

DESIGN & ACCESS STATEMENT**DOG TREE FARM, GROSMONT****WHITBY, YO22 5PJ**

Dog Tree Farm, Grosmont which dates back around 100 years is a smallholding comprising the main farmhouse, a range of traditional buildings and circa 20 acres

Historically, Dog Tree Farm would have provided a basic living for a family via the trading of a few cows, pigs, sheep and chickens. In modern times however, units such as these are no longer sustainable and whilst both sheep and chickens are kept on the holding, the primary income is generated from off farm employment.

The main farmhouse is the principal family dwelling and is currently inhabited by both the applicant and the applicants' mother. In order to provide both generations of the family increased independence, whilst still maintaining a close and safe support network, it is proposed to convert a two storey traditional stone under pantile barn, together with a small section of the adjoining barn, required to enable a small kitchen and enclosed stairwell to be provided, into a one bedroom dwelling for Mrs Parkers mother.

Not only will this proposal secure and preserve an otherwise redundant barn for many years to come, it will also facilitate multi generational living with independence for all parties.

NYMNP

20/05/2020

Bat, Breeding Bird and Barn Owl Scoping Survey

Dog Tree Bank, Grosmont

January 2020



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Site:

Dog Tree Bank Farm,
Grosmont,
Whitby,
North Yorkshire
YO22 5PJ

Dates:

Scoping survey: 7th October 2019

Client:

Mrs. Vicky Parker
Dog Tree Bank Farm,
Grosmont,
Whitby,
North Yorkshire
YO22 5PJ

Planning Authority:

North York Moors National Park Authority

Our ref:

2019 – 825

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1 Summary

A bat, breeding bird and barn owl scoping survey has been carried out on outbuildings at Dog Tree Farm to accompany a planning application for the conversion and extension of the former dwelling.

We can rule out any use of the buildings by a significant number of void dwelling bats, as no evidence of internal bat use, such as bat droppings or feeding remains were found, despite dry and undisturbed conditions.

Masonry crevices were identified internally and externally on both buildings surveyed. Additionally, for Building 1, potential access for bats is available under the roof via areas of mortar missing beneath the ridge and potential access at eaves. It was not possible to visually rule out bat use of these areas, due to the location of crevices and the presence of lath liner beneath the roof tiles. Bat activity surveys, in line with current BCT guidelines, will therefore be required to complete the assessment of the building.

The risk of bat usage is low, and the risk is limited to crevice dwelling bats. Therefore, if bats were to be found in a summer survey, mitigation and licensing would be straightforward and would not require any significant changes to development plans. Mitigation for the loss of any potential crevice roosts will be provided through installation of a suitable professional and long-lasting bat box post-development.

No signs of barn owls were identified in the buildings, but there is potential for breeding passerines within crevices. We, therefore, recommend that work is timed to avoid disturbance to nesting birds. If this is not possible, then a check should be made prior to demolition for the presence of any nesting birds.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mrs Vicky Parker to undertake a bat, breeding bird and barn owl scoping survey on a traditional stone farm building and a modern farm building at Dog Tree Farm to accompany a planning application for conversion and extension of a former dwelling. Development plans are appended.

The site is located south east of Grosmont (Central grid reference: NZ 831 048). The location of the site is shown on Figure 1.

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

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

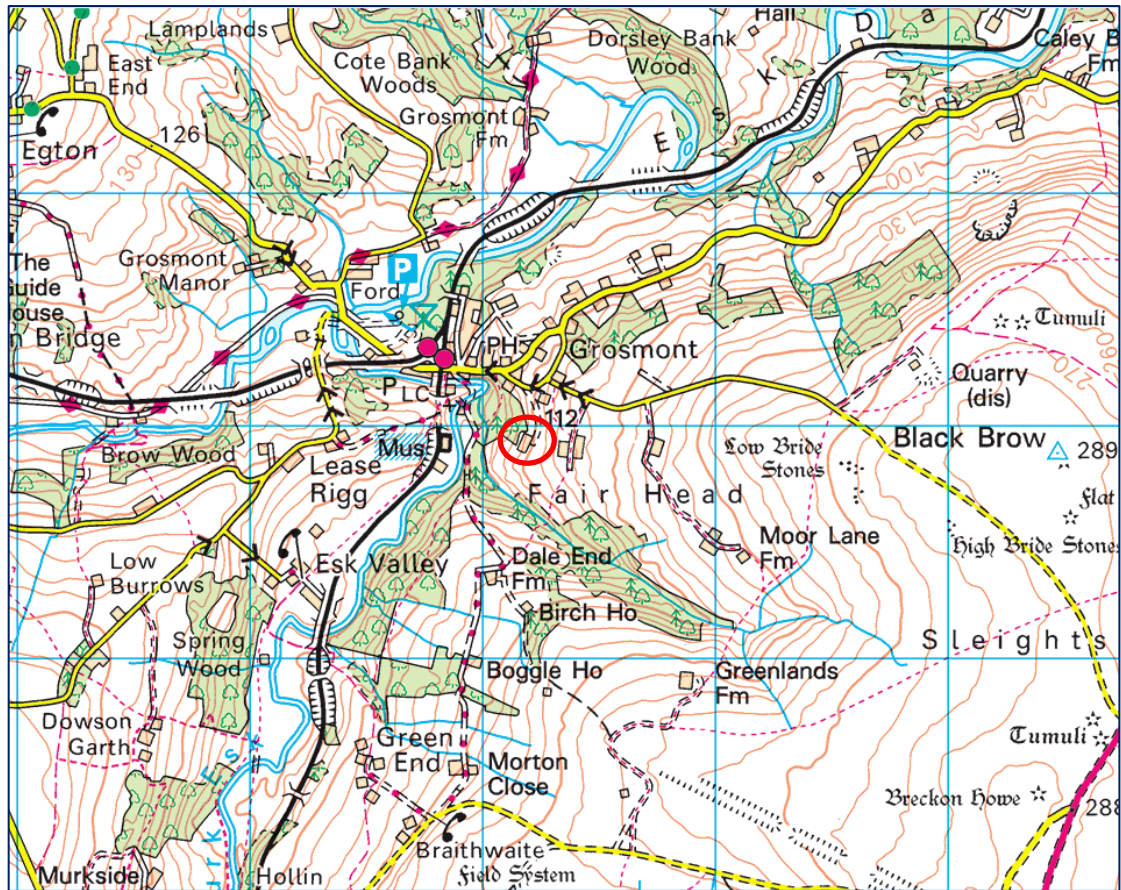


Figure 1: Site location.

3 Methodology

3.1 Desktop study

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

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

3.2 Field survey

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

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

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

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

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

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

4 Constraints

The surveys were not constrained.

5 Site Description

The surveyed buildings include a small two-storey former residential property, with a modern open sided agricultural extension to the south. Existing plans can be found in Figure 2 below.

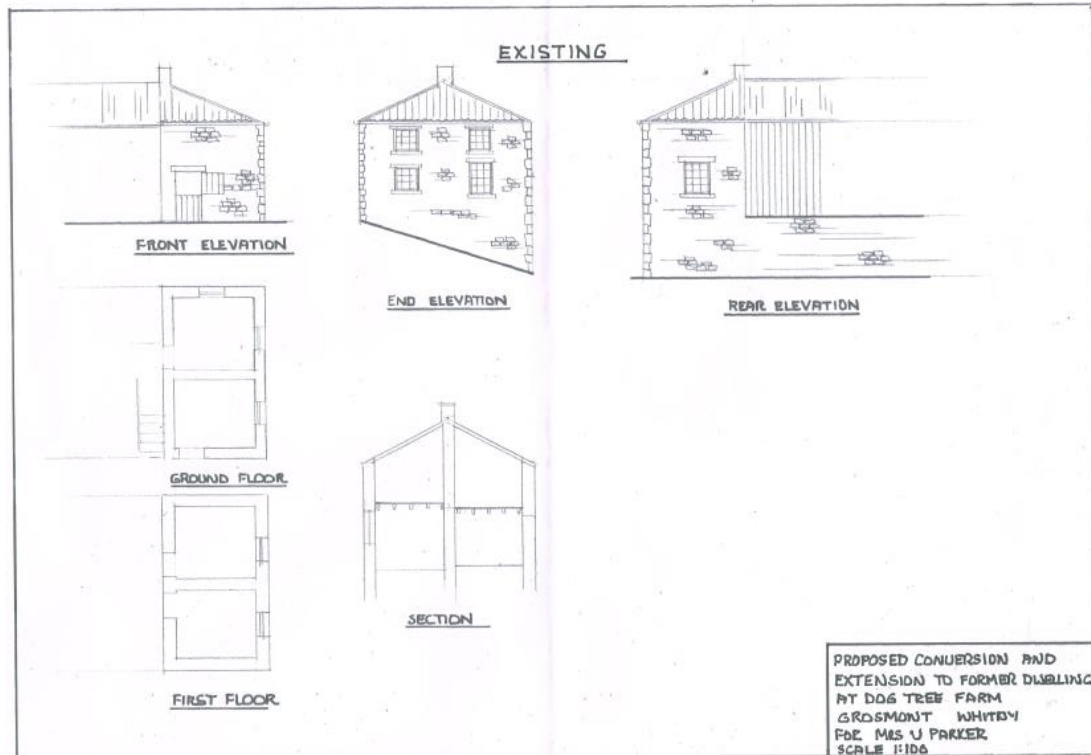


Figure 2: Existing plans

6 Results

6.1 Desktop study

The site is located in an area of high-quality bat foraging habitat, with excellent connectivity to other sites. The area is rural, and the site is surrounded by a mixture of arable and permanent pastures with the field bound by hedgerows or mature deciduous trees. Mature deciduous woodland found to the north, east and south of the site would provide excellent foraging opportunities for bats. The River Esk is located 300m west of the site, riparian habitat found along its banks would provide excellent foraging habitat and a corridor to other foraging sites.



Figure 3 Aerial view of the surrounding landscape.

6.1.2 Bat Group records

Records returned from the North Yorkshire Bat Group do not contain any for the site itself. A large maternity roost of common pipistrelles can be found 1.2km south west of the site, in 2018 the roost numbered 282 individuals. Two small roosts can be found in Grosmont itself and are as follows; 8 common pipistrelles, Grosmont Old School and 11 common pipistrelles at Grosmont chapel, both sites are within 500m of Dog Tree Farm. There are records for brown long-eared bats within the 2km search radius but overall species diversity in the area is low according to the records. A full table of results can be seen in Appendix 3.

6.2 Visual inspection



Figure 4: Visual inspection results

Building ref.	Description	Features with potential bat roost habitat (PBRH).
1 – Low potential risk of supporting bats	Two-storey stone building, with a pitched clay pantile roof, which is lath lined. Externally, the roof is generally well-sealed, with very low number of loose tiles which would provide access, and small areas of missing mortar under ridge tile, but potential access into the roof was noted at the eaves. Masonry crevices are evident both internally and externally. No evidence of bats, such as droppings or feeding remains, were identified internally or externally. Photo 1-3.	PBRH between liner and slates with potential access
2 – Low potential risk of supporting bats.	Modern constructed building, which is open sided on the western aspect. Eastern aspect is supported by a traditional stone wall base, which has numerous crevices, eastern wall side is Yorkshire boarded, and roof is corrugated metal. No evidence of bats, such as droppings or feeding remains, and no evidence of breeding birds. Photo 4-6.	Crevices in wall base on eastern aspect.

Table 2: Visual inspection results

Site photographs



Photo 1: External view of Building 1



Photo 2: Internal view of lath lined roof of Building 1



Photo 3: Missing mortar at ridge on Building 1



Photo 4: Western aspect of Building 2

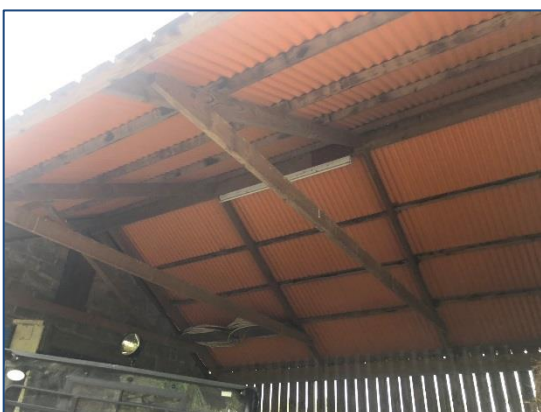


Photo 5: Internal view of roof structure of Building 2

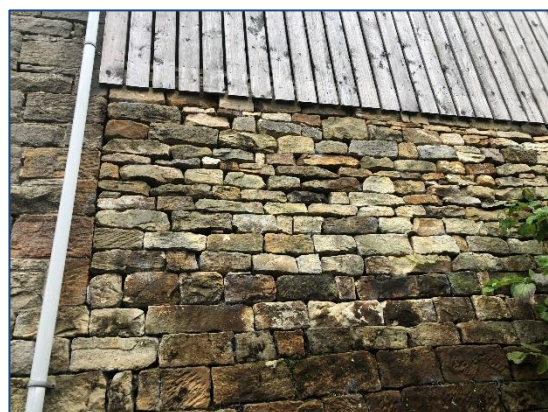


Photo 6: Creviced eastern support wall of Building 2

7 Discussion and analysis

No evidence of roosting bats was found during the inspection.

We can rule out any internal use of the buildings by void dwelling bats; following a comprehensive visual inspection, no bat droppings, feeding remains, scratch marks or smearing were visible inside the surveyed buildings. Internal conditions are undisturbed and dry, which should preserve any evidence such as bat droppings, if present internally.

Low potential crevice bat roost habitat (which could not be fully assessed for presence / absence of bats) was identified during the survey. The risk is limited to crevices beneath the roof, as the lath liner present would hide evidence of use of this space, and crevices within masonry which were too high to inspect via a ladder. In order to complete an assessment of bat use of these areas, an evening emergence survey, in line with current BCT guidelines, will be required.

The risk of bat usage is low and limited to crevice dwelling bats. Therefore, if any bats were identified during the survey, mitigation for the loss of any potential crevice roosts can, be provided through installation of professional and long-lasting bat boxes in a suitable location on site and would not require any set aside internal space for bats.

No evidence of breeding birds was identified, however there is potential for passerines within crevices.

No evidence of barn owl was identified.

8 Impact assessment

To establish whether any bat mitigation will be needed, an evening emergence survey in line with current Bat Conservation Trust Good Practice Guidelines should be carried out on Buildings 1 & 2, during the emergence survey season in order to gain a full understanding of the use of the site by bats and to assess the extent to which they may be affected by the proposed work. Any required mitigation measures and requirement for a European Protected Species Licence (EPSL) will be confirmed following the results of the summer surveys. Potential impacts of development works on bats can be found summarised in Table 3.

Impact on bats	Impact on roosting habitats
Physical disturbance	Modification of access point to roost either physically or through, for example lighting or removal of vegetation.
Noise disturbance through, for example increased human presence or use of noise generating equipment.	Modification of roost either physically, for example by roof removal, or through, for example, changed temperature, humidity, ventilation or lighting regime.
Injury/mortality (e.g. in roost during destruction or through collision with road/rail traffic)	Loss of roost.

Table 3: Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016)

There is a risk of disturbance to nesting birds if demolition is carried out when active nests are present.

There will be a negligible impact on barn owl.

9 Mitigation & Compensation

9.1 Mitigation summary

At least one emergence survey should be carried out during the period May to August to gain a full understanding of the use of the identified potential crevice bat roost habitat and to assess the extent to which they may be affected by the proposed work. Mitigation will be in the form of bat boxes. The results of this survey will be submitted to the planning authority. If bats are found to be roosting, a European Protected Species Licence will be obtained prior to development.

As there is no evidence of use by of these buildings by bats which require roof voids, if bats are detected during an emergence survey then bat boxes will be suitable mitigation without requiring any amendment to plans. This will ensure that ecological functionality of the site is maintained post-development.

We recommend that demolition is carried out outside of the breeding bird season. If this timing is not possible, a check will be made immediately prior to demolition for the presence of any active bird nests. If any active nests are discovered, then, where possible, work to these areas should be carried once any chicks have fledged

9.2 Method Statement

9.2.1 Prior to any works to the surveyed buildings, bat emergence surveys, in line with current Bat Conservation Trust Good Practice Guidelines will be carried out at the appropriate time of year (May-August) and in suitable weather conditions. Bat survey results will be forwarded to the LPA.

9.2.2 If any roosting bats or evidence of roosting is found to be present, further advice will be sought with regard to the need to apply for a European Protected Species Licence (EPSL). If an EPSL is needed, no work shall take place until this has been obtained.

9.2.3 To mitigate for the loss of crevices and to enhance the site, a professional quality Schwegler (Type 1FF) bat box will be installed on site, in a location as agreed by the ecologist.

9.2.4 If work takes place within the bird breeding season, a pre-works check of the site should be undertaken before demolition to check for the presence of nesting birds. If any active nests are found, then work to those areas should be delayed until after any chicks have fledged.

10 Information concerning bat protection and the planning system

10.1 Relevant Legislation.

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

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

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

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

10.2 Licences.

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

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

10.3 Planning and Wildlife.

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

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

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

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

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

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

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

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

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

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

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

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

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

11 References

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

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

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

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *Bat Workers Manual*. JNCC

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature.

National Planning Policy Framework 2018:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework#revised-national-planning-policy-framework>

The Conservation of Habitats and Species Regulations 2017.

<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

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

Appendix 1: Glossary of bat roost terms

Bat Roost Definitions:

Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.

Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites: where mating takes place from later summer and can continue through winter.

Maternity roost: where female bats give birth and raise their young to independence.

Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Appendix 2: Standard good working practices in relation to bats

Bats are small, mobile animals. Individual bats can fit into gaps 14-20mm wide. They can roost in a number of places including crevices between stonework, under roof and ridge tiles, in cavity walls, behind barge boards, in soffits and fascias and around window frames. Builders should always be aware of the potential for bats to be present in almost any small gap accessible from the outside in a building. The following guidelines are provided in order to reduce the risk of harm to individual bats.

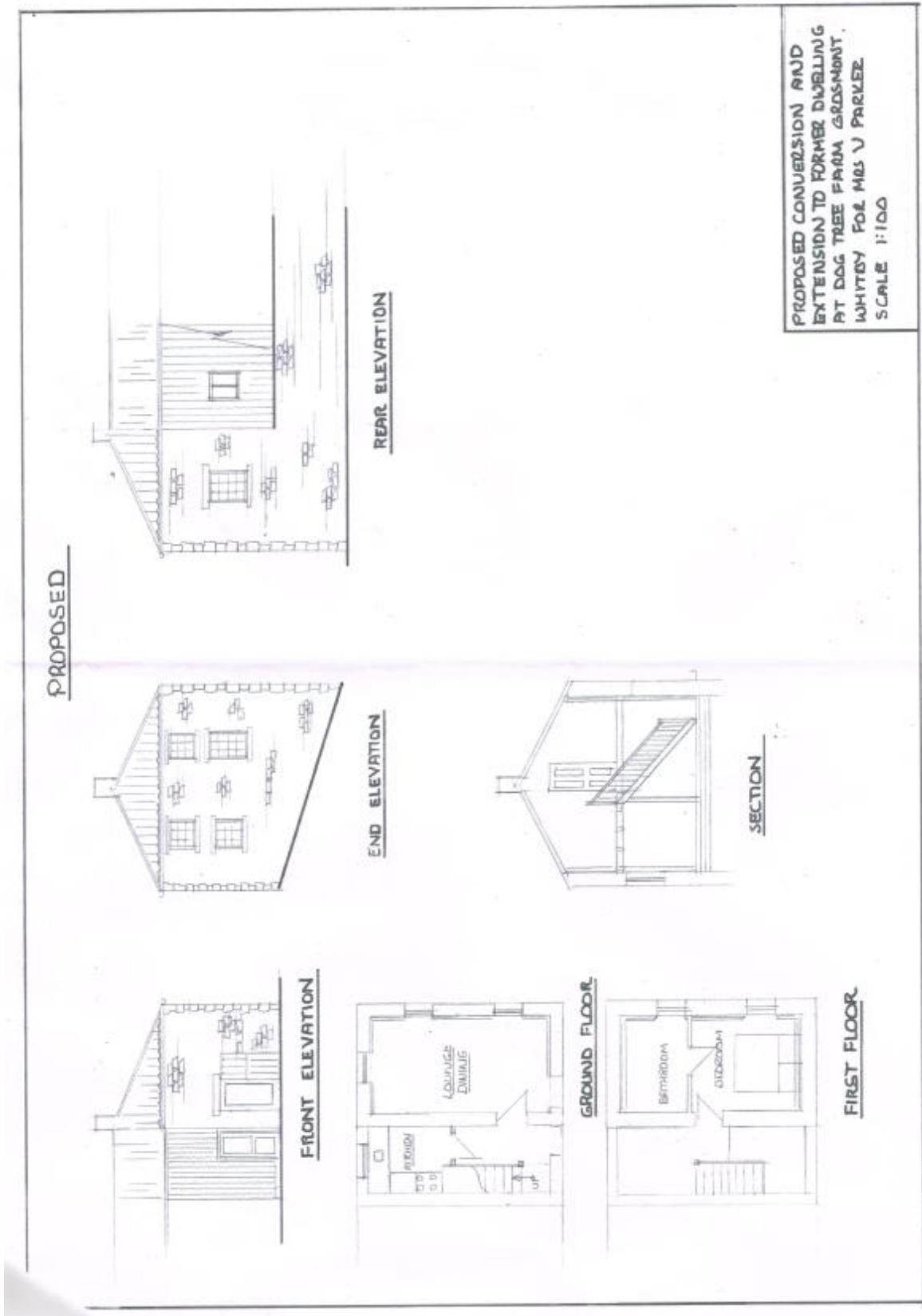
- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.
- Re-pointing of crevices should be done between April and October when bats are active. Crevices should be fully inspected for bats using a torch prior to re-pointing.
- Any existing mortar to be raked should be done so by hand (not with a mechanical device).
- Look out for bats during construction works. Bats are opportunistic and may use gaps overnight that have been created during works carried out in the daytime.
- If any bats are found works should stop and the Bat Conservation Trust (0845 1300 228) or a suitably qualified bat ecologist should be contacted.

If it is necessary to pick a bat up always use gloves. It should be carefully caught in a cardboard box and kept in a quiet, dark place. The Bat Conservation Trust or a suitably qualified bat ecologist should be contacted.

Appendix 3: NYBG bat roost records

Species	Site	Grid ref	Quantity	Date	Comment
Common Pipistrelle	NZ824057	NZ824057	1	11-Jun-10	Dead
Common Pipistrelle	Grosmont Old School	NZ828051	8	16-Jun-11	Roost
Common Pipistrelle	Grosmont Chapel	NZ8298805258	11	2012	Roost
Common Pipistrelle	Green End Farm, Green End, Goathland	NZ824035	1	19-Jun-18	Roost
Common Pipistrelle	Green End Farm, Green End, Goathland	NZ824035	1	06-Jul-18	Roost
Common Pipistrelle	Whitby	NZ82090434	162	26-Jun-17	Roost
Common Pipistrelle	Whitby	NZ82090434	269	14-Jun-17	Roost
Common Pipistrelle	Whitby	NZ82090434	282	06-Jun-18	Roost
Common Pipistrelle	Whitby	NZ82090434	284	21-Jun-16	Roost
Brown Long-eared Bat	NZ8205	NZ8205	1	23-Aug-07	Dead
Brown Long-eared Bat	Green End Farm, Green End, Goathland	NZ824035	2	06-Jul-18	In flight
Unknown	Grosmont	NZ8205	1	08-Jul-01	Orphaned bat
Unknown	Birch House, Goathland	NZ8320004200		17-Jul-86	
Unknown	6 Esk Valley Cottages, Grosmont	NZ8305		28-Jan-86	Roost
Unknown	The Old School, Grosmont	NZ828051		05-Mar-07	Probable roost
Unknown	Grosmont	NZ8205		23-Aug-07	Bat Inside house
Unknown	The Old Vicarage, Grosmont	NZ832051		07-Oct-08	

Appendix 4: Proposed development plans



Structural Condition Report

Dog Tree Farm, Grosmont

1. Introduction

At the request of the property owner, Mrs Vicky Parker, and via Architect Mr Eric Matthew, I was asked to carry out a visual survey and prepare a Report on the structural condition of a small, semi derelict , former hinds living accommodation at the above farm. I therefore visited site on 4th October 2019.

The age of the house is unknown but probably mid 19th or early 20th century

The Client proposes to upgrade and extend the property, by about 2.4m, into a one bedroom living accommodation, complying with modern building standards.

For the purposes of this report the front wall , containing four windows is assumed to be facing east

2. Basic Construction

The property currently has a hipped, pantiled covered roof supported off large coursed solid sandstone block walls, in the order of 400mm thick

Due to the sloping site the north and east facing walls of the house extend from lower ground levels for a height of about 3m to existing floor levels. These walls, which are buttressed towards the bottom , act as a retaining wall as well as supporting the house north and east walls above.

The west wall of the house abuts a more modern, open barn .Below this barn on the north side the retaining/support wall is of coursed, but dry jointed, large sandstone blocks, again assumed to be in the order of 400mm thick. The upper wall to the barn area is currently in vertical Yorkshire boarding

The existing ceiling and ground floor are of timber construction.

No details of the construction of the lower walls /existing foundations are available at this stage. It is recommended that trial holes be excavated on all four walls to establish the current situation

3. Structural Defects Observed

The existing roof and ceiling timbers are in very poor condition and need total replacement. Insulation to modern standards is required. Advice from a specialist roofer is required to establish if the existing roof tiles can be re-used or not. Consider removing the existing chimney if not needed

The external sandstone block walls do show signs of some previous movements/settlements with some cracking evident both through the walls and at window lintel openings. However, overall the movements do not appear to be excessive.

The majority of joints in the sandstone walls on all sides are very open and need deep repointing.

4. Recommended Structural Repair Works

(a) Remove existing roof structure and replace totally. Provide perimeter galvanised tie straps, 30mm x 5mm x 1.2 long @ 1m c/c between the roof wall plate and supporting walls to increase high level lateral stiffness of the building.

(b) Deep repoint all walls . Insert high tensile stainless steel steel reinforcing bars , let into the bed joints and surrounded with resin mortar, across pronounced cracks in the walls .Advice required from specialist supplier (Helibar Ltd) re the diameter and length/method of installing the high tensile bed joint reinforcing bars. Replace any defective/missing lintels/cills

(c) Provide a series of 50mm diameter plastic weep holes thro the existing sandstone walls at low level to release any water pressures which may build up over time behind the walls

(d) Excavate as necessary within the ground floor of the building to create adequate headroom . Construct new ground floors in reinforced concrete. Incorporate dpc's, insulation etc to modern standards.

- e) Positively tie the new ground floor slab to the external sandstone walls to provide additional lateral stiffness to the building at ground floor level
- f) Construct a new 'external' cavity wall, off new foundations, for the extension of the property on the west (barn) side, again to modern standards. Tie the new foundation to adjacent external sandstone walls.
- g) Provide new internal timber 'liner' frames to all internal walls with insulation to modern standards.
- h) Provide new foul/ surface water drainage/ treatment systems as required .
- i) Carry out early trial pit excavations to establish the existing foundation situation under all four walls. Some foundation underpinning to the main walls cannot be entirely ruled out at this stage

5. Conclusions

Subject to the satisfactory completion of the above works in my opinion this old house will be adequately restored structurally for use as living accommodation

6. Limitations

It should be recognised that this report is necessarily based upon areas of the structure which were fully open to view at the time of the visual inspection. As such it should be recognised that there may be other, as yet unidentified problems, which could affect the conclusions reached, recommendations given and costs of any required additional remedial works.

C Fenby CEng, FICE, MStructE

23rd October 2019

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East Facing (front) Elevation

NYMNPA

20/05/2020



East side Elevation

East side elevation





North side Elevation



South (Rear) Elevation

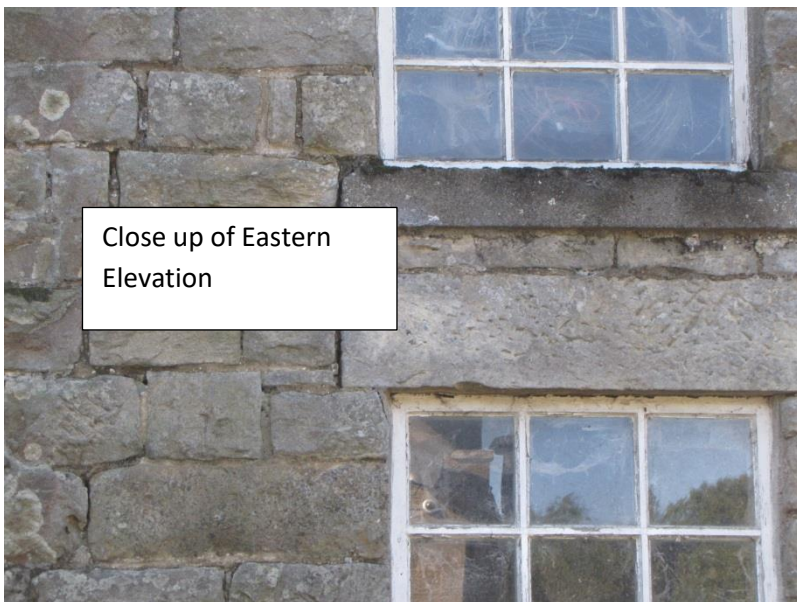
Existing ground floor ceiling



Close up of North side
Elevation



Close up of Eastern
Elevation



First floor (note missing
lintel to inner wall)



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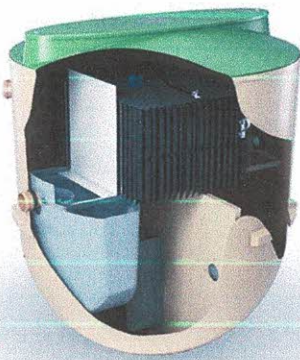
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Klargester L Range 1 - 6 Person Sewage Treatment Plant

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- Certified to BS EN 12566 Part 3
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- Fully marked in line with the CPR 2013

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To ensure your system operates to maximum efficiency, we recommend tried and tested Commissioning by our own British Water and Safe Building trained engineers. Our unrivalled knowledge means that we are best placed to carry out bespoke assessments to get your system up and running. The commissioning will also provide you with a unique checklist against your system, ensuring your complete peace of mind and reassurance that your system's mechanical and electrical components are in good working order.

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The below is carried out by a Kingspan Service Engineer, and will only be checked if the unit has been installed in line with the provided installation guidelines.

- Check Plant is level, 5mm tolerance
- Confirm the ground around the plant is level, flat and that the lid securely fastens
- Confirm the panel has been mounted correctly
- Make the required connections to the panel using correct glands
- Make all electrical connections within the tank
- Ensure all safety guards are fitted
- Sat all greasomatics within the plant (if applicable)
- Check belt/chain tension and alignment
- Check pump float activates freely (pumped discharge only)
- Check operation of sludge return pump (nitrification plants only)
- Check direction of disc pack
- Check levels within unit
- Test and set any Alarms supplied with the unit

If the BioFicient/BioTec has been purchased, commissioning includes the above plus:

- Check the air blower is secure
- Set forward feed airlift (larger plants)
- Make sure there is adequate air supply
- Connect all airlines and set valves
- Make sure BioZones have adequate air supply
- Wire and set timer solenoid for sludge return (if applicable)

Height (mm):	2200
Diameter (mm):	1850
Tank Use:	Below Ground
SKU:	LOO6G10

Model:	BioTec L Range 1
Population Equivalent (Standard Flow):	6 people
Outside Diameter:	1900mm
Inlet Invert Depth Options:	1000mm/ 1500mm
Pipework Diameter:	110mm
Motor Rating	60 Watts
Empty Weight (Kg):	Gravity: 195 ; Pumped: 2
Outlet Invert:	Gravity: 1100mm; Pump
Depth:	2200mm
BOD Load:	0.36 kg/ day
Please note: Tank sizes quoted are subject to a +/- 3% variation	