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22 November 2019

National Park Officer  
North York Moors National Park  
The Old Vicarage  
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YO62 5BP



Dear Sir

### **CONVERSION OF REDUNDANT FARM BUILDINGS TO FORM A DWELLING AT BORROWBY BARN HINDERWELL**

Please find enclosed a planning application, together with supporting documentation and plans in connection with the above proposal.

The scheme relates to the conversion of the stone barns to form a dwelling for Mr and Mrs J Wharton.

You will see from the planning statement submitted with the application that until recently they lived in the nearby farmhouse which they owned in partnership with Mr Wharton's mother. That partnership has ended and Mr and Mrs Wharton have had to leave the house. However, they have managed to retain ownership of the farm buildings and the block of agricultural land to the south west.

Since they lost the use of the farmhouse, which is currently advertised for sale, they have had to quickly locate a property to rent. They could find nothing suitable in Hinderwell, so have had to move to Lingdale, some 8 miles away. This enforced move has caused a series of problems.

Mr Wharton runs a stock rearing enterprise at the farm as well as a working as a walling contractor for local farmers, land owners and the Forestry Commission. He really needs to live within sight and sound of the farm unit for it to be run efficiently.

His wife has, until their enforced move to Lingdale, been active in the running of the playgroup at Hinderwell and other village facilities. She was also a local volunteer ranger for the National Park.

The children have had to move school from Hinderwell to Lingdale as a temporary measure whilst the family's housing situation is resolved.

The proposed conversion of the farm buildings has many positives. It will create an interesting unit of accommodation from sound, traditional buildings; it will allow Mr Wharton to run his stock rearing farm unit and be central to his stone walling business; it will allow Mrs Wharton to re-engage in village life, and the children to return to Hinderwell School.

There are no negatives associated with the scheme.

There will be no impact on any neighbouring properties. The buildings form part of the historic core to the village and a full range of services is available.

The scheme is generally in line with national and local planning policies.

Should you have any query or require further information in connection with this project, please do not hesitate to contact me.

Yours faithfully

Paul Elm

enc

Ref 3.647

December 2019



**OUTBUILDING**  
**AT**  
**BORROWBY BARN, HIGH STREET**  
**HINDERWELL, SALTBURN-BY-THE-SEA**  
**FOR**  
**MR & MRS J WHARTON**

**STRUCTURAL APPRAISAL**

Prepared by

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*The Institution  
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Civil Engineers

**STRUCTURAL APPRAISAL  
OF  
OUTBUILDING  
AT  
BORROWBY BARN, HIGH STREET  
HINDERWELL, NORTH YORKSHIRE  
FOR  
MR & MRS J WHARTON**

**1.0 BRIEF:-**

This report has been prepared on the instruction of Mr & Mrs Wharton. The report is required to provide supporting information regarding a planning application to convert a redundant outbuilding into a dwelling.

The objective of this report is:-

- to provide a general appraisal of the current structural status of the outbuilding.
- to comment on the structural implications, if any, of the proposed change of use.

This report is NOT a full structural specification for carrying out the works.

We have not inspected the 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.

Dimensions noted in this report are rough visual estimates for identification purposes only. No actual measurements have been taken at the site.

**2.0 INTRODUCTION:-**

The outbuilding that is the subject of this report is a detached stone built building situated approx 50m south of the High Street at Hinderwell.

The building is a substantial stable/byre with an additional single storey section wheelhouse to the south. It has no doubt had a variety of uses in its long history.

**2.1 Date of Visit:-**

The site was visited for the purpose of this report on the 10<sup>th</sup> December 2019.

**2.2 Weather:-**

The weather was cool, mild and damp.

### 2.3 Topography:-

The site is situated within the main developed part of the village of Hinderwell, North Yorkshire.

The land has a very modest slope down to the south and is surrounded by other development.

Vegetation around the building is minimal, comprising rough grass or tracks.

### 2.4 Geology:-

At this stage no subsoil investigations have been carried out.

## 3.0 **GENERAL:-**

### 3.1 Type of Building:-

The building is a substantial detached traditional stone built byre & store.

Walls are of solid stone construction typically 225 & 450mm thick.

The traditional timber purlin roof is covered with concrete pantiles.

### 3.2 Overall Stability:-

Overall stability is generally provided by the external masonry walls.

### 3.3 Past Alterations:-

Past alterations appear to have been minimal.

## 4.0 **OBSERVATIONS:-**

Where appropriate we have classified the visible signs of damage/movement to the building in accordance with Building Research Establishment digest no. 251 (BRE 251) "Assessment of damage to low-rise buildings". The digest has six categories '0' (negligible) to '5' (very severe).

All dimensions quoted in this report are approximate for identification purposes only.

### 4.1 Front (West) Elevation:-

#### Main Building:-

The main section of this building is effectively 2 stories high (approximately 9 metres long x 3.50 metres high) and comprises coursed sandstone. There are 3 modest openings in this elevation, an entrance door and small window on the ground floor and a modest window to the first floor.

The roof is covered with concrete tiles. There is a very mild undulation to the ridge line.

There is a narrow, predominantly vertical crack between the first and ground floor windows. The small, ground floor window does not have a suitable lintel over (2 stone blocks butted together).

The rainwater goods were complete, but in need of overhaul/repair.

The stone tabling at the apex over the Southern gable was missing, the light was visible through the roof here on internal inspection.

Generally, the stonework requires re-pointing and lintel repair to the ground floor window.

#### Wheelhouse Section:-

This part of the building is attached to the Southern gable wall of the main building. The roof to this section is missing, which has left the walls open to inclement weather etc. The walls comprise coursed sandstone and are complete to eaves level. There is a small brick-built add-on section to the South, which does have a roof (currently covered in vegetation).

External stone lintels appear ok, but the inner timber lintels have suffered due to age and exposure to the weather.

We would recommend that the top three courses of masonry are re-laid and that internal timber lintels should be replaced with p.c. concrete type.

Internally we noted 2 no. old vertical cracks to the masonry on the East and West elevations. These could be repaired with stainless steel masonry repair reinforcement.

There is a slight vertical crack/gap at the junction with the main building, but this did not give us cause for serious concern.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as generally category 3 (moderate) for which the digest remarks "*...these cracks require some opening up and can be patched by a mason. ...Repointing of external masonry and possibly a small amount of masonry to be replaced...*".

#### 4.2 North Gable:-

On this elevation there are 3 main openings. There is a door to the ground floor, a door to the Mezzanine floor and a first-floor window.

There is a set of external stone steps leading up to the first-floor door. The steps are exceedingly worn and would benefit from re-building.

The stone lintels over the ground and first floor doors are cracked and need replacing.

There is some minor cracking to the masonry where it has been exposed to inclement weather for a very long time. Generally, masonry needs re-pointing.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 3 (moderate) for which the digest remarks "...these cracks require some opening up and can be patched by a mason.."

#### 4.3 Rear (East) Elevation:-

This elevation is approximately 2m away from an additional outbuilding/workshop.

Generally, the masonry, including the stone lintels, did not indicate evidence of significant recent movement to cause us serious concern.

Masonry needs re-pointing.

There are very mild undulations in line and level, but noting the age of the building, this did not give us cause for serious concern.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 3 (moderate).

#### 4.4 South Gable (Main Building):-

Historically, this wall will have been protected by the roof of the wheelhouse.

There are several minor/small openings along this wall.

Generally, masonry appeared in reasonable order and did not indicate evidence of significant recent movement to cause us serious concern.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 2 (slight) for which the digest remarks "...some external pointing required to ensure weathertightness.."

#### 4.5 Internal:-

The ground floor is solid concrete (relatively recent), and walls coursed sandstone walls, as noted for external observations.

Traditional timber purlin roof. The roof has, in relatively recent years, been re-covered with roofing felt.

Below the lower (Western) purlin on the Southern gable, we noted some vertical cracking. This appeared to be due to purlin rotation from past lateral spread of the roof. We will be recommending the installation of some stainless-steel masonry repair bars.

The East/West walls appear to lean out slightly, which is due to past lateral spread of the roof. The degree of movement did not give us cause for very serious concern. The strength of the roof could be improved with a ridge beam.

There is also some historic vertical cracking to walls in the South East corner, which we would also attribute to past lateral spread of the roof. We will be recommending installation of stainless-steel crack repair bars.

Similarly, there is an old, vertical crack adjacent the central piers to the central roof trusses.

Internal, timber lintels are old and have deteriorated due to damp and lack of ventilation. We will be recommending that the inner, timber lintels are replaced with p.c. concrete type.

Although the existing mezzanine floor appeared in reasonable order, we assume that the internal floor will be replaced as part of the conversion/refurbishment works and that this will incorporate new timbers protected against damp from the solid masonry walls.

It is likely that some modest alterations to the existing timber trusses may be required as part of the general refurbishment/conversion works. In which case it may be advisable to install a suitable ridge beam designed by a Structural Engineer.

There are some horizontal, timber ties within the masonry matrix of the external walls at eaves level. These have deteriorated due to damp and lack of ventilation etc., we will be advising that these should be replaced with off-cuts of p.c. concrete lintels or possibly steel strapping.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 3 (moderate).



## 5.0 **CONCLUSIONS:-**

The building is effectively complete and intact (excepting wheelhouse section which is missing roof).

The roof appears to have been recovered in relatively recent years and this will have significantly helped to protect the essential original structure.

There is some minor evidence of past lateral spread of the roof but the amount of movement did not give us cause for very serious concern and in our view was repairable.

Timberwork generally needs replacing due to deterioration with age and exposure to damp.

Taking into account the age and past use of the building, we would describe the essential structure as being in a reasonably repairable condition.

The proposed domestic use of the building is unlikely to produce loadings in excess of those that the building has already been subjected to. It should be possible to carry out conversion works to this building without resorting to major demolition works (see recommendations).

## 6.0 **RECOMMENDATIONS:-**

### 6.1 **Roof:-**

The existing roof appears in reasonably repairable condition, however in order to accommodate insulation etc for refurbishment it may be advisable to consider replacing the roof generally – in particular deeper section rafters to allow for insulation etc. It may also be advisable to install a steel ridge beam to reduce risk of further lateral spread of roof in future and allow freedom of circulation to the 1<sup>st</sup> floor area.

- Roof structure to be replaced should incorporate:
  - tanalised battens on breathable roofing felt
  - deeper common rafters to provide space for insulation/ventilation etc.
  - all rafters should either be tied to ceiling joists at eaves level or purlins/ridge beams should be designed by a Chartered Structural Engineer.
  - new flashings and an overhaul/replacement of rainwater goods.
- Carefully re-lay coping stones to verge (and incorporate new flashings).

6.2 Walls:-

- Externally rake out all joints to a depth of 15mm and re-point with a mortar no stronger than 1:2:9 cement:lime:sand.
- Install suitable dpc course e.g. chemical injection system by a specialist contractor able to provide an appropriate guarantee.
- Inner timber lintels to be replaced with pre-cast concrete type.
- Carefully remove stone tabling to verge and relay on new flashings. (Replace missing sections.)
- Re-build external stone steps to North gable.
- Replace stone lintels to 2 openings on North Gable.
- Install new stone lintel to ground floor window on west elevation.
- Carefully re-lay top 3 courses of masonry to wheelhouse section.
- Replace external joinery e.g. windows/doors etc.
- Replace internal timber ties (within masonry walls at corners at eaves level) with offcuts of pc lintels or steel strapping.
- Install stainless steel helical bars to bed joint of masonry across various cracking;

*Cut out horizontal bed in masonry 50 mm deep. Fix 6 mm diameter stainless steel 'helifix' resin anchor bars 1000mm long or similar approved. Repoint with gauged mortar to match existing.*

locations as noted below:

Wheelhouse (2 no main vertical cracks)	8 no.
Internal:	
South gable (crack below purlin)	3 no.
SE corner (vert. cracks)	5 no.
Central piers (adj. vert cracks)	5 no.

6.3 Floors:-

- Replace existing rough floors with new concrete slab with insulation on dpm on hardcore bed.

Signed for  
**Richard Agar Associates Limited,**

Eur Ing RICHARD AGAR  
BSc(Hons) MSc CEng MStructE MICE MCS MCI Arb  
Chartered Structural Engineer  
Chartered Civil Engineer

**Borrowby Barn, Hinderwell  
Saltburn-by-the-Sea, North Yorkshire**

**Bat Roost Potential Survey**

December 2019



<b>Report reference</b>	1366
<b>Revision</b>	1
<b>Prepared by</b>	Thomas McQuillan
<b>Approved by</b>	Andrew Westgarth
<b>Issue date</b>	19 <sup>th</sup> December 2019

This report is valid for a period of 12 months from the issue date.



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## 1 Introduction

- 1.1.1.1 This report presents the results of a Bat Roost Potential Survey undertaken at Borrowby Barn, Hinderwell, Saltburn-by-the-Sea, North Yorkshire, TS13 5ET. The survey has been completed to provide supporting information for a planning application for the proposed development at the site<sup>1</sup>.
- 1.1.1.2 The site is located at OS grid reference NZ79291670 at an altitude of ~88 m above sea level and comprises of a barn located centrally within the village of Hinderwell to the south of High Street. The site is located 1.8 km to the south of Staithes and 1.5 km to the west of the coastal village of Runswick Bay (Figure 1).
- 1.1.1.3 The aim of the survey was to determine the potential for the proposed development to affect protected/notable species and habitats, and to provide recommendations for mitigation and/or compensation input if required. The survey was completed to inform planning decisions in relation to the proposed development.
- 1.1.1.4 The site survey was undertaken on 16<sup>th</sup> December 2019 by Thomas McQuillan MCIEEM.

**Figure 1. Approximate site location shown by red line (aerial imagery dated 2018).**



<sup>1</sup> The proposed development works will include the conversion of the existing buildings to create a dwelling.

## 2 Methodology

### 2.1 Desk Study

2.1.1.1 North Yorkshire Bat Group (NYBG) was contacted for bat records within a 2 km radius of the site. In addition, the following web sources were searched for statutorily protected sites and additional ecological data of most relevance: Multi-Agency Geographic Information for the Countryside (MAGIC), Ordnance Survey 1:25,000 mapping and aerial imagery (dating 2001, 2002, 2006, 2009, 2012, 2018 and 2019).

### 2.2 Personnel

2.2.1.1 The survey was undertaken by Thomas McQuillan MCIEEM<sup>2 3</sup>.

### 2.3 Bat Scoping Survey and Inspection Survey

2.3.1.1 The building proposed for development was subject to detailed external and internal inspections for signs of bats on 16<sup>th</sup> December 2019. This involved searching the exterior and interior of the building for signs of bats such as droppings and for potential bat roost locations. The survey was undertaken in accordance with current good practice guidelines<sup>4 5</sup>.

2.3.1.2 The building was assessed in terms of its potential to support bat roosts using the following categories:

- Negligible potential.
- Low potential.
- Moderate potential.
- High potential.
- Confirmed roost.

2.3.1.3 As part of the survey, an overview ecological appraisal was completed, with the aim being to gather sufficient baseline information on the habitats within the site in order to allow an interpretation of the associated ecological value. In addition, the site was searched for incidental evidence of protected / notable fauna and assessed in terms of its potential to support protected / notable fauna including species listed within European, national and local legislation and policies.

2.3.1.4 The features subject to visual assessment included the barn proposed for conversion and land adjacent where access was available. The weather conditions at the time of survey were: 4°C, 5 % cloud and wind 1 (Beaufort Scale).

### 2.4 Limitations

2.4.1.1 There were no significant access issues to the barn.

2.4.1.2 Given the objectives of the bat roost potential survey it is considered that there were no significant survey limitations.

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<sup>2</sup> Natural England Class Licence Registration No. 2015-11312-CLS-CLS - CL18 Level 2 (Bats).

<sup>3</sup> Natural England Class Licence Registration No. WML- CL09:2014-6237-CLS-CLS (Great Crested Newts).

<sup>4</sup> Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust. ISBN-13: 9781872745985.

<sup>5</sup> Bat Survey Requirements, Minimum Standards in North Yorkshire Version 1; North Yorkshire Bat Group; 12/11/2013

## 3 Results

### 3.1 Desk Study

- 3.1.1.1 The North Yorkshire Bat Group records are presented in Appendix 3. NYBG holds nine records within the search area; species include noctule, common pipistrelle, pipistrelle and brown long-eared. Notable records include a common pipistrelle maternity roost 215 m to the west at 26 Porret Lane, Hinderwell – 35 individuals recorded in August 2011. There is a September record of an injured bat at NZ7916 within the village of Hinderwell and several records within the surrounding villages of Dalehouse and Staithes. There are no bat records for the surveyed building.
- 3.1.1.2 There are no statutorily designated nature conservation sites within or adjacent to the application site. *Staithes – Port Mulgrave SSSI*<sup>6</sup> is located 0.87 km to the north of the site with *Runswick Bay SSSI* located 1.42 km to the east of the site.
- 3.1.1.3 The large areas of woodland, associated with Dales Beck, to the south and west of the site are classified as Broadleaved Woodland on the National Forest Inventory and include areas of Ancient and Semi-Natural Woodland and Ancient Replanted Woodland.

### 3.2 Bat Scoping Survey

#### 3.2.1 Building Description

- 3.2.1.1 The agricultural barn is located centrally within the village of Hinderwell and includes three distinct sections as described below.
- 3.2.1.2 The northern part of the barn is of single skin sandstone construction and was considered to be in a moderate state of repair. The building measures approximately 11 m (L) by 6 m (W) and is used for general storage. The barn has a pitched roof with east and west elevations; the barn has a timber roof structure with a covering of concrete roof and ridge tiles (all present). Timber framed doors and windows are located on the north, east and west elevations; these have stone lintels. Sandstone coping stones are located on the northern and southern gable walls of the barn. There is no vegetation on the external elevations of the barn. Bitumastic felt is located beneath the roof tiles. Guttering is present on the east and west elevations. The arrow slit windows, notably on the southern elevation of the building, have Perspex sheeting within. Internally, the barn contains a single room with a small first floor hay loft on the northern part of the building. The first-floor area is accessed via the external stone steps on the northern elevation of the barn. There are numerous cracks and crevices within the internal and external walls where the mortar has failed and/or where timbers associated with adjacent barns removed. There is no enclosed loft void with the single room open to the underside of the roof. The barn has an internal concrete floor. Appendix 2: Photos 2, 3 and 5.
- 3.2.1.3 The central part of the barn measures approximately 7 m (W) x 8 m (L) and has sandstone external walls with no roof and was considered to be in a poor state of repair. This part of the barn is not in use and is empty. The walls and timber lintels above the windows are damp and exposed to the elements (rain and wind). There is an opening (former doorway) on the western elevation of the central part of the barn. Appendix 2: Photo 4.
- 3.2.1.4 The southern part of the barn is of redbrick construction and includes a small lean-to measuring approximately 3 m (L) x 4 m (W). This part of the barn has a pitched roof with east and west elevations. A timber roof structure is located beneath a covering of clay pan tiles (majority of roof tiles are present). Dense ivy growth was present on the eastern elevation of the roof. The barn is open on the southern elevation. This part of the barn is not in use. Appendix 2: Photo 1.
- 3.2.1.5 The barn is surrounded by hardstanding and compacted earth with encroaching ruderal vegetation. Further barns and converted buildings are located to the north and east of the barn.

<sup>6</sup> SSSI – Site of Special Scientific Interest. SAC – Special Area of Conservation. SPA – Special Protection Area.

### 3.2.2 *Evidence of Bats and Bat Roost Potential*

- 3.2.2.1 Evidence (bat droppings) to indicate bat roosting activity was recorded within the barn proposed for conversion; six bat droppings were recorded on stored items close to the southern internal wall on the northern part of the barn; see Photos 5 and 6 in Appendix 2.
- 3.2.2.2 The northern part of the barn was considered to hold features of moderate potential to support roosting bats. Typical roost features include crevices on the external and internal elevations of the barn and under the roof coping stones.
- 3.2.2.3 The central part of the surveyed barn was considered to hold features of negligible potential to support roosting bats. With no roof on this part of the barn the exposure to the elements made this structure unsuitable for roosting bats.
- 3.2.2.4 The southern part of the surveyed barn was considered to hold features of low potential to support roosting bats. Typical roost features include gaps and crevices under the roof tiles and between the roof timbers.
- 3.2.2.5 There was no evidence to indicate the presence of a large roost or maternity roost; with roosting activity most likely to be summer day roosts used by low numbers of male or non-breeding females.
- 3.2.2.6 No other features, such as trees or hedgerows, which may be of potential value to roosting bats, would be impacted by the development proposals.

### 3.2.3 *Habitat Description*

- 3.2.3.1 Habitats within the immediate and wider vicinities, notably to the west, were considered to be optimal for foraging and commuting bats. The agricultural and residential buildings within the village of Hinderwell provide a range of roosting opportunities with extensive, well-connected foraging habitat within the local area.

### 3.2.4 *Other Considerations*

- 3.2.4.1 There are numerous opportunities for birds to nest within barn proposed for conversion. Evidence of previous nesting activity was recorded within the northern and southern parts of the barn. The openness of the central part of the barn made this area unsuitable for nesting birds.
- 3.2.4.2 The surveyed barn was considered ideal for nesting birds, such as wren, blackbird and house sparrow. Six swallow nesting features were recorded within the northern part of the barn.
- 3.2.4.3 No evidence of barn owl was recorded within the building.
- 3.2.4.4 It is not considered that the proposed developments will impact otter, water vole, hedgehog, badger or reptile species.



## 4 Conclusions and Recommendations

### 4.1 Conclusions

- 4.1.1.1 There are no historic records for bat species within the surveyed site, although there are several records of bat species within the village of Hinderwell and nearby villages of Dalehouse and Staithes.
- 4.1.1.2 Evidence (bat droppings) to indicate bat roosting activity was recorded within the barn proposed for conversion; six bat droppings were recorded on stored items close to the southern internal wall on the northern part of the barn. A low number of droppings such as this would indicate the presence of a summer day roosts used by low numbers of male or non-breeding females.
- 4.1.1.3 The northern part of the barn was considered to hold features of moderate potential to support roosting bats. Typical roost features include crevices on the external and internal elevations of the barn and under the roof coping stones.
- 4.1.1.4 The central part of the surveyed barn was considered to hold features of negligible potential to support roosting bats.
- 4.1.1.5 The southern part of the surveyed barn was considered to hold features of low potential to support roosting bats. Typical roost features include gaps and crevices under the roof tiles and between the roof timbers.
- 4.1.1.6 There was no evidence to indicate the presence of a large roost or maternity roost; with roosting activity most likely to be summer day roosts used by low numbers of male or non-breeding females. No other features, such as trees or hedgerows, which may be of potential value to roosting bats, would be impacted by the development proposals. The surrounding habitats are favourable to bats in terms of connectivity to the site and foraging value.
- 4.1.1.7 The surveyed barn was considered ideal for nesting birds, such as wren, blackbird and house sparrow. Six swallow nesting features were recorded within the barn. No evidence of barn owl was recorded within the building.

### 4.2 Recommendations

#### 4.2.1 Bats

- 4.2.1.1 In accordance with current guidance<sup>7</sup>, with evidence indicative of roosting activity (bat droppings) and features of potential value to roosting bats within the barn proposed for conversion further survey effort is considered necessary to confirm the presence/likely absence of roosting bats.
- 4.2.1.2 It would be recommended that dusk emergence surveys or dawn re-entry surveys be undertaken on the barn between May and August inclusive to determine the presence or likely absence of roosting bats within the building.
- 4.2.1.3 The findings of the recommended dusk/dawn surveys should be used to inform the requirements for ecological mitigation and compensation input as part of the development, and if a European Protected Species Mitigation (EPSM) licence would be required.
- 4.2.1.4 During the bat surveys, foraging and commuting activity would be recorded to determine the requirements for landscaping and a wildlife sensitive lighting strategy on site.

<sup>7</sup> Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3<sup>rd</sup> edn). The Bat Conservation Trust, London. ISBN-13978010872745-96-1.

<sup>8</sup> North Yorkshire Bat Group. *Bat Survey Requirements – Minimum Standards in North Yorkshire – Version 1. 12/11/2013.*

#### 4.2.2 *Birds*

- 4.2.2.1 All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.
- 4.2.2.2 The barn conversion works should be completed outside of March to August (inclusive). Alternatively, if such work is required during the breeding bird season, a breeding bird survey check must be undertaken in order to confirm absence or presence of nest sites. If an active nest is found within the site, it must be avoided until the nest is no longer in use which may cause delays to the development.
- 4.2.2.3 To enhance the nesting opportunities for birds within the site the following is recommended:
- Four general species artificial bird nesting boxes are included as part of the development. These should be suitable for species such as house sparrow, blue tit and blackbird.
  - Six swallow cups are installed within the southern part of the barn to compensate for the loss of nesting habitat on site. The southern part of the barn will be retained as a carport/storage area.
  - The nesting boxes should be installed at under the guidance of the ecologist.

## Appendix 1. Legislation and Conservation Context

### **Bats**

Bats are fully protected through The Conservation of Habitats and Species Regulations 2010 as European Protected Species (EPS). They also receive some protection through inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

It is an offence to deliberately capture, injure or kill a bat. It is an offence to damage or destroy a breeding site or resting place of a bat. It is an offence to deliberately disturb a bat; in particular any disturbance which is likely (a) 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 (b) to affect significantly the local distribution or abundance of the species to which they belong.

Under the Wildlife and Countryside Act 1981 (as amended), it is also an offence to intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; or obstruct access to any structure or place which any such animal uses for shelter or protection.

The 'appropriate authority' (Natural England in England) has powers to issue licences for various purposes including - (a) scientific or educational purposes... and (e) preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment. The appropriate authority shall not grant a licence under this regulation unless they are satisfied - (a) that there is no satisfactory alternative, and (b) that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. It is an offence for any person authorised by virtue of a licence to which this paragraph applies to contravene or fail to comply with any condition which the licence requires him to comply with.

### **Nesting Birds**

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs. Bird species listed in Schedule 1 of the 1981 Act, e.g. barn owl, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird.

## Appendix 2. Photographs

**Photo 1. Western and southern elevations of the surveyed barn.**



**Photo 2. Western and southern elevations of the northern part of the surveyed barn.**



**Photo 3. Eastern and northern elevations of the northern part of the surveyed barn.**



**Photo 4. Internal area of the central part of the barn.**



**Photo 5. Internal area of the northern part of the surveyed barn. red arrows show locations of bat droppings.**



**Photo 6. Bat droppings (red circles) recorded on stored items within the northern part of the barn**



## Appendix 3. NYBG Records

Species	Site	Grid ref.	Quantity	Date	Comment
Noctule Bat	Fern Farm, Dalehouse	NZ777178	1	14-Jul-07	In flight
Common Pipistrelle	Fern Farm, Dalehouse	NZ777178		14-Jul-07	Emerged from nearby cottage roof
Common Pipistrelle	NZ776178	NZ776178	1	02-Jun-07	In flight
Common Pipistrelle	26 Porret Lane, Hinderwell	NZ791168	35	02-Aug-11	Maternity roost
Common Pipistrelle	Location as grid reference	NZ776178	1	02-Jun-07	
Brown Long-eared	Seaton Hall	NZ781178		2008	In flight
Pipistrelle species	Staithes	NZ7818		22-Apr-85	
Unknown	Hinderwell	NZ7916		12-Sep-04	Injured bat
Unknown	Warp Mill, Staithes	NZ780182	1	24-Jun-03	Maternity roost



Heritage Statement

Conversion of redundant farm buildings at  
Borrowby Barn, Hinderwell  
to form a dwelling

December 2019

Paul Elm  
Chartered Town Planner



## Background

The proposal involves the conversion of redundant farm buildings to the rear, south west, of the house at what was Holme Farm.

The farm house has now been separated from the agricultural buildings and land.

What is significant about the heritage asset?

At some time Holme Farmhouse and the associated forecourt wall to its east have been listed as being of architectural or historic importance. The Grade II listing relates solely to the house and its forecourt wall.

There are two ranges of outbuildings associated with the farmhouse, the one to its rear, south west, splits it off entirely from the land and buildings.

The buildings to be converted are beyond the curtilage of the listed building and not related to it in any way.

In the relatively recent past planning permission and listed building consent has been given for the conversion of some of the buildings more closely related to the listed building.

What works are proposed?

The works relate to a sensitive conversion of some redundant farm buildings, including a former wheelhouse. These are separated from the listed building by a substantial line of outbuildings which remain part of the 'listed' property.

What impact do the works have on the part of the heritage asset affected?

As mentioned above, the minor alterations proposed to achieve the conversion will have no impact at all on the heritage asset.

How has the impact of the proposals been minimised?

The alterations proposed to the buildings to achieve the conversion relate largely to their interior. Only minor alterations to the fenestration pattern and the re-roofing of the former wheelhouse will be apparent, but only from within the curtilage of the farm buildings, not from the listed building or the street.

Generally putting the buildings back into economical use will improve their appearance and setting within the overall village framework



## Design and Access Statement

Conversion of redundant farm buildings at  
Borrowby Barn, Hinderwell  
to form a dwelling

November 2019

Paul Elm  
Chartered Town Planner



## **Background**

Mr and Mrs John Wharton had, until recently, lived in the house at Holme Farm, Hinderwell, and used the ranges of barns and land to run a smallholding-in tandem with Mr Wharton's work as a dry stone waller. He purchased the property in partnership with his mother in 2012.

Unfortunately that partnership has ended, and Mrs Wharton and the children have had to vacate the farmhouse, now living in rented accommodation in Lingdale some 8 miles away .. This has been stressful from a family standpoint, as the children have had to be moved from the school in Hinderwell to the one at Lingdale. It is also causing difficulties for Mr Wharton, making it very difficult to run the smallholding and his stone walling enterprise which is based at Holme Farm.

In 2013 Mrs Wharton Senior obtained planning permission and listed building consent to convert a small barn adjacent to the farmhouse into a small unit of holiday accommodation.

The house and the attached barn are currently for sale, and it is believed that a sale is close to being finalised.

Mr and Mrs John Wharton have retained ownership of two traditional stone and brick barns and a more modern shed to the south west of the farmhouse together with the agricultural land.

Access to these buildings is via an established lane which also serves residential properties to the north west. It now comprises a self-contained property with established vehicular access, but with no dwelling.

## **The Proposal**

The aim is to convert a redundant, but reasonably well maintained, traditional two storey stone agricultural building, together with its attached wheelhouse, to form a dwelling.

This will allow the stone barn to provide a suitable home for the children and reinstate the husbandry of breeding pigs and sheep to the holding. This provides a base for Mr Wharton's walling commitments, both on local farms, and for the on-going maze development in Dalby Forest for the Forestry Commission.

No extension is needed, but the adjacent brick cow house has a south facing roof which it is anticipated would allow PV and solar thermal panels to harness natural resources thus providing a sustainable and carbon neutral project. There is ample room inside the building for the installation of equipment necessary for running such a system.

Whilst construction and conversion is underway, Mr Wharton would need permission to occupy a caravan (which has been on-site for many years) in an existing barn, for the supervision of breeding livestock and to maintain security.

The building is clearly within the long established built up part of the village. Immediately to the south east is a relatively recent bungalow, whilst to the north west are older properties now in residential use. The conversion as proposed would have no significant impact on the amenity of any neighbour.

The creation of the dwelling as proposed would give a new lease of life to traditional farm buildings without significantly altering their character. It will not cause any highway problem or loss of amenity to neighbours, nor detract from the character and appearance of the area. It would, in fact, have a positive impact on the area, ensuring the maintenance and future use of traditional buildings in an established part of the village.

## **Planning Policies**

The proposal is largely in line with guidance set out in the design guide relating to the conversion of farm buildings. Matching traditional materials are to be used for the repair of the building, including stone, tiles and timberwork. New rainwater goods will be in black uPVC.

Existing window openings will be used, and some blocked ones re-opened. Modestly sized roof lights, mainly in the rear elevation of the building will be used to provide natural lighting to areas on the first floor.

The barns are part of the historic pattern of buildings found in the village. The conversion will have no impact on the countryside, landscape and wildlife, nor will it affect the amenity of any neighbour.

The sensitive conversion proposed will preserve these historic buildings, enhancing the character and appearance of the area.

The proposal is in line with relevant Core Strategy and Development policies. It represents a sustainable development which will have no negative impact on the area, and will provide accommodation for a local family closely linked to the social and economic framework of the village.

The scheme is in line with guidance set out by the Government in its National Planning Policy Framework, as it goes some way to providing sustainable development through the conversion of an existing building.