



Planning, Design and
Access Statement
Submitted on behalf of the
Mulgrave Estate

Lodge Hill Farm
Egton Grange YO22 5AZ

Restoration of farmhouse and
change of use of barns and
outbuildings to provide holiday
accommodation

NYMNP

23/04/2020

EJW
PLANNING

Introduction

This statement has been prepared on behalf of the Mulgrave Estate in support of a planning application for restoration of farmhouse and change of use of adjoining building to provide an office for holiday rental business, plus change of use of barns and outbuildings to provide three holiday cottages comprising one 4-bedroom; one 3-bedroom and one 2-bedroom unit together with a one bedroom self-contained holiday apartment and three units of ramblers accommodation.

This statement describes the site and its surroundings, the proposed alterations and considers the relevant planning policies and other material considerations relevant to the determination of the application.

The site and its surroundings

Lodge Hill Farm is located to the south of Smith's Lane approximately 2 miles south west of Egton Bridge within the North York Moors National Park some 10 miles from Whitby. The village of Glaisdale is located approximately 2.5 miles to the north west of the site.

Surrounding land is in the ownership of the Mulgrave Estate much of which is in agricultural use. The nearest neighbouring property is located approximately 550 metres to the north east at Butter Park Farm.

The site extends to 0.6 hectares. Access will be taken from the south side of Smith's Lane via a new access track approved under NYM/2019/0728/FL on 21st January 2020.

The buildings subject of this application comprise an existing farmhouse and adjoining partially collapsed barn to the west side of the farmhouse, a separate range of three barns to the east and an L-shaped group of outbuildings to the south.



The buildings are of traditional vernacular constructed of local stone mainly under clay pantiled roofs, but with some asbestos cement roof coverings. The farmhouse is of symmetrical arrangement having a central front entrance leading to a passageway through the house with living accommodation on either side and a staircase to the first floor. Its exterior is in reasonable repair

but its interior is in need of restoration and up-dating. The barns and outbuildings have existing openings and doorways but very little decoration. The topography of the site falls both north to south and west to east which means that the buildings to the south of the farmhouse sit considerably lower than the house ensuring that views to the south are mainly

uninterrupted. The group of three barns to the east step down from the farmhouse each a little lower than its neighbour.

The farmhouse has been unoccupied for almost a year and the outbuildings unused for many years.

The existing buildings





Lodge Hill Farm, Egton Grange



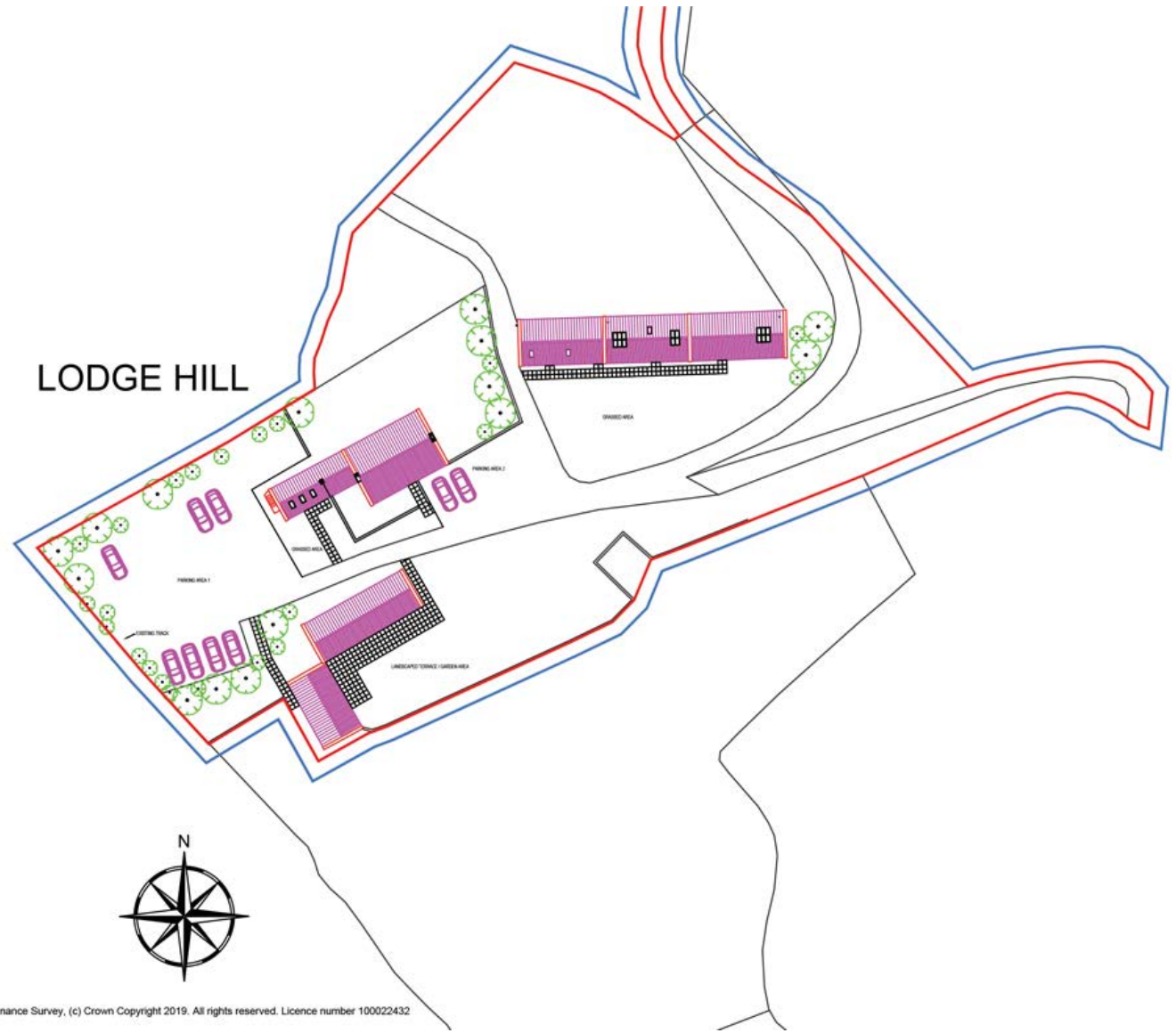
The application proposals

The application submissions comprise:

03-2020-1001	Location plan
03-2020-1002	Site plan
03-2020-1003	Farmhouse existing floor plans
03-2020-1004	Farmhouse proposed floor plans
03-2020-1005	Farmhouse roof plan
03-2020-1006	Farmhouse existing elevations south and west
03-2020-1007	Farmhouse existing elevations north and east
03-2020-1008	Farmhouse proposed elevations south and west
03-2020-1009	Farmhouse proposed elevations north and east
03-2020-1010	Barns existing floorplans
03-2020-1011	Barns proposed ground floor plan
03-2020-1012	Barns proposed first floor plan
03-2020-1013	Barns proposed roof floor plan
03-2020-1014	Barns existing elevations south and east
03-2020-1015	Barns existing elevations north and west
03-2020-1016	Barns proposed elevations south and east
03-2020-1017	Barns proposed elevations north and west
03-2020-1018	Outbuilding existing floor plan
03-2020-1019	Outbuildings proposed floor plan
03-2020-1020	Outbuilding roof plan
03-2020-1021	Outbuilding existing elevations
03-2020-1022	Outbuilding proposed elevations

Bat Roost Assessment – prepared by Bagshaw Ecology
Structural Report – prepared by R Childerhouse

Site plan

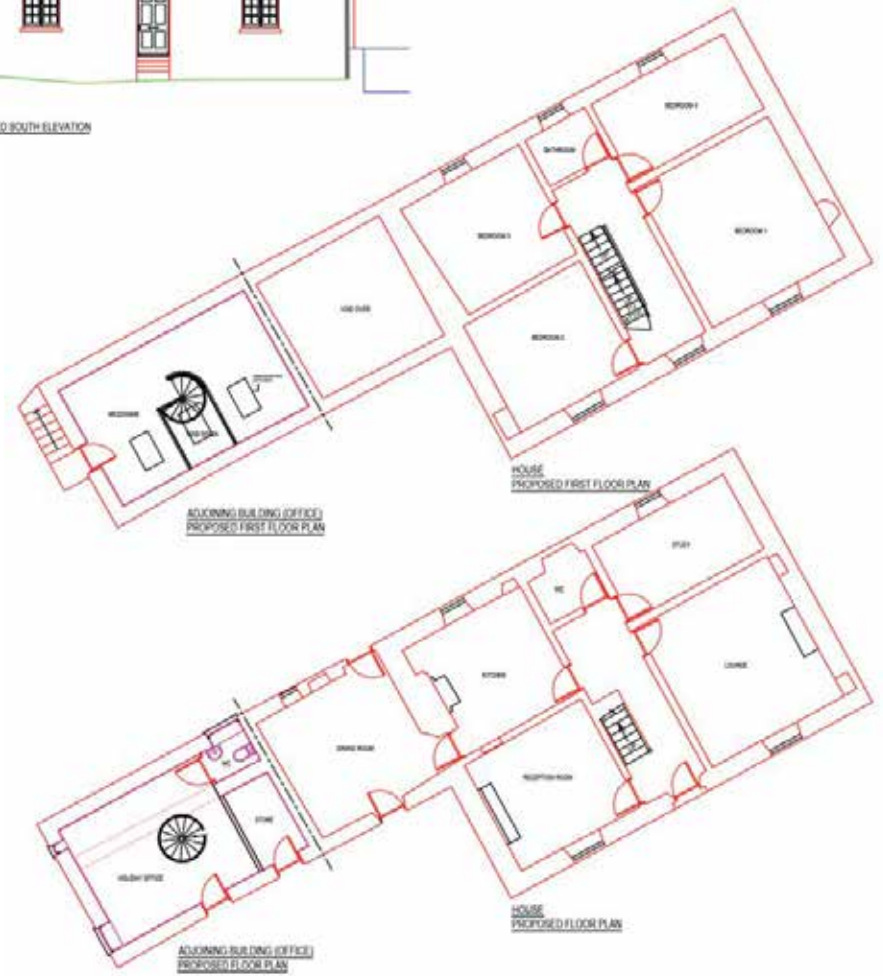


Farmhouse and adjoining building

The farmhouse lies at the centre of the group of buildings with far reaching views across the valley to the south east. It is accessed via a new farm track from Smith's Lane. It is stone built, double fronted with a central door and casement windows. The adjoining outbuilding is partly covered by a clay pantile roof. The partially collapsed section has no roof and an external stone staircase.



It is proposed that the farmhouse is renovated and updated and the adjoining structures converted to provide an office and store to serve the proposed units of holiday accommodation. Existing windows and doors to the farmhouse are to be retained and new timber windows, panel doors and roof lights added to the converted adjoining building.

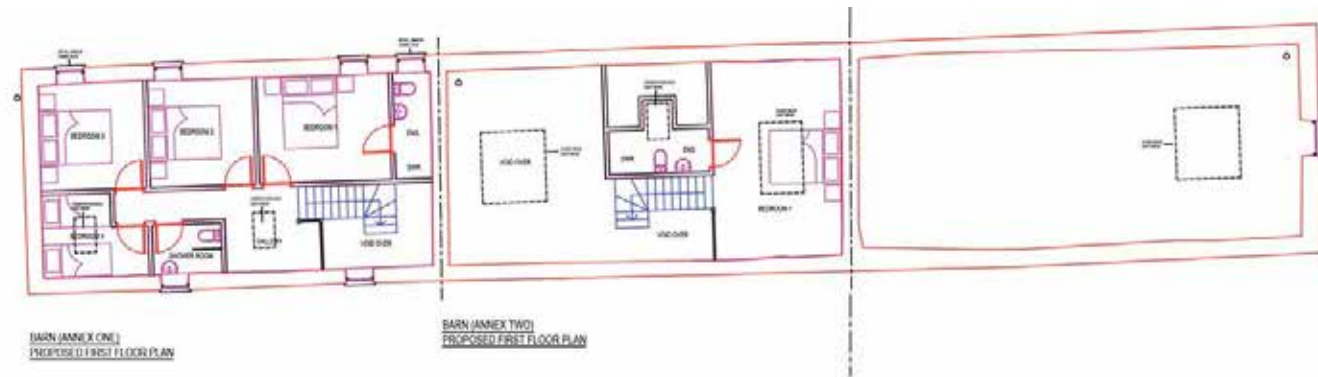
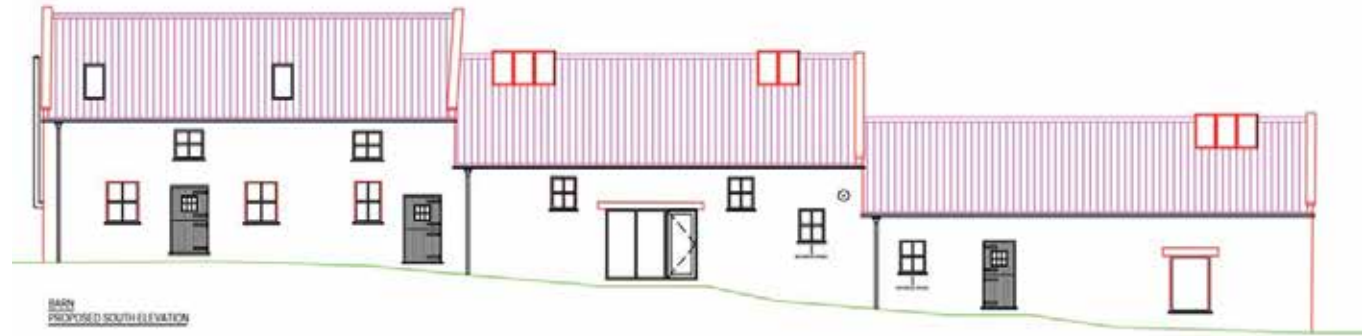


Barns to east

The barns comprise a linear group of three buildings set to the east of the farmhouse. The topography of the land falls away to the east and the three buildings step down accordingly. The west section has an existing first floor and the east side is single storey. The three units are divided with stone walls.

This building will be converted to provide three self-contained holiday cottages comprising one 4-bedroom two-storey unit, one 3-bedroom unit with mezzanine and a single storey 2-bedroom unit.

Existing openings would be infilled with new timber-framed windows and timber plank stable doors. The roof would be replaced by a new clay pantile roof with conservation roof lights to the ridge to allow more light into the living spaces.



Outbuilding to south

The group of outbuildings to the south comprise a row of single storey stone barns with a south east wing giving an L-shaped appearance. These were likely to have been used as a piggery and are built of coarse stone walls with brick and stone dividing walls. Part of the original timber and pantile roof remains intact but most of it has collapsed.

It is proposed that the northern section is converted to provide three one bed ramblers cottages. The southern section will be converted to provide a luxury self-contained one-bedroom holiday apartment with a bathroom, kitchenette and lounge area with double doors and juliette balcony to make the most of the views across the valley.

All external walls would be repaired using high quality materials to match the existing. The existing roofing would be repaired and replaced as necessary and a new roof constructed over the currently open areas and tiled to match the existing. Window openings would be infilled with new timber casement windows.

Stable door entrances would be added to the north elevation with large glazed windows to the south elevations to make the most of the views and bring light into the living spaces



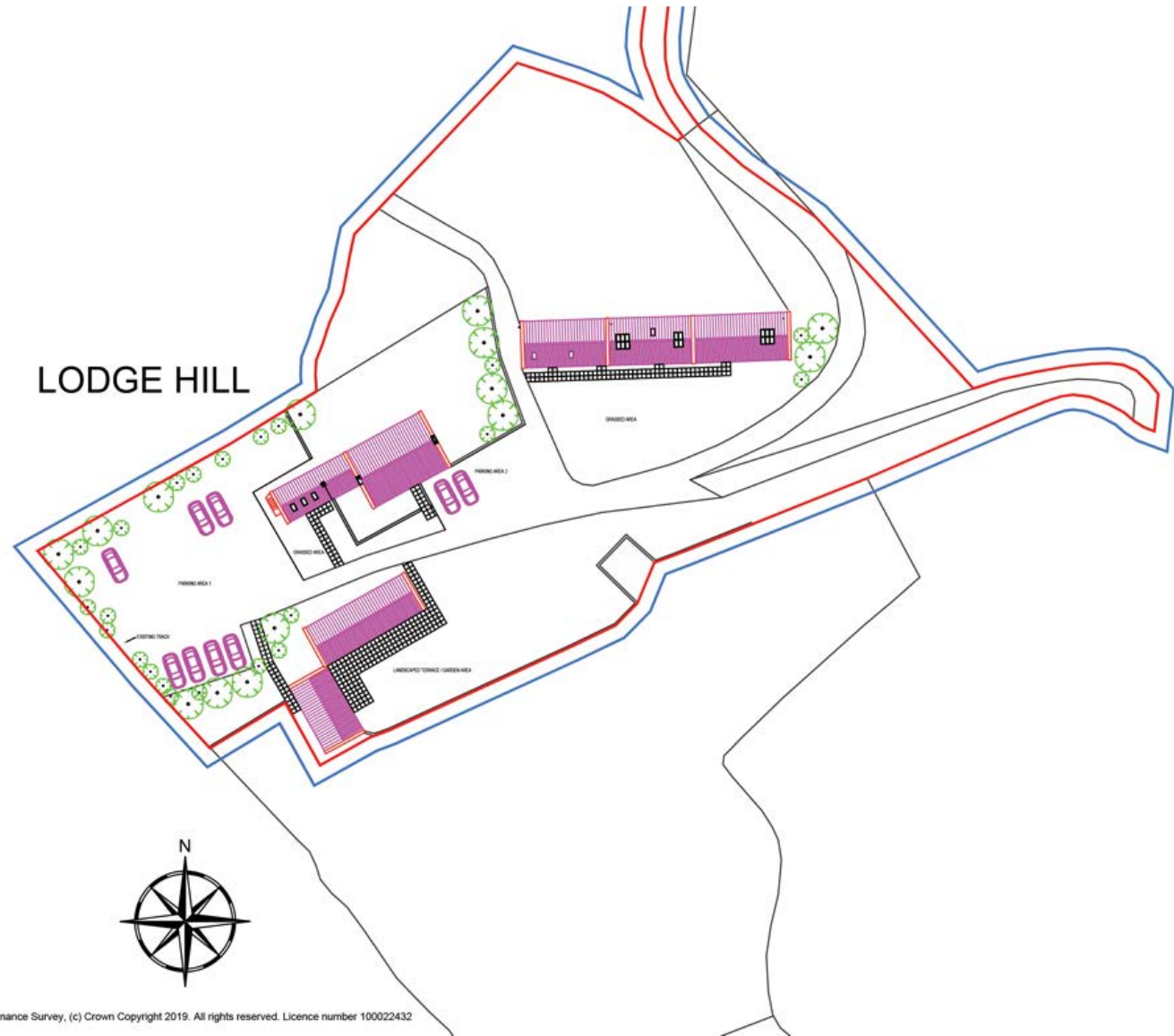
Design, layout and materials

The proposed changes respect the architectural and historic interest of the buildings and their settings. Minimal internal alterations are proposed sufficient only to incorporate the practical needs of providing living accommodation and facilitating new holiday and ramblers' accommodation within the outbuildings. Where repairs and replacement to exterior finishes are required these will match existing materials. Internal changes and repairs will use high quality materials and appropriate methods of repair sensitive to the buildings' historic integrity.



Access

The entire complex will be accessed via a new farm track from Smith's Lane. A new parking area to the west of the farmhouse is proposed as identified on plan 03.2020.1002. This will comprise an area of hard standing made up of compacted stone and gravel.



The National Planning Policy Framework

The presumption in favour of sustainable development remains at the heart of the Framework and should be applied to both plan-making and decision taking. The new NPPF retains the longstanding principle that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The new National Planning Policy Framework continues to promote an approach whereby development should be favoured and supported, unless it creates significant adverse impacts that demonstrably outweigh the benefits of a proposal.

Paragraph 8 sets out the three overarching objectives of sustainable development which are interdependent and need to be pursued in mutually supportive ways. These objectives relate to the economic, social and environmental considerations of development.

Building a strong and competitive economy

The Framework is clear that the government is committed to delivering sustainable economic

growth identifying that planning policies should 'positively and proactively encourage sustainable economic growth' (paragraph 81) and support a prosperous rural economy (paragraph 83). Rural tourism is a key component of rural economic growth and this is fully recognised in Government policy.

Importantly, paragraph 84 recognises that businesses in rural areas may not always be located within existing settlements and may be in locations that are not well serviced by public transport.

Supporting a prosperous rural economy

The Framework promotes the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings. It also provides support for all types of sustainable rural tourism and leisure developments that respect the countryside.

Making effective use of land and buildings

The Framework promotes the redevelopment of under-used land and redundant buildings particularly where this provides opportunities for enhancing the immediate setting.

Conserving and enhancing the natural environment

Paragraph 172 of the Framework indicates that great weight should be given to conserving landscape and scenic beauty in the National Parks, which have the highest status of protection to landscape and scenic beauty.

The proposal would provide holiday accommodation and increase visitor numbers in an area where tourism has an important role in the local economy. It would provide income for the Mulgrave Estate to support the upkeep of their land and property which in turn supports the rural economy. These are benefits of the proposal which would support the economic and social roles of sustainable development. The scheme proposes minimal changes to the external appearance of the buildings and will not therefore have any detrimental effect on the landscape and scenic beauty of the National Park.

The Development Plan

The relevant Development Plan is the North York Moors National Park Authority (NYMNP) Core Strategy and Development Policies 2008. The adopted Development Plan policies predate the National Planning Policy Frameworks of 2012 and 2018 and are now significantly out of date. The NYMNP is in the process of producing a new Local Plan to replace the existing Core Strategy and the pre-submission draft of the emerging Local Plan was published for consultation between April and May 2019. The Local Plan was submitted to the Secretary of State for Examination on the 2 July 2019. Due to the stage reached in the Local Plan process, the emerging Local Plan can be afforded weight in accordance with section 48 of the National Planning Policy Framework.

Core Policy A is a strategic policy that seeks to encourage sustainable development within the Park, including housing that contributes to meeting the Park's needs whilst conserving and enhancing the Park's special qualities. It seeks to ensure that development is of a scale and located where it will not have an unacceptable impact on the landscape or detract from the Park's most peaceful and tranquil areas and

supports the character and function of settlements. It provides support for development that strengthens and diversifies the rural economy and enables access to local services and facilities.

The relevant development management policies are DP3 Design, DP8 Conversion of rural buildings, DP14 Tourism and recreation. Amongst other matters, these policies seek to ensure that any new development does not have an adverse impact on the special qualities and public enjoyment of the National Park and conserves its character and appearance.

Policy DP3 seeks to ensure that a high standard of design detailing is used whether traditional or contemporary that reflects or complements that of the local vernacular.

There are minimal changes proposed to enable the conversion of the existing buildings to provide holiday apartments and ramblers accommodation. Where repairs or replacement are required these will be undertaken using appropriate materials and methods of construction. The objective is for external appearance of the buildings to simply be preserved and enhanced thereby conforming with the requirements of Policy DP3.

Policy DP8 permits the conversion of traditional unlisted rural buildings for short-term self-catering holiday accommodation particularly where these are situated within an existing group of buildings. The buildings should be of sufficient size to accommodate the proposed use without the need for significant alterations or extension, be compatible in nature, scale and levels of activity with the locality; be of high quality in terms of design and not require changes to the buildings curtilage or new vehicle access and parking areas.

The application relates to the restoration and repair of the existing farmhouse plus the restoration and change of use of the adjoining building, and adjacent barns and outbuildings to the east and south. The proposed repairs together with the conversion of the traditional outbuildings and barns would retain the character of the existing buildings as minimal external changes are proposed in accordance with Policy DP3. They would be occupied as holiday accommodation and therefore accord with Policy DP8.

Policy DP14 supports the provision of new tourist accommodation within the Park where it makes use of existing buildings and is unlikely to generate an increased level of activity that would be detrimental to the quality of life of local residents.

The proposal seeks to keep a range of traditional rural buildings in active use through the refurbishment and change of use of the currently underused outbuildings to provide a combination of self-contained holiday apartments and ramblers' accommodation. Cumulatively, the residential occupation of the farmhouse together with the intermittent and short-term use of the holiday apartments and ramblers' accommodation is unlikely to generate an increased level of activity that would be detrimental to the quality of life of local residents. The nearest neighbouring properties are located a considerable distance from Lodge Hill Farm which will benefit from a separate access such that they would not be affected by any increase in activity. The proposal therefore satisfies Policy DP14.

It is concluded that the proposed development would have no material adverse impact on the character or appearance of the National Park, its scenic beauty or the public enjoyment of it and would therefore have a conserving effect. As a result it would accord with the relevant parts of the Core Strategy and Development Policies.

The benefits of the proposal

Traditional farm buildings are among the most important types of historic buildings in the National Park. They are fundamental to its sense of place and distinctiveness. They also represent a major economic asset in terms of their capacity to accommodate new uses. The restructuring of farming and other economic and demographic changes in the countryside provide both threats and opportunities in terms of retaining the historic interest of farm buildings and their contribution to the wider landscape.

The proposed conversion of the redundant buildings to holiday apartments and ramblers' accommodation is the most inherently sustainable means of retaining the historic and landscape integrity of this group of traditional farm buildings. The concept of reuse of farm buildings is not a new one. Historically, farm buildings have always had to adapt to accommodate changing farming practices and technologies. It is acknowledged that some have greater capacity to accommodate change or new uses than others. In this case where the buildings are of a domestic scale and attached to existing residential accommodation then the proposed holiday accommodation uses are appropriate in terms of protecting the amenity of the adjoining property and minimising external changes to the buildings such that their proposed conversions preserve and enhance the historic buildings and their setting.

Summary and Conclusions

The application scheme proposes development of an appropriate type, scale and nature in terms of the historic value of the existing buildings and their location.

The small-scale changes proposed can be absorbed without compromise to the fabric or special historic interest of the buildings and the wider landscape.

The reuse of these buildings for leisure and tourism purposes is the optimal and most sustainable option for ensuring their longevity within the National Park.

The proposed development is precisely the kind of rural economic development that the Development Plan and the Framework seek to promote and should therefore be approved without delay.

NYMNP

23/04/2020

Preliminary Bat Roost Assessment

BE-1075.1a

Lodge Hill Farm, Egton Grange YO22 5AZ



Bagshaw Ecology Ltd

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Report title	Preliminary Bat Roost Assessment
Report reference	BE1075.1
Revision	A
Site address	Lodge Hill Farm, Egton Grange YO22 5AZ
Grid reference	NZ 78857 03629
Report composed by	Amy Reddick BSc (Hons) MSc ACIEEM
Report reviewed by	David Watts MCIEEM
Client	Mulgrave Estate
Date	29 th July 2019

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Executive Summary

Bagshaw Ecology Ltd have been requested by Mulgrave Estate to undertake a Bat Roost Assessment of Lodge Hill Farm, Egton Grange YO22 5AZ, in relation to an application for planning. The development proposals are to convert and renovate the buildings into holiday accommodation.

The survey found the surrounding area to provide highly suitable habitat for commuting and foraging bats due to the presence of nearby ancient woodland with good terrestrial commuting links to the site.

There were six buildings on the site, consisting of a large farm house and several disused agricultural barns. The farm house had a large attic with gaps observed within the ridge, bat droppings were observed throughout the attic. Building 4 was a large stone barn with two-storeys which could not be fully inspected, it had a lath lined roof and numerous gaps and crack within the walls. Building 4 was determined to have moderate potential for roosting bats. As there is evidence of roosting bats within Building 1 and Building 4 is considered to have moderate potential for roosting bats, further activity surveys will be required to establish where bats are utilising the buildings, these should consist of one dusk emergence survey and one dawn re-entry survey carried out between May and August.

Buildings 5 and 6 were both open stone barns and were also considered to have low potential for roosting bats, therefore a further activity survey consisting of either a dusk or a dawn survey will be required to establish whether bats are utilising the buildings.

Buildings 2 and 3 were derelict barns and determined to have negligible potential for roosting bats due to collapsed roofs and exposed interiors. Therefore, no further surveys for bats are considered necessary for these buildings.

A barn owl *Tyto alba* box was located within Building 5, extensive barn owl pellets and downy feathers were observed indicating the barn may have been utilised by nesting barn owls. A small number of barn owl pellets were also observed within the attic of Building 1. To prevent disturbance to barn owls Building 1 and 5 should be checked for barn owl presence by a qualified ecologist no more than 3 days prior to works being undertaken. If barn owls are present or found to be nesting within the building, then works should be stopped immediately until all young have fledged.

To mitigate the loss of roosting opportunities for barn owl on the site, it is recommended a barn owl box is installed within the roof void of a retained building, with clear access into the building via an owl hole maintained. If this is not possible, a nest box should be installed on one of the trees on site. Location of the barn owl box should be indicated on the development plans.

Evidence of nesting barn swallows *Hirundo rustica* was observed within Building 4 and passerine bird nests were observed within cracks on the walls of Building 2. Dense vegetation with potential for nesting birds was present within Building 3. Therefore, it is recommended that no work to Buildings 2,3 or 4 are carried out during nesting bird season (1st March – 31st August inclusive), if this is not possible then a nesting bird check should be carried out by a qualified ecologist within 48 hours prior to work commencing.

To mitigate the loss of nesting opportunities and in accordance with the NPPF it is recommended that nesting bird habitat is incorporated into the development.

1. Introduction

1.1. Background

Bagshaw Ecology Ltd have been requested by Mulgrave Estate to undertake a Bat Roost Assessment of Lodge Hill Farm, Egton Grange YO22 5AZ, hereafter referred to as 'the site'.

The purpose of the report is to:

- Determine if bats are present or absent in the buildings on the site.
- If bats are found to be present, to estimate the size and status of the roost.
- Where necessary, to identify the requirement for further surveys, for mitigation and/or ecological enhancement measures.

1.2. Site Details

The site located at grid reference NZ 78857 03629 and is accessed off the south of Delves Lane along a private farm track. The site is bordered by agricultural farmland and woodland on all aspects.

The site comprises a large farm house, two ruined barn buildings and three adjoining intact barns.



Figure 1.1 Aerial imagery of site and surrounding area (Google Earth Pro, 2019)

1.3. Development Proposals

The development proposals are to convert and renovate the buildings into holiday accommodation.

2. Legislative Context

2.1. Legislation

All bat species are protected under Schedule II of the Conservation of Habitats and Species Regulations 2017. The Conservation of Habitats and Species Regulations makes it an offence to kill, capture or damage a bat, or to destroy a breeding site or resting place of a bat. Any development which compromises the protection afforded to bats under the regulations will require a European Protected Species License from Natural England.

All British bats are protected under the Wildlife and Countryside Act 1981, extended by the Rights of Way Act (2000), making an offence to deliberately or recklessly:

- Injure, kill or capture a bat.
- Disturb a bat (whether in a roost or not).
- Possess or control any live or dead specimen of a bat.
- Destroy or obstruct access to any structure or place used for protection by a bat species.
- Sell, barter or exchange a bat.

All nesting birds are protected under the Wildlife and Countryside Act 1981 making it an offence to deliberately or recklessly kill, injure or take any wild bird; to take, damage or destroy the nest of any wild bird while occupied or being built, or to take or destroy the egg of a wild bird. Additional protection is afforded to bird species listed under Schedule 1 of the Act.

Barn owls *Tyto alba* are protected further under Schedule 1 of the Wildlife and Countryside Act 1981.

2.2. Policy

The UK Biodiversity Action Plan (UKBAP) includes a list of 943 national priority species and 56 habitats of principal importance, with all species and habitats having specific action plans defining the measures required to ensure their conservation. Although the UKBAP has since been superseded by the UK-Post 2010 Biodiversity Framework and a focus on County Biodiversity Plans, it remains a useful point of reference.

Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006 required that any public bodies take into consideration any species and habitats listed in the UKBAP when implementing their duty and exercising any normal functions.

The National Planning Policy Framework (NPPF) states that planning decisions should aim to protect or enhance biodiversity and conservation interests, and where possible any development should aim to increase net gains in biodiversity.

3. Methods

3.1. Ecological Data Search

Aerial imagery and other online sources were consulted in order to give an appraisal of the surrounding landscape regarding its suitability for bats.

The Department for Environment, Food and Rural Affairs' (DEFRA) Magic Maps website and the Natural website were consulted as to any land-based designations and protected/notable species within 1km of the site.

3.2. Bat Scoping Survey

The habitat survey and mapping exercise was carried out in suitable weather conditions on the 2nd of July 2019.

The survey was undertaken by Amy Reddick BSc (Hons) MSc ACIEEM, an ecologist and licensed bat surveyor (2018-37680-CLS-CLS) with experience in carrying out building inspections for bats.

The survey was based upon methodologies prescribed by Collins (2016), Mitchell-Jones (2004) and Mitchell-Jones and McLeish (2004). This involved an inspection of the exterior and interior of the building. Any structural features with potential for use by roosting bats were recorded and any suitable access points were identified. Any direct evidence of bats, such as scratch marks, oil stains, droppings and feeding remains were also identified.

Taking account of the structural features of the building, the surrounding habitat, buildings were assigned a level of roost suitability based upon professional judgement (see table 3.2).

Table 3.2 Bat roost suitability and descriptions

Bat Roost Suitability Class	Description
Confirmed presence	Bat presence confirmed during the scoping survey
High	Buildings that have many areas suitable for roosting which are obviously suitable for use by a larger number of bats including maternity colonies.
Moderate	Buildings with a smaller number of areas suitable for roosting, but still supporting feature that could be attractive to bats and potentially support maternity colonies.
Low	Buildings with limited roosting opportunities but which could be used on a sporadic or occasional basis by a low number of bats, but which are unsuitable for maternity roosts.
Negligible	Buildings which appear unsuitable for roosting bats due to a clear lack of roosting spaces such as voids and/or absence of suitable access points.

3.3. Nesting Bird Survey

An inspection of the exterior and interior of the building was also carried out for any signs of nesting birds including nesting material, old egg remains, droppings and feathers.

4. Results

4.1. Data Search

The surrounding land use was predominantly rural agricultural farmland, woodland and moorland. Connectivity to the site is good and tree cover in the immediate surrounding area is intermediate, with large areas of woodland in nearby valleys providing suitable habitat for commuting and foraging bats.

DEFRA (2019) hold records of five ancient woodland priority habitats, including Limber Hill Wood, the closes of which is located 200m to the east of the site. DEFRA also hold records of 13 deciduous woodland priority habitats within 1km of the site, the closest of which is located 200m to the east of the site.

DEFRA (2019) holds no records of granted European Protected Species Licenses within 1km of the site.

Nine species of bat have been recorded in North Yorkshire, including Brandt's bat *Myotis brandtii*, Daubenton's bat *Myotis daubentonii*, whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri*, noctule *Nyctalus noctula*, Nathusius' pipistrelle *Pipistrellus nathusii*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auritus* (Harris and Yalden, 2008). Alcathe's bat *Myotis alcathe* has been recorded, although only in the North Yorkshire Moors. It has been suggested that Leisler's bat *Myotis leisleri* is present, although to the author's knowledge reports of this are anecdotal. Lesser horseshoe *Rhinolophus hipposideros* and barbastelle *Barbastella barbastellus* have previously been recorded within North Yorkshire, but to the author's knowledge have not been recorded within the last 50 years.

Seven of the nine species recorded in North Yorkshire, including whiskered bat, Brandt's bat, Natterer's bat, Leisler's bat, common pipistrelle, soprano pipistrelle and brown long-eared bat are known to roost in buildings at some point throughout the seasonal year (Harris and Yalden, 2008; Dietz *et al*, 2011; Collins, 2016).

4.2. Scoping survey

There were six buildings located on the site, consisting of several agricultural barns and a large farm house. A summary of the buildings can be views in Table 4.2, below. A map showing the locations of the buildings can be viewed in the appendices.

Table 4.2 Scoping survey of the buildings

Building	Description	Bat roost suitability
1 (The house)	Building 1 consisted of a large three-storey farm house with a pitched slate tile roof. The exterior of the building was in good condition with no cracks or gaps observed in the stonework. The eaves were open and there were no fascias or soffits. The roof had some slightly lifted roof tiles. The lower floors of the building were open and well lit. Several deceased pigeons were observed. There was a full staircase leading up to a large attic room with windows in both the east and west gables. The window in the west gable had been recently boarded up. A small aggregate of barn owl <i>Tyto alba</i> pellets was observed close to the west gable. The interior of the roof was predominantly unlined with some areas of insulation, gaps were observed under roof tiles and at the ridge	High

Building	Description	Bat roost suitability
	which was clean of cobwebs. Bat droppings were observed scattered throughout the attic.	
2	An abandoned barn with two sections. The western section had a partially collapsed roof whilst the eastern section had no roof. The exterior of the building was constructed of stone which has numerous gaps and cracks. These were inspected with a high-powered torch and endoscope and found to contain no evidence of roosting bats. Several passerine bird nests were observed within cracks on the south aspect and above the door lintel on the east aspect although these were not active at the time of the survey. The interior of the building was open and exposed with tall ruderal vegetation growing within the building.	Negligible
3	A second abandoned barn to the south of building 2. The clay pantile tile roof was partially collapsed with extensive scrub and saplings growing through the roof. The exterior stonework was in good condition with no gaps or cracks observed. The interior of the building was open and exposed due to the partially collapsed roof. Scrub and saplings had grown within the barn providing habitat for nesting birds.	Negligible
4	A large stone barn to the east of the house with a pitched clay pantile roof. The exterior of the building was in good condition with no cracks or gaps observed in the stonework. There were several gaps in the roof particularly towards the ridge. The interior of the barn was two-storey with several gaps in the floor to the west. Access could not be gained to the second storey. There were two rooms within the barn. Both of these contained barn swallow <i>Hirundo rustica</i> nests against the beams of the ceiling. The second storey was open to the roof with was lined with wooden laths. Numerous gaps and cracks in the interior walls were noted. No evidence of bats was observed.	Moderate
5	Adjoined to the east aspect of building 4. A single-storey barn constructed of stone with a pitched corrugated roof. The exterior of the building had some gaps and cracks in the stone work particularly around the door lintels. The interior of the building was open to the roof which was unlined. The room beams were wooden and of king post construction. Gaps into the building were observed at the eaves and through the open windows and doorways. Numerous gaps and cracks within the stone interior walls were observed. A wooden barn owl box was positioned on one of the interior roof beams. Extensive barn owl pellets were observed on the floor beneath the box and throughout the barn alongside some small downy feathers. The pellets were not fresh but could have been deposited within the past year.	Low
6	Adjoined to the east aspect of building 5, a single storey barn with a pitched clay pantile tile roof. Several gaps were observed into the roof under lifted and missing tiles. The exterior walls were constructed of stone with numerous cracks observed particularly around the door lintels. The interior of the barn was open to the roof with was lined with wooden laths. An open window was located on the east gable. Numerous cracks in the interior walls were observed. The interior was well-lit and open with no evidence of bats observed.	Low

5. Impact Assessment

5.1. Bats

The surrounding area provides highly suitable habitat for commuting and foraging bats due to the presence of nearby ancient woodland and good terrestrial commuting links to the site.

The main house (Building 1) had a large attic space with numerous gaps at the ridge and bat droppings were observed throughout. As bat droppings were observed within the building this indicates that there is a bat roost present within the building. If work was to go ahead without further surveys and mitigation it is likely that bats would be impacted by the developments.

Building 4 had numerous features suitable for roosting bats including lifted roof tiles, gaps into the roof and cracks in the interior walls. As the second storey of the building could not be accessed, this was not fully inspected, and it is considered that the building has moderate potential for roosting bats.

Buildings 5 and 6 were both single-storey barns which were open to the roof. Both contained cracks on their interior and exterior walls which have potential as a day roosts for crevice roosting bats and are therefore considered to have low potential for roosting bats.

Buildings 2 and 3 were both abandoned barns in poor states of repair with partially collapsed roofs. Building 2 had some cracks in the exterior walls, these were inspected and no evidence of use by roosting bats was identified. Due to the exposed well-lit interiors and lack of potential roosting features, both barns were considered to have negligible potential for roosting bats.

5.2. Nesting birds

Barn owl *Tyto alba* pellets were observed within the attic of Building 1, however the window on the west gable had been recently boarded up and it is likely that barn owls are no longer accessing the building.

A large number of barn owl pellets was also observed within Building 5 beneath a barn owl box installed on the roof beams. Downy feathers were also observed within the barn suggesting the barn owl box may have been utilised by nesting barn owls. As the nest box could not be inspected during the survey, it is unknown whether barn owls are still utilising the barn.

Several swallow *Hirundo rustica* nests were observed within Building 4 and several passerine bird nests were observed within exterior cracks in the walls of Building 3. If work on these buildings is undertaken during nesting bird season (1st March – 31st August inclusive) it could result in disturbance to nesting birds and their young.

6. Conclusion and Recommendations

6.1. Further Surveys

As there is evidence of roosting bats within Building 1 and Building 4 is considered to have moderate potential for roosting bats, further activity surveys will be required to establish where bats are utilising the buildings and to determine the size and status of the roost. These should consist of:

- One dusk emergence survey, between May and August
- One dawn re-entry survey, between May and August

The surveys should be at least two weeks apart and should be carried out in accordance with Bat Conservation Trust guidelines (Collins, 2016).

Buildings 5 and 6 were also considered to have low potential for roosting bats, therefore a further activity survey consisting of either a dusk or a dawn survey will be required to establish whether bats are utilising the buildings.

If the further surveys identify bats are roosting within any of the buildings, a Natural England European Protected Species (EPS) licence will be required prior to work commencing.

6.2. Avoidance of Ecological Impacts

Building 1 and 5 should be checked for barn owl presence by a qualified ecologist no more than 3 days prior to works being undertaken. If barn owls are present or found to be nesting within the building, then works should be stopped immediately until all young have fledged.

As there is evidence of nesting swallows and passerine birds within Buildings 2 and 4 and substantial vegetation within Building 3 it is recommended that no work to these buildings is undertaken during nesting bird season (1st March – 31st August inclusive). If this is not possible then a nesting bird check should be carried out by a qualified ecologist within 48 hours prior to work commencing.

6.3. Mitigation

The level of mitigation for bats required will be informed by the subsequent bat activity surveys.

As the renovation of Building 5 will result in a loss of roosting opportunities for barn owl, alternative provisions should be made for barn owls on the site prior to works commencing. This should consist of a barn owl box installed within the roof space of one of the buildings on site, clear access into the building's roof void via an owl hole in the walls or roof will be required. If this is not possible, the nest box may alternatively be fixed to a tree on the site. The nest box and its location are to be determined by a suitably qualified ecologist but should be located at least 3m high with clear flight paths to the entrance. The location of the barn owl box is to be indicated within the development plans.

To mitigate the loss of nesting opportunities for other bird species on the site it is recommended that nesting bird habitat is incorporated into the development proposals. This should include:

- 2x Schwegler 1B Nest Boxes (or similar alternative) with 32mm holes fixed on trees on the site a height of at least 1.5m with clear flight paths to the entrances.

- 2x Schwegler 1B Nest Boxes (or similar alternative) with 26mm holes fixed on trees on the site a height of at least 1.5m with clear flight paths to the entrances.

7. References

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8. Appendices

Appendix 1: Photographs



Plate 1 The east gable of Building 1



Plate 2 West gable of Building 1



Plate 3 West gable of Building 1 with boarded window



Plate 4 Interior lower floors of Building 1



Plate 5 Interior lower floors of Building 1



Plate 6 Attic of Building 1



Plate 7 Attic of Building 1 with boarded up window



Plate 8 East gable of attic



Plate 9 Bat droppings on interior surfaces



Plate 10 Detail of interior roof



Plate 11 Building 2



Plate 12 Interior of Building 2



Plate 13 Cracks on exterior walls of Building 2



Plate 14 Bird nest within cracks on Building 2



Plate 15 Building 3



Plate 16 Detail of Building 3



Plate 17 South aspect of Building 4



Plate 18 Interior of Building 4



Plate 19 Interior of Building 4



Plate 20 Interior of Building 4



Plate 21 South aspect of Building 5



Plate 22 Interior of Building 5 with barn owl nest box



Plate 23 Interior of Building 5 and 6



Plate 24 North aspect of Building 6



Plate 25 East gable of Building 6



Plate 26 Interior of Building 6



Plate 27 Interior of Building 6







Plate 28 Cracks in interior walls of Building 6

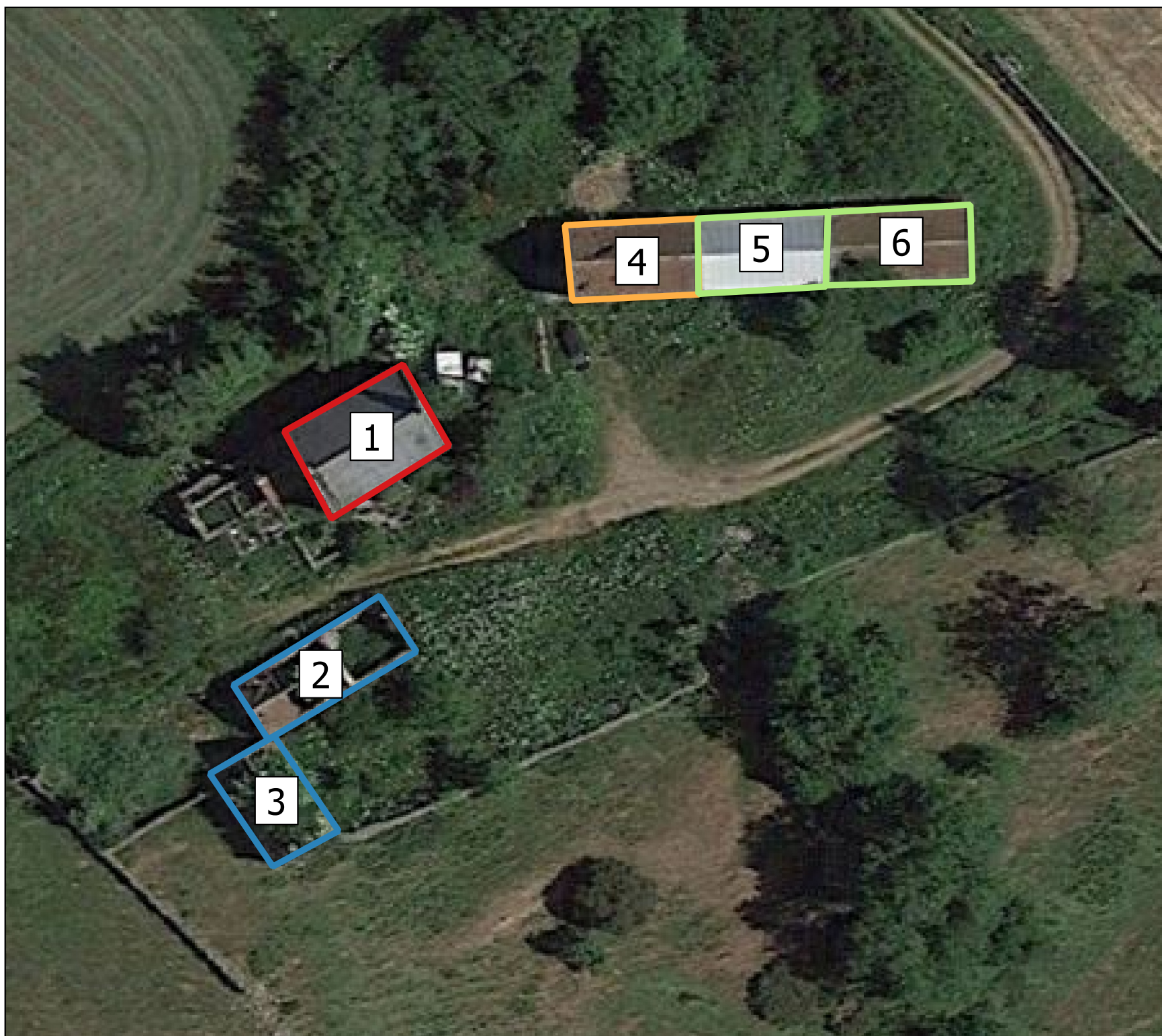
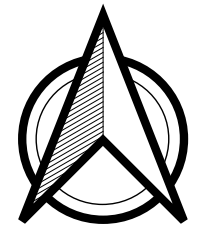
Appendix 2: Bat roost potential of buildings

Project:	Lodge Hill Farm
Drawn by:	Amy Reddick
Date:	29/07/2019

Not to scale

Key:

- Bat roost potential:
-  Confirmed evidence of bats
 -  Moderate
 -  Low
 -  Negligible



NYMNPA

23/04/2020

MULGRAVE

— ESTATE —

Structural Appraisal Report

Outbuildings at

**Lodge Hill Farm
Egton
North Yorkshire
YO22 5AZ**

Submitted as part of a change of use planning application to NYMNPA.



By
Robert Childerhouse AssocRICS FAAV
Estate Director & Surveyor
For and on behalf of the Mulgrave Estate.

Date: 16 April 2020
Reference: LHF/RC/0001

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1. Introduction

- a. A structural survey was carried out to the outbuildings at Lodge Hill Farm, Egton YO22 5AZ for the Mulgrave Estate.
- b. The outbuildings are a range of farm buildings in the local vernacular traditional construction. They have masonry rubble fill walls, timber roof structures with Clay pantile tile and asbestos cement roof coverings.
- c. The outbuildings consist of a range of two barns. One group of two storey barns East of the farmhouse, a separate group of single storey remote barns South of the farmhouse and a small two storey barn attached to the West of the farmhouse. Pictures of all three buildings are included in appendix A.
- d. The purpose of the survey is to inspect the outbuildings to establish whether any structural issues are present and whether the buildings are suitable for conversion to domestic dwellings under a planning application to the North Yorkshire Moors National Park by the Mulgrave Estate.
- e. For the purpose of this report the elevations of the buildings are deemed to be the elevations facing south of the site unless otherwise stated. This position is for reference within the report only may not bear any resemblance to actual position of the building on the site.
- f. A structural survey is based on the elements the property that can affect the structural stability of the building only we have not inspected foundations, steelwork, woodwork, or other areas that were covered unexposed or inaccessible and have not inspected for damp or asbestos. Any areas found during the survey will be reported upon.

2. Structural Condition

We summarise our findings and recommendations:

A Barn Group One.

- a. The range of outbuildings consists of a straight run of three barns in a line east of the main farmhouse building. The west section of the building has an internal first floor and the east section of the building are one storey high. There are vertical stone gable ends with weather stones to both ends of the pitched roof. The three units are divided with a stone cross wall the same thickness as the external stone walls.
- b. The barns were used as a piggery and feed storage building and still contain some original concrete floors and subdivisions. The roof structure consists of timber trusses with timber purlins and rafters and a pan tile roof covering over part and tin on other parts. The mezzanine floor consists of timber joists with timber floorboards.
- c. The timber Roof structure appears to be in remarkably good condition with all cross truss ends in good condition and some minor repairs required to timber rafters and wall plates where pantiles have been lost. There is no evidence of any structural defects or racking of the rafters and the structure appears stable.
- d. The mezzanine timber floor to the west unit is constructed of adequately sized timber floor joists with timber floorboards with evidence of decay and insect attack. Generally, the joists appear to be in good condition with no major evidence of decay to the joist ends.
- e. The stonework to the outbuildings was generally in good sound condition both internally and externally. There was some minor cracking noted over the opening on the south gable. This cracking was not excessive and requires minor making good of the stonework and stitching across the vertical crack through the stonework above. It was considered to have limited effect on the general structural stability of the building. The lintels consist of internal timber lintels with stone external lintels and were generally in good condition. There was evidence that a few lintels have been replaced in the past with precast concrete lintels.
- f. The stone walls appear to be vertical and there was no evidence of any ongoing subsidence and were generally in a stable condition. Generally repointing may be required in lime putty mortar.
- g. The roof coverings consist of clay pantiles or tin sheets on timber battens without riven timber linings with stone ridges. There are stone water stones at each gable end which appear to be in fair condition for their age. Generally, the roof coverings are at in fair condition, albeit with some repairs needed to the pantile section and the replacement tin roof section. The roof coverings will require renewal as part of any conversion works in any event.
- h. In summary these outbuildings are in fair structural condition and suitable for conversion to dwellings.

B Barn Group Two

- a. The separate outbuildings located to the south of the farmhouse consists of a row of small single storey stone barns.
- b. The barns were probably used as a piggery and consist of random stone walls with a brick/stone dividing walls. The dividing walls and gables support timber purlins and timber rafters. There are the remains of a pantile roof covering consisting of timber battens over riven timber lining battens.
- c. The timber Roof structure appears to be in poor condition with all purlins ends in poor condition and repairs required to timber rafters, ridge board and wall plates where pantiles have been lost. There is no evidence of any structural defects or racking of the rafters and the structure as a whole appears stable.
- d. The stonework to the outbuildings was generally in sound condition both internally and externally. It has been patched repaired in places with hard cement render. There is evidence of a number of infill original historic door openings. Generally repointing and some re-building will be required in lime putty mortar as part of the conversion.
- e. There was possible impact damage and external cracking at the south-west corner of the row of barns. We recommend that this small area stonework is rebuilt.
- f. There was some cracking noted in places internally. This cracking, although excessive is considered to have little effect on the general structural stability of the building. The lintels consist of internal timber lintels with stone external lintels and were generally reasonable condition given the state of the buildings. The stone walls appear to be reasonably vertical and there was limited evidence of subsidence and were generally in a stable condition. An element of rebuilding will be required as part of the proposed works.
- g. The roof coverings that remain consist of clay pantiles on timber battens over riven timber linings with clay ridges. There are stone water stones at the two intermediate stepped gable ends and the main gable ends which appear to be in fair condition for their age but require rebedding over lead flashings as part of roof covering renewal works. Water stones are missing from the south east gable end and require replacement in matching stone.
- h. Generally, the roof coverings are at the end of life with a number of missing tiles and defective riven Batten linings. The roof coverings will require renewal as part of any conversion works.
- i. In summary these outbuildings are considered to be in fair structural condition and suitable for conversion to a dwelling.

C Barn Adjoining Farmhouse

- a. The small outbuildings consist of a two-storey barn adjoining the main farmhouse building. The building has the remains of an internal first floor over all areas that will require reinstatement. The lower units are divided with stone and brick cross walls.
- b. The barns were used as livestock buildings and feed storage above. The floors are concrete laid to drains and the roof structure would have consisted of timber trusses with hip rafters and with timber purlins and pantile or slate tiles over.
- c. There is no evidence of any structural defects to the stone walls and the structure appears stable, apart from the roof coverings, which will need replacement in any event.
- d. The mezzanine timber floor was/is accessed by an external stone stairway.
- e. As part of any conversion work the adequacy of the steel post foundation and steel beam size will need to be assessed for proposed loads.
- f. The stonework to the outbuildings was generally in good sound condition both internally and externally.
- g. There was some minor cracking noted in places internally. This cracking was not excessive and was considered to have no effect on the general structural stability of the building. There was evidence that several lintels have been replaced in the past.
- h. The stone walls appear to be vertical and there was no evidence of any ongoing subsidence and were generally in a stable condition.
- i. The roof coverings will require renewal as part of any conversion works and the asbestos removed and disposed of in accordance with the asbestos regulations.
- j. In summary the outbuilding is in fair structural condition and suitable for conversion to the proposed use.

3. Conclusion

Generally, all three outbuildings are well constructed and will be suitable for conversion to residential uses without any major rebuilding apart from some roof replacement to appropriate pantiles or slate tiles.

The roof timbers to the main outbuildings are in good condition and do not require replacing in their entirety. They may require some piecemeal repairs as part of roof covering renewal.

The mezzanine floor timbers are in good condition and reasonably sized. The timber floorboards may require repairs/renewal.

The tin sheet roof to the adjoining barn will have to be removed and disposed of in accordance with the current regulations.

Robert Childerhouse AssocRICS FAAV

Estate Director & Surveyor

For and on behalf of the Mulgrave Estate

a. Appendix A

Pictures of elevations and internal finishes to three outbuildings.



Barn Group One South Elevation



Barn Group One South Elevation



Barn Group One East Elevation



Barn Group One North Elevation



Barn Group One internal



Barn Group One internal



Barn Group Two West Elevation



Barn Group Two South elevation



Barn Group Two Internal



Barn Adjoining farmhouse



Barn Adjoining farmhouse



Barn Adjoining Farmhouse



Barn adjoining: South Elevation



Farmhouse South Elevation



Steel Lintel on Barn Group One



Barn adjoining farmhouse and view from the South West