1: Site location.



Figure 2: Boundary of the site surveyed.

3 Methodology

3.1 Desktop study

3.1.1 Bat roost records for a 2km radius around the site were commissioned from the North Yorkshire Bat Group (NYBG).

3.1.2 Aerial imagery from Google Earth and 'MAGIC' government website were used to assess the location of the site and the surrounding habitat for value to bats. This includes proximity of the site to good bat foraging habitat such as woodland and water bodies and if the site is linked to such habitats by linear features like hedgerows, woodland edges or rivers which bats use to commute around the environment.

3.2 Field survey

3.2.1 The site was surveyed by Sarah Emerson Grad CIEEM who has worked as an ecologist since 2015 and for MAB since 2017. She holds a Class Survey Licence WML-A34 (Bat Survey Level 2) registration number: 2016-26716-CLS-CLS. She also holds a Class Survey Licence for Great Crested Newts WML-CL09 (level 2) registration number 2016-19358-CLS-CLS. The surveys were carried out in accordance with the Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).

3.2.2 The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power), binoculars, ladders, and a flexible endoscope (a Sea Snake LCD inspection scope). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, grease marks, dead bats, and the sounds / smells of bat roosts.

3.2.3 The buildings were assessed for their degree of potential to support roosting bats. This includes assessing the building design, materials and condition.

Colour code	Bat roost potential.	Roosting habitats	Commuting and foraging habitats
	Confirmed	Signs of roosting bats present (e.g. entry / exit points, accumulated bat droppings, visible bats).	
Red	High risk	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p>
Amber	Moderate risk	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only-the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	<p>Continuous habitat connected to the wider landscape that could be used by bats for commuting such as a line of trees and scrub or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>
Yellow	Low risk	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. Unlikely to be suitable for maternity or hibernation)	<p>Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. Not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable but isolated habitat that could only be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Green	Very low risk	All potential bat roost habitat <i>comprehensively</i> inspected and found to be clear of past or present bat usage.	
Grey	Negligible risk	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

Table 1: Guidelines for assessing the suitability of proposed development sites for bats. Adapted from BCT Bat surveys for Professional Ecologists, Good Practice Guidelines 2016.

3.2.4 All signs of breeding bird activity and barn owl (*Tyto alba*) activity were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally, summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

4 Constraints

The survey was not constrained.

5 Site Description

The former blacksmith's workshop is a brick-built outbuilding which is set into the cliff on the banks of Staithes Beck. Externally, there are two sections (see Photo 1); *Section A* is single-story and has a clay pantile roof, and *Section B*, which rises higher, has a corrugated iron roof and wooden side-panelling. Internally, the building consists of one room with a mezzanine floor in section B. Hollows are cut into the cliff rock within, which historically contained the blacksmith forge.



Photo 1. The Old Blacksmiths, southwest aspect.

6 Results

6.1 Desktop study

The site is located in a coastal area and north of the site is sea. Land use to the south of the site is a mix of grass pasture and arable fields, bordered by low hedges. A steep wooded river valley runs directly adjacent to the site offering moderate-quality bat commuting and foraging habitat. Furthermore, there is connectivity to woodland located to the south west of the site.

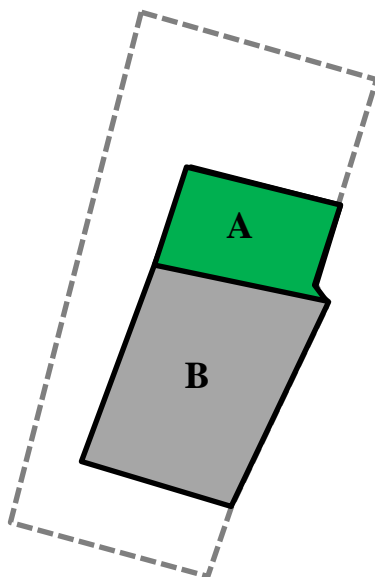


Figure 3 Aerial view of the surrounding landscape.

6.1.2 Bat Group records

Records from North Yorkshire Bat Group are shown in Appendix 3. There are no roost records that relate to the site directly. The nearest recorded roost, which is of an unknown species of bat, dates from 1986 and occurs 200m south of the site. Most records refer to an area of woodland 2km south west of the site. Species recorded here include brown long-eared bat, pipistrelle bats and *Myotis* species including whiskered/Brandt's and Daubenton's. Current and disused mine tunnels run under this area of woodland and bat records in this area contain several recorded hibernacula in addition to recorded summer roosts and in flight / foraging bats.

6.2 Visual inspection



Building ref.	Description	Features with potential bat roost habitat (PBRH).
Section A – Very low risk of supporting bats	Small, single-storey building with clay pan tile mono-pitched roof. The roof is lined with wooden boarding which shows extensive evidence of dampness. Most of the tiles are close-fitting, and the ridge is well-sealed. Potential access through small gaps in the eaves and gaps around the door on the north side. The walls are brick and stone built with no visible crevices. No bat droppings found. (Photos 2-3).	No PBRH due to dampness.
Section B- Negligible risk of supporting bats	Two-storey building, which connects internally to Section A. Corrugated iron mono-pitched roof supported by wooden timbers internally. No roof lining. Gaps under the eaves and around the south-side door, although no suitable crevices for roosting bats are available at wall tops. No glass in windows, and openings covered with wire mesh. The wooden mezzanine covers all of Section B (Photos 4-6). Walls are brick-built on the western aspect. They are stone built on the south face and partially on the east side, with alcoves of very damp, exposed rock hollowed into the cliff (Photo 7). No signs of bats found, such as droppings or feeding remains.	No PBRH due to dampness and unlined roof.

Table 2: Features with potential bat roost habitat (PBRH) identified from scoping survey.

Site photographs



Photo 2: Section A northwest aspect.



Photo 3: Section A roof boarding with damp.



Photo 4: Section B northwest aspect.



Photo 5: Section B mezzanine and lower floor, view from section A.



Photo 6: Section B gaps under corrugated roof and mesh over window.



Photo 7: Section B cliff side wall.

7 Discussion and analysis

There is no evidence of any use of the building by void dwelling bat species nor any use of the internal space by bats. A comprehensive visual examination of this area found no evidence of bat use, in the form of bat droppings or feeding remains.

Section A holds very low potential risk of supporting bats, due to a low number of access points between clay pan tiles and a wooden board liner, however the roof was low to the ground, and all crevices could be checked for any evidence of bat use. No evidence was identified in or around any crevice. It would not be proportionate to recommend an evening emergence survey due to the very low risk of use.

Section B holds negligible risk of roosting bats, mostly due to the materials used in its construction, and very damp interior. In addition, no droppings or feeding remains were identified. No further survey effort or mitigation is considered necessary.

The desktop study indicated that the site is adjacent to moderate-quality bat foraging and commuting habitat. However, the scoping survey showed that the location of the building on a high and steep cliffside of the tidal Staithes Beck, is windy and exposed, and is very close to the coast, which greatly reduces the potential bat foraging and roosting opportunities.

No potential breeding bird or barn owl habitat was found during the survey.

8 Impact assessment

The proposed development will not impact on bats or breeding birds.

There will be no loss of potential bat roost habitat.

9 Mitigation & Compensation

No mitigation is required in the absence of impact.

10 Information concerning bat protection and the planning system

10.1 Relevant Legislation.

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Habitat Regulations 2017.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under the Habitat Regulations 2017, it is an offence to (a) deliberately capture, injure or kills any wild animal of a European protected species (EPS), (b) deliberately disturb wild animals of any such species, (c) deliberately take or destroy the eggs of such an animal, or (d) damages or destroys a breeding site or resting place of such an animal. Deliberate disturbance of animals of a European protected species (EPS) includes in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

10.2 Licences.

Where it is proposed to carry out works which will damage / destroy a bat roost or disturb bats to a significant degree, an EPS licence must first be obtained from the Natural England (even if no bats are expected to be present when the work is carried out). The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

10.3 Planning and Wildlife.

The updated July 2018 National Planning Policy Framework (NPPF) has replaced PPS9 (Planning Policy Statement on Biodiversity and Geological Conservation) as the relevant national planning guidance in relation to ecological issues.

Paragraph 174 refers to the requirement of plans to “protect and enhance biodiversity and geodiversity” In order to do this, “plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

In paragraph 175 the NPPF indicates that “when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

The accompanying ODPM / Defra Circular 06/2005 remains pertinent; circular 06/2005 is prescriptive in how planning officers should deal with protected species, see paragraphs 98 and 99:

The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)

LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers

that they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)

The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts (ODPM/Defra Circular, para 99)

Any measures necessary to protect the species should be conditioned/planning obligations used, before the permission is granted. Conditions can also be placed on a permission in order to prevent development proceeding without a Habitats Regulations Licence (ODPM/Defra Circular, para 99).

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.

Further to NPPF and OPDM Circular 06/2005, Section 40 of the Natural Environment and Rural Communities Act (2006) states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

11 References

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BS42020. Biodiversity - Code of Practice for planning and development. British Standards Institution 2013.

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Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.

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National Planning Policy Framework 2018:
<https://www.gov.uk/government/collections/revised-national-planning-policy-framework#revised-national-planning-policy-framework>

The Conservation of Habitats and Species Regulations 2017.
<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

UKBAP 1995. *UK Biodiversity Action Plan*. <http://www.ukbap.org.uk/>

Appendix 1: NYBG bat roost records

Species	Site	Grid ref.	Date	Comment
Brown Long-eared Bat	Boulby	NZ762184	Aug-09	Grounded
Whiskered / Brandt's Bat	Boulby	NZ762184	Aug-09	Grounded
Common Pipistrelle	Boulby	NZ763178	17-Sep-09	In flight
Brown Long-eared Bat	Disused mineral line tunnel, Boulby	NZ764177	19-Jan-14	Droppings
Brown Long-eared Bat	Disused mineral line tunnel, Boulby	NZ764177	03-Mar-14	1 hibernating bat
Myotis bat sp.	Boulby Woods disused rail tunnel	NZ764177	30-Jan-11	3 hibernating; poss. Daubenton's
Daubenton's Bat	Boulby Woods Rail Tunnel	NZ764178	29-Jan-11	1 bat hibernating
Common Pipistrelle	Mines Woods, Boulby	NZ764178	04-Apr-11	Foraging feeding
Brown Long-eared Bat	Boulby disused mineral line tunnel	NZ764178	10-Feb-13	Hibernating bat
Brown Long-eared Bat	Boulby Woods Rail Tunnel	NZ764178	10-Feb-13	Hibernating bat
Brown Long-eared Bat	Boulby Woods Rail Tunnel	NZ764178	19-Feb-12	Two hibernating bats
Whiskered / Brandt's Bat	Boulby Woods Rail Tunnel	NZ764178	29-Jan-11	Two hibernating bats
Whiskered / Brandt's Bat	Boulby Woods Rail Tunnel	NZ764178	10-Feb-13	1 hibernating bat
Myotis bat sp.	Boulby disused mineral line tunnel	NZ764178	10-Feb-13	1 hibernating bat
Whiskered Bat	Mines Wood, Boulby	NZ764179	20-Aug-14	4 bats in bat box
Myotis bat sp.	Mines Woods, Boulby	NZ764179	04-Apr-11	Foraging feeding
Daubenton's Bat	Mines Woods, Boulby	NZ764180	04-Apr-11	Foraging feeding
Brown Long-eared Bat	Mines Woods, Boulby	NZ764180	01-Mar-14	Hibernaculum
Myotis bat sp.	Mines Woods, Boulby	NZ764180	29-Jan-11	2 hibernating bats
Daubenton's Bat	Mines Woods, Boulby	NZ764181	29-Jan-11	1 bat hibernating
Unknown	NZ770179	NZ770179	02-Jun-07	In flight
Brown Long-eared Bat	Beck Meetings, Ridge Lane, Dalehouse	NZ771180	15-Jul-85	Roost
Pipistrelle species	Beck Meetings, Ridge Lane, Dalehouse	NZ771180	15-Jul-85	Roost
Unknown	NZ772179	NZ772179	02-Jun-07	In flight
Common Pipistrelle	NZ775179	NZ775179	02-Jun-07	In flight
Common Pipistrelle	NZ775179	NZ775179	02-Jun-07	In flight
Common Pipistrelle	NZ776178	NZ776178	02-Jun-07	In flight
Unknown	5 Dalehouse, Staithes	NZ776179	20-Jun-05	Bats in house
Noctule Bat	Fern Farm, Dalehouse	NZ777178	14-Jul-07	In flight
Common Pipistrelle	Fern Farm, Dalehouse	NZ777178	14-Jul-07	Emerged from nearby cottage roof
Common Pipistrelle	NZ777180	NZ777180	02-Jun-07	In flight
Common Pipistrelle	NZ777180	NZ777180	02-Jun-07	In flight
Unknown	The Old Mill, Dalehouse, TS13 5DT	NZ777180	23-Oct-87	Roost
Unknown	The Old Mill, Dalehouse, TS13 5DT	NZ777180	2006	Roost
Common Pipistrelle	NZ778192	NZ778192	02-Jun-07	In flight

Bat, breeding bird and barn owl survey: Old Blacksmiths, Staithes. June 2019.

Unknown	NZ778192	NZ778192	02-Jun-07	In flight
Unknown	Warp Mill, Staithes	NZ780182	24-Jun-03	Roost
Unknown	Glenfield, 1 Palmer's Close, Staithes	NZ780183	01-Jul-05	Roost
Pipistrelle species	Bridgelands, Staithes Lane, Staithes	NZ780185	22-Jun-90	
Unknown	Bridgelands, Staithes Lane, Staithes	NZ780185	28-Aug-86	Summer roost
Brown Long-eared Bat	Seaton Hall	NZ781178	2008	Transient roost. About 20 droppings.
Pipistrelle species	Staithes	NZ7818	22-Apr-85	
Common Pipistrelle	NZ791192	NZ791192	02-Jun-07	In flight

Inspection of
The Old Blacksmiths, Staithes Lane, Staithes
for

Mr. G. Hill

By R.O. Birdsall M.Sc, M.I.C.E

Chartered Engineer

NYMNPA

03/07/2019



TM**bhd**
partnership

Address: Airv Hill Manor. Whitbv. North Yorkshire YO21 1QB

Contents

1.0 Introduction

2.0 Observations

3.0 Conclusion and Recommendations

4.0 Photographs

1.0 Introduction

- 1.1 We confirm that we made an inspection of The Old Blacksmiths, Staithes Lane, Staithes, on 1st July 2019 (see photograph 1).
- 1.2 The inspection and report is confined to matters directly affecting current structural stability.

2.0 Observations

- 2.1 The front elevation can be seen in photographs 2, 3 and 4. At the northern corner there is a brick pillar 450mm thick and then towards the south there is a panel of blockwork approximately 200mm thick ending in a block pier, followed by brickwork 230mm thick ending in a brick pier.

At the southern end of the wall there is random stone walling approximately 500mm thick.

- 2.2 The northern elevation can be seen in photograph 1. The brickwork is in reasonable condition except for a void where the gable wall meets the rear wall, see photograph 5.
- 2.3 The southern elevation can be seen in photograph 6. This wall is mainly built of random stone approximately 500mm thick, although some brickwork exists towards the rear wall, see photograph 7. Most of the wall is in reasonable condition except above the doorway.
- 2.4 The rear wall consists of the original stone cliff.
- 2.5 The roof is in poor condition and will be completely re-built.
- 2.6 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

3.0 Conclusions and Recommendations

- 3.1 In our opinion the building can largely be kept in tact and converted into residential use with a number of measures (see below) which will safeguard the structural stability.
- i. The structure is quite close to the edge of a cliff and so we recommend that a raft foundation be constructed and new load bearing inner walls, wall linings and steel columns constructed on the raft. This raft foundation will provide a sub-floor for the full internal space.
 - ii. The roof should be removed and completely rebuilt, supported on the new walls, wall linings and columns. The steel columns should also be connected to steel rafters and rear columns to form portal frames connecting the west elevation to the rear (east) side.
 - iii. The existing masonry walls should to be tied to the new walls, wall lining and columns.
 - iv. The new mezzanine floor should be supported on the new walls and steelwork.
 - v. New lintels will be needed over all openings. Local propping of the surrounding masonry should be provided to prevent movement.
 - vi. The existing walls should be repointed and damaged masonry above the doorway on the south elevation and the void on the north elevation should be re-built locally.
 - vii. Structural members including steelwork type/size and raft foundation to be designed by a structural Engineer and all the works designed to comply with Building Regulations.
- 3.2 We are satisfied that the property will be structurally stable and suitable for residential use after the measures listed above have been carried out.

4.0 Photographs



Photograph 1
The Olds Blacksmiths, Staithes Lane, Staithes



Photograph 2
The Olds Blacksmiths, Staithes Lane, Staithes



Photograph 3
The Olds Blacksmiths, Staithe Lane, Staithe



Photograph 4
The Olds Blacksmiths, Staithes Lane, Staithes



Photograph 5
The Olds Blacksmiths, Staithes Lane, Staithes



Photograph 6
The Olds Blacksmiths, Staithes Lane, Staithes



Photograph 7
The Olds Blacksmiths, Staithes Lane, Staithes