



**Bat, Breeding Bird and Barn Owl Scoping Survey**  
**Foss Farm, Sneaton**

August 2021

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**Site:**

Foss Farm  
Sneaton  
Whitby  
YO22 5JD

**Dates:**

Scoping survey: 11/3/21  
Emergence survey: 2/6/21

**Client:**

Ian and Liz Forster

**Client's agent:**

Cheryl Ward Planning

**Planning Authority:**

Scarborough Borough Council

**Our ref:**

**1087 - 2021**

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## **1 Summary**

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**A bat scoping and subsequent emergence survey carried out on farm buildings at Foss Farm in Sneaton has identified day roosts of common pipistrelle bat. Proposals will result in the loss of these roosts. Works are therefore likely to require a protected species licence from Natural England. A further emergence survey will be required to inform the licence application.**

**We can rule out use of the site by a maternity bat roost. The buildings offer only low suitability for roosting bats and the emergence survey was carried out in good conditions and at an optimal time to identify any maternity bat roosts, if present.**

**The impact of conversion and repair works on the bat species identified will be minimal at all levels (site, local, and regional) as roosts of this type have low conservation significance due to the low number and species of bat present. Loss of crevice roosts will be mitigated for through the installation of two long-lasting, professional quality, preferably integral, bat boxes post development.**

**Birds, including barn swallow, are using the buildings for nesting, therefore works should avoid the bird nesting season if possible. If this timing is not possible then a check should be made for active bird nests immediately prior to works. If any nests are discovered, where possible, work to these areas shall be carried once any chicks have fledged in order to avoid disturbance. Two bird nest boxes should be installed on site. We also recommend creation or retention of an open sided building, suitable for use by breeding swallow on site.**

**No signs of nesting barn owl were found during the surveys, but signs of roosting barn owl were found within Building 1 and 3. Section 9 sets out a method statement to minimise disturbance to barn owl during works. Permanent provision for barn owls will be included as part of the development.**

## 2 Introduction

MAB Environment and Ecology Ltd was commissioned by Ian and Liz Forster to undertake a bat, breeding bird and barn owl survey on derelict farm buildings at Foss Farm to accompany a planning application for their conversion to residential. Development plans are in the Appendix.

The site is located approximately 1.9km south of the hamlet of Littlebeck in North Yorkshire (Central grid reference: NZ885032). The location of the site is shown on Figure 1 below, and the application site boundary is shown in Figure 2.

The report was written by Emma Telfer ACIEEM of MAB Environment and Ecology Ltd.

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

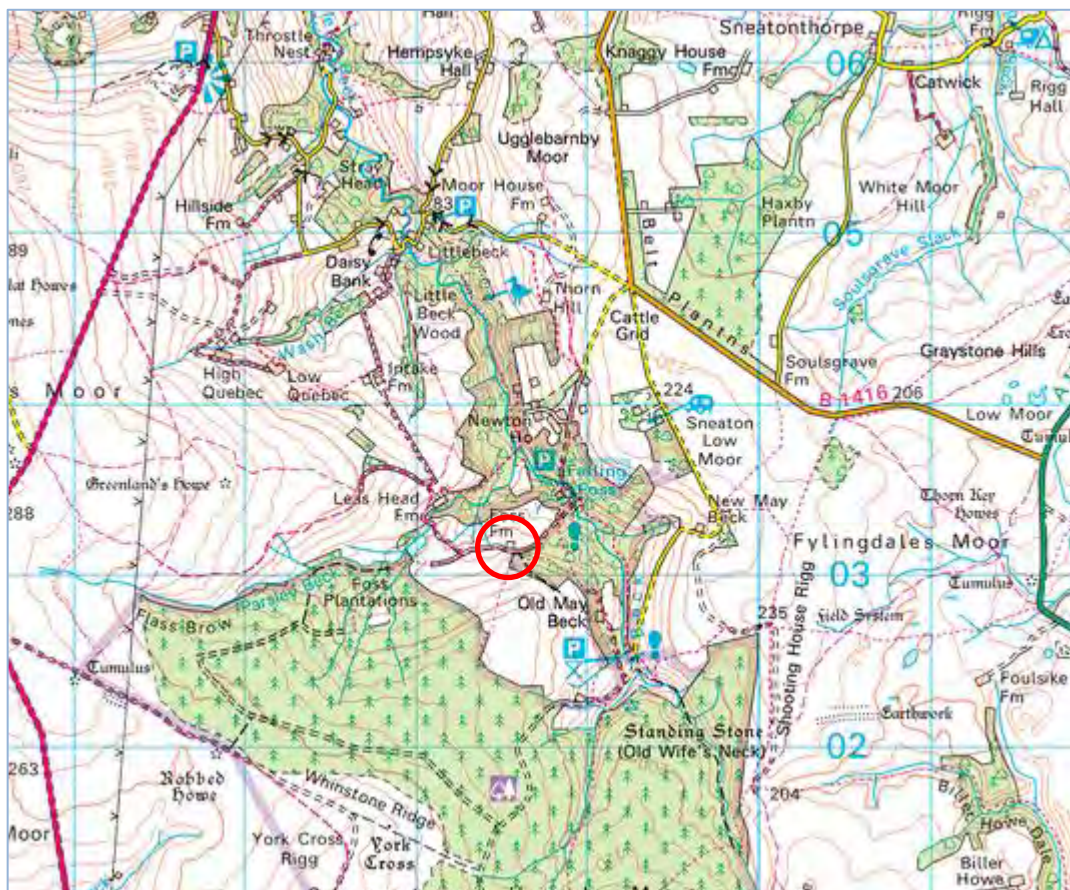


Figure 1: Site location.

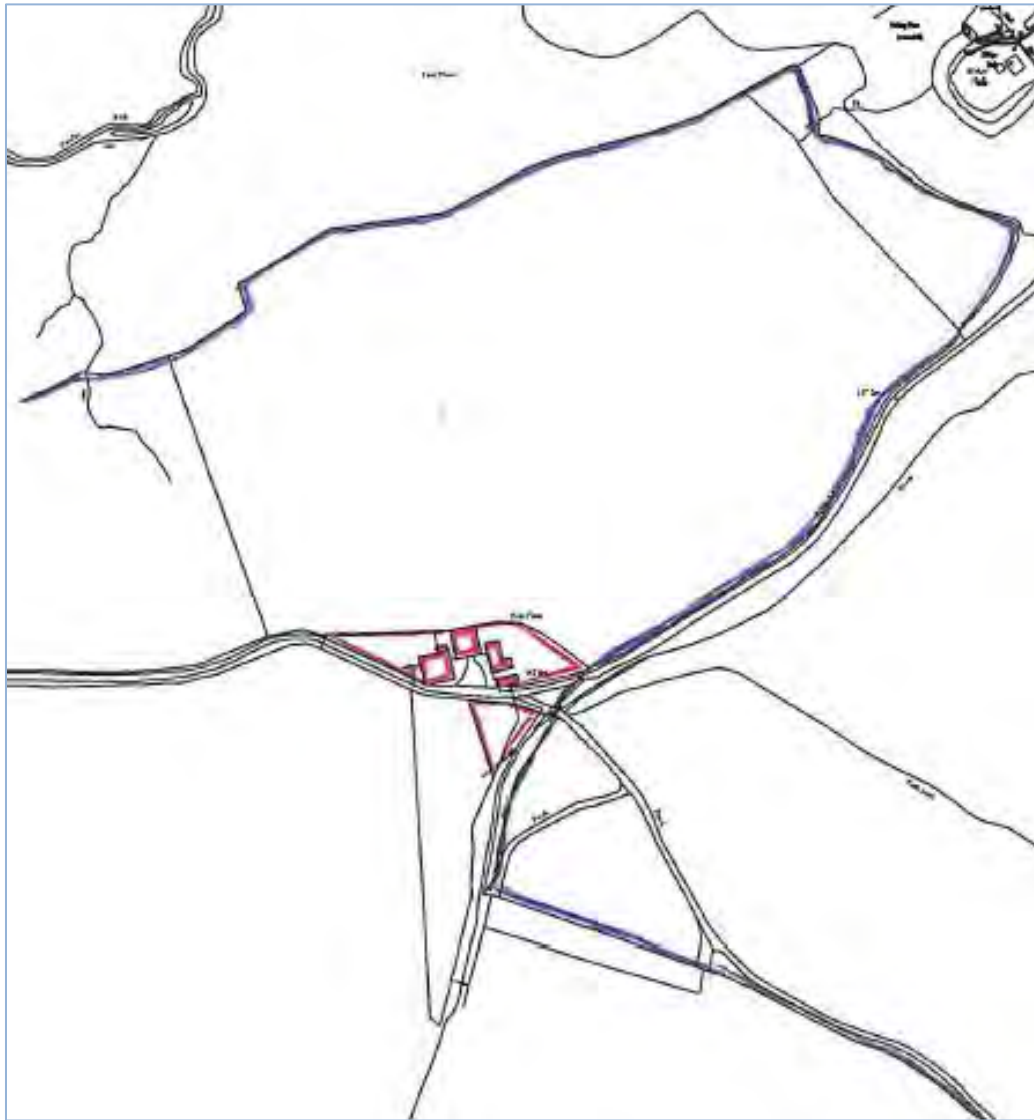


Figure 2: Red line application boundary.

### 3 Methodology

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#### 3.1 Desktop Study

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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

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3.2.1 The site was surveyed by Emma Telfer (ET) ACIEEM who has worked as an ecologist for MAB since 2014. She holds a Class Survey Licence WML-A34 (Bat Survey Level 2) registration number 2016-20709-CLS-CLS. She also holds a Class Survey Licence for great crested newts WML CL08 (Level 1) registration number 2016-19422-CLS-CLS. The surveys were carried out in accordance with the Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> 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 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.



3.2.4 The buildings were assessed for their degree of potential to support roosting bats. This includes assessing the building design, materials and condition. See Table 1 for more information.

Colour code	Suitability.	Roosting habitats	Commuting and foraging habitats
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.
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).	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.  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.
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).	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.  Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
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.	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.  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.  Site is close to and connected to known roosts.

**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.**

3.2.5 An emergence survey was carried out using 4 surveyors with ultra-sound detectors (Pettersson D240x, Pettersson D230, Elekon Batlogger and a BatBox Duet). The D240x detector was set to 10x expansion with manual triggering with an Edirol R09 WAV solid state recording device for the time expansion channel, with heterodyne output through the other channel. The D230 and Duet used heterodyne detection were set to 50 kHz. Time expansion recordings were analysed with BatSound software.

3.2.6 Surveyors used were:

- Emma Telfer (ET) ACIEEM as before
- Sam Newton (SN) a biology graduate and bat surveyor, who has carried out bat surveys for MAB since 2017.

- Nina Herbert (NH) has a BSc in Physical Geography and is a seasonal bat surveyor.
- Matt Dove Jones (MDJ) is a seasonal bat surveyor. He has a BSc in Animal management and works at Tees Valley Wildlife Trust.

## 4 Constraints

The surveys were not significantly constrained.

## 5 Site Description

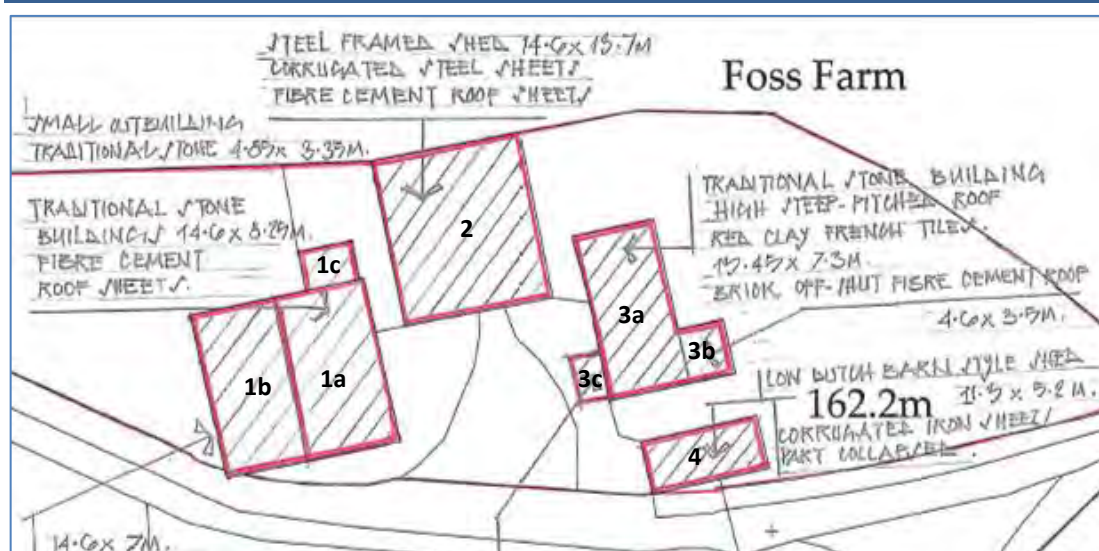


Figure 3: Site layout and building reference numbers

**Building 1** – Stone barn with fibre cement roof sheets. Attached to the west wall is an open lean-to woodstore (1b) and on the north is a small additional stone outbuilding (1c) also with a fibre cement sheet roof.

**Building 2** – Steel/timber framed barn with a fibre cement roof. Part open on south, remaining walls are covered with corrugated metal sheets.

**Building 3** – Stone barn with a clay tiled roof (half pantile and half flat tiles). There is a small brick lean-to on the east (3b) with a low pitch fibre cement roof and a timber log store (3c) on the west, with a tin sheet roof.

**Building 4** – Open dutch barn. Corrugated metal sheet roof and walls.



Photo 1: South east aspect, 1a.



Photo 2: West aspect, 1b with 1a in background..



Photo 3: 1c to front



Photo 4: Southern aspect, 2



Photo 5: Western aspect, 3a with 3c to front.



Photo 6: Eastern aspect of 3a with 3b in the foreground.



Photo 7: western aspect, 4.

## 6 Results

### 6.1 Desktop Study

The site is located within an area of high-quality foraging habitat for bats. The location is rural and the site is connected to extensive areas of riparian deciduous woodland, including Ancient & Semi-Natural Woodland.



Figure 4. Aerial view of the surrounding landscape.

#### 6.1.2 Bat Group Records

The search from North Yorkshire Bat group returned only 2 records, neither of which relate to the site (see Table 2).

Table 2: Records from North Yorkshire Bat group.

Species	Site	Gridref	Quantity	Date	Comment
Unknown	Newton House, Falling Foss, Whitby	NZ886039		28-Jun-87	In flight
Unknown	Well Close, Littlebeck, Whitby	NZ877048		21-Oct-04	Caught by cat

## 6.2 Visual Inspection

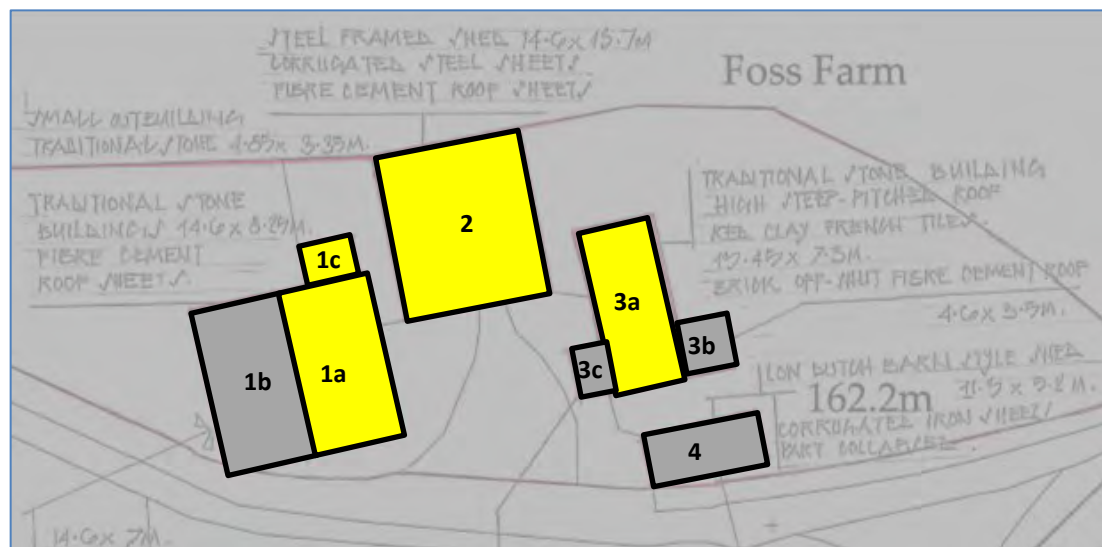


Figure 5: Site layout and building reference numbers

Building ref.	Description	Features with potential bat roost habitat (PBRH).
<b>1a</b> <b>Low suitability for bat roosts</b>	<p>Potential crevice roost habitat identified within extensive masonry crevices (internal and external), timber lintel and beam crevices.</p> <p>The interior is accessible to birds and bats via open large doorway, gaps around doors on the gable and gaps at the eaves and ridge vents. The interior is dry and bright, there are clear panels in the roof. The internal ridge is open and exposed. There is a double ridge beam. The roof is unlined. No bat droppings or signs of bat use were found.</p> <p>3x old swallow's nests were present on roof beams.</p> <p>Barn owl pellets and adult feathers were visible in 3 locations (11x pellets in total). Some were fresh. No signs of barn owl nesting or suitable nesting habitat were identified.</p>	Masonry and timber crevices.
<b>1b</b> <b>Negligible suitability for bat roosts.</b>	<p>The building is open sided and exposed. The roof is unlined. No crevices suitable for roosting bats were identified.</p> <p>No signs of nesting birds were evident.</p>	Negligible pbrh
<b>1c</b> <b>Low suitability for bat roosts</b>	<p>Potential crevice roost habitat identified within masonry crevices (internal and external).</p> <p>The interior is accessible to birds and bats via open doorway and ridge vents. The interior is dry and bright. The internal ridge is open and exposed. The roof is unlined. No bat droppings or signs of bat use were found.</p> <p>1x old swallow's nest.</p> <p>2x Barn owl pellets were found on the floor. No signs of barn owl nesting or suitable nesting habitat were identified.</p>	Masonry crevices.
<b>2</b> <b>Very low suitability for roosting bats.</b>	<p>Very minor crevices only, between supporting timber structure and wall sheets. Gaps are mostly cobwebby and no droppings visible below gaps. Floor is damp and muddy.</p> <p>The interior is open and exposed on the south side.</p>	Minor crevices only.

<p><b>3a</b> <b>Low suitability for bat roosts</b></p>	<p>Potential crevice roost habitat identified within extensive masonry, tile and beam crevices (internal and external). Several visible gaps under coping stones.</p> <p>The interior is accessible to birds and bats via gaps around doors and an open window on the south gable and gaps at the eaves and ridge vents.</p> <p>The interior is dry and undisturbed. The roof is underlined with part bitumen and part lath which is missing in areas. No bat droppings or signs of bat use were found.</p> <p>Barn owl pellets and adult feathers were visible in 3 locations (7x pellets in total). Some were fresh. No signs of barn owl nesting or suitable nesting habitat were identified.</p>	<p>Masonry and timber crevices.</p> <p>Access available under lined roof.</p>
<p><b>3b</b> <b>Negligible suitability for bat roosts</b></p>	<p>Windows missing allowing internal access for birds and bats.</p> <p>Roof sheets are sealed and roof is unlined. Internal walls are plastered – no visible crevices internally or externally.</p> <p>5x past swallow's nests were present on roof beams.</p>	<p>Negligible crevices.</p>
<p><b>3c</b> <b>Negligible suitability for bat roosts</b></p>	<p>Negligible crevices identified.</p>	
<p><b>4</b> <b>Negligible suitability for bat roosts.</b></p>	<p>Dutch barn type outbuilding.. No suitable bat roost habitat identified. The building is dilapidated with large openings on the east and west elevations and several metal sheets missing.</p>	<p>Negligible pbrh</p>

Site Photographs



Photo 8: Interior 1a



Photo 9: Internal roof, 1a.



Photo 10: Internal crevices in 1a.



Photo 11: Barn owl droppings below post 1a.



Photo 12: Inside 1b.



Photo 13: Swallow's nest in 1c.



Photo 14: Interior 2



Photo 15: Interior, 2.



Photo 16: West pitch of roof, 3a.



Photo 17: East pitch of roof, 3a.



Photo 18: Internal roof 3a.



Photo 19: Swallow's nest in 3b.



Photo 20: Interior of 4.



### 6.3 Emergence Survey

**Date:** 02/06/2021

**Start time:** 21:00

**End time:** 23:00

**Sunset:** 21:27

**Table 1 – Environmental conditions**

	Temp (°C)	Wind (BF)	Humidity (%rh)	Rain	Cloud cover (%)
Start	11	0	-	0	60
Finish	10.5	1	-	0	100

**Surveyors:** Emma Telfer (ET); Nina Herbert (NH); Sam Newton (SN); Mathew Dove-Jones (MDJ).

**Equipment used:** 2x Pettersson D240x time expansion ultrasound detectors with Edirol R09 recorders, x1 Pettersson D230 and x1 Pettersson D100.

#### Results summary:

Bat activity was relatively high throughout the survey. Common pipistrelle bats emerged from dispersed crevices within building's 1a, 2 and 3a. Foraging behaviour was intermittent throughout. A barn owl was also identified flying over and around the site, but not into any of the buildings.

#### Roosts identified:

Building Ref.	Species	Count	Emergence location/access point
1a	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	5	Emerged via masonry crevice, and doors of building
2	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	2	Emerged from pole barn
3a	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	2	Emerged from eaves and window of building

#### Observations:

Surveyor	Time	Species	Number	Activity	Annotation
MDJ/ET	21:20	Common pipistrelle	2	Emerged from pole barn	
SN	21:20	<i>Myotis sp.</i>	1	Foraging	
SN	21:22	Common pipistrelle	1	Foraging along tree edge	
ET	21:29	Common pipistrelle	1	In flight	
MDJ	21:34	Common pipistrelle	1	Emerged from door	
MDJ	21:41	Common pipistrelle	2	Emerged from masonry crevice in wall	
ET	21:50	Common pipistrelle	2	Foraging in and out of barn	
MDJ	21:50	Common pipistrelle	1	Emerged from door	
SN	21:50 – 21:58	Common pipistrelle	1	Foraging between buildings	
ET	21:53	Common pipistrelle	1	Emerged from eaves	
ET	21:59	Common pipistrelle	1	Emerged from window	
MDJ	21:59	Common pipistrelle	1	Emerged from door	
NH	22:18	Common pipistrelle	1	Foraging	

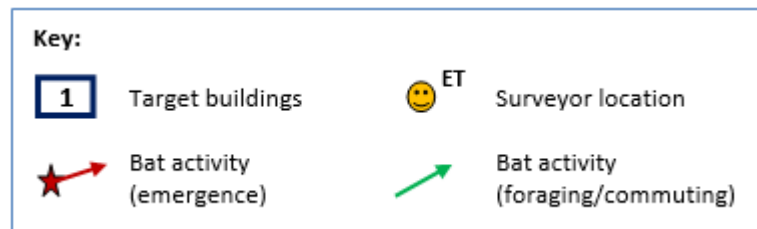
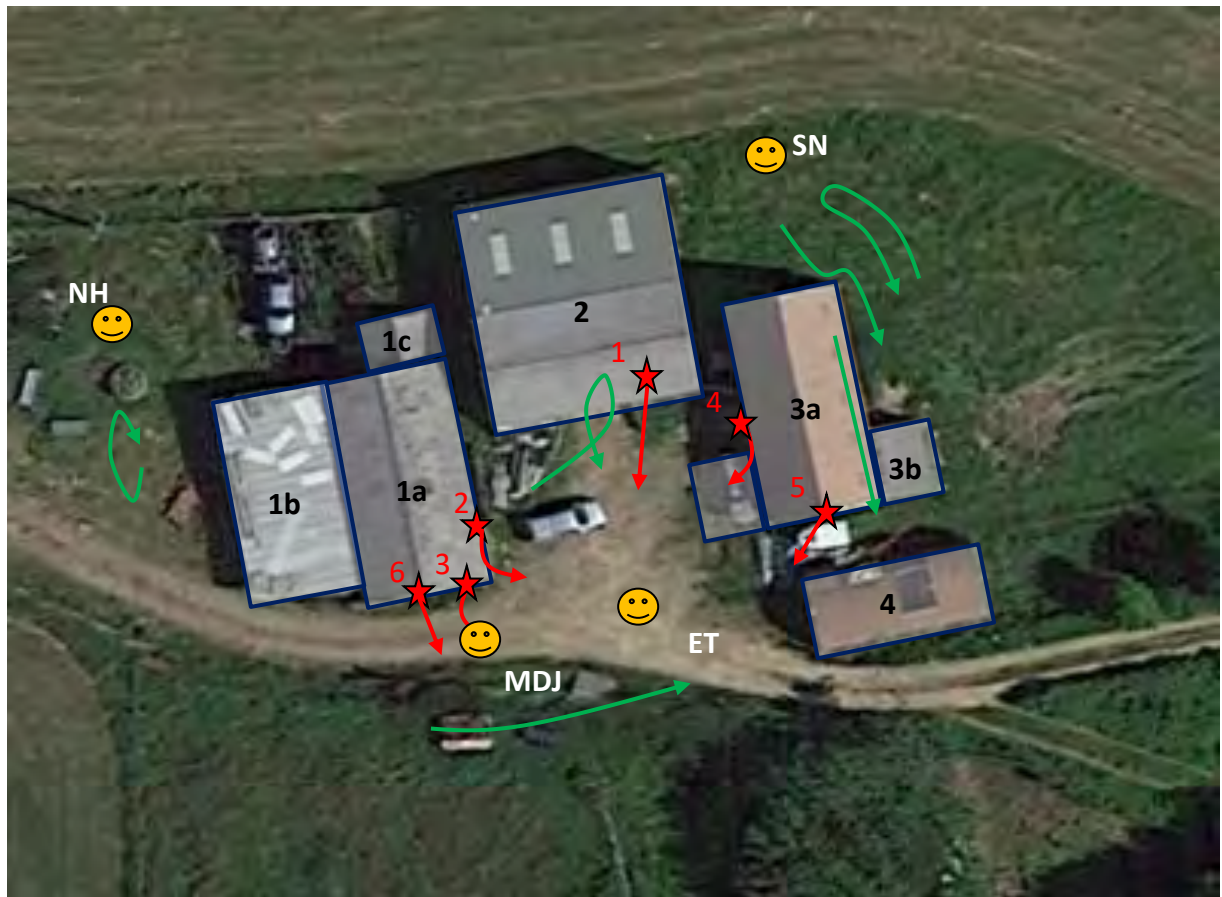


Figure 6 – Surveyor locations and bat activity recorded during survey 1 (02/06/2021).

## 7 Discussion and Analysis

The emergence survey identified day roosting common pipistrelle bats within three buildings onsite. Bats are utilising internal and external crevices, which are abundant across the site.

We can rule out any presence of a breeding roost within the surveyed buildings. The emergence survey was conducted in the optimal survey season, therefore any use of the site and buildings by higher numbers would have easily been picked up. The

buildings were classified as only low suitability for roosting bats; the buildings are derelict and unheated. Additionally, no evidence of bats was found during the visual inspection. Roosts are likely to be single males or non-breeding females. Some may also be transient as pipistrelle species of bat tend to move roost often, particularly non-breeding bat roosts.

Birds are nesting in several buildings and there is evidence of use of the site by roosting barn owl. The number of barn owl pellets present in the building indicates regular but occasional use. No signs of nesting barn owl were found during the site visit and emergence survey.

## **8 Impact assessment**

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Proposed works will result in a loss of the day bat roosts identified during the emergence survey. There is also a residual risk of disturbance or harm to individual or transient bats which may use potential crevices identified during the scoping survey.

There will be loss of an occasional barn owl roost. No barn owl nesting habitat will be impacted.

There will be a loss of birds nesting habitat and a risk of harm or disturbance to nesting birds (not barn owl) if work is carried out when/where active nests are present.

## 9 Mitigation & Compensation

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### 9.1 Mitigation summary

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#### **Bats**

Prior to commencement of works, a second dusk bat emergence survey will be carried out, and a NE licence applied for, if necessary. Replacement crevice roosting habitat will be provided on site through the installation of two professional quality and long-lasting bat boxes on site. Due to low numbers and non-breeding status, such mitigation is considered to be proportionate to the level of bat use and will ensure that ecological functionality is maintained post-development.

#### **Breeding birds**

If work takes place during the bird breeding season, then a check should be made prior to work for any active bird nests within buildings to be worked on. If nests are found, then no work to these immediate areas will take place until any chicks have fledged. Two bird nest boxes should be installed on site eg a swift brick and sparrow terrace. We also recommend creation or retention of an open sided building, suitable for use by breeding swallow on site.

#### **Barn owls**

A pre-works check shall be made of buildings for any recent use by barn owl, to make sure that the level of usage has not changed.

To help safeguard the long-term use of the site and surrounding area by barn owls, at least 30 days prior to work, a barn owl box will be installed within Building 2, to provide alternative provision whilst work is being carried out. Following works, a permanent barn owl box will be installed in a suitable location on site, as agreed by an ecologist.

## 9.2 Method Statement

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### **Bats**

9.2.1 Prior to commencement of works, a second dusk bat emergence survey will be carried out, and a NE licence applied for, if necessary.

9.2.2 Prior to any works commencing on site, workers and contractors will be informed of the protection afforded to bats and understand the method statement and procedure to be followed.

9.2.3 Prior to works, a professional quality bat box will be installed temporarily on site in a location agreed with the ecologist for the release of any bats uncovered during works.

9.2.4 Work to all roost locations, including roofing works and re-pointing will be carried out under the supervision of a suitably qualified ecologist (SQE), and when bats are active.

9.2.5 Replacement crevice roosting habitat will be provided on site through the incorporation of integral bat bricks into the new build and/or the installation of professional long-lasting crevice bat boxes on site, in suitable locations to be agreed by the ecologist. It is recommended that a total of 2 habitat features are provided. Integral bat bricks can include ibstock bat roost entrance brick (leading into a cavity wall) or enclosed bat box 'B'; or Schwegler Type 1FR bat tube. External bat boxes should be Schwegler Type 1FF wall bat roosts which can be affixed to external walls and/or Type 2F general purpose bat boxes affixed to retained trees on site.

9.2.6 Any lighting scheme will be designed to minimise any disturbance to bats currently using the site and surrounding area for foraging and commuting. No roost locations, foraging areas or commuting routes will be directly illuminated.

***Breeding birds and barn owls***

9.2.7 It is recommended that works are carried out outside of the bird breeding season. If this timing is not possible then a check should be made for active bird nests in areas to be worked on, immediately prior to works. If any nests are discovered, work to these areas shall be carried out once any chicks have fledged in order to avoid disturbance.

9.2.8 A pre-works check of the site should be undertaken not more than 2 months before work commences to ensure that usage by barn owls has not changed.

9.2.9 At least 30 days prior to work, a permanent internal barn owl nesting box will be installed within Building 2 to provide alternative provision whilst work is being carried out.

9.2.10 On completion of works, a permanent barn owl nestbox will be installed in a suitable location on site. The nest box will be a deep nest box suitable for installation inside a barn or other building (<https://www.barnowltrust.org.uk/product/barn-owl-nestbox-barns-buildings/> or Schwegler 23 Barn Owl Nest Box (or similar). Its location will be approved by the ecologist.

9.2.11 A total of 2 bird nest boxes should be installed on site. Examples include Schwegler sparrow terrace 1SP or brick sparrow box. Two of these should be swift boxes, e.g. ibstock swift box, Schwegler No. 16 or 1MF (bat and swift) which can be installed under the shelter of overhanging eaves.

**10 Recommended Ecological Enhancement**

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Landscape planting, where feasible, will comprise of native trees and shrubs, which provide food sources for birds, such as hawthorn, hazel, dogwood, guelder rose, birch, willow, field maple. Non-native planting such as laurel has very little value for birds and should be avoided.

Additional bird and bat boxes within suitable trees on site.

## 11 Information concerning bat protection and the planning system

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### 11.1 Relevant Legislation

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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 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

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 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, 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.

## 11.2 Licences

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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.

## 11.3 Planning and Wildlife

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National planning guidance for ecological issues is set out in the updated February 2019 National Planning Policy Framework (NPPF). The requirements are consistent with those specified in the July 2018 NPPF; which advocate biodiversity net gain and improvement where possible, as evidenced below.

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

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



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

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

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

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

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

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

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

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

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

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

## 11.4 Legislation in relation to barn owls

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Barn owls are afforded full protection under the Wildlife and Countryside Act, 1981. Their inclusion in Schedule One protects against wilful disturbance whilst an owl is at or near the nest, and makes it an offence to carry out any of the following actions:

- Killing or injuring a barn owl
- Catching a barn owl
- Taking or destroying any egg of a barn owl
- Damaging or destroying the active nest site with eggs or young or before eggs are laid
- Disturbing the dependent young of a barn owl
- Possessing, offering for sale or selling a barn owl (but see exceptions)
- Release or allow the escape of a barn owl into the wild (but see exceptions)

These actions are punishable by a maximum fine, upon conviction, of £5,000. Nesting has been recorded in every month of the year.

Protection is also given under the Countryside and Rights of Way Act, 2000 against reckless disturbance whilst nesting.

Because of recent declines in numbers, and concern over their current status, barn owls are also listed in the EC Birds Directive and Appendix II of the Bern Convention. They are an Amber Listed species in “Birds of Conservation Concern” (RSPB).

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## Appendix 1: Glossary of bat roost terms

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### *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**

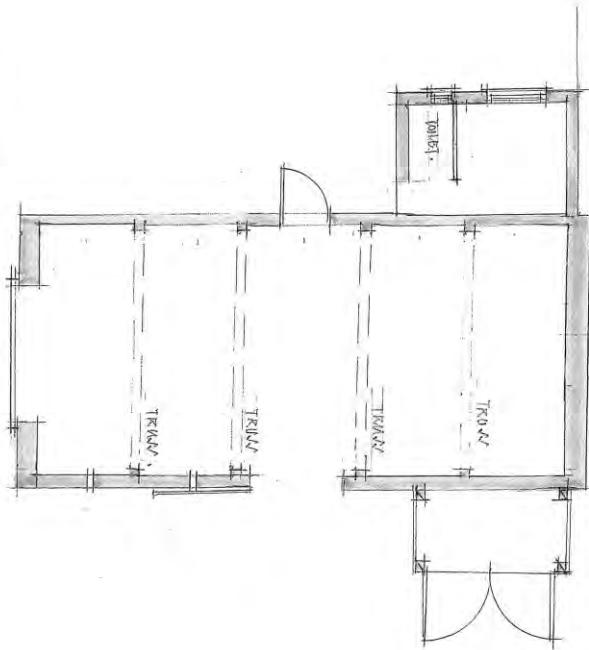
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Bats are small, mobile animals. Individual bats can fit into gaps 14-20mm wide. They can roost in a number of places including crevices between stonework, under roof and ridge tiles, in cavity walls, behind barge boards, in soffits and fascias and 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.

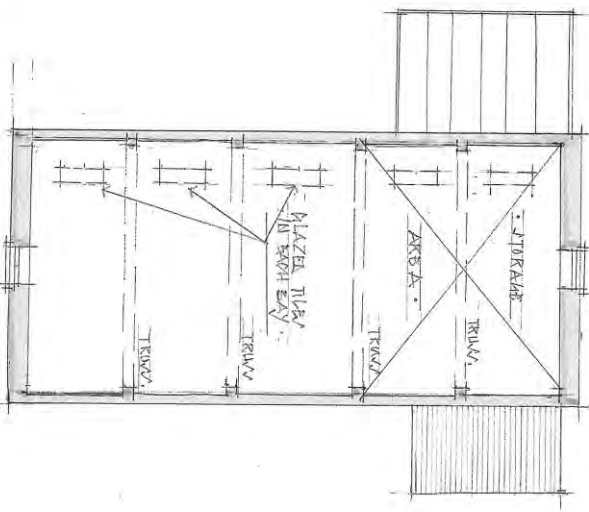
- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.
- Re-pointing of crevices should be done between April and October 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.

EXISTING SURROUND FLOOR PLAN



EXISTING FLOOR PLAN



SCALE: 1/4"=1'-0"

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REV	DATE	BY	AMENDMENT	CHKD	APPD

CLIENT: MRS. I. B. MRS. E. FOSS FARM.  
 PROJECT: BARN CONVERSION. A. FOSS FARM, WADDY, NORTH YORKSHIRE.  
 SCALE: As shown. ISSUE: Preliminary

DRAWING TITLE: EXISTING PLANS.  
 DRAWING NO: PROP/BA/21/001.  
 DATE: 24/08/21





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REV	DATE	BY	AMENDMENT	CHKD	APPD	SCALE	AS SHOWN	ISSUE	DATE	PRELIMINARY
						AS SHOWN				

CLIENT: MR. J. & MRS. E. FORSTER  
 PROJECT: BARN RENOVATION, A.  
 TRACT FARM, NORTH YORKSHIRE  
 DRAWING TITLE: IMPROVED ELEVATION  
 DRAWING NO.: 1/24  
 DRAWN BY: A. J. DAVENPORT

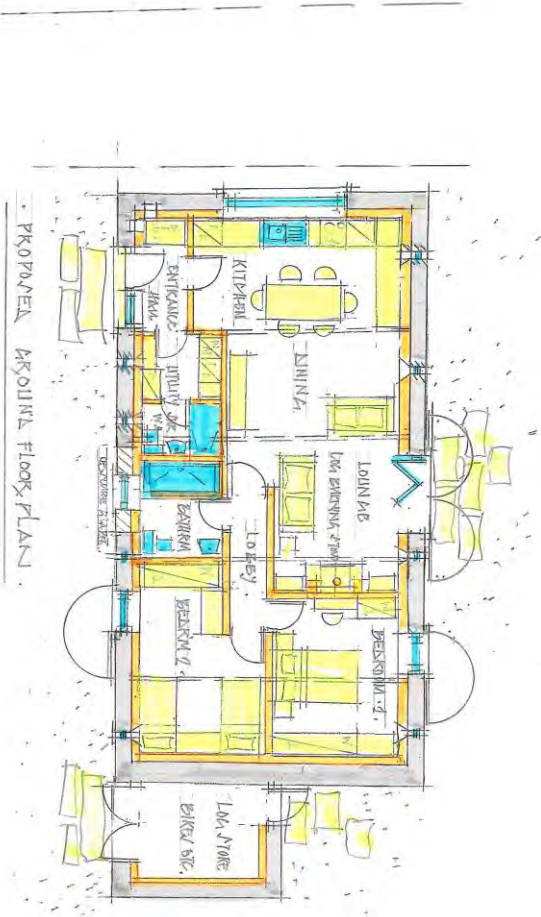
**North Elevation**  
**East Elevation**  
**West Elevation**

30/08/2021









SCALE = 1:100

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REV	DATE	BY	AMENDMENT	CNO	APD	SCALE	AS SHOWN	ISSUE	PRELIMINARY
						A3	DATE: JULY 2021		
<p>CLIENT: <u>MRS. I. E. MARY E. FORMYER</u></p> <p>PROJECT: <u>BARN CONVERSION - B. FOSS FARM, JUNE 2021</u></p>						<p>DRAWING TITLE: <u>PROPOSED PLAN</u></p> <p><u>BARN - B.</u></p> <p><u>PROPOSED HOLIDAY</u></p> <p><u>TENTATIVE</u></p>			
<p>DRAWING NO: <u>11/14 - 09</u></p>						<p>REV: <u>A</u></p>			



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REV	DATE	BY	AMENDMENT	CHD	AND	SCALE	DATE	ISSUE	DRAWING TITLE	DRW. IN HAND	DATE	ISSUE	SCALE	DATE	ISSUE
						A3	10/08/21	Preliminary	PROPOSED ELEVATION BARN 1 - B. PROPOSED HOLIDAY COTTAGE				1:100		
										CLIENT: MR. T. & MRS. E. FORSTER PROJECT: BARN CONVERSION - B. Foss Farm W1rkl1re DRAWING NO: 1/13/21 - 10. REV: A.					

NYMNP

24/09/2021

## Building Condition and Structural Survey Report



Proposed conversion of single storey barn

to a holiday cottage at

Foss Farm, Foss Lane, Sneaton, Whitby YO22 5JD

for

Mr. I. & Mrs. E. Forster



**bhd**  
partnership

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  - 5.1 Recommendations
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## **1.0 Introduction**

This report has been prepared following a site visit and inspection of the traditional stone-built farm building forming Foss Farm, Foss Lane, Sneaton, Whitby.

The purpose of the inspection and report is to provide a document which describes the structural condition of the building and its suitability for conversion to form a dwelling in relation to the planning policies and procedures of the North York Moors National Park Authority.

This report also describes the general condition of the building and the structural elements which form this building and the repairs required.

## **2.0 Site Location and Setting**

Foss Farm is located approximately 0.5 mile from Falling Foss to the north east and 1.5 miles to the B1416.

The farm and buildings form a farmstead, approached by a narrow tarmac road called Foss Lane, from the public tarmac highway B1416 to the north, which also leads to Falling Foss and Tea Garden where it becomes more of a farm track.

The building proposed for conversion is one of three forming this farmstead and is the most westerly of the three, with its ridge running north north west to south south east, with far reaching views of the dale and moors beyond. It is remote and set within a wonderful open landscape which typifies this northern area of the North York Moors National Park.

### **3.0 Key Structural Elements**

#### **3.1 Size of Building**

The traditional stone barn is a single-storey building, with a pitched roof clad with fibre cement sheets and has a small single storey shed to the rear (north) with a pitched roof. There is an open sided timber pole shed to the whole of the west elevation. The stone barn is approximately 15.5 metres long x 8.5 metres wide.

The building varies in height due to the falling ground and is in the region of 2.2 metres to 3.0 metres high to the stone water tabling at eaves level and a further 3 metres high to the ridge, resulting in a roof pitched at approximately 35 degrees. The smaller building is 3m long x 4.6m wide and the open sided shed is 15.5m long x 7m wide.

#### **3.2 External Structure**

The external walls are built of substantial coursed natural stone, being approximately 450mm in thickness, with various existing or former openings walled up to both the east and west elevations in order to provide a more secure building, open internally, for sheep or stock during winter and inclement weather.

One wider opening on the east elevation is approximately 2300mm wide, with a large timber lintel over this which has deflected over time. This has resulted in the course of stones above dropping in the centre and affecting the timber wall plate above.

A large opening on the south elevation, adjacent to Foss Lane, appears to have been formed or enlarged at some point as the timber lintel sits immediately below a smaller, squarer opening, which has been walled up using natural stone but leaving the outline of the former loft doorway and the stone lintel above. The larger opening is approximately 3300mm wide and 3000mm high. The timber lintel above has also deflected and is twisted with settlement of the stone walling above at each end.

The original tiled roof has been removed, along with the coping stones/water tabling and replaced with fibre cement (asbestos) sheets and ridge.

There are four timber trusses forming the roof structure plus three timber purlins to each side, a timber ridge beam and timber wall plates.

The original trusses have been cut and removed as the ends of some substantial tie beams remain projecting out of the walls internally and newer smaller timbers used to form the rough truss structures that can be currently seen with many and various support struts at the eaves level and smaller tie beams at mid-point.

The small stone outbuilding at the north end consists of good quality stone and the walls are substantial. The original roof has also been replaced with fibre cement (asbestos) sheets and ridge and former coping stones/water tabling removed.

All the stone walls are considered to extend below ground by 450mm to 600mm or more given the falling ground and sit on much wider footing stones of approximately 600mm in width.

The timber pole open-sided shed extends for the full length of the west elevation and is covered with plastisol coated steel roof sheets.

There are no gutters or rainwater pipes on any of these three buildings.

An electricity supply enters the small building in the west elevation and has the trip switches and meter on the internal face of the north wall.

### 3.3 Internal Structure

The inside face of the walls have been white washed in the past which indicates a different form of agriculture use and therefore this was perhaps a milking parlour rather than the much larger Barn A.

There are no internal dividing walls and it is one large open building. The walled-up openings are very visible because the stonework has not been white washed. The walls are generally in need of repointing and making good.

Timber lintels are also visible over these openings. Ventilation slit openings through the external walls are also evident.

As noted previously, the original roof trusses have been cut out and removed (probably in order to increase the height required for the work or use the building at that time).

Insulated pipework or ducting runs on the inside of the north facing gable which has sagged significantly.

The underside of the fibre cement (asbestos) roof sheets are fully exposed and there are translucent panels on both sides of the building, with one in each bay which provide natural light to the whole building but particularly the mid-point to the north end, where there are not any external openings in the walls.

The floor was not visible due to the depth of old compacted bedding covering this.

#### **4.0 Building Condition and Structural Assessment**

- 4.1 The external stone walls are constructed of traditional local stone, with evidence of tooling and are coursed and bedded in mortar.

Overall, they are generally level and vertical to the north gable and for the majority of the east and west elevations. However, there is some deflection of the timber lintels over the large openings to the south gable and the south end of the east elevation, with resultant damage caused to the stone walling above and to each end particularly to the south east corner. These walls also have loose or missing pointing.

- 4.2 The internal walls generally have loose and missing pointing, with some cracking caused by the removal of the original trusses and works carried out to replace these.
- 4.3 The timber lintels over the walled-up openings are affected by infestation.
- 4.4 The new roof trusses are a mis-match of timbers and poorly constructed. These are also affected by infestation. The remains of the original tie beams protruding into the barn are in various stages of deterioration or damaged by the work done.
- 4.5 The fibre cement (asbestos) roof sheets are all in relatively good condition for their age and are well seated and neatly fitting. However, the removal of the original roof probably resulted in the removal of the coping stones/water tabling at the same time and the verges have been mortar pointed up to the underside of the roof sheets. This in turn has cracked and some has fallen out, leaving gaps and other areas are very loose.
- 4.6 The floor was not visible due to the depth of old compressed bedding in the building.
- 4.7 The rainwater pipes and guttering are all missing.
- 4.8 The small attached outbuilding to the north gable is generally sound but with loose and missing pointing to the external walls and openings to each side, without doors or frames.
- 4.9 The corrugated fibre cement (asbestos) roof sheets are sound but the pointing to the verges is loose or missing and there is not a flashing at the abutment with the main shed, only a mortar fillet which is cracked.
- 4.10 The timber pole open-sided shed provides protection during bad weather and an area to work or pen sheep, etc. This is much more of a temporary structure which can be dismantled and removed.

## 5.0 Recommendations and Conclusion

### 5.1 Recommendations

The following repairs and works are recommended:

- Remove the existing open-sided timber pole shed.
- Remove all the existing fibre cement (asbestos) roof sheets in accordance with Health and Safety legislation.
- Remove the existing and former remains of timber trusses whilst inspecting the cut ends of original tie beams to check if they would be suitable for incorporation within the new building for historical value.
- Re-roof the buildings using traditional red clay pantiles, tile laths plus a breathable membrane and a new timber roof structure of rafters and purlins plus trusses if required.
- Provide and fix reclaimed coping stones with lead flashings below.
- Provide and fix reclaimed stone ridges bedded and pointed using lime mortar.
- Provide and fix cast-iron rainwater goods, gutters on spikes and rainwater pipes, all painted black.
- Carefully replace existing timber lintels with reclaimed stone lintels or oak beams over the wider openings.
- Carefully repair the affected areas of damaged stone walling in these locations.
- Carefully re-point those areas where it is loose or missing using a lime mortar mix coloured to match existing.
- Repair any cracks in walls using Helifix sustainable structural solutions.
- Repoint the internal face of the external walls and make good using lime mortar to match existing.
- Lay new floor in concrete with damp proof membranes retaining any existing stone flags that may be below the compressed bedding for re-use within the building or externally.
- Provide and fix new timber boarded doors and shutters in accordance with NYMNPA requirements and similarly windows and glazing.
- Insulate the walls and floors internally if consent is granted.
- Check and extend services in the existing building and upgrade where necessary.
- Connect rainwater pipes and gullies to land drains and soakaways.
- Connect the proposed foul drainage to a mini-sewage treatment plant.

### 5.2 Conclusion

The building is attractive in terms of its size and scale, its location and historical link with Foss Farm.

The structure of external and internal walling is reasonably sound and can be readily repaired and converted to form a two bedroomed holiday cottage.

The building can be converted with minimal external alteration using existing walled up openings to provide window openings and doors. The retention of this building forms an attractive visual feature and this will anchor the whole to the farmstead. This would then secure the visual setting of Foss Farm in this area of Sneaton parish.

Any works which are to be considered must comply with all policies and regulations in relation to North York Moors National Park Authority and North Yorkshire Building Control. No work should commence until approval from these authorities is granted.

The report was prepared by;

Richard Birdsall, Msc, C. Eng, MICE  
Structural Engineer

Tim Harrison, MRICS, MCIAT, MCIQB  
Chartered Building Surveyor

6.0 Appendices

6.1 External Photographs



Photograph 1 – Barn B, South Gable and East Side



Photograph 2 – West Elevation (Timber Pole Shed)





Photograph 3 – West Elevation – South end plus Farm Track



Photograph 4 – West Elevation – North end plus small building



Photograph 5 – North gable and small building



Photograph 6 – North Gable and West side



Photograph 7 – North Gable



Photograph 8 – Part of East Elevation and Steel Shed

6.2 Internal Photographs



Photograph 9 – Internal looking North



Photograph 10 - Internal looking West



Photograph 11 – Internal looking North



Photograph 12 – South Gable



Photograph 13 – West wall plus South Gable



Photograph 14 – East side and part of North Gable