

NYMNP

09/02/2022

QUANTS
environmental

TE Offices, Egton,
Whitby, North Yorkshire.

Bat & Bird Scoping Survey

February 2022

| | |
|-------------------------|-------------------------------|
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| Prepared by | Emily Hopkin |
| Approved by | Thomas McQuillan |
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This report is valid for a period of 12 months from the issue date.

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1 Introduction

- 1.1.1.1 This report presents the results of a Bat & Bird Scoping Survey undertaken at TE Offices, Egton, Whitby, North Yorkshire, YO21 1TX. The survey was undertaken in relation to the proposed conversion of the existing former abattoir buildings into offices¹.
- 1.1.1.2 The site, as shown in Figure 1, is located at OS grid reference NZ80870640 at an altitude of 185 m above sea level. The current building complex is positioned to the east of High Street in the centre of the rural village of Egton within the North Yorkshire Moors National Park. The villages of Grosmont and Glaisdale are centred 2.2 km south-east and 3.4 km south-west of the application site respectively, with the neighbouring village of Egton Bridge located 1 km to the south.
- 1.1.1.3 The aim of the survey was to determine the potential for the proposed development to affect bat and bird species, and to provide recommendations for mitigation and/or compensation input if required. The survey was completed to inform planning decisions in relation to the proposed development.
- 1.1.1.4 The Bat & Bird Scoping Survey included a site visit undertaken on 28th January 2022 by Thomas McQuillan MCIEEM and Emily Hopkin, and a desk-based study that was informed by information obtained from North Yorkshire Bat Group (NYBG).

Figure 1. Approximate location of the barn shown by red line (aerial imagery dated 2018).



¹ See Appendix 3 for design plans.

2 Methodology

2.1 Desk Study

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

2.2 Personnel

2.2.1.1 The site visit was undertaken by Thomas McQuillan MCIEEM^{2 3} and Emily Hopkin.

2.3 Bat & Bird Scoping Survey and Inspection Survey

2.3.1.1 The buildings proposed for development were subject to detailed external and internal inspections for signs of bats on 28th January 2022. This involved searching the exterior and interior of the buildings for signs of bats such as droppings and for potential bat roost locations. The survey was undertaken in accordance with current good practice guidelines⁴. A high-powered LED torch, ladders and binoculars were used during the survey.

2.3.1.2 The buildings were assessed in terms of their potential to support bat roosts using the following categories:

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

2.3.1.3 Any evidence of previous nesting bird activity was recorded during the survey.

2.3.1.4 As part of the survey, an overview ecological appraisal was completed, with the aim being to gather sufficient baseline information on the habitats within the site in order to allow an interpretation of the associated ecological value. In addition, the site was searched for incidental evidence of protected / notable fauna and assessed in terms of its potential to support protected / notable fauna including species listed within European, national and local legislation and policies. The features subject to visual assessment included the building proposed for conversion and land adjacent where access was available. The weather conditions at the time of survey were: 6°C, dry, 0 % cloud and wind 3 (Beaufort Scale).

2.4 Limitations

2.4.1.1 This survey was undertaken outside of the summer period when bats are most active (May to September). External evidence of bats outside this period can be more difficult to detect because bats are less active and bat droppings are also more readily removed by wind and rain outside of the summer period. However, bat droppings can be prevalent long after bats have left a roost or entered hibernation, particularly inside a building and / or on external elevations that are sheltered such as roost emergence points under roof eaves.

2.4.1.2 Access was available to all of the internal rooms within the buildings. There were no significant limitations to the objectives of the survey.

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

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

⁴ Collins, J. (ed) (2016) Bat Surveys for professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.

3 Results

3.1 Desk Study

3.1.1.1 Information provided by North Yorkshire Bat Group is included in Appendix 3. NYBG supplied 17 records within the 2 km search radius. Species include common pipistrelle, brown long-eared, noctule, *Pipistrellus sp.*, Daubenton's and unknown bat species.

3.1.1.2 Record status was mostly unknown (i.e. not recorded) with seven roosts recorded including one hibernation site. Notable records are as follows:

- Grid reference: NZ808064 – 2007 – Unknown species summer roost of 3 individuals located 72 m west of site at Dale View.
- Grid reference: NZ809062 – 2006 – Unknown bat record (status not recorded) of 5 individuals located 185 m south of site at Red House Farm.
- Grid reference: NZ80970597 – 1986 – Daubenton's record (status not recorded) located 420 m south of site at The Old Mass House.
- Grid reference: NZ810059 – 2011 – Brown long-eared summer roost (unknown number), common pipistrelle roost (27 individuals) in three locations and noctule bat record (status not recorded). These records are all located within Egton Primary School 500 m south of site.

3.1.1.3 The remaining records are located > 1.2 km from site, the majority of which are located within and around the villages of Egton Bridge and Grosmont to the south-east and south-west. Several records were located at unspecified four-figure grid references within the villages of Egton Bridge and Grosmont.

3.2 Bat Scoping Survey

3.2.1 Building Description

3.2.1.1 Refer to Figure 2 for building locations and to photographs in Appendix 2.

3.2.1.2 The application site includes three distinct buildings as follows:

3.2.1.3 Building 1 is a former abattoir and comprises the main building within the site. Internally there are several rooms of varying size; these are all interconnected with no doors present. Approximate dimensions of this building measure 15 m (W) x 18 m (L). The building is single-storey set at two height levels with a taller (8 m W x 12 m L) section in the north-west region and lower sections to the south and east. Historically, the present building had been developed around an original smaller agricultural barn, and subsequently the walls comprise of a mixture of original sandstone extended with breezeblock and redbrick, with all external elevations covered in stone cladding. The external elevations were in good condition with localised cracking on the southern and eastern elevations being only superficial damage (i.e. no openings into the internal wall space). The complex roof structure is formed of varying materials. The pre-existing flat roof on the tallest elevation of the building failed recently due to poor condition leaving several internal rooms exposed (i.e. no roof present). The remaining roof material in this section is formed of a timber frame clad in chipboard sheets, open to the underside (i.e. no loft void present), displaying severe damage from water ingress. The adjoining roof structures connecting the taller flat roof to the lower southern and eastern building sections have sloped roofs of a southern and eastern aspect. A stone gabled wall is set within this roof section with a pitched roof of eastern and western aspects and a south facing gable. Stone coping stones are present to the north of the gabled wall and roof, and along the buildings western elevation. The roof structures are formed of timber roof frames with clay pantiles and ridge tiles set upon a bitumen felt membrane. The roof membrane is

damaged in several areas exposing the clay tiles to the underside. At the time of survey the gabled roof was undergoing repair with several roof and ridge tiles removed for replacement. The roof section extending north of the gable roof had been stripped of all roof tiles and consisted of a recently installed membrane and timber battens covering the timber roof frame. A single shallow sloped roof with an eastern aspect resides over the lower eastern building elevation and is formed of a single layer of corrugated metal sheeting upon a timber roof frame. This section is open to the underside, and has several skylights formed of clear corrugated roof sheets. The adjoining roof section spanning the lower southern region of the building has a flat fibreglass roof with an overhanging fibreglass trim; this roof section shows to be a recent installation. Guttering was present along the entire eastern elevation, and partial western and southern elevations of the building. A single skylight window is positioned in the eastern aspect of the dormer roof bound by lead flashing. Several small windows are present beneath the roof line on the eastern elevation. The windows are timber framed within stone surrounds, comprising a single pane of glass covered by an external layer of fine mesh netting. To the north is a single timber framed wooden door with louvre slats. Doors on the western elevation of the building elevation include metal framed roller and sliding doors. Internally the rooms are formed of several partitioning walls of plastered stone and brick. The floor is formed of concrete throughout. Various sections of steel framework retained from the abattoir meat processing equipment is integrated into the internal walls. The eastern section of the building is used as a tool storage and workshop area, with the remaining rooms not in use.

- 3.2.1.4 Building 2 is a small block of adjoining one-storey storage bays to the west of Building 1. The building is constructed of rendered breezeblock and redbrick. The flat roof structure is formed of a timber roof frame clad in wooden planks/chipboard and lined with bitumen felt. A timber board trim lines the top of the building with guttering present on the southern elevation. The roof was in poor condition; several areas of bitumen felt were missing and timber roof planks had warped allowing water ingress. The roof is adjoined to the western elevation of Building 1, bound with a strip of lead flashing. A mixture of timber and metal doors are present on the southern and western elevations allowing access into the individual storerooms. The eastern region of the building is open to the outside i.e. no doors. The floor is formed of concrete throughout. The rendering on the external and internal walls was generally in good condition, with notable areas of damage due to water ingress. The building is currently used for low value storage with several of the bays empty.
- 3.2.1.5 Building 3 is a sandstone traditional agricultural barn to the south of Building 1. The building is formed of two structures; the northern section (~ 4 m W x 5 m L) adjoining the southern elevation of Building 1 and the connecting main southern section (~ 6 m W x 16 m L) of the barn. The roof of the northern section has a single slope with a western aspect and a covering of clay pan tiles, with the southern building section being pitched with eastern and western roof aspects. The roofs were in good condition with all ridge tiles and the majority of roof tiles present. All internal rooms are open to the underside of the roof elevations with no enclosed loft voids. Sandstone coping stones are present above the southern gable end, with lead flashing present on the roof line joining the two building sections. The external walls were generally in good condition with localised mortar damage between the stone work and coping stones. Internally the northern section consists of two separate single-storey rooms with metal doors on the western elevation and a single metal louvre window with metal lintel on the eastern elevation. The southern barn section is divided into four one-storey rooms by full-height and partitioning walls. Two timber panel platforms set at either side of one room form two second-storey storage areas beneath the roof frame. Four timber panel doors are present on the western elevation topped by timber and stone lintels. Four windows are present on the eastern elevation comprising of a timber frame with louvre slats set in a stone surround. The windows were in poor condition; several slats were absent/ detached. The rooms within the building are currently used for timber and tool storage.

Figure 2. Building boundaries in red (aerial imagery dated 2018).



3.2.2 Evidence of Bats and Bat Roost Potential

3.2.2.1 No evidence to indicate bat roosting activity was recorded within the three buildings on site.

3.2.2.2 Due to the lack of suitable roosting features and poor state of repair Buildings 1 and 2 were considered as holding negligible bat roosting potential.

3.2.2.3 Building 3 offers several potential roosting features and was considered to hold features of low-moderate bat roosting potential. The following features were considered to be of potential value to roosting bats:

- Gaps and crevices in the stone work on the external and internal elevations of the barn (i.e. externally below the coping stones where mortar has failed on the southern elevation and internally between the stonework and roof timbers). These gaps would provide access into areas which would provide suitable roosting locations for crevice dwelling bats. Appendix 2: Photo 6.
- Gaps between the timber ridge beam and the ridge tiles, and gaps between the stone and timber lintels.

3.2.2.4 A single elder *Sambucus nigra* tree is located adjacent to the southern wall of Building 3. This tree holds no potential roost features and is of no value to roosting bats. Potential roost features may have included crevices, fluting, areas of deadwood etc.

3.2.3 *Habitat Description*

- 3.2.3.1 The site is positioned centrally within the village of Egton situated within the North Yorkshire Moors National Park. The three buildings are immediately surrounded by hardstanding to the west and a parcel of rough grassland to the east, with neighbouring properties located beyond.
- 3.2.3.2 Grazed pasture and agricultural fields border the properties along High Street and extend in all directions beyond the village of Egton. The wider area is dominated by agricultural fields bordered by moorland. The closest area of moorland comprises Egton Low Moor located 1.7 km to the north-east, with the larger moorlands areas of Murk Mire Moor and Sleights Moor located 2.6 km south and 3.6 km south-east of site respectively.
- 3.2.3.3 Tree cover within the local area (within 500 m) is moderate comprising of small stands of mature trees within neighbouring properties, and woodland strips lining field boundaries and small watercourses. A portion of Spring Wood and Oak Hill Wood (3.6 ha) is listed on the Ancient Woodland Inventory⁵ as ancient replanted woodland and is located 660 m south-west of site. The wider area contains several large broadleaved woodlands the closest of which include Cow Bank Wood (~5 ha) 790 m south of site, an unnamed woodland (>7 ha) to the south of Egton Bank Road 990 m south-east of site, and an unnamed woodland (> 20 ha) located 750 to the east. Woodland cover increases to the south surrounding the village of Egton Bridge, consisting of large areas (> 90 ha) of connecting woodland located 2 km to the south-west of site.
- 3.2.3.4 The east flowing River Esk is located 1.3 km south of site with Cat Scar Beck located ~1 km east to the east. The A171 road to Whitby is located 1.9 km north of the application site.
- 3.2.3.5 Overall, the surrounding habitat offers suitable conditions for foraging and commuting bats.

3.2.4 *Other Considerations*

- 3.2.4.1 A single old barn swallow nest is located within the roof timbers in the north-east section of Building 2. There was no evidence (i.e. droppings below the nests) that these had been active in 2021.
- 3.2.4.2 Building 1 was considered to be suboptimal for nesting birds due to the present poor state of repair.
- 3.2.4.3 Building 3 was considered to be suitable for nesting birds, with several disused nests, likely to have been used by common species such as blackbird and wren, recorded within the internal rooms of the building.
- 3.2.4.4 No evidence of barn owl was recorded in the buildings.
- 3.2.4.5 It is not considered that the proposed works will impact great crested newts, otter, water vole, hedgehog, badger or reptile species.

⁵ As defined by Ancient Woodland (England) Natural England Open Data 2021.

4 Conclusions and Recommendations

4.1 Conclusions

4.1.1.1 NYBG supplied 17 records within the 2 km search radius. There are no historical bat species records within the surveyed site. The following records were located in the local area around site.

- Grid reference: NZ808064 – 2007 – Unknown species summer roost of 3 individuals located 72 m west of site at Dale View.
- Grid reference: NZ809062 – 2006 – Unknown bat record (status not recorded) of 5 individuals located 185 m south of site at Red House Farm.
- Grid reference: NZ80970597 – 1986 – Daubenton’s record (status not recorded) located 420 m south of site at The Old Mass House.
- Grid reference: NZ810059 – 2011 – Brown long-eared summer roost (unknown number), common pipistrelle roost (27 individuals) in three locations and noctule bat record (status not recorded). These records are all located within Egton Primary School 500 m south of site.

4.1.1.2 The survey covered three buildings that form part of the former abattoir at the site. The largest building and adjoining storage unit were both in a very poor state of repair with notable water ingress and missing sections of roof coverings. To the south of these buildings is a traditional stone barn used for storage.

4.1.1.3 No evidence to indicate bat roosting activity was recorded within the three buildings on site.

4.1.1.4 Due to the lack of suitable roosting features and poor state of repair Buildings 1 and 2 were considered as holding negligible bat roosting potential.

4.1.1.5 Building 3 offers several potential roosting features and was considered to hold features of low-moderate bat roosting potential. The following features were considered to be of potential value to roosting bats:

- Gaps and crevices in the stone work on the external and internal elevations of the barn (i.e. externally below the coping stones where mortar has failed on the southern elevation and internally between the stonework and roof timbers). These gaps would provide access into areas which would provide suitable roosting locations for crevice dwelling bats. Appendix 2: Photo 6.
- Gaps between the timber ridge beam and the ridge tiles, and gaps between the stone and timber lintels.

4.1.1.6 A single elder *Sambucus nigra* tree is located adjacent to the southern wall of Building 3. This tree holds no potential roost features and is of no value to roosting bats. Potential roost features may have included crevices, fluting, areas of deadwood etc.

4.1.1.7 A single old barn swallow nest is located within the roof timbers in the north-east section of Building 2. There was no evidence (i.e. droppings below the nests) that these had been active in 2021.

4.1.1.8 Building 1 was considered to be suboptimal for nesting birds due to the present poor state of repair. Building 3 was considered to be suitable for nesting birds, with several disused nests, likely to have been used by common species such as blackbird and wren, recorded within the internal rooms of the building. No evidence of barn owl was recorded in the buildings.

4.1.1.9 It is not considered that the proposed works will impact great crested newts, otter, water vole, hedgehog, badger or reptile species.

4.2 Recommendations

4.2.1 Bats

Buildings 1 & 2

4.2.1.1 The proposed developments will include major construction/renovation/re-build to Buildings 1 and 2. Whilst no evidence of bat roosting activity was recorded within these buildings and they were both considered to offer negligible bat roosting potential due to the lack of suitable roosting features and poor state of repair, to maintain best practice it would be recommended that works are completed in accordance with the following:

- Ensure all construction personnel are aware of the findings and working practices detailed within this report. The removal of any roof tiles should follow a 'soft strip' approach with such works undertaken in a controlled manner by hand / hand tools.
- In the unlikely eventuality of a bat or evidence of bats such as droppings being found during development works, the contractors should stop immediately and contact Quants Environmental Ltd. Should a bat be discovered during the construction works, all works would cease until Quants Environmental Ltd have liaised with Natural England on the subsequent development procedures and licencing requirements.
- Contractors must avoid handling a bat where possible, and should a bat be discovered during development works the bat should be allowed to disperse on its own accord, or wait for the licensed handler to collect the bat. If it is necessary to remove a bat to avoid it being harmed, gloves MUST be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

Building 2

4.2.1.2 At the time of writing the proposed developments will only include minor renovations to Building 3 (i.e. repair/replacement of doors) with no works planned for the features of potential value to roosting bats and no change of use proposed as the building will continue to be used for storage. Therefore no further surveys are recommended.

Enhancement Provision

4.2.1.3 As a biodiversity enhancement, four bat boxes are recommended to be installed on the southern elevation of Building 1 as shown in Appendix 2: Photo 8. Bat boxes provide permanence, unobtrusiveness and durability. Bat boxes can be purchased through a variety of web sources including <http://www.wildcareshop.com> & <http://www.nhbs.com>. The ecologist can provide guidance on the location and position for the two bat boxes.

4.2.2 Birds

4.2.2.1 All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.

4.2.2.2 The development works should be completed outside of March to August (inclusive). Alternatively, if such work is required during the breeding bird season, a breeding bird survey check must be undertaken in order to confirm absence or presence of nest sites. If an active nest is found within the site, it must be avoided until the nest is no longer in use which may cause delays to the development.

4.2.2.3 To compensate for the loss of bird nesting habitat it is recommend that two house sparrow terrace boxes be installed on site as part of the developments. As shown in Appendix 2: Photo these should be installed on the eastern elevation of the building.

Appendix 1. Legislation and Conservation Context

Bats

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

It is an offence to deliberately capture, injure or kill a bat. It is an offence to damage or destroy a breeding site or resting place of a bat. It is an offence to deliberately disturb a bat; in particular any disturbance which is likely (a) to impair their ability - (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or (b) to affect significantly the local distribution or abundance of the species to which they belong.

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

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

Nesting Birds

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

Appendix 2. Photographs

Photo 1. Building 1 – Western elevation (no roof present on this section).



Photo 2. Building 1 – south and eastern elevations.



Photo 3. Building 1 – remaining roof sections within the main structure – showing the water ingress.



Photo 4. Building 1 – eastern building section.



Photo 5. Building 2 – southern elevation.



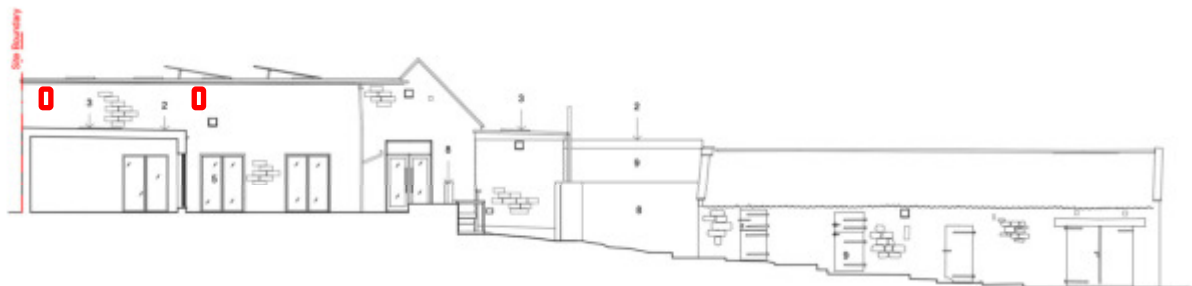
Photo 6. Building 3 – south and eastern elevations. PRFs circled red.



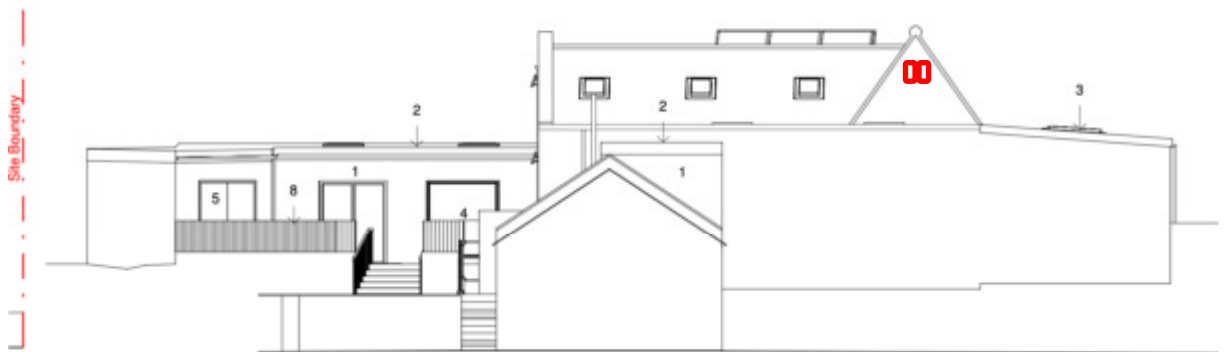
Photo 7. Building 2 – swallow nest in the eastern region of the roof frame.



Photo 8. Location of four bat boxes proposed for Building 1 shown by red outlines.

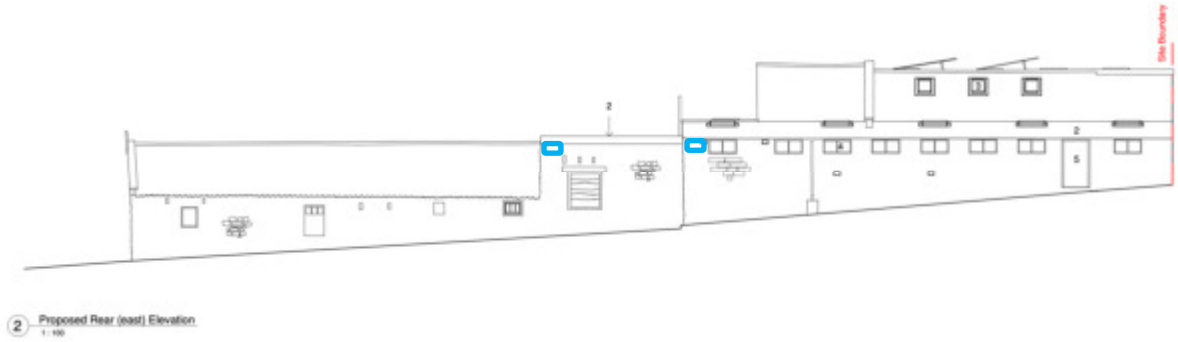


1 Proposed Front (west) Elevation
1 : 100



4 Proposed Side (south) Elevation
1 : 100

Photo 9. Location of two house sparrow terrace boxes proposed for Building 1 shown by blue outlines.



Appendix 3. NYBG Records & Existing / Proposed Plans

| Species | Site | Grid ref. | Quantity | Date | Status/ Comment |
|-------------------------|---|--------------|----------|-----------|---|
| Pipistrelle species | Egton Bridge | NZ8005 | 1 | 01-Jul-90 | Not recorded |
| Unknown | Pear Trees House, Broomhouse Lane, Egton Bridge | NZ801052 | Present | 05-Jul-07 | Summer roost – Above window |
| Unknown | Riverside, Egton Bridge, Whitby | NZ804052 | Present | 30-Jun-86 | Summer roost |
| Brown Long-eared Bat | Egton Bridge church | NZ804053 | 1 | 05-Aug-14 | Grounded |
| Unknown | Dale View, Egton | NZ808064 | 3 | 08-Oct-07 | Summer roost – behind alarm box |
| Unknown | Red House Farm, Egton | NZ809062 | 5 | 04-Oct-06 | Not recorded |
| Daubenton's Bat | The Old Mass House, Egton | NZ80970597 | Present | 1986 | Not recorded |
| Brown Long-eared Bat | Egton Primary School | NZ810059 | Present | 30-May-11 | Summer roost – kitchen roof |
| Noctule Bat | Egton Primary School | NZ810059 | 1 | 05-May-11 | Not recorded |
| Common Pipistrelle | Egton Primary School | NZ810059 | 27 | 30-May-11 | Summer roost – In store, school house, and kitchen roofs |
| Brown Long-eared Bat | Honeybee Nest Cottage, Egton Grange | NZ811048 | 10 | 28-May-02 | Summer roost |
| Unknown | Grosmont | NZ8205 | 1 | 08-Jul-01 | Not recorded – Orphaned bat |
| Unknown | Grosmont | NZ8205 | Present | 23-Aug-07 | Not recorded – bats inside building |
| Brown Long-eared Bat | NZ8205 | NZ8205 | 1 | 23-Aug-07 | Not recorded |
| Common Pipistrelle | Lease Rigg Farm, Grosmont | NZ8216304878 | 2 | Jan-21 | Not recorded – Hibernation |
| Common Pipistrelle | Lease Rigg Farm, Grosmont | NZ8216304878 | 3 | 2021 | Not recorded – day x 3 |
| Common Pipistrelle | NZ824057 | NZ824057 | 1 | 11-Jun-10 | Not recorded |

NOTES:
1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
3. Report all drawing errors and omissions to the architect.

CLIENT:
Andrew Stanforth

PROJECT TITLE:
TE Offices, Egton

DRAWING TITLE / LOCATION:

Existing Plans and Elevations

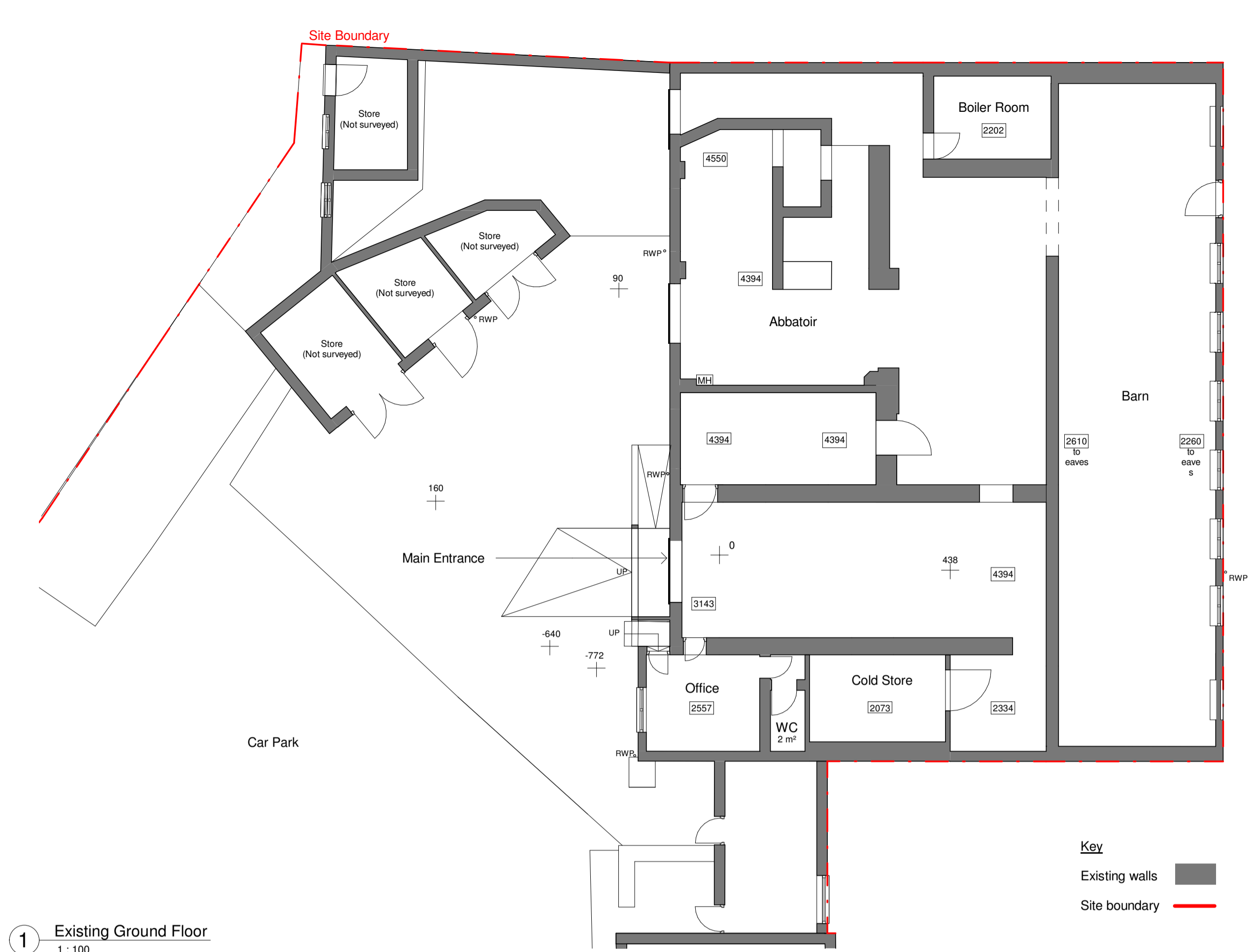
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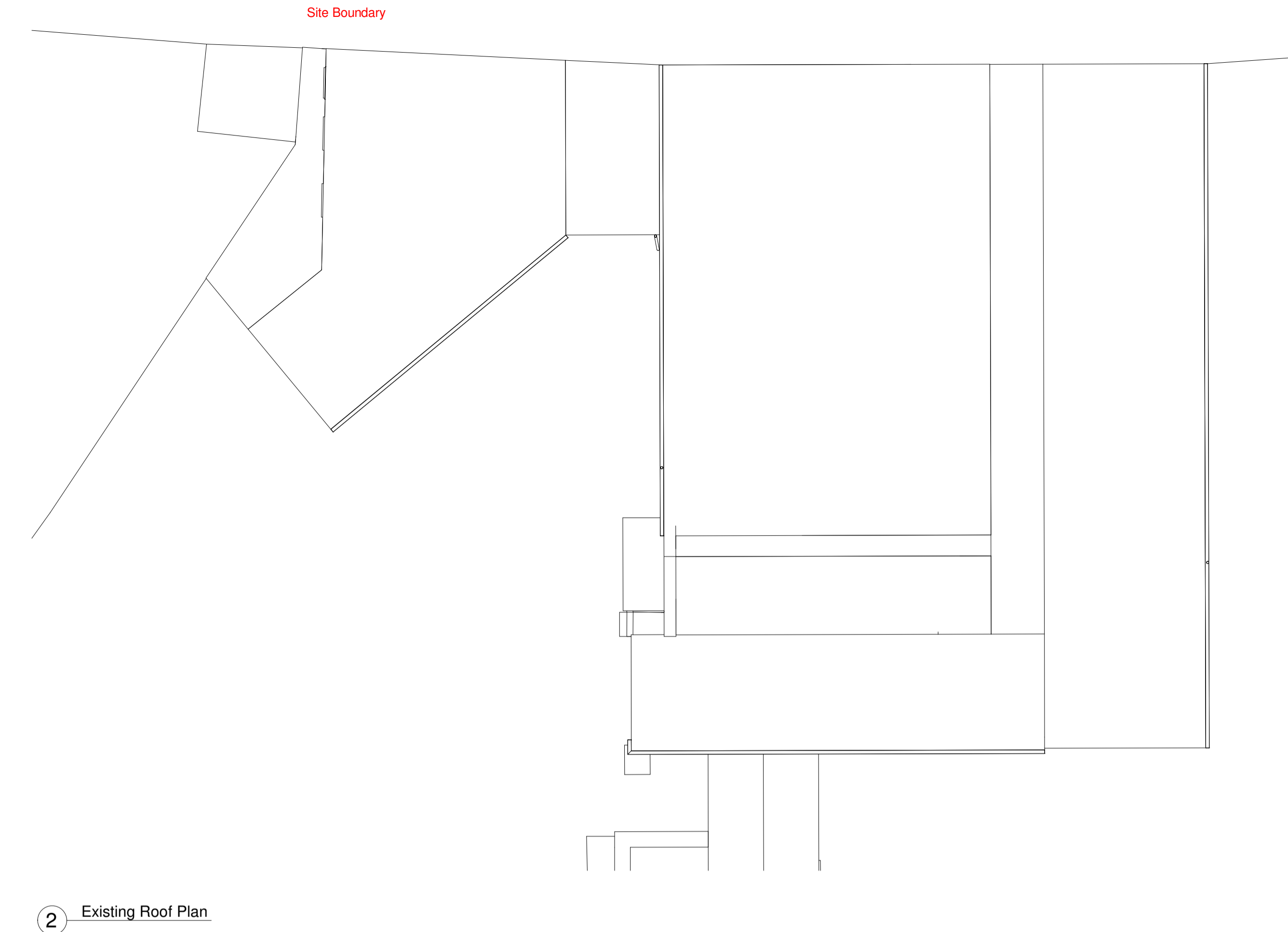
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| | |
|-------------|--------------------------------|
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| REVISION P1 | FOR INFORMATION Preliminary |

| REV | DESCRIPTION | BY | DATE |
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| P1 | Planning Issue | KH | 23.11.21 |

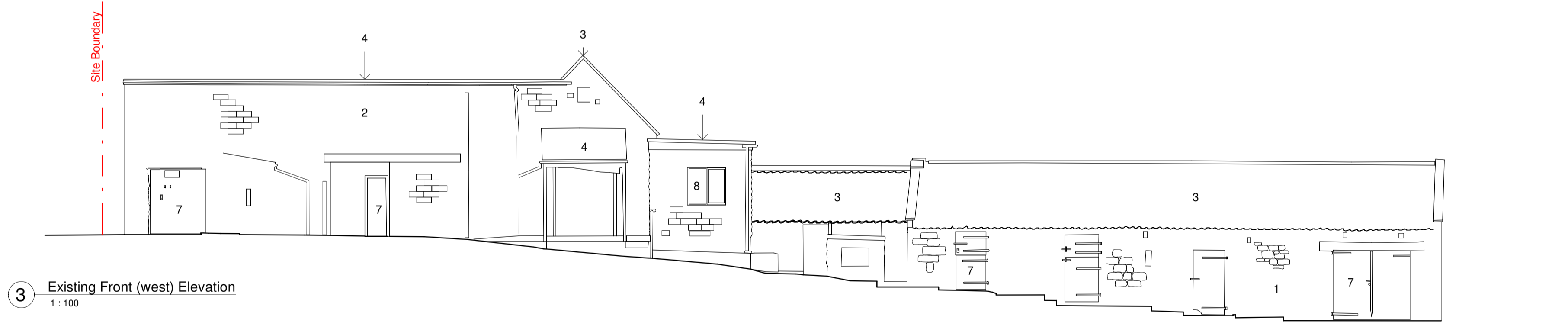


1 Existing Ground Floor
1 : 100



2 Existing Roof Plan

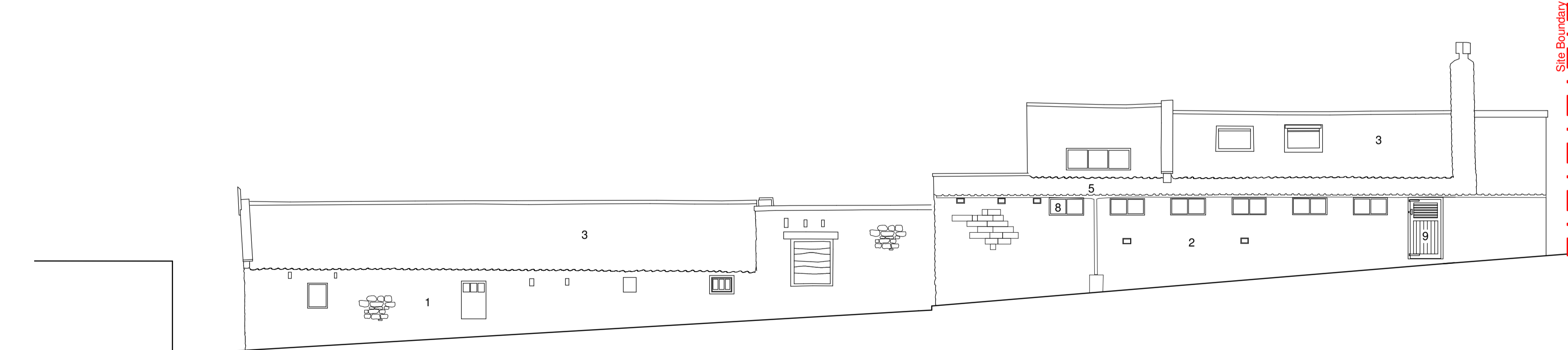
Key
Existing walls —█—
Site boundary —█—



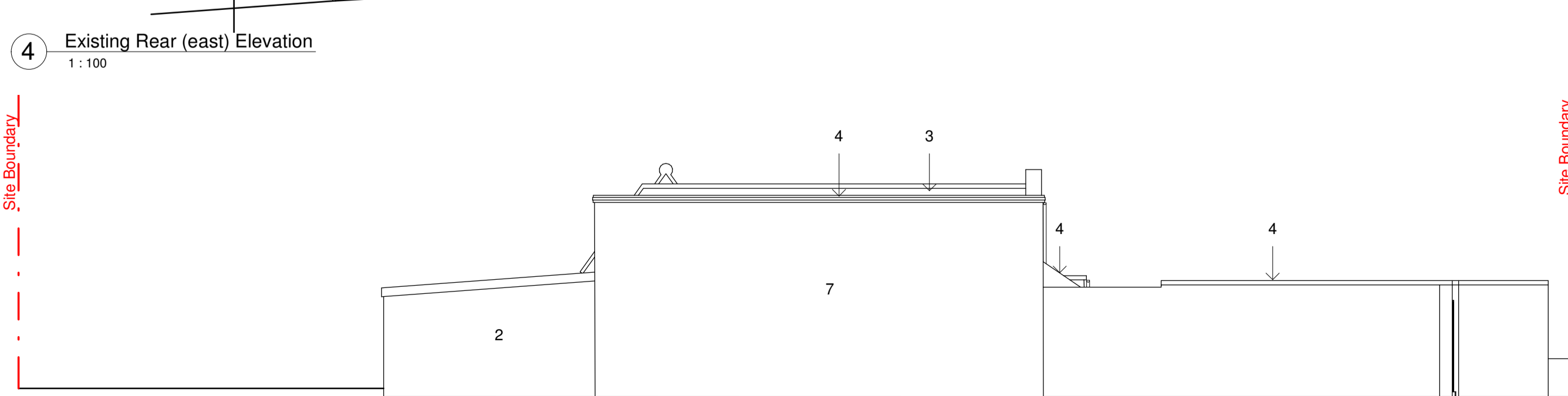
3 Existing Front (west) Elevation
1 : 100

Existing External materials Key:

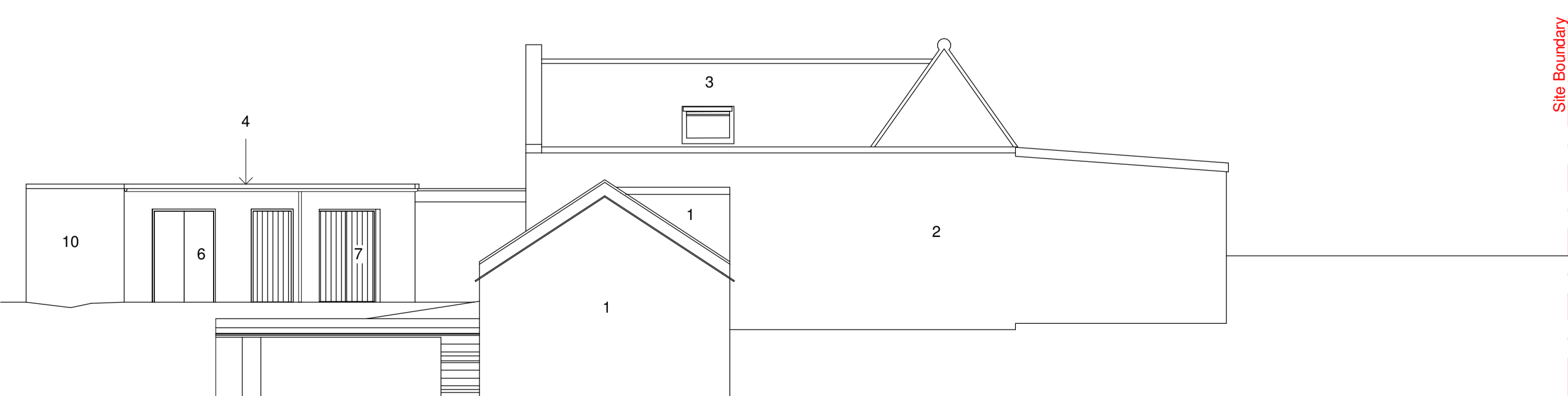
1. Buff stone
2. Buff stone cladding
3. Red/orange pantile roof
4. Asphalt roof
5. Corrugated metal roof
6. Black metal double doors
7. Green painted timber doors
8. Green painted timber windows
9. White painted timber doors
10. Buff render



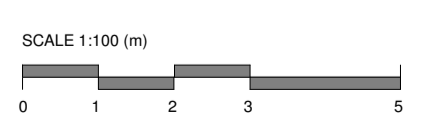
4 Existing Rear (east) Elevation
1 : 100



5 Existing Side (north) Elevation
1 : 100



6 Existing Side (south) Elevation
1 : 100



Proposed External Materials Key:

1. Buff render
2. GRP roof with aluminium trim to match proposed window colour
3. PPC Aluminium rooflights, Colour: Grey
4. PPC Aluminium framed double glazed units, Colour: Grey
5. PPC Aluminium doors, Colour: Grey
6. PPC Aluminium single door with side glazed unit, Colour: Grey
7. Blue/green painted timber doors
8. Timber Screen
9. Grey painted timber doors to match proposed window colour

- NOTES:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
 3. Report all drawing errors and omissions to the architect.

CLIENT:
Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Proposed Elevations

| | |
|-----------------------|--------------------|
| SCALE @ A1 1 : 100 | DATE 23/11/2021 |
|-----------------------|--------------------|

| | | |
|-------------------|-------------|---------------|
| PROJECT # A346 | DRAWN KH | CHECKED CH |
|-------------------|-------------|---------------|

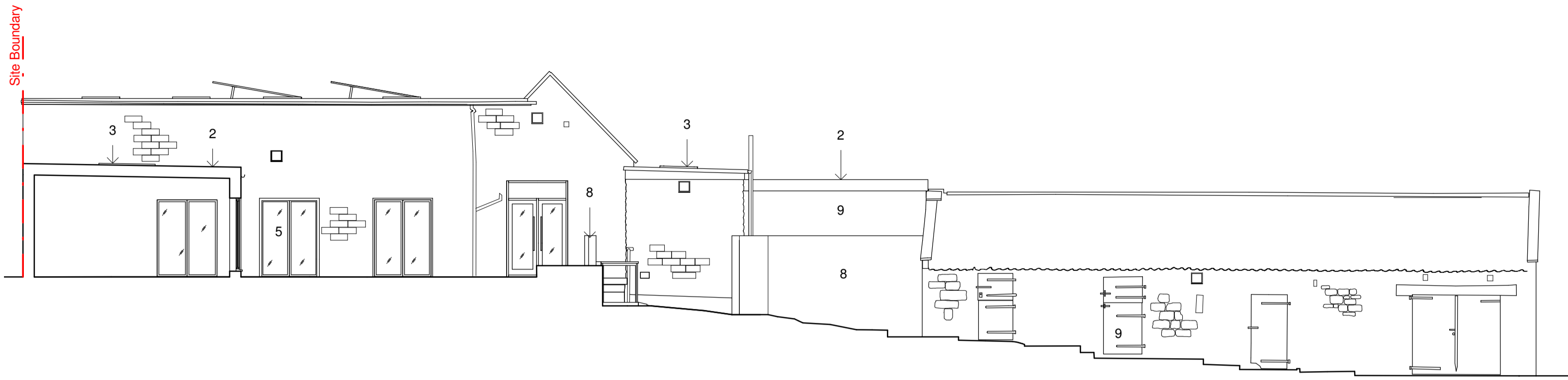
DRAWING NAME

| | | | | | | |
|---------|--------|------|-------|------|------|-------|
| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
| A346 | MAS | XX | ZZ | DR | A | 10006 |

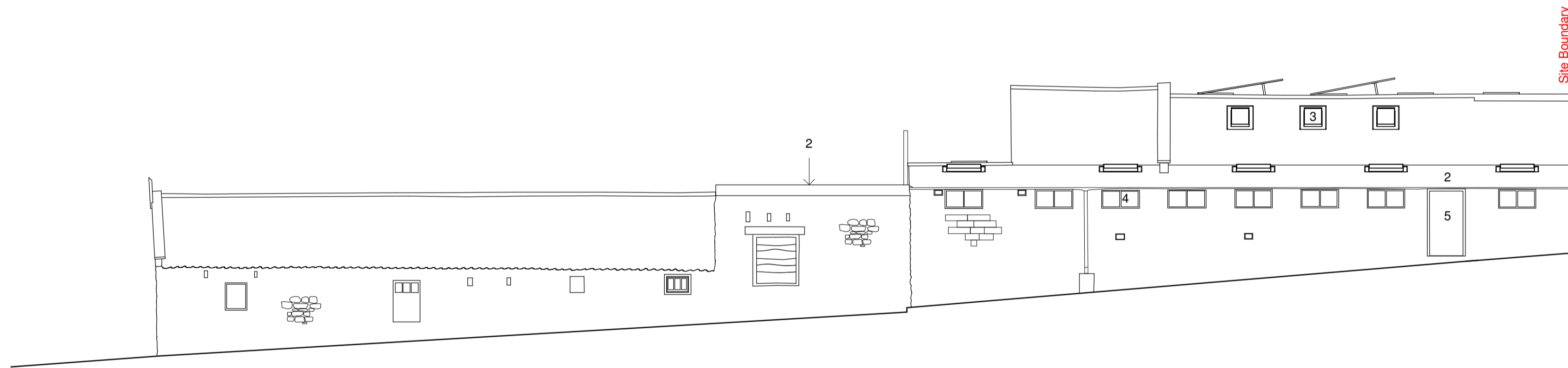
STATUS
FOR INFORMATION

| | |
|----------|----------------------|
| REVISION | REVISION DESCRIPTION |
| P1 | Preliminary |

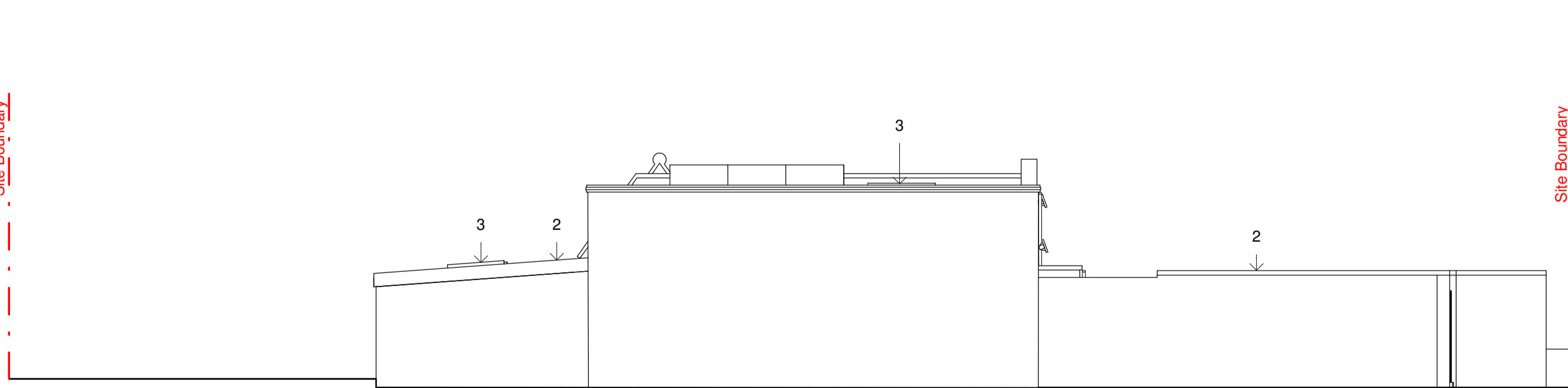
| REV | DESCRIPTION | BY | DATE |
|-----|----------------|----|----------|
| P1 | Planning Issue | KH | 23.11.21 |



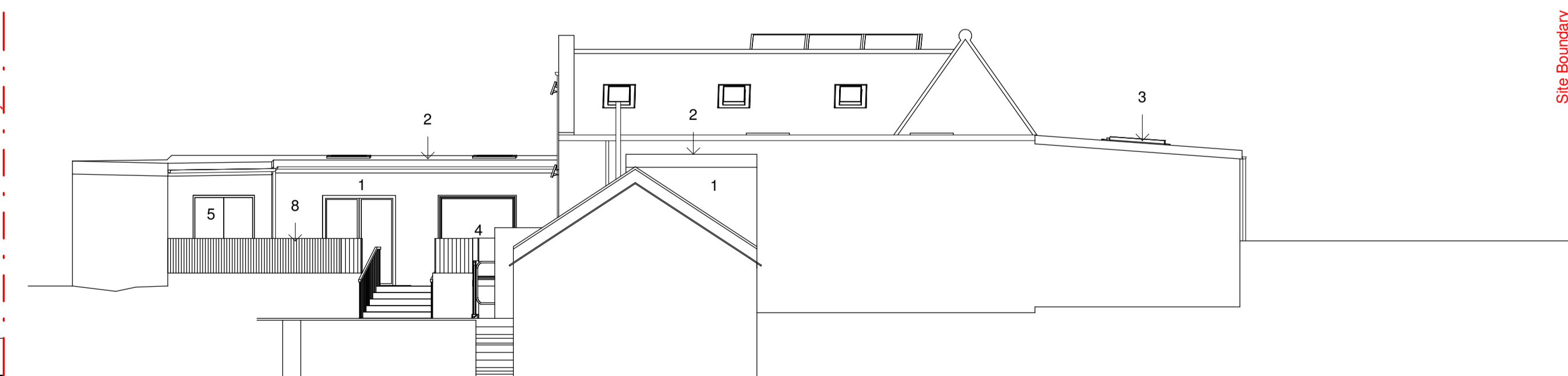
1 Proposed Front (west) Elevation
1 : 100



2 Proposed Rear (east) Elevation
1 : 100



3 Proposed Side (north) Elevation
1 : 100



4 Proposed Side (south) Elevation
1 : 100

- NOTES:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility
 3. Report all drawing errors and omissions to the architect.

CLIENT:

Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Existing 3D Axonometric

| | |
|------------|-------------------|
| SCALE @ A3 | DATE |
| | 23/11/2021 |

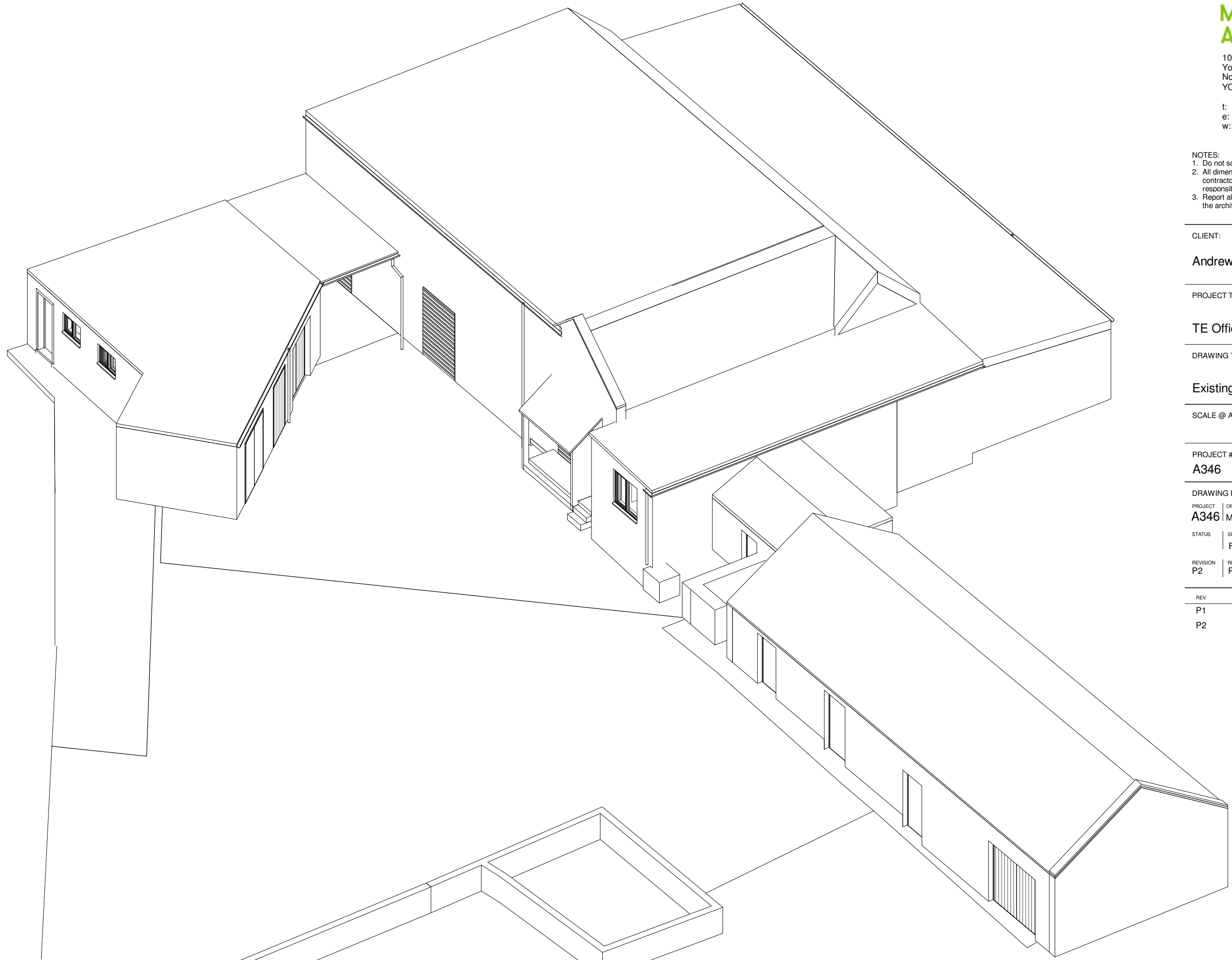
| | | |
|-------------|-----------|-----------|
| PROJECT # | DRAWN | CHECKED |
| A346 | KH | CH |

| DRAWING NAME | | | | | | |
|--------------|------------|-----------|-----------|-----------|----------|--------------|
| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
| A346 | MAS | XX | ZZ | M3 | A | 60001 |

| STATUS | SUITABILITY DESCRIPTION |
|--------|-------------------------|
| | FOR INFORMATION |

| REVISION | REVISION DESCRIPTION |
|-----------|----------------------|
| P2 | Preliminary |

| REV | DESCRIPTION | BY | DATE |
|-----------|-----------------------|-----------|-----------------|
| P1 | Client Issue | KH | 14.09.21 |
| P2 | Planning Issue | KH | 22.11.21 |



- NOTES:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility
 3. Report all drawing errors and omissions to the architect.

CLIENT:

Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Proposed 3D Axonometric

SCALE @ A3

DATE

23/11/2021

PROJECT #

A346

DRAWN

KH

CHECKED

CH

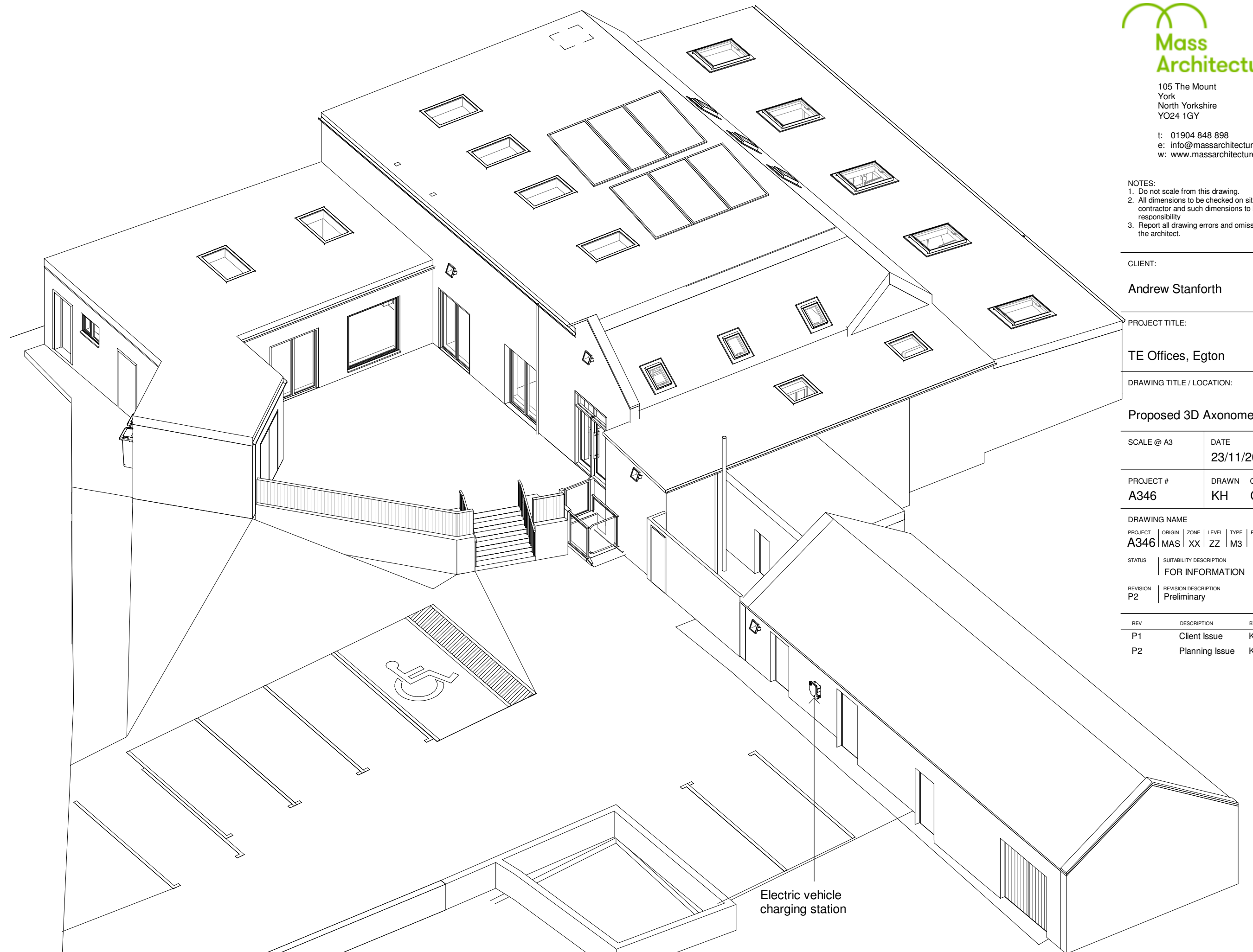
DRAWING NAME

| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
|---------|--------|------|-------|------|------|-------|
| A346 | MAS | XX | ZZ | M3 | A | 60004 |

| STATUS | SUITABILITY DESCRIPTION |
|--------|-------------------------|
| | FOR INFORMATION |

| REVISION | REVISION DESCRIPTION |
|----------|----------------------|
| P2 | Preliminary |

| REV | DESCRIPTION | BY | DATE |
|-----|----------------|----|----------|
| P1 | Client Issue | KH | 14.09.21 |
| P2 | Planning Issue | KH | 22.11.21 |



Electric vehicle
charging station

- NOTES:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
 3. Report all drawing errors and omissions to the architect.

CLIENT:
Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Existing Site Plan

| | |
|-----------------------|--------------------|
| SCALE @ A1 1 : 200 | DATE 23/11/2021 |
|-----------------------|--------------------|

| | | |
|-------------------|-------------|---------------|
| PROJECT # A346 | DRAWN KH | CHECKED CH |
|-------------------|-------------|---------------|

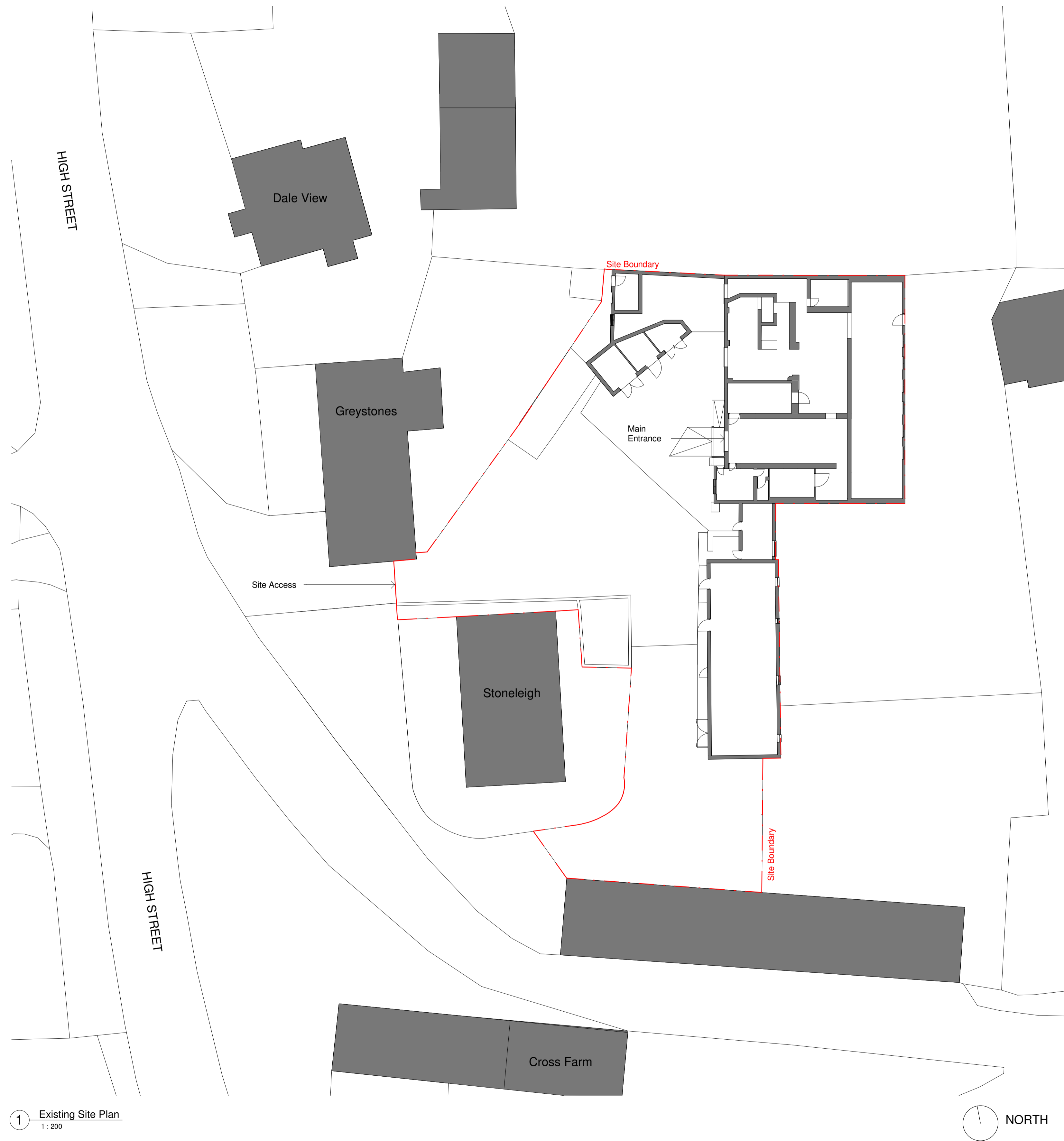
DRAWING NAME

| | | | | | | |
|---------|--------|------|-------|------|------|-------|
| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
| A346 | MAS | XX | GF | DR | A | 10002 |

STATUS
FOR INFORMATION

REVISION
P1 Preliminary

| REV | DESCRIPTION | BY | DATE |
|-----|----------------|----|----------|
| P1 | Planning Issue | KH | 23.11.21 |



KEY

Site boundary - - -

1 Existing Site Plan
1 : 200

- NOTES:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
 3. Report all drawing errors and omissions to the architect.

CLIENT:
Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Proposed Site Plan

| | |
|-----------------------|--------------------|
| SCALE @ A1 1 : 200 | DATE 23/11/2021 |
|-----------------------|--------------------|

| | | |
|-------------------|-------------|---------------|
| PROJECT # A346 | DRAWN KH | CHECKED CH |
|-------------------|-------------|---------------|

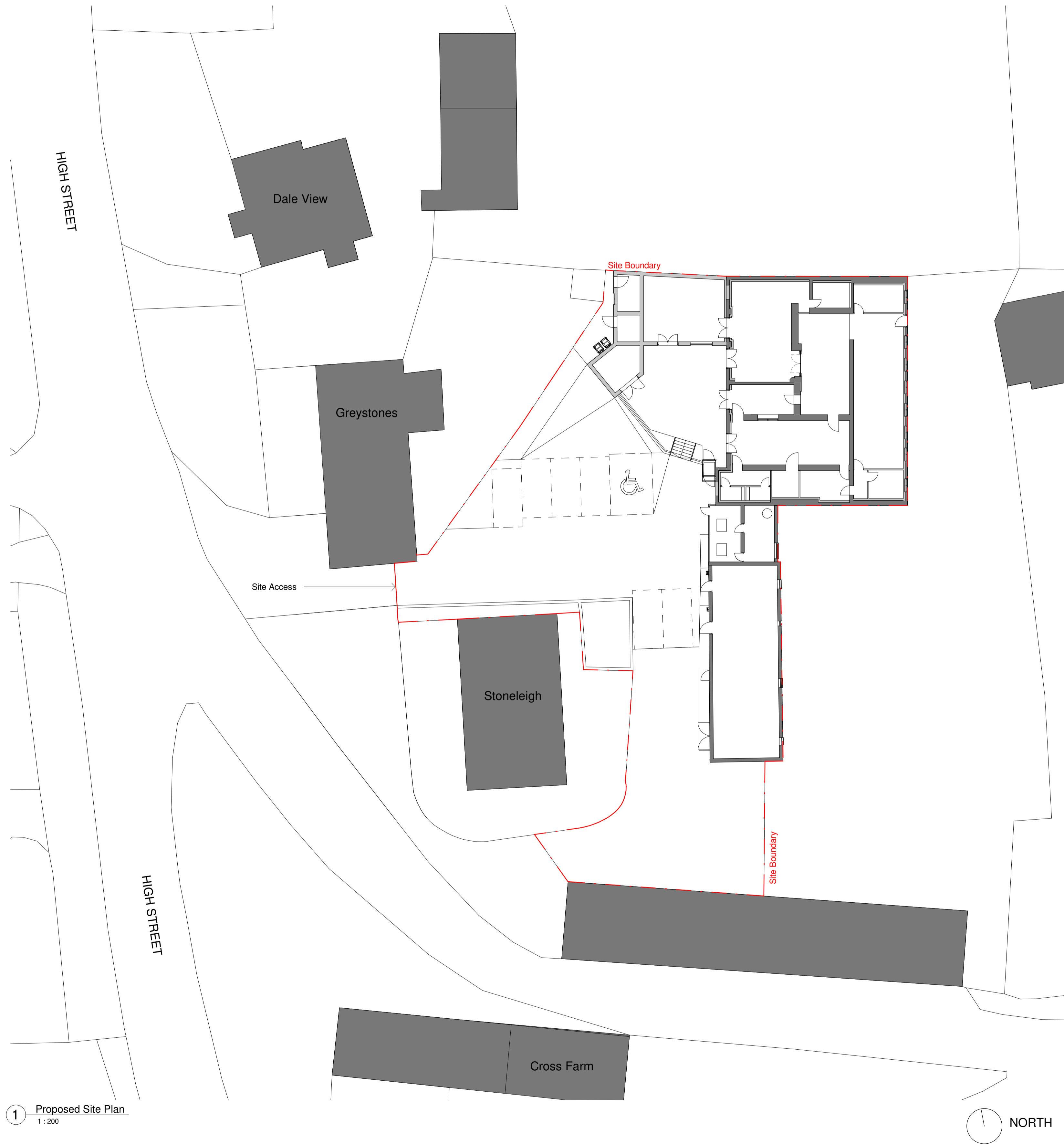
DRAWING NAME

| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
|---------|--------|------|-------|------|------|-------|
| A346 | MASS | XX | GF | DR | A | 10004 |

STATUS
FOR INFORMATION

| REVISION | REVISION DESCRIPTION |
|----------|----------------------|
| P1 | Preliminary |

| REV | DESCRIPTION | BY | DATE |
|-----|----------------|----|----------|
| P1 | Planning Issue | KH | 23.11.21 |



KEY

Site boundary - - - -

1 Proposed Site Plan
1 : 200

- NOTES:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
 3. Report all drawing errors and omissions to the architect.

CLIENT:
Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Proposed Plans

| | |
|-----------------------|--------------------|
| SCALE @ A1 1 : 100 | DATE 23/11/2021 |
|-----------------------|--------------------|

| | | |
|-------------------|-------------|---------------|
| PROJECT # A346 | DRAWN KH | CHECKED CH |
|-------------------|-------------|---------------|

DRAWING NAME

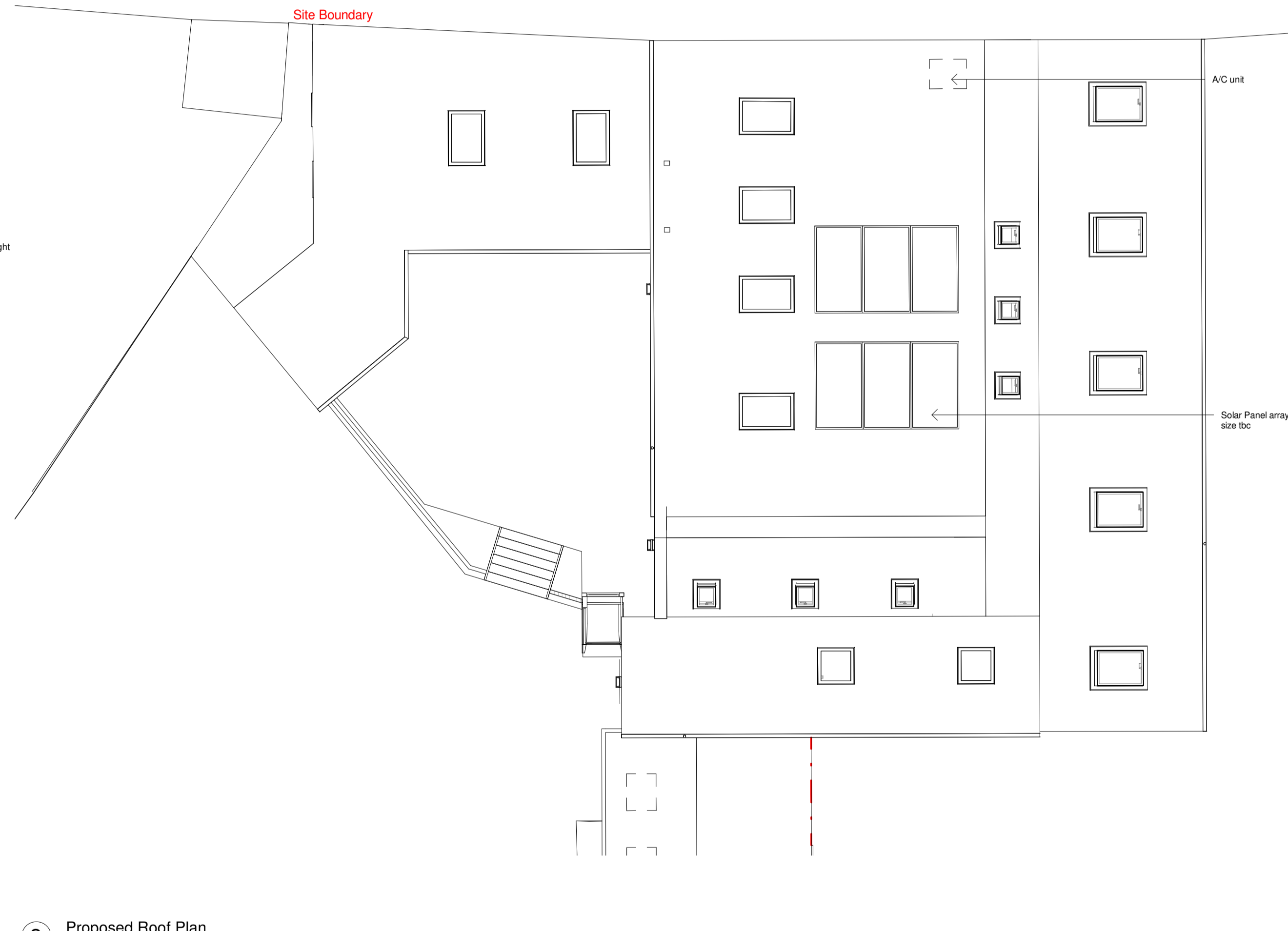
| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
|---------|--------|------|-------|------|------|-------|
| A346 | MASS | ZZ | GF | DR | A | 10005 |

| STATUS | SUITABILITY DESCRIPTION |
|----------|-------------------------|
| - | FOR INFORMATION |
| REVISION | REVISION DESCRIPTION |
| P1 | Preliminary |

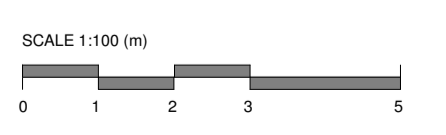
| REV | DESCRIPTION | BY | DATE |
|-----|----------------|----|----------|
| P1 | Planning Issue | KH | 23.11.21 |



1 Proposed Ground Floor
1 : 100



2 Proposed Roof Plan



54 Blossom Street
York
North Yorkshire
YO24 1AP

t: 01904 848 898
e: info@massarchitecture.com
w: www.massarchitecture.com

NOTES:

1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility
3. Report all drawing errors and omissions to the architect.

CLIENT:

Andrew Stanforth

PROJECT TITLE:

TE Offices, Egton

DRAWING TITLE / LOCATION:

Location Plan

SCALE @ A4

1 : 1250

DATE

23/11/2021

PROJECT #

A346

DRAWN CHECKED

KH CH

DRAWING NAME

| PROJECT | ORIGIN | ZONE | LEVEL | TYPE | ROLE | NO. # |
|---------|--------|------|-------|------|------|-------|
| A346 | MAS | XX | ZZ | DR | A | 10001 |

STATUS SUITABILITY DESCRIPTION

PLANNING

REVISION REVISION DESCRIPTION

P2 Preliminary

| REV | DESCRIPTION | BY | DATE |
|-----|----------------|----|----------|
| P1 | Client Issue | KH | 28.07.21 |
| P2 | Planning Issue | KH | 22.11.21 |

Key:

 **Application Site**

