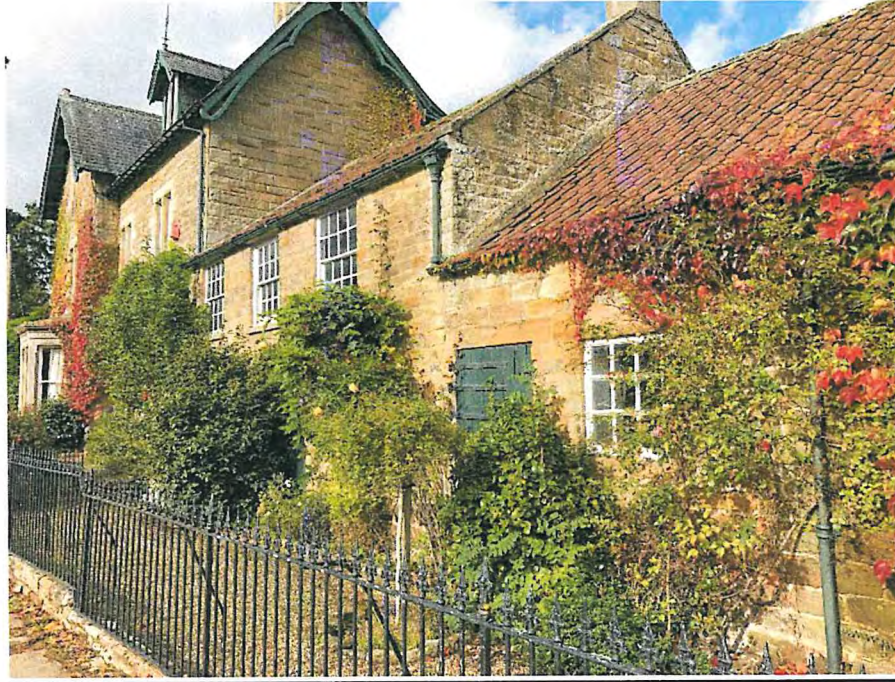


## Planning, Design and Access Statement



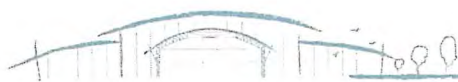
Proposed Conversion of outbuildings to form  
Garage and Holiday Cottage

Adjacent to

Oak Tree House, Egton Bridge, Whitby, North Yorkshire, YO21 1XE

For

Mr. S. & Mrs. J. Money



imaginative architecture + engineering design

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4.0 Impact on the Conservation Area

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### **Appendices**

- Statement from Applicants
- Photographs
- Existing and Proposed Drawings

## 1.0 Location

- 1.1 Oak Tree House is located within the small village of Egton Bridge, alongside and above the river Esk, within the Esk Valley.
- 1.2 Egton Bridge is located between the villages of Glaisdale and Grosmont, and approximately 8.5 miles south-west of Whitby.
- 1.3 Oak Tree House is positioned at the junction with the “through-village road” to the east leading to the bridge over the river, with Delves Lane to the west and the steep hill which rises to Key Green to the south.
- 1.4 Oak Tree House is within the Conservation Area of Egton Bridge and is approximately 50 metres away from the Horse Shoe Inn and Restaurant to the east, 15 metres away from the Old Post Office opposite to the south and 30 metres away from “Carpenters” to the south-east.
- 1.5 A footpath and steps down to the river are to the west and north of Oak Tree House at approximately 5.5 metres below the garden. These lead to stepping stones over the river leading to Broom House Lane and other village properties on the north side of the river.
- 1.6 Egton Bridge is connected by rail to Whitby and Middlesbrough by the Esk Valley line and by the North York Moors Railway from the nearby villages of Grosmont and Goathland to Pickering.
- 1.7 There is also a regular bus service, two pubs, a primary school and Church plus a Doctors Surgery at Egton only about a mile away.
- 1.8 The rising hills and woodland when leaving the village, lead quickly onto the traditional heather moorland of the North York Moors and the Coast to the east is within a 15-minute car journey, providing access to the beaches and villages of Staithes, Runswick Bay, Sandsend and Whitby, plus Robin Hoods Bay further to the south-west.
- 1.9 Egton Bridge has a number of public footpaths and many walks from the door-step as well as cycle routes up and down the Esk Valley, linking to the Coast-to- Coast walk, the Lyte Wake Walk and the Cleveland Way.

Hence the village is well located for all forms of out-door pursuits, serving local people and visitors alike.

## **2.0 Existing Buildings**

- 2.1 Oak Tree House is a substantial stone built three storey detached house, with a steeply pitched slate roof in a Gothic style, sat in grounds approximately 40 metres long and 25 metres wide.
- 2.2 The attached outbuildings to the east consist of two elements. One attached to the house is two storeys high with windows and doors front and rear (three at first floor to the front).
- 2.3 The second building is lower and one and a half storeys high, with a room in the roof space to the east and a window in the eastern gable.
- 2.4 The higher building consists of large open spaces at ground and first floor level and appears to have been a dwelling at some former time given the number of windows, their size and design and the large fireplace plus chimney stack. However, this building is currently used as storage at ground floor level and the first floor is unused.
- 2.5 The lower building consists of two spaces, one adjacent to the higher building appears to have been a Stable at some point, with stable doors front and rear, a drainage channel or lower floor level linking these plus a higher floor level to the east.
- 2.6 This space does not currently have a first floor within it but there is evidence of floor joists being within these walls at some earlier time.
- 2.6 The space to the east gable consists of a room at ground floor level with a number of windows which was formerly used as a shop for antiques and the room above was likely to have been a hay loft for the stable and has one window in the gable wall.
- 2.7 These buildings are constructed of traditional stone walls, red clay pantile roofs on timber roof structures, stone ridges and coping stones, along with stone lintels and cills over the existing timber windows and doors.

This results in a pleasing traditional appearance within this part of the village and they make a significant contribution to the Conservation Area.



### 3.0 Proposed Conversion

3.1 The principles of the proposed works are as follows:

- Form a garage and storage space at ground floor level within the two-storey building for use by the applicants with access from the rear and formation of an opening for double timber garage doors with stone lintel above.
- Conversion of the first-floor room to form an open-plan kitchen, dining and living room.
- Conversion of the lower building to form the entrance at the rear using an existing door opening with an entrance hall and staircase leading to the upper floors.
- Access to a narrow utility room and wc adjacent to the garage within the two-storey building.
- Provision of a large double bedroom and en-suite bathroom, along with a separate quiet reading area at the front of the hall.
- Double bedroom, shower room and dressing area formed at first floor level using part of the roof space to achieve this.
- An open landing area with new internal opening for access to the living space in the adjoining higher building.
- Provision of a space above bedroom 1 to form a void for bats within the upper segment of the roof space over this bedroom and retention of an existing small high-level opening in the gable wall for access and the lining of this space with bitumastic roofing felt to provide purchase for the bats as recommended by MAB Ecology (please see their Bat Survey Report).
- Off street parking will be provided for the proposed 2 bed holiday cottage at the rear of the property, consisting of two car parking spaces surfaced in gravel to match the existing drive. These will be unseen from the public highway and screened by the existing high well-established hedge on the eastern boundary.

3.2 The proposed work will include: -

- General repairs and maintenance, along with new roofs using natural red clay roof tiles to match the existing.
- Lead flashings to the chimney stack, roof abutments with existing stone gable walls and below the coping stones.
- Replacement timber window and external doors.

- Inner fully glazed doors or panels within existing external door openings for natural light and ventilation whilst retaining timber boarded external doors as shutters.
  - Two small narrow windows are proposed to the rear elevations in the hall and three conservation roof lights on the rear roof.
- 3.3 The proposed conversion and alterations will not result in any alteration to the front (south) elevation or the side (east) elevation which are visible from the road and conservation area.
- 3.4 The proposed alterations are minimal and on the rear elevation which is unseen.
- 3.5 The design principles outlined in the NYMNPA Design Guide Part 1; Design and Part 4; The Re-use of Traditional Rural Buildings, have been followed and set the basis for the proposed design by use of existing openings and retention of features, along with areas of solid walling, to ensure that the traditional appearance and fabric of the buildings are retained.

All of which was commented upon within the Pre-Application documentation and advice provided by the Planning Officer involved.

#### **4.0 Impact on the Conservation Area**

- 4.1 It is recognized that the existing outbuildings form an important visual asset to Oak Tree House itself and the Conservation Area in which it is located.
- 4.2 It can also be said that these buildings also form an intrinsic part of the Conservation Area purely for their historic value and their presence in this position over many, many years.
- 4.3 The visual contribution these buildings make to this part of the Conservation Area and the neighbouring properties cannot be over-emphasised.
- 4.4 Therefore the importance of retaining these buildings is very high and this application recognises that by ensuring that the front and side elevations are not changed in their appearance.
- 4.5 However, by use of careful choice of matching materials, the outbuildings can be repaired and replaced in order to ensure their weather-resistance and longevity.
- 4.6 In doing so this will ensure the proposals will not have a detrimental impact on the Conservation Area, the property or neighbours and in fact will enhance the buildings and the Conservation Area.

## 5.0 Pre-Application Advice

- 5.1 The applicants sought initial Pre-Application advice from North York Moors National Park Authority in July 2021 and received a response dated 21<sup>st</sup> July 2021 from Miss Megan O'Mara, Planning Officer, ref. NYM\2021\ENQ\17943.
- 5.2 This set out the principles and policies by which any formal application would be assessed and the proposed conversion of the outbuildings was viewed favourably subject to compliance with the Design Guide Part 4 and Policy CO17.
- 5.3 A submission of initial design drawings were sent to Megan O'Mara on 18<sup>th</sup> March 2022 and a reply was received dated 1<sup>st</sup> April 2022, ref. NYM\2021\ENQ\17943. This refers to the overall design and the fact that no new openings were proposed to the front or side of the building. The two narrow new openings at the rear were considered acceptable. However, it was advised that the number of rooflights were reduced.

As a result, this advice was taken resulting in the reduction as requested.



## 6.0 Compliance with Planning Policies

6.1 The proposed conversion of the existing outbuildings adjacent to Oak Tree House, Egton Bridge to a Garage and Holiday Cottage are considered to comply with the following policies: -

- Strategic Policy A Achieving National Park Purposes and Sustainable Development.
- Strategic Policy C Quality and Design of Development

Item 1 The proposal is a high-quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide.

- Strategic Policy M Housing.
- Policy CO17 Householders Development

Item 3 In the case of existing outbuildings (and the development of new outbuildings) the following criteria must be met: -

- i) The outbuildings should be required for purposes incidental to the residential use of the main dwelling.
- iv) If the proposal involves works to improve (or extend) an existing outbuilding, the original structure must be worthy of retention and capable of improvement.
- v) It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

- Design Guide Part 1: General Principles.
- Design Guide Part 4: The Re-use of Existing Agricultural Buildings.

## **7.0 Conclusion**

- 7.1 The proposed conversion and alterations to these buildings have been designed in accordance with North York Moors National Park Design Guides and as a result of the Pre-Application advice obtained early in the process.
- 7.2 The design as submitted has obtained approval following the pre-application advice and as a result this is not considered to have a detrimental impact on the Conservation Area.
- 7.3 The structural engineers report confirms that the outbuildings are suitable for, and worthy of, conversion.
- 7.4 The Flood Risk Assessment provides the evidence and justification for the conversion based on the fact that there is no record of this property or buildings being flooded in the past due to the height of the floor levels which are significantly higher than swathes of lower-lying ground in the area.
- 7.5 The Bat Surveys and report recognises the fact that the buildings are used by Bat species and that as a result, the proposed design ensures that a suitable space is provided for them within the high point of the roof to the east. The size of this space has been determined by MAB Ecology and the conditions stated within their report regarding the proposed work will be strictly adhered to.
- 7.6 Therefore, as a result of all these factors, we respectfully suggest that the proposed application complies with NYMNPA Planning Policies and we would request that this is considered for approval.

## Appendices

### Statement from Applicants

To whom it may concern

#### **Statement regarding the development of the outbuildings attached to Oak Tree House.**

The outbuildings consist of three main sections; the first comprising one downstairs room and one upstairs, a room in the middle section, and an additional room in the third section on the east gable end. The property is constructed of sandstone and a tiled roof, and resembles the traditional country cottage. Passersby (mainly walkers visiting the area) often pause to admire the front garden with the Wisteria and Ivy climbing up the front and side elevations of Oak Tree House attached.

Due to the age, the design, and materials from which the property is built, it is easy to argue that this is a building of architectural and historical interest. There is evidence that at different times the buildings have been used in a variety of ways; as living quarters (remains of fireplace on first floor, skirting boards and sash windows), stables, and an antique and craft shop (with planning permission granted in the late 1980s). Today, sadly, the buildings are in need of significant repair and are mostly empty and unused.

It is our intention that we make the property useful again, by turning it into a comfortable two double bedroom self-catering holiday cottage that can be enjoyed by families with older children, and couples visiting the area. We propose a sleeping capacity of 4-6 people (with inclusion of sofa bed). It's such a beautiful location that's perfect for nature lovers and those seeking peace and relaxation. As a holiday let, we would be ensuring that the property is preserved and enjoyed by many, whilst continuing to make a positive contribution to the landscape and village for many more years to come.

We have every intention of retaining (and enhancing) the current charm of the property and we are confident that our proposed design does not negatively impact the immediate area in any way. Indeed, we are retaining existing doorways and openings and, with the exception of a few skylights and two slit windows on the northern elevation (not overlooked by any neighbours), we would not be introducing any new doors or windows on the east and south elevations. It is also worth noting that, based on the advice from the NYM planning team, we plan to retain some of the building space for storage and a garage for Oak Tree House.

Throughout the pre-planning process we have sought the general advice from the North York Moors planning team, to ensure that we are closely in line with the authority's design guidance.



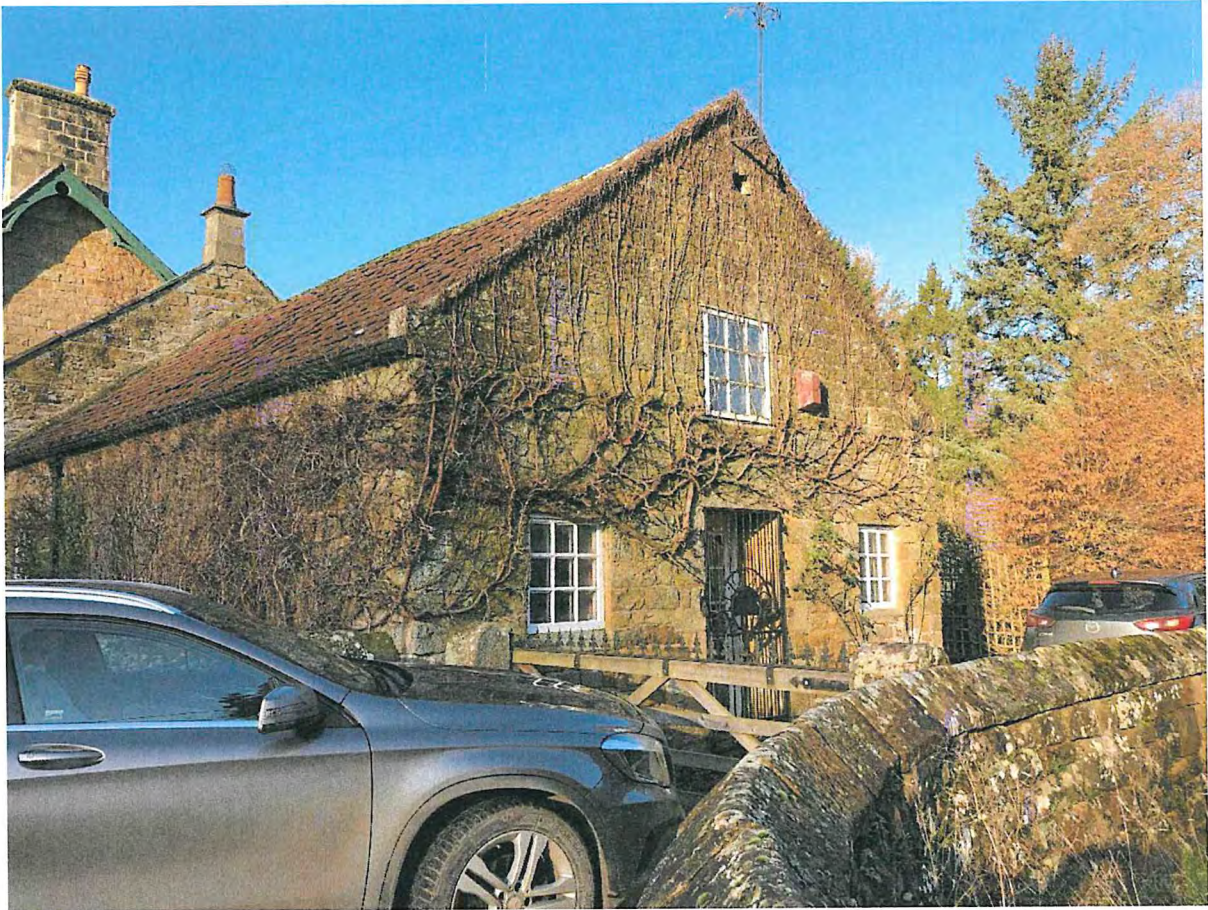
Photographs











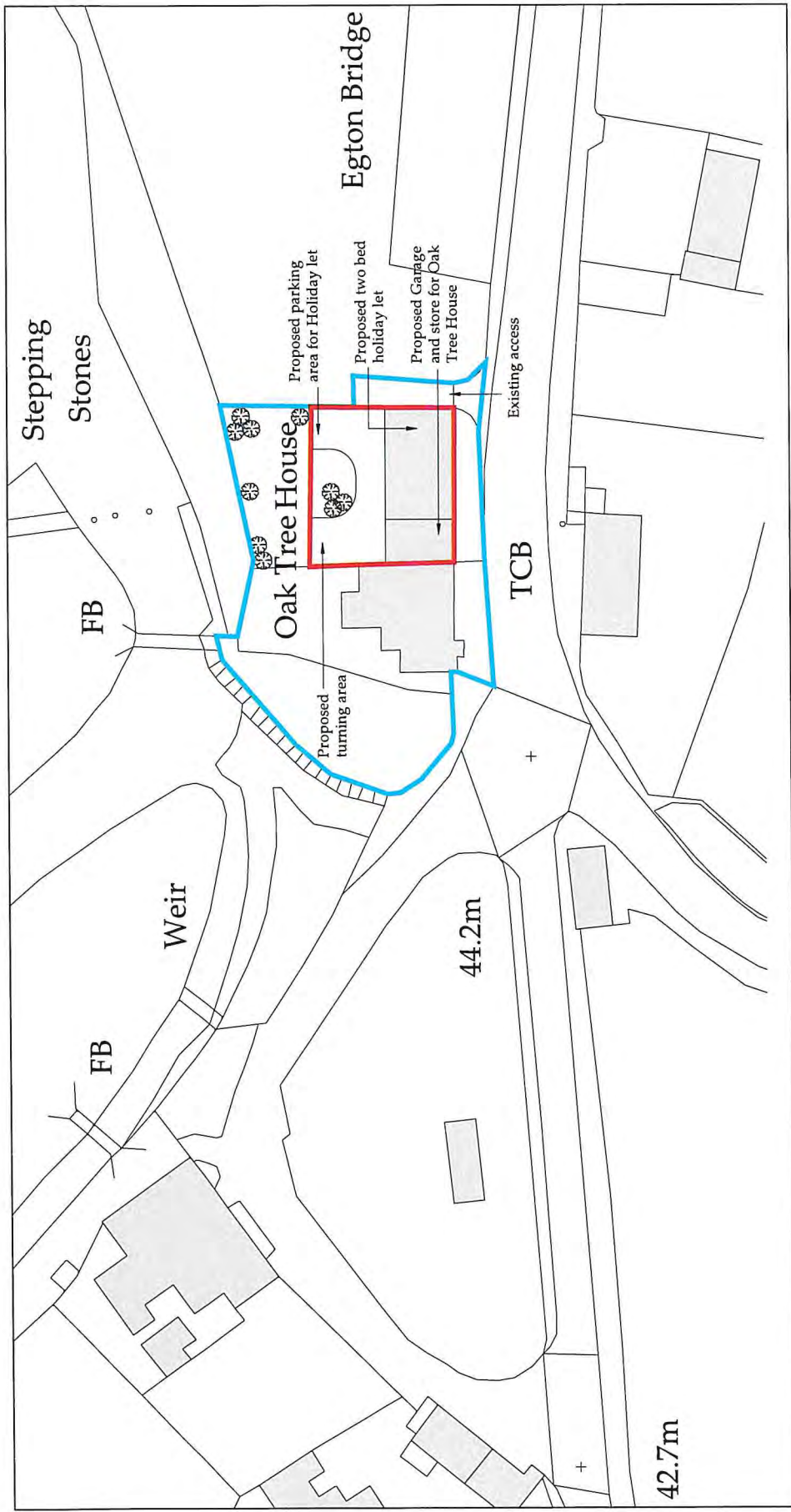
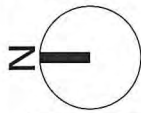












**Proposed Block Plan**  
 Scale 1:500

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REV	DATE	BY	AMENDMENT	CHKD	APVD	SCALE	ISSUE
B	22/06/22	CE	Blue line amended			A3	C Eynon
A	21/06/22	CE	Issued for approval			A3	C Eynon

CLIENT: **Mr S & Mrs J Money**  
 PROJECT: **Oak Tree House Egton Bridge YO21 1XE**  
 DATE: 21/06/22  
 ISSUE: Preliminary

DRAWING TITLE: **Proposed Block Plan**  
 DRAWING NR: **D12238-02**  
 REV: **B**

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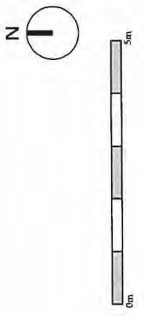
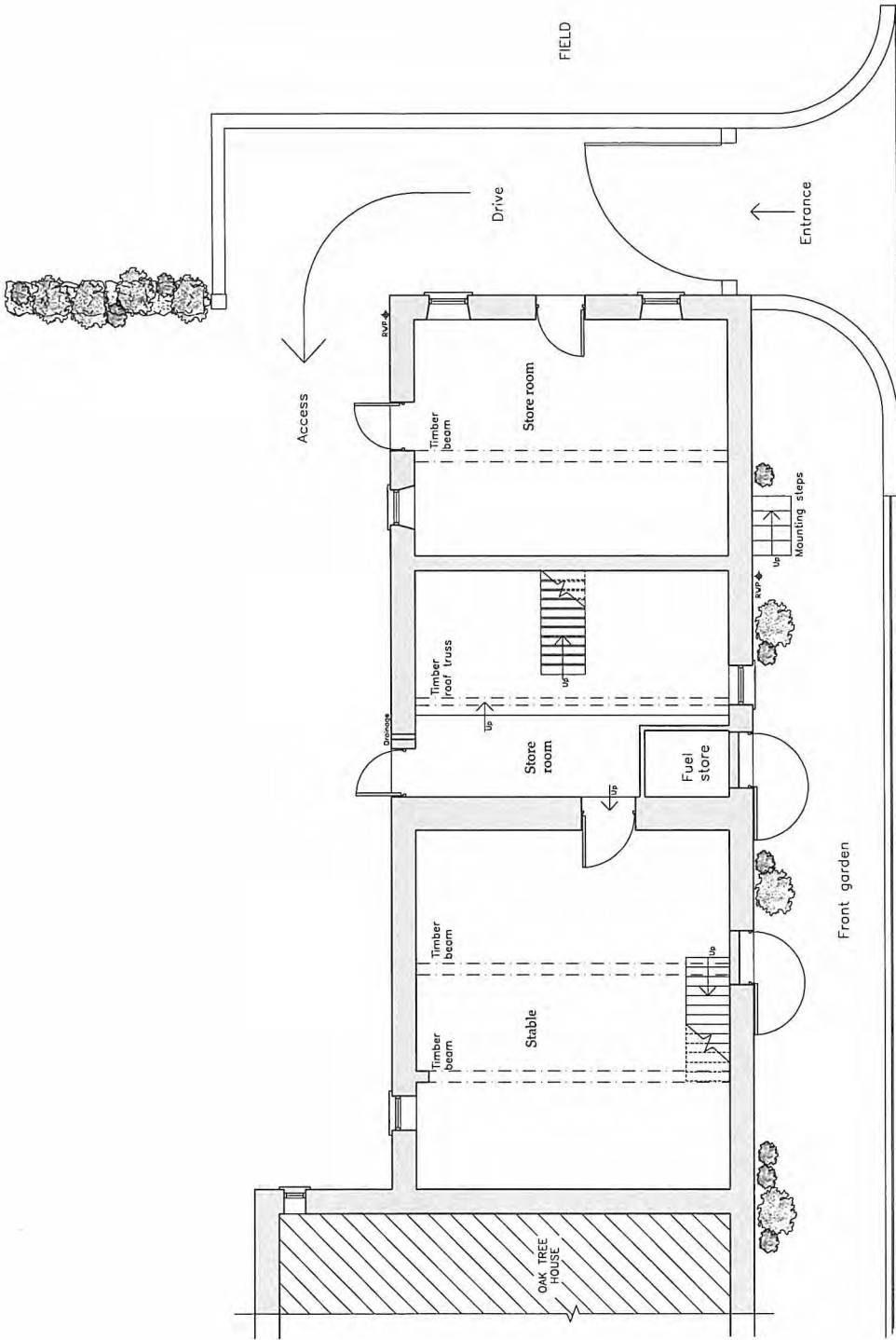
REV	DATE	BY	DESCRIPTION
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A	21.05.22	HK	

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CLIENT: Mr. S. and Mrs. J. Money  
 PROJECT: Oak Tree House, Egton Bridge

DATE: 02.06.2022  
 SCALE: 1:50 @ A1  
 DRAWING NO: D12238-03

DATE	02.06.2022
SCALE	1:50 @ A1
DRAWING NO	D12238-03
REV	B



Ground Floor Plan  
 Scale 1:50

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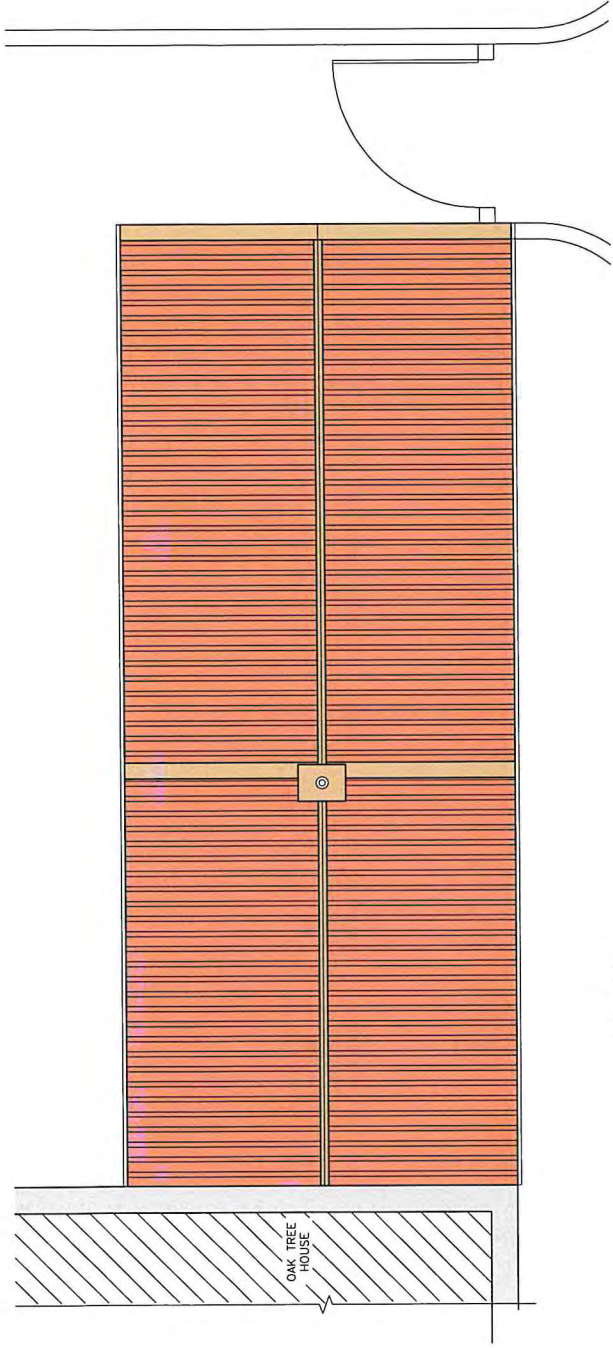
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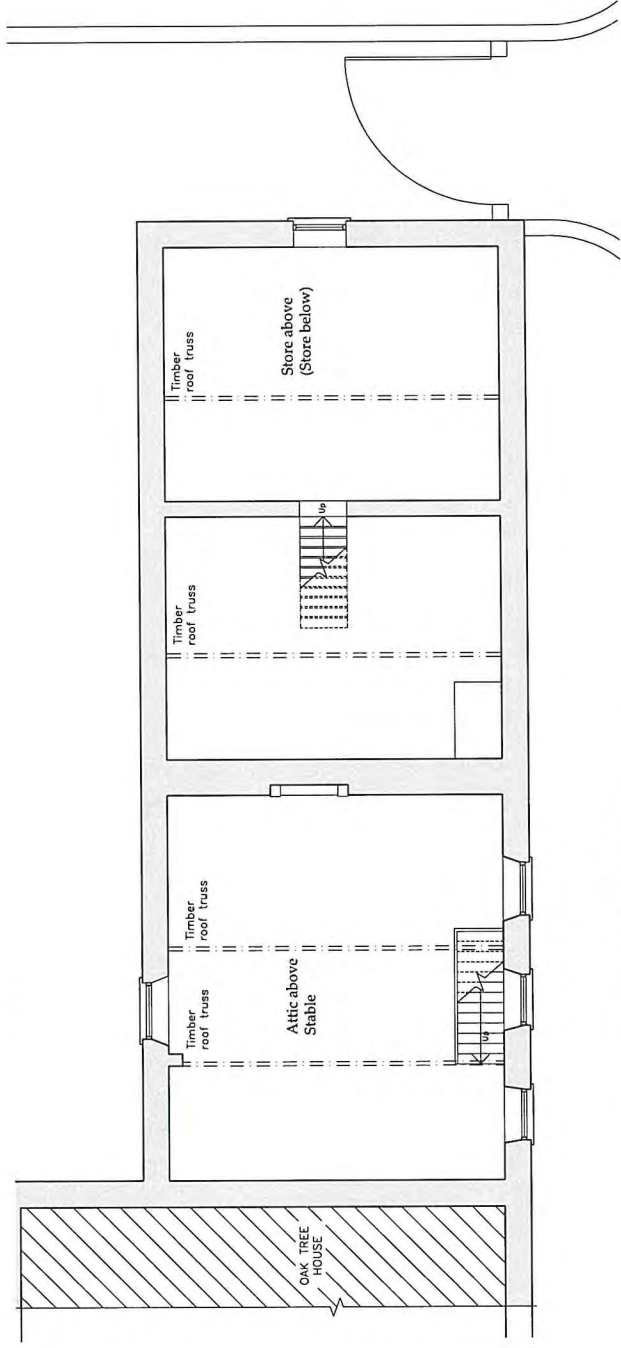
DATE: Mr.S. and Mrs.J. Money  
 PROJECT: Oak Tree House, Egton Bridge

DRAWN: I.Richartson  
 CHECKED: M.Moy  
 SCALE: 1:50 @ A1  
 DATE: 02.06.2022

STATUS: Preliminary  
 DRAWING NO: D12238-04  
 SHEET NO: A



Roof Plan  
 Scale 1:50



First Floor Plan / Attic  
 Scale 1:50

N



The architect shall be responsible for all drawings and specifications to be submitted to the building department. The contractor shall be responsible for all drawings and specifications to be submitted to the building department. The contractor shall be responsible for all drawings and specifications to be submitted to the building department.

CONTRACTOR SHALL NOT START WORK WITHOUT THE CONSTRUCTION INFORMATION FROM THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING DEPARTMENT AND ALL OTHER AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING DEPARTMENT AND ALL OTHER AFFECTING AGENCIES.

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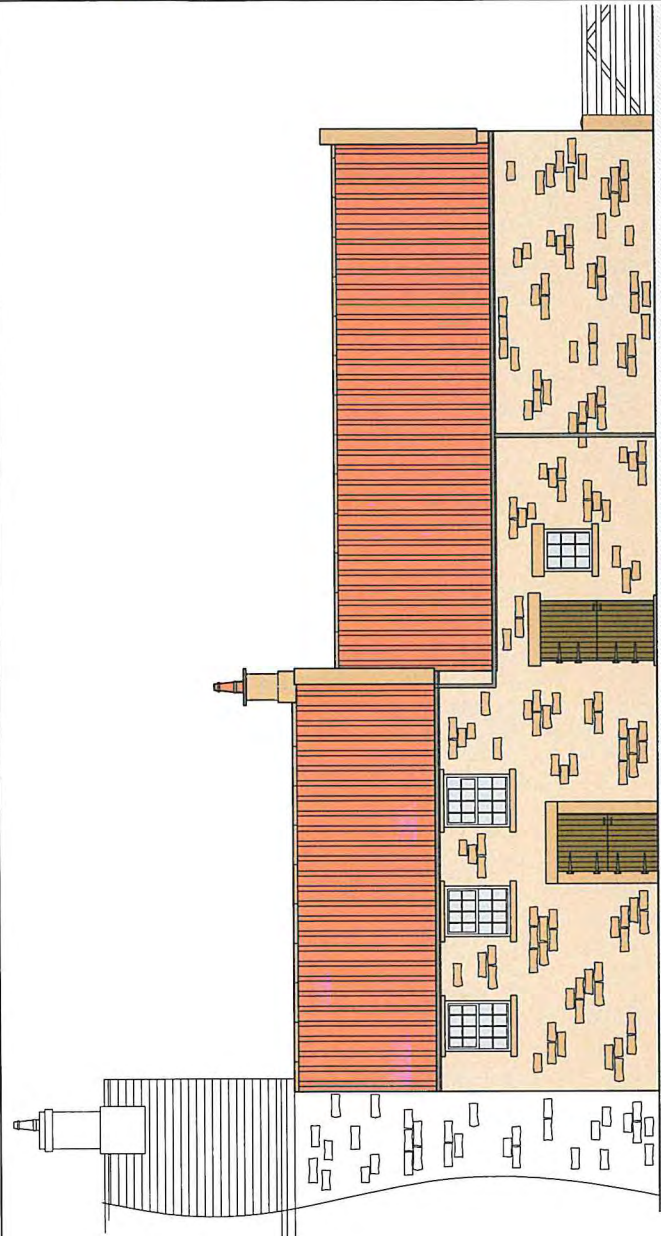
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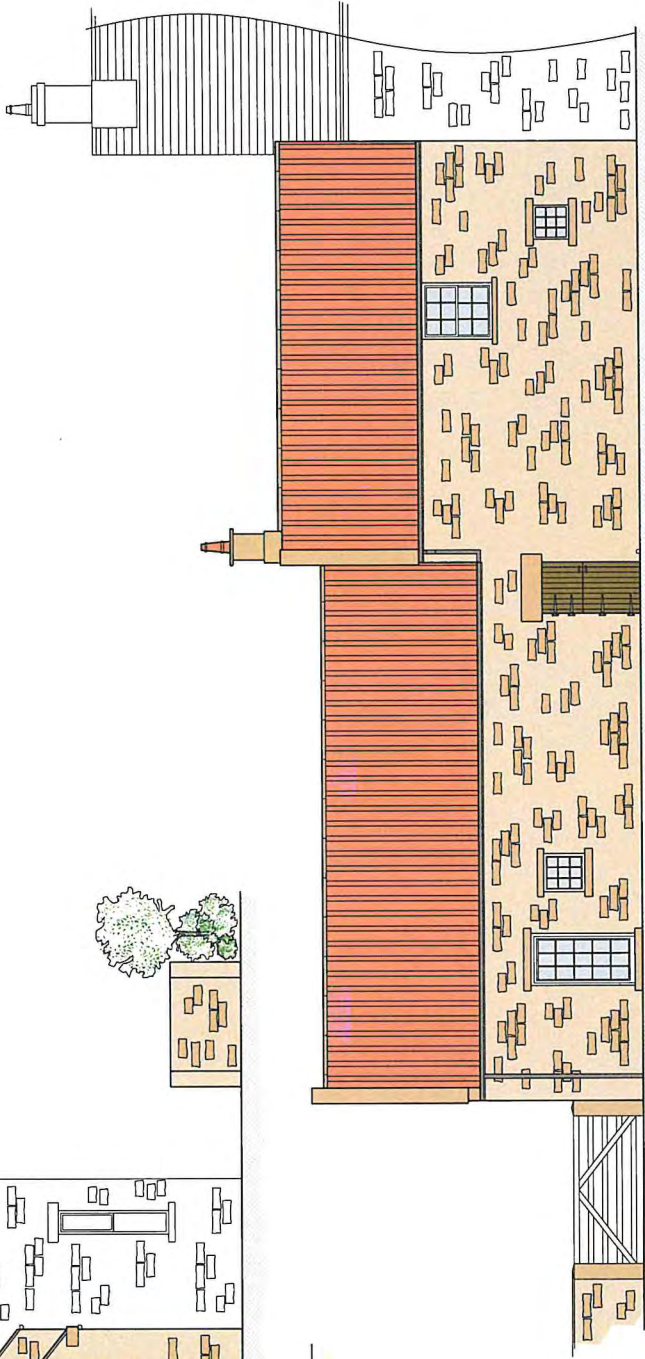
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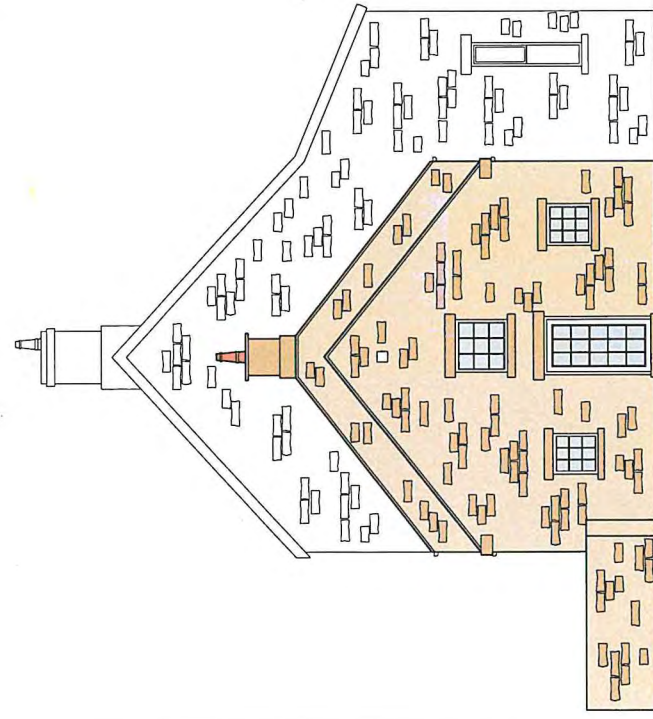
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Front Elevation South  
Scale 1:50



Rear Elevation North  
Scale 1:50



Side Elevation East  
Scale 1:50



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CLIENT	Mr. S. and Mrs. J. Money
PROJECT	Oak Tree House, Egton Bridge
PHASE	Existing Elevations
DRAWN BY	T. Jefferson
CHECKED BY	M. Kay
SCALE	1:50 @ A1
DATE	02.06.2022
DRAWING NO.	D12238-05
REV.	A



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REV	DATE	BY	DESCRIPTION
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A	21.06.22	HK	

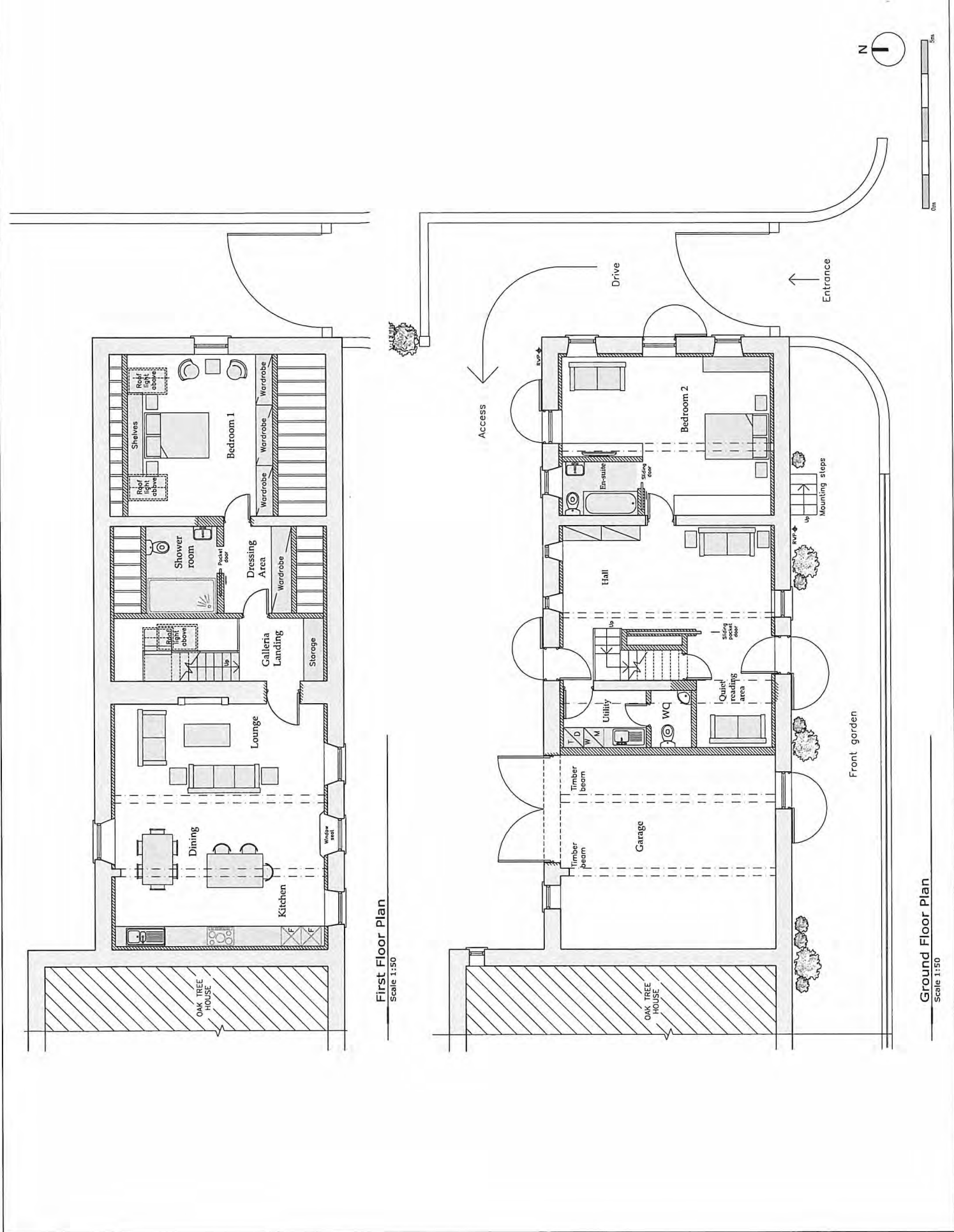
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CLIENT: Mr. S. and Mrs. J. Money  
PROJECT: Oak Tree House, Egon Bridge

DATE: 02.06.2022  
SCALE: 1:50 @ A1  
DRAWN BY: T. Harrison  
CHECKED BY: M. Joy  
PROJECT NO: D12238-06  
JOB NO: B

PROPOSED  
Ground Floor and  
First Floor Plan

PROPOSED  
Ground Floor and  
First Floor Plan





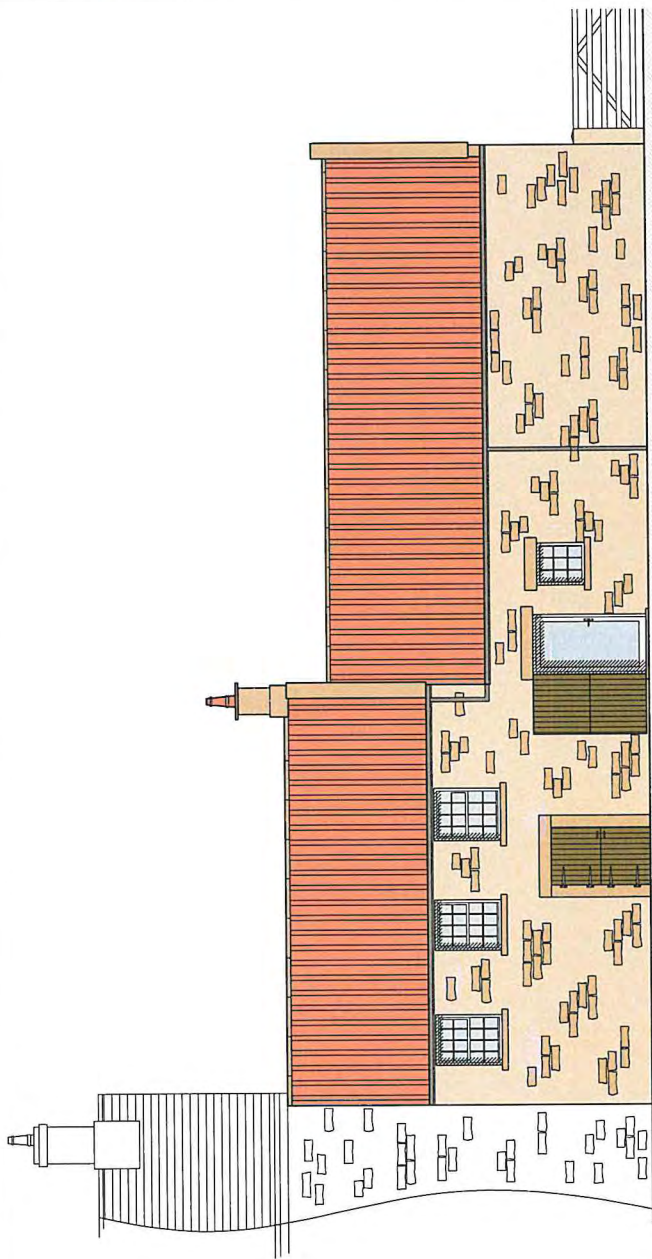


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 The contractor must report any discrepancies before commencing work. It is the contractor's responsibility to ensure that all work is done in accordance with the contract documents and all applicable laws and regulations.  
 Work shall be constructed in accordance with the contract documents and all applicable laws and regulations.  
 The contractor shall be responsible for obtaining all necessary permits and approvals.  
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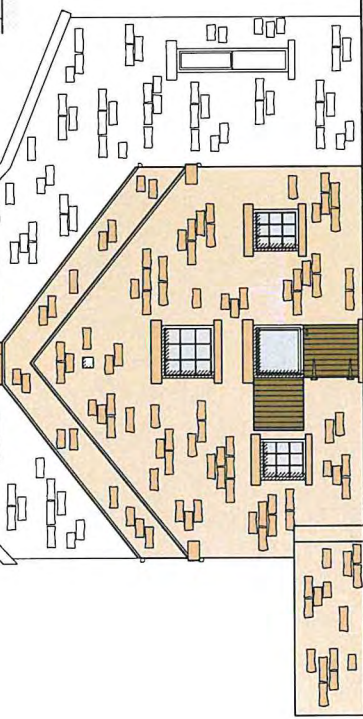
NO.	DATE	BY	APPROVED

Architecture • Engineering Any Hill Road, Woodstock, NY, 12424 P: 845.942.6267 F: 845.942.6268 E: bhd@bhdpartnership.com	

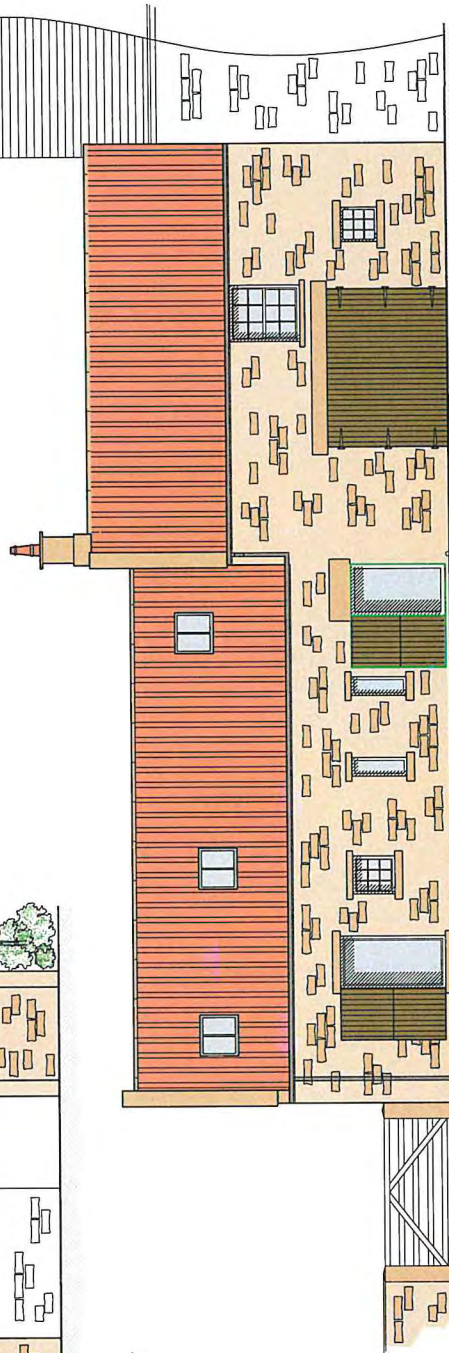
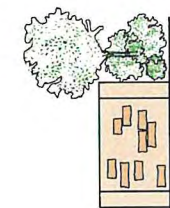
CLIENT:	Mr. S. and Mrs. J. Money
PROJECT:	Oak Tree House, Egton Bridge
DRAWN:	Proposed Elevations
DATE:	01.06.2022
SCALE:	1:50 © A1
PROJECT NO.:	D12238-08
REV:	A



Front Elevation South  
 Scale 1:50



Side Elevation East  
 Scale 1:50



Rear Elevation North  
 Scale 1:50



# Flood Risk Assessment

## 1 - Development site and location

### Outbuildings attached to Oak Tree House, Egton Bridge, YO21 1XE

Oak Tree House is located in the village of Egton Bridge, in the Scarborough district of North Yorkshire. It lies within the North York Moors National Park, on the River Esk, between the villages of Glaisdale and Grosmont, about eight miles south-west of Whitby.



Source: Environment Agency (see [product 4](#), page 1)



The outbuildings for proposed development consist of three main sections; the first comprising one downstairs room and one upstairs, a room in the middle section, and an additional room in the third section on the east gable end. The rooms are currently uninhabitable and mostly used for the storage of gardening tools and other general household items.



## 2 - Flood map for planning (rivers and sea)

The flood-map-for-planning-services shows that this property is in **Flood Zone 2**:



Source: <https://flood-map-for-planning.service.gov.uk/>

## Flood zone definition

The flood zones, as defined by the Environment Agency, include:

### **Flood Zone 1** Low probability

(1 in 1000 annual probability of river or sea flooding (<0.1%)).

### **Flood Zone 2** Medium probability

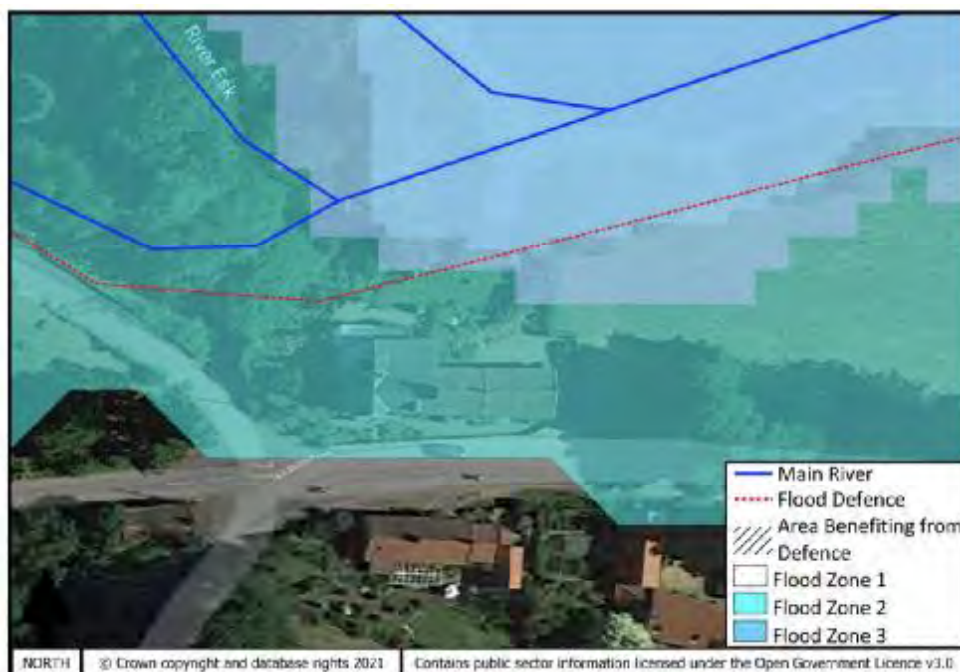
(between 1 in 100 and 1 in 1000 annual probability of river flooding (1.0%-.0.1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-.0.1%) in any given year).

### **Flood Zone 3** High probability

(1 in 100 or great annual probability of river flooding (>1.0%) or 1 in 200 or greater annual probability of sea flooding (>0.5%) in any given year).

## Flood defences and attributes

According to the Environment Agency (see [product 4](#), page 2) no formal flood defences exist for the Oak Tree House outbuildings. The property is on high ground however, as illustrated by the red dotted line in the below 'Long-Term Flood Risk Map':



The below image is provided to help illustrate the difference in property level versus the river. The photo is taken of the back of the property, where there is a public pathway that leads to stepping stones across to the other side of the river.



Increased river levels, due to heavy rainfall, will tend to reach as far as the top of the handrail. The distance between the level of Oak Tree House, plus its outbuildings, and the path is roughly 5.41m. This means that a huge (and highly unlikely) increase in river levels would be necessary to reach building levels. Furthermore, the opposite river banks are lower and any flood water would spread out across those banks first.

#### Modelled flood levels and extents

The following '[Supporting Information](#)' was received from the Environment Agency (Enquiry number RFI/2021/219932), August 2021:

“Unfortunately we don’t hold any water levels at this location as no detailed modelling has been undertaken for this area. The Flood Map for Planning was updated in 2012 with the results of our 2008 Catchment Flood Management Plan model, which have been produced by a re-run of NGM (National Generalized) JFLOW model with improved DTM (Digital Terrain Model) – LiDAR. This study has been undertaken on a large regional scale



and no detailed results (such as water levels) have been produced.”

## Historic flooding



Source: Environment Agency (see [product 4](#), page 7)

Extreme rainfall and subsequent flooding was recorded between 30th October 2000 and 15th November 2000, across the country. Records relating to flooding of the specific property do not exist and the map supplied by the Environment Agency serves as a broad outline only of the *possible* extent of flooding in the postcode area of YO21 1XE. The Environment Agency states (see [product 4](#), page 6), “our records are incomplete, so the information here is based on the best available data. It is possible not all properties within this area will have flooded”.

This echoes the statement made in the above section, that no modelled data exists.

In addition to the above, conversations with the local flood warden who lives (and has done for the past 65 years) - almost directly - across from the property on the other side of the river, help ascertain that at no time did river levels during the 2000 event reach above 11 feet.



### 3 - Esk and coastal streams: Catchment flood management plan

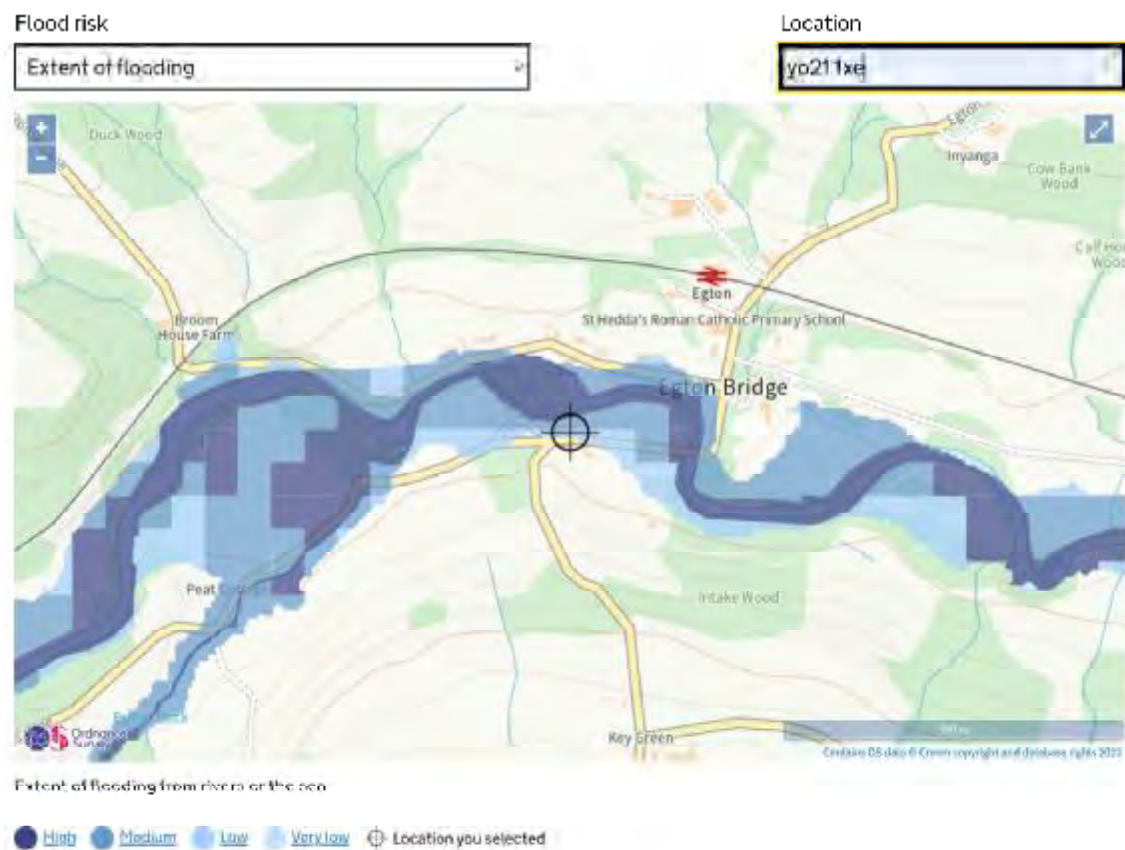
The summary report, completed in December 2010 lays out the local authority's policies for managing flood risk. Whilst it does not provide site specific detail, the report is useful for highlighting key issues and future flood concerns in the *Rural Esk* catchment area, which the property sits in.

Some key points to note:

- Within the Esk Catchment climate change will be the main driver for future flood risk
- Modelling of the future flooding scenario suggested that the number of properties at risk during an undefended, 1 percent flood would increase from the current 792 properties to 860.
  - The catchment is not sensitive to climate change with a small increase in number of properties at risk
  - No properties in Egton Bridge were identified as at risk
- The impact of future flooding on critical infrastructure is not expected to increase significantly across the catchment
- Surface water flooding can occur in Egton Bridge, from moorland runoff
- The Rural Esk area has been classified as an area of low to moderate flood risk, where policy 3 is adopted for managing risk
  - This policy will tend to be applied where the risks are currently appropriately managed and where the risk of flooding is not expected to increase significantly in the future.

### 4 - Flood risk from watercourses and other sources

Rivers and sea



Source: [Long-term-flood-risk-service](#)

Whilst the map is under the caveat of not being property specific, the property location (denoted by the crosshairs) shows that it is at low risk\* of flooding from the River Esk. The likelihood of flooding from the sea is highly unlikely as the property is some 7-8 miles out from the coastline.

\*Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

Surface water





This flood risk summary reports the highest risk from surface water within a 20m radius of this property. The risk of flooding from surface water is very low.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

## Reservoirs

The risk of flooding from reservoirs is deemed to be very low, with no indication of potential reservoir flooding in the immediate area of the property:



## 5 - Climate Change Allowances

Modelled climate change data for the specific property location does not exist, since modelling hasn't been carried out in this area.

The information that is available to us is the peak river flow allowances of the Esk and Coast Management Catchment area. The following data has been generated by the UK Centre for Ecology & Hydrology:

Timeframe	Central	Higher	Upper
2020s	17%	21%	31%
2050s	13%	18%	29%
2080s	16%	23%	39%

Source: [Peak river flow allowances](#)

## 6 - Conclusion

Using the evidence that is available to us (e.g. property on high ground), along with the available flood risk data from the Environment Agency, and flood management plans from North Yorkshire Council, it is safe to assume that the risk of flooding to the outbuildings at Oak Tree House is extremely low.

The property may be in a flood zone 2 area but the long term flood risk service shows the property as having a low risk of river/sea flooding, and a very low risk of flooding from surface water.

The development of the outbuildings poses no new threat to flooding in the area; it is an existing property made of sound construction materials (stone and tile). The development plans do not include any new extensions to the building, or lowering of current floor levels.



NYMNPA

27/06/2022

**STRUCTURAL CONDITION SURVEY  
of  
THE OUT BUILDINGS  
AT  
OAK TREE HOUSE  
EGTON BRIDGE  
WHITBY  
YO21 1XE  
prepared on behalf of  
J Money  
Project No P26\_22\_07.01**

**February 2022**



**HEAD OFFICE  
GLENSIDE HOUSE  
GLENSIDE  
SALTBURN BY THE SEA  
TEES VALLEY  
TS12 1JS**

**[www.scurator.co.uk](http://www.scurator.co.uk)**

**Offices also in Newcastle, Wetherby and Northallerton**

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### APPENDIX A - Plates

Report completed by G Sills – BEng (Hons) CEng MStructE FGS

## 1 INTRODUCTION

- 1.1 Scurator Ltd (SL) was commissioned by J Money (JM) to undertake a level of a structural condition survey of the out buildings at Oak Tree House, Egton Bridge, YO21 1XE. The out buildings are attached to Oak Tree House.
- 1.2 It is understood that this report was instigated by the client to review the building as part of a planning application to convert the out buildings into a two bedroom holiday let.
- 1.3 The building under consideration is split into three sections and attached to the western gable end of Oak Tree House.
- 1.4 SL visited site on 8<sup>th</sup> February 2022 to assess the building, noted in item 1.2.
- 1.5 The brief for this report is outlined as follows:
- visit site to assess the property for the above noted issues
  - confirm findings of the visit
- 1.6 A number of Plates (photographs) are documented in Appendix A at the rear of the report. These are included to show any issues that may need highlighting visually.
- 1.7 Reference is made to the front and rear faces of the property and these are noted as the southern and northern elevations, respectively.
- 1.8 This report does not cover gas, electric and plumbing services/equipment on the property.
- 1.9 This report does not cover wood rot or damp ingress to low level walls.
- 1.10 The conclusions and recommendations made in this report are limited to those that could be established based on the visual findings of the site visit. SL reserves the right to alter their conclusions and recommendations in light of further or more detailed information that may become available. It is not possible for SL to comment upon parts of the structure/building which were not accessible or covered and are therefore not able to confirm if these areas are free from defects and cracking.
- 1.11 This report was carried out by Scurator Ltd and undertaken by:  
Gregory Sills BEng (Hons) CEng MStructE FGS.



## 2 BUILDING DETAILS/INFORMATION

### 2.1 General Information

2.1.1 It is understood that, generally, the building under consideration is split into three sections as follows:

- The eastern end is a single storey unit with a form of an 'accessible' floor above the ceiling level – referenced where necessary as unit A
- The mid section is similar to the eastern section but there is no floor level above and the roof structure is exposed – referenced as necessary as unit B. There may have been a first floor covering part of the plan area of this unit, but this has now been removed
- The western section has a timber first floor so is considered a two storey unit – referenced where necessary as unit C

2.1.2 Unit A (refer to Plate 1) is constructed as follows:

- a. A dual pitched roof that spans between the front and rear elevations
- b. The roof is covered with tiles (refer to Plate 1)
- c. The roof is formed with a primary timber king post truss at the approximate mid length of the roof (refer to Plate 2). The bottom chord of the truss spans between the front and rear elevation
- d. The truss supports timber purlins and a ridge board (refer to Plate 2) that span between the eastern gable end and the party wall that separates unit B
- e. The purlins support corrugated sheeting and above this are the tiles
- f. The first floor is formed from timber joists that span in an east to west direction and also bear onto a timber beam at mid way between the east and western walls of the unit. The timber beam spans between the northern and southern elevation (refer to Plate 3). Access above the floor is limited
- g. The ground floor appears to be formed from concrete
- h. The external walls are formed from stonework
- i. The lintels above openings appear to be timber on internal walls. On the external walls the lintels have timber and stonework on the inner and outer face of the wall respectively

2.1.3 Unit B (refer to Plate 1) is constructed as follows:

- a. A dual pitched roof that spans between the front and rear elevation
- b. The roof is covered with tiles (refer to Plate 1)
- c. The roof is formed with a primary timber king post truss at the approximate mid length of the roof. The bottom chord of the truss spans between the front and rear elevation
- d. The truss supports timber purlins and a ridge board that span between the eastern party wall to unit A end and the party wall that separates unit C
- e. The purlins support timber rafters (refer to Plate 4) and above this are the tiles
- f. The ground floor appears to be formed from concrete
- g. The external walls are formed from stonework
- h. The lintels above openings appear to be timber on internal walls. On the external walls the lintels have timber and stonework on the inner and outer face of the wall respectively

- 2.1.4 Here Unit C (refer to Plate 1) is constructed as follows:
- a. A dual pitched roof that spans between the front and rear elevation
  - b. The roof is covered with tiles (refer to Plate 1)
  - c. The roof is formed with a number of primary raised bottom boom timber trusses, at regular centres, between the east and west elevations. The rafters of the trusses are supported on the external walls (refer to Plate 5) between the front and rear elevations. One of the trusses has had a make-shift repair on a masonry pillar, that has been added to the front elevation (refer to Plate 6)
  - d. The trusses support timber purlins
  - e. The purlins support timber rafters (refer to Plate 4) and above this are the tiles. A number of the rafters have a horizontal tie beam at the approximate same height as the bottom boom noted in item c above (refer to Plate 7)
  - f. The first floor is formed from timber joists that span in an east to west direction and also bear onto two timber beams. The timber beams span between the northern and southern elevation (refer to Plate 8)
  - g. The ground floor appears to be formed from concrete
  - h. The external walls are formed from stonework
  - i. The lintels above openings appear to be timber on internal walls. On the external walls the lintels have timber and stonework on the inner and outer face of the wall respectively

### 3 SITE OBSERVATIONS/COMMENTS

#### 3.1 General Details

- 3.1.1 The inspection of the property was visual and not intrusive.
- 3.1.2 The following is a record of what was noted during the site visit in Unit A:
- a. The vegetation growing on the gable end should be removed, if considered appropriate, as it has the potential to damage the mortar joints in the stone wall
  - b. The mortar on the gable end is showing signs of weathering (refer to Plate 9). These should be repaired with a suitable mortar that retains the historical content of the building
  - c. There is a hairline crack above the ground floor window, on the northern side of the gable end (refer to Plate 10). It would be prudent to assess the load carrying capacity of the timber lintel internally to see if it needs upgrading before the crack is repaired
  - d. A crack was recorded in the stone work on the north east corner of the rear elevation (refer to Plate 11). It would be prudent to undertake a CCTV of the below ground drains (for all 3 units and the house), then repair any defects within the drainage system. It may also be necessary to expose the foundation in this area to confirm it can support the load applied to it. This exposure should be undertaken in other areas just to confirm the foundations are adequate for the proposed alterations
  - e. There is a vertical crack in the stonework on the southern elevation at the junction between unit A and B (refer to Plate 12). The foundations should be exposed at this location before any tying of the stonework is undertaken
  - f. There is a crack in the mortar on the front elevation (refer to Plate 13). This appears to be related to the roots from the vegetation near this defect. It would be prudent to monitor this cracking to see if it is related to a foundation issue before it is repaired
  - g. There is a vertical crack in the stone work party wall at the eastern end of this unit (refer to Plate 14)
  - h. The lintel above the door opening on the rear elevation may need upgrading to accommodate the timber beam bearing near its support (refer to Plate 15)

- i. There is an hairline crack in the south east corner of the stone work on the inner face of the party wall associated with Unit B (refer to Plate 16). This could also be related to the issues noted in item d above
- j. Access to the timber floor was limited. However, a number of boards were rotten (refer to Plate 17) and should be reviewed by a timber specialist

3.1.3 The following is a record of what was noted during the site visit in Unit B:

- a. A crack was recorded in the masonry party wall to unit A, below the purlin at the northern end of the wall (refer to Plate 18). It is likely that the purlin has locally overstressed the masonry
- b. A number of cracks were recorded below the purlins (refer to Plate 19) on the party wall to unit C and above the access opening to unit C (refer to Plate 20). It is likely that the purlin has overstressed the masonry locally. It would be prudent to assess the load applied to the lintel, above the access opening, to review if it needs replacing before the crack is repaired
- c. A high level of wood worm has affected the timber lintel on the inner face of the door opening on the northern elevation (refer to Plate 21). Consideration should be given to replacing this lintel with a suitably sized element
- d. The bearing end of the timber truss on the external wall is over a timber lintel (refer to Plate 22). The lintel should be assessed for the load applied to it and if necessary replaced with a suitably sized element
- e. As a general note the mortar on the external faces of the stonework needs re-pointing in a number of areas
- f. There is a crack above the door opening on the northern elevation (refer to Plate 23). It appears that the lintel above this opening has dropped on the eastern side of the doorway
- g. There is a crack in the stonework above the door opening on the southern elevation (refer to Plate 24)

3.1.4 The following is a record of what was noted during the site visit in Unit C:

- a. The timber first floor, when trafficked, deflected to a significant degree. In addition to this a number of shakes existed in the primary timber beams (refer to Plate 25). Consideration should be given to strengthening the floor in a format to retain the character of this unit
- b. The trusses at first floor level will need to be assessed for their load carrying capacity. The truss at the eastern end of the unit is supported on a pillar (refer to Plate 26). The pillar appears to have been introduced to support the rafter at this end of the truss, where it has decayed (refer to Plate 27), possibly from a leak in the fabric of the building. In addition to this the lintel above the window, near this area has been removed and the rafters are bearing on a deflected wall plate (refer to Plate 28). Furthermore, the timber floor has decayed locally (refer to Plate 29) and the pillar, that supports the truss has been poorly constructed and may not have a foundation. This area will need an overview from a structural perspective to strengthen the defective areas
- c. The external wall in and around item b above, appears to be leaning outwards and has moved away from the truss at the western end of the unit (refer to Plate 30). The plumbness of the wall should be assessed internally and externally and remedial action taken as necessary. It is also noted that the trusses and rafters have a raised tie which maybe exacerbating the potential lateral spread at this location and possibly in other areas
- d. There is a vertical crack above the fire place on the western party wall at first floor level (refer to Plate 31). This appears to be related to the heat applied to the stack as the crack follows the line of this element



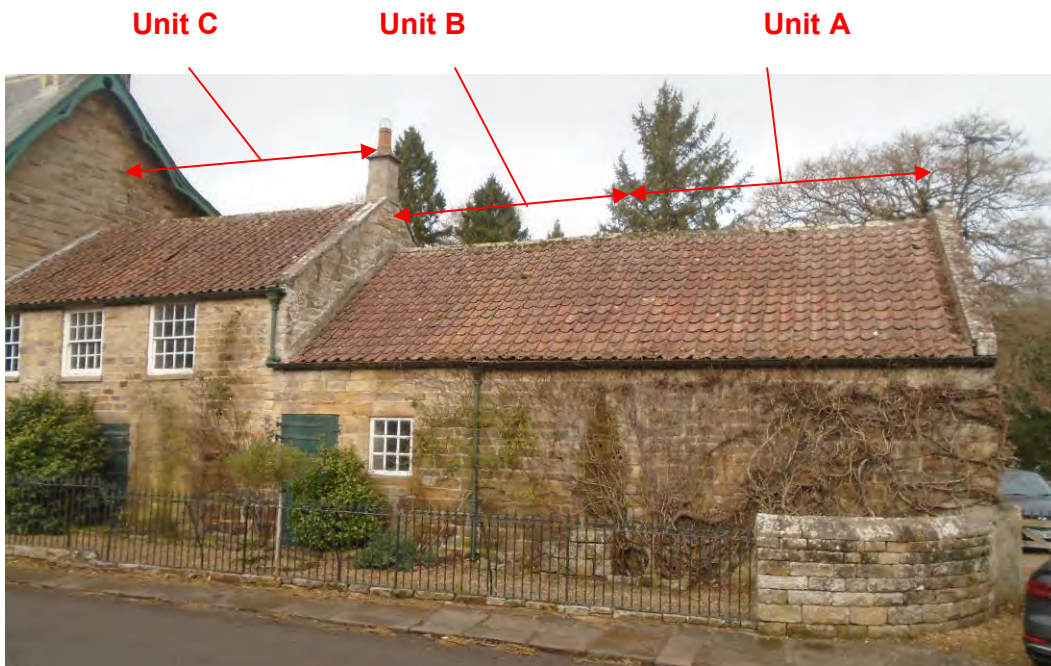
- e. There is also a diagonal crack to the side of the fire place, noted in item d (refer to Plate 31). This appears to be related to the crack above the access opening noted in item 3.1.3 b. In addition to this the support above the fire place is formed from a stone lintel with a steel/iron plate below. The lintel has a short bearing onto the wall, the metal element has corroded and consideration should be given to rectifying this situation
  - f. The party wall to unit B has cracks at the junction with the external walls. This suggests the walls are not bonded adequately. Consideration should be given to rectifying this situation
  - g. A number of cracks were recorded below the purlins at the eastern and western ends of this unit. This is likely to be related to the purlins overstressing the masonry locally
- 3.1.5 As a general note a number all of the external walls should be checked for plumbness once safe access can be provided at high level.

## **4 CONCLUSIONS/RECOMMENDATIONS**

### **4.1 General Details**

- 4.1.1 Based on the visual inspection the issues noted in Section 3 reflect the findings of the site visit and as discussed a level of further investigation / rectification works is recommended. In addition to this the findings of the inspection has shown that the building is in a state that it would be suitable for it to be converted into the proposed holiday let providing the relevant structural repairs are implemented.

**APPENDIX A – PLATES**



**Plate 1**



**Plate 2**



Plate 3



Plate 4





**Plate 5**



**Plate 6**



**Plate 7**



**Plate 8**





**Plate 9**



**Plate 10**





Plate 11



Plate 12



**Plate 13**



**Plate 14**





**Plate 15**



**Plate 16**





**Plate 17**



**Plate 18**



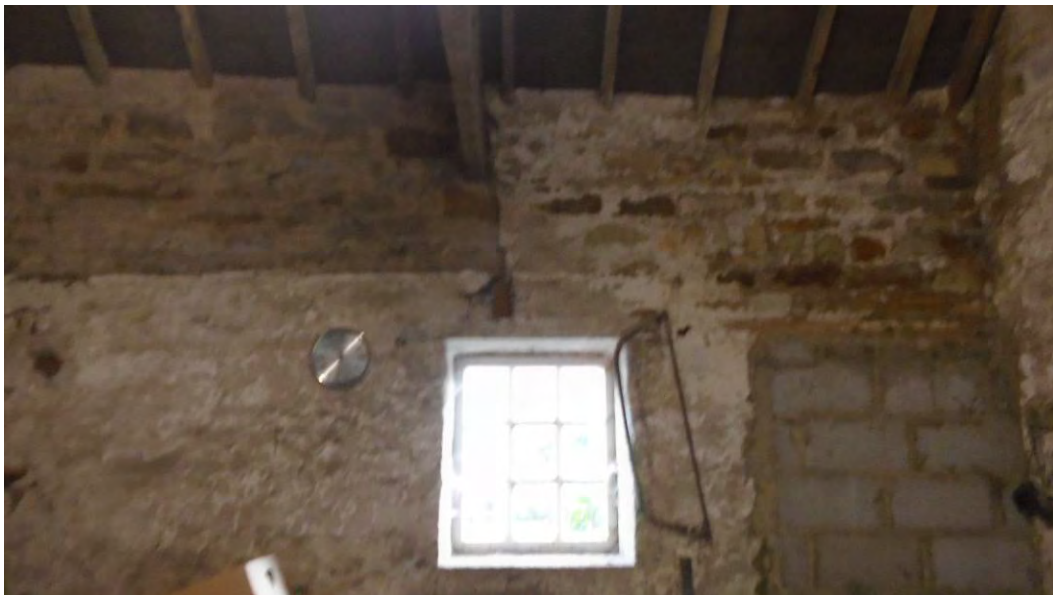
**Plate 19 - Typical**



**Plate 20**



**Plate 21**



**Plate 22**





**Plate 23**



**Plate 24**



**Plate 25**



**Plate 26**





**Plate 27**



**Plate 28**





**Plate 29**



**Plate 30**



**Plate 31**

**From:**

**Cc:**

**Subject:** FW: NYM/2022/0499

**Date:** 30 June 2022 16:13:51

**Attachments:**

**Importance:** High

---

For the attention of Mrs. Wendy Strangeway Planning Administration Officer  
-----

Good afternoon Wendy,

I hope that you are keeping well.

Many thanks for your letter as attached and please will you note the replies to the two matters raise below :

1. The Bat Survey Report is currently being prepared by MAB Ecology Ltd following their respective site visits and surveys and therefore as soon as we receive that it will be sent directly to you.
2. The Foul Drainage is currently to a Mini Sewage Treatment Plant within the rear garden of Oak Tree House and the Applicant has informed us that this is a Solido Smart Unit 0M0012 Rev 65 Model installed in 2020 . Therefore the proposed foul drainage will be connected to this min sewage treatment plant.

We understand that the application will not be verified and activated until such time as you receive the Bat Survey Report but meanwhile trust that this information will be of assistance.

Kind regards,

Tim

---

**From:**

**Sent:** 30 June 2022 13:34

**To:**

**Subject:** NYM/2022/0499

**Importance:** High

Reference: NYM/2022/0499.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

Kind regards



# **Chris France**

Chris France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley, York YO62 5BP  
Tel: 01439 772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



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NYMNPA

07/07/2022



**Bat, Breeding Bird and Barn Owl Survey**  
**Oak Tree House, Egton Bridge**

July 2022

MAB Environment & Ecology Ltd  
11a Kirkgate, Thirsk, North Yorkshire, YO7 1PQ

Registered in the UK, No.6504129

Registered office: 11a Kirkgate, Thirsk YO7 1PQ

<b>Author</b>	Alice Brown BSc (Hons)	
<b>Status</b>	<b>Date</b>	<b>Checked by:</b>
Draft	06/07/2022	Jake Walker BSc (Hons)
Final	07/07/2022	Giles Manners CEnv MCIEEM



**Site:**

Oak Tree House  
Egton Bridge  
Whitby  
YO21 1XE

**Dates:**

Scoping Survey: 9<sup>th</sup> March 2022  
1<sup>st</sup> Emergence survey: 10<sup>th</sup> May 2022  
2<sup>nd</sup> Emergence survey: 7<sup>th</sup> June 2022

**Client:**

Mr and Mrs Money  
Oak Tree House  
Egton Bridge  
Whitby  
YO21 1XE

**Planning Authority:**

North York Moors National Park

**Our ref:**

2022-1284

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## 1 Summary

---

A bat, breeding bird and barn owl survey was conducted at two out-buildings attached to the property Oak Tree House, Egton Bridge, for proposed development for conversion to a dwelling.

During a visual inspection of the buildings in March 2022, both buildings were classified as moderate risk of bat roosting. Multiple points of access were identified into both buildings through gaps in ridge tiles, under lifted tiles, gaps in flashing, and in masonry gaps. Potential bat roost habitat (PBRH) was identified, and many (fresh) bat droppings and feeding remains were found. DNA analysis of the droppings confirmed the species as brown long-eared bats.

Summer emergence surveys conducted during the optimal survey season identified a maternity roost of brown long-eared bats utilising both buildings, along with two day roosts of whiskered/Brandt's and one of a Daubenton's bat in Building 2, likely utilising the space between lifted roof tiles and liner.

Proposed works to Building 1 and 2 will likely result in the loss/modification of the identified roosts. Therefore, a Natural England Protected Species Licence will be required prior to works on the buildings.

Roosts and potential roost habitat lost to the development will be mitigated for via the installation of a bat loft above Building 2. Its features are detailed in section 9.2 Method Statement.

Barn swallow nests were identified in the roof timbers. No evidence of barn owl was found. Works should be timed to avoid bird nesting season, or a pre-works check conducted to check for breeding birds. One bird nest box will be installed on-site and an open sided structure retained/constructed for barn swallows.



## 2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mr and Mrs Money to undertake a bat, breeding bird and barn owl survey on outbuildings attached to the residential property, Oak Tree House, to accompany a planning application for conversion to a dwelling. Development plans are below in Appendix 4.

The site is located in the village of Egton Bridge (Grid reference: NZ80190514); the location of the site is shown on Figure 1 below.

The report was written by Alice Brown BSc (Hons) of MAB Environment and Ecology Ltd.

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



Figure 1: Site location.

### 3 Methodology

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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 Jake Walker and Alice Brown.

- Jake Walker is a Consultant Ecologist and has worked for MAB since 2020. He holds a Class Survey Licence WLM-A34 (Bat Survey Level 1) registration number 2021-51430-CLS-CLS. He is a Qualifying member of CIEEM and has a BSc (Hons) in Ecology and Environmental Science from the University of Hull. The surveys were carried out in accordance with the Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).
- Alice Brown is an Assistant Ecologist for MAB. She is a Qualifying member of CIEEM and has a BSc (Hons) in Ecology and Conservation.

3.2.2 The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power) and binoculars. 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	Bat roost potential.	Roosting habitats	Commuting and foraging habitats
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.
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.
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.
Grey	Negligible risk	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

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

3.2.5 Dusk emergence surveys were carried out using two surveyors each time with Pettersson D240x ultra-sound detectors. The D240x detectors were 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.

3.2.6 Surveyors used were:

- Matt Cooke (MC) ACIEEM is a fully trained bat surveyor who has undertaken emergence surveys for MAB since 2010. He holds a Natural England bat survey licence (Licence number: 2015-10981-SCI-SCI).



- Alice Brown (AB) as above.

3.2.7 A Sony AX100 Nightshot Camcorder combined with 12v 50W external infra-red floodlighting was also used in the first emergence survey, and a Pulsar Helion 2 XP50 thermal scope in the second.

## 4 Constraints

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The surveys were not constrained.

## 5 Site Description

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The out-buildings are connected to the main residential property of Oak Tree House. Building 1 is connected to the main property on its western side, with Building 2 to its eastern side. Buildings are fully described in section 6.2.



Photo 1: Front view of property, south aspect



Photo 2: Rear view of property, north aspect

## 6 Results

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### 6.1 Desktop Study

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The site is located in Egton Bridge in the North York Moors National Park; the surrounding landscape contains ideal habitat for bats. Large areas of woodland containing deciduous and broadleaved trees lie in all directions of the site, providing optimal, good quality foraging habitat for bats. The river Esk runs around 50m north of the site, which is heavily tree-lined; as well as being optimal foraging habitat, the river provides a commuting corridor as bats use these linear features to move throughout the landscape and connects the surrounding patches of woodland. The fields in the landscape surrounding the site are tree and hedgerow-lined; these again are valuable commuting features. An aerial view of the surrounding landscape can be seen in Figure 2.

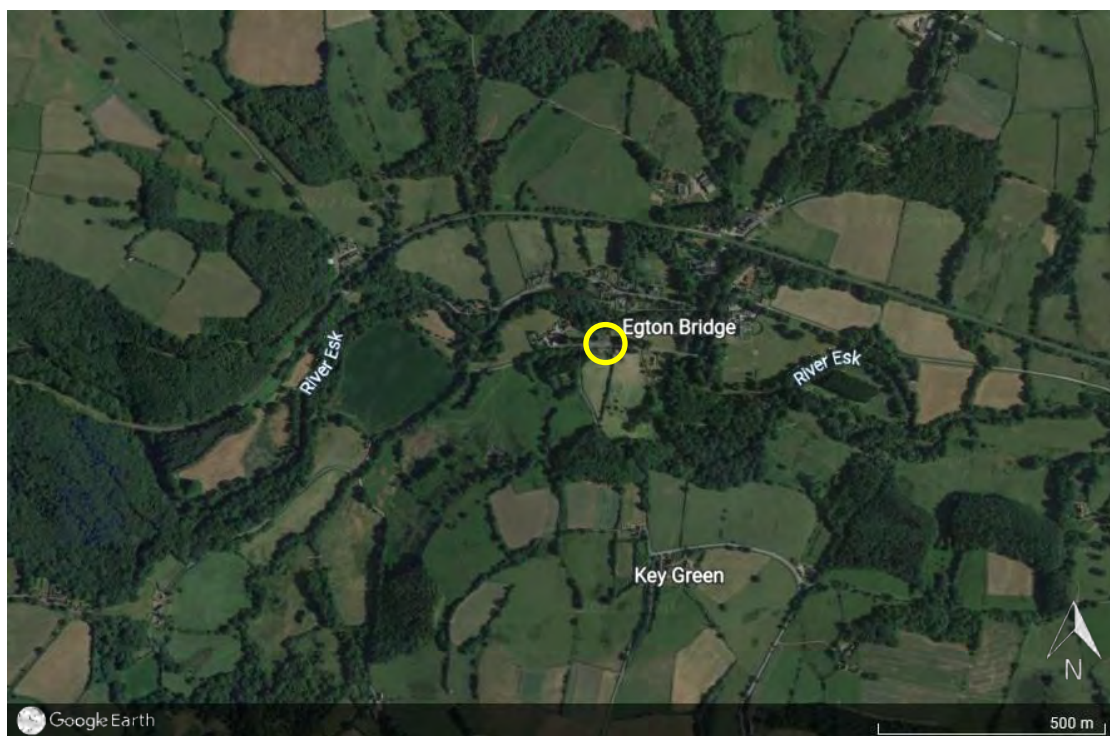


Figure 2. Aerial view of the surrounding landscape. Site circled in yellow. Google Earth 2018.

### 6.1.2 Bat Group Records

The North Yorkshire Bat Group record search returned 14 bat records from within a 2km radius of the site; no records were returned for the site itself. There were no records of any maternity roosts within 2km, and one record noted as two hibernating common pipistrelles in 2021 ~1.1km northeast of the site at Lease Rigg Farm. The nearest records to the site were from ~0.1km northwest (unknown species, summer roost, dated 2007). The results indicate good species diversity of many bat species commonly found in North Yorkshire (brown Long-eared, noctule, common pipistrelle and Daubenton's bat). Full records from the NYBG search can be found in Appendix 3.

### 6.2 Visual Inspection

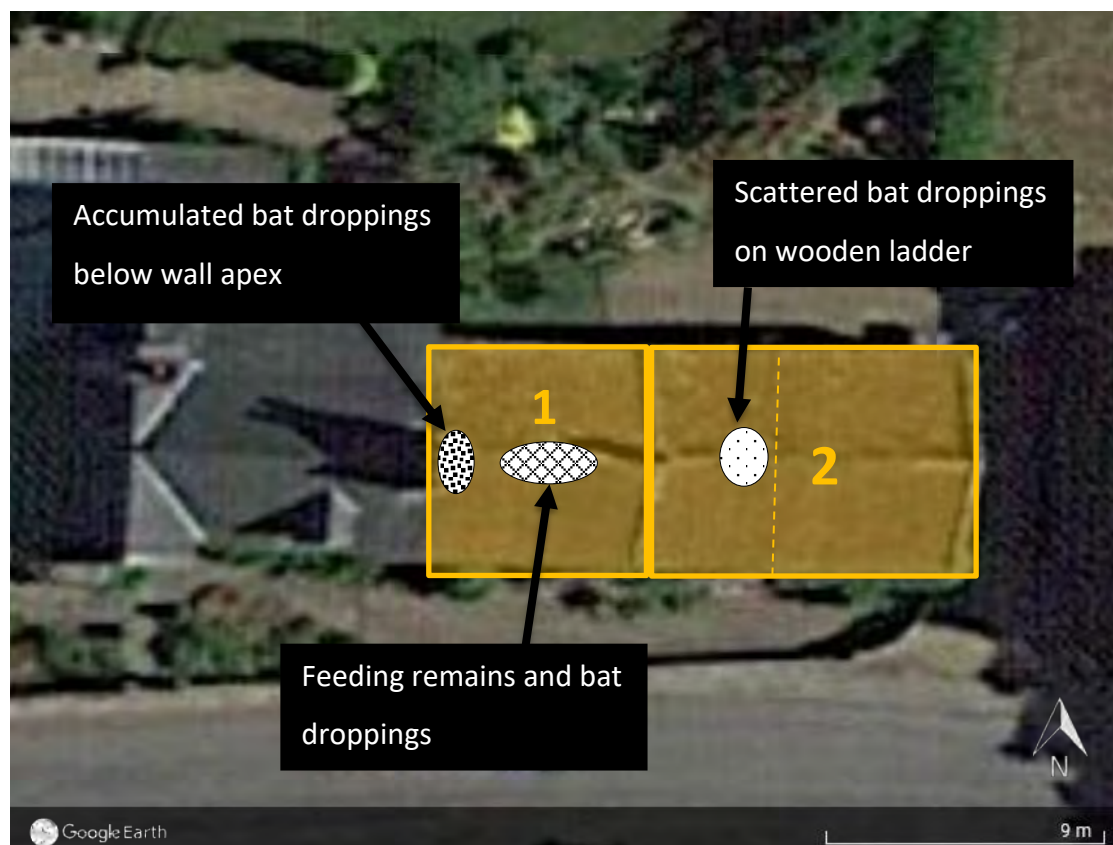








Figure 3. Site buildings. Google Earth 2018.



Building ref.	Description and notes on breeding birds	Photographs			Potential bat roost habitat (PBRH)			
<p><b>1 – Moderate potential risk of supporting bats</b></p>	<p>Two-storey stone-built building with clay pantile roof. Some tiles are lifted providing access into building (Photo 4).</p> <p>Joined to the main building by its western side – join flashing is lifted providing access into the building (Photo 5). This access point is situated directly above where accumulated bat droppings were found (Photos 10-12).</p> <p>Further gaps in gable end (Photo 6) and along wall tops (Photo 7&amp;19) provide further potential access.</p> <p>Roof is lined, with some lining torn (Photo 15). Internal masonry cracks and crevices can be seen on the first floor and gaps between wall tops and the roof.</p> <p>Multiple bat droppings, including very fresh droppings</p>		<p>Photo 3: Building exterior</p>		<p>Photo 4: Gaps between roof tiles, southern aspect</p>		<p>Photo 5: Gap in flashing, southern aspect</p>	<p>Identified in external masonry gaps and crevices, and internally between roof lining and roof, along wall tops, in masonry crevices and in the chimney.</p> <p>Access and further roosting habitat under lifted roof tiles.</p>
			<p>Photo 6: Gaps in gable end wall top, southern aspect</p>		<p>Photo 7: Gaps along wall top</p>		<p>Photo 8: First floor, building roof beams</p>	

(Photo 14), were found across the first floor as well as feeding remains (Photo 16). The ground floor offered little PBRH, however droppings were seen on a chair (Photo 18).

At the rear of the property, additionally masonry crevices and cracks can be seen with missing mortar – providing potential access into the building (Photos 23-25).

Barn swallow nests were identified in roof timbers (Photo 11).



Photo 9: First floor, wall top



Photo 10: First floor, bat droppings



Photo 11: First floor, gaps above bat droppings



Photo 12: First floor, potential access in above bat droppings through flashing seen in Photo 5



Photo 13: First floor, chimney



Photo 14: First floor, fresh bat droppings



**Photo 15: First floor, tares in roof lining**



**Photo 16: bat feeding remains**



**Photo 17: Ground floor, ceiling**



**Photo 18: Ground floor, chair with bat droppings on**










**Photo 19. Wall tops, northern aspect**



**Photo 20. Roof, northern aspect**



		 <p><b>Photo 21. Other side of gable end shown in Photo 6</b></p>			
<p><b>2 - Moderate potential risk of supporting bats</b></p>	<p>Two-storey stone-built building with clay pantile roof. Some tiles are lifted providing access into building (Photos 22&amp;33). Building is sectioned (see Figure 3, building divided by dashed line) into a single storey section and a two-storey section. Eastern two-storey section’s roof is lined with corrugated metal sheets.</p> <p>External masonry generally in good condition - some crevices and access into building at eastern gable end (Photo 32) and under eaves.</p> <p>No internal masonry crevices on the ground floor of the two-</p>	 <p><b>Photo 22: Building roof, south aspect</b></p>  <p><b>Photo 25: View into first floor</b></p>	 <p><b>Photo 23: Ground-floor ceiling</b></p>  <p><b>Photo 26: First floor</b></p>	 <p><b>Photo 24: Ground-floor ceiling</b></p>  <p><b>Photo 27: Gaps in lintel</b></p>	<p>Gaps in lintel above wooden ladder.</p> <p>Between roof lining and roof, and along wall tops and crevices.</p>

storey section. Ceiling well-sealed with no PBRH (Photos 23&24). Bat droppings identified on the first floor.

Gaps in the roof lining were identified in the single-storey section, including polished roof beams, and gaps between the wall top and roof (Photo 29-31).

Bat droppings were found on the ladder leading up into the first floor (Photo 28).



Photo 28: Fresh bat droppings on wooden ladder to first floor



Photo 29: Ridge beam

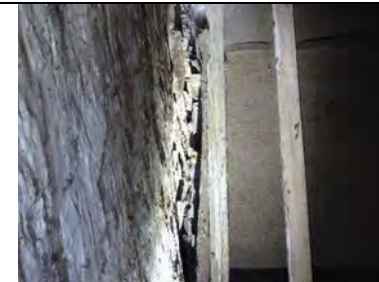


Photo 30: Gaps between roof and gable end

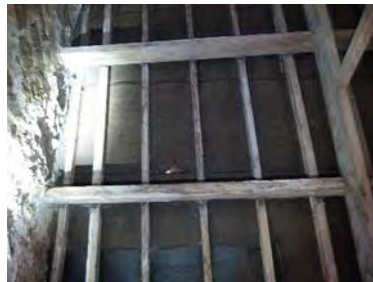


Photo 31: Gap in roof/lining



Photo 32: Hole in gable end masonry



**Photo 33. Building roof, northern aspect**



## 6.3 Emergence Surveys

### Emergence Survey 1

**Date:** 10/05/2022

**Start time:** 20:35      **End time:** 22:15      **Sunset:** 20:53

**Table 2 – Environmental conditions**

	Temp (°C)	Wind (BF)	Humidity (%rh)	Rain	Cloud cover (%)
<b>Start</b>	12	BF1	56	Dry	5
<b>Finish</b>	11	BF1	63	Dry	95

**Surveyors:** Matt Cooke (MC) and Alice Brown (AB)

**Equipment used:** 2x Pettersson D240 time expansion ultrasound detectors with Edirol R09 recorders; 1x Sony AX100 Nightshot Camcorder combined with 12v 50W external infra-red floodlighting.





#### Results summary:



Common pipistrelles and noctules were seen and heard foraging and commuting around the site during the survey. Three brown long-eared bats were identified within the buildings, in flight and perched, and one emergence of the same species was seen from Building 1 roof ridge.

#### Roosts identified:

Building Ref.	Species	Count	Emergence location/access point
2	Brown long-eared	2	1x In flight around beams of first floor 1x Perched on roof beams
1	Brown long-eared	2	1x In flight then went up into western apex wall top 1x Emergence from ridge

#### Observations:

Surveyor	Time	Species	Number	Activity	Annotation
MC & AB	21:18 – 21:22	Noctule	1	Foraging high over river to north	
AB	21:32- 21:35	Common pipistrelle	1	Foraging in front of house	
MC	21:35	Brown long-eared	2	1 x on the roof beam of Building 2, 1 x flying around in Building 2 first floor	
AB	21:46	Brown long-eared	1	Emergence from Building 1 ridge	 <b>1</b>

MC	21:48	Noctule	1	Foraging	
MC	22:02	Brown long-eared	1	In flight in Building 1 then on wall top	

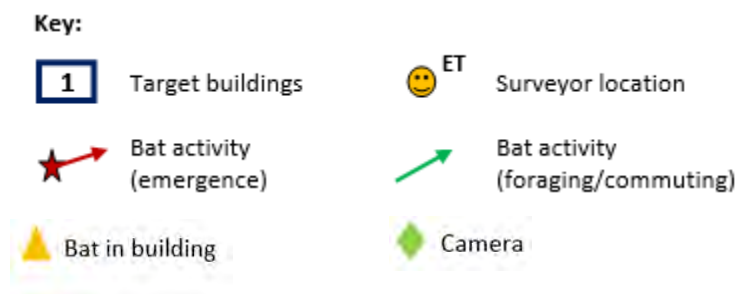


Figure 4 – Surveyor locations and bat activity recorded during survey 1 (10/05/22)

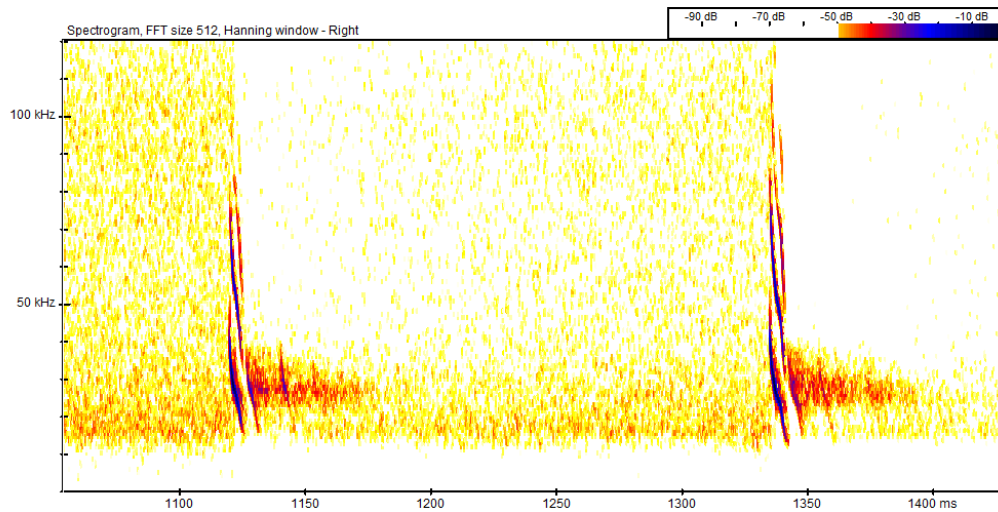


Figure 5. Calls of brown long-eared bat emerging from emergence location 1 – recording taken by AB; 21:46.



Figure 6. Emergence location 1; 21:46.



## Emergence Survey 2

**Date:** 07/06/2022**Start time:** 21:15**End time:** 23:10**Sunset:** 21:34**Table 3 – Environmental conditions**

	Temp (°C)	Wind (BF)	Humidity (%rh)	Rain	Cloud cover (%)
<b>Start</b>	10	BF1	89	Dry	100 Light cloud
<b>Finish</b>	9	BF1	95	Dry	100 Light cloud






**Surveyors:** Matt Cooke (MC) and Alice Brown (AB)**Equipment used:** 2x Pettersson D240 time expansion ultrasound detectors with Edirol R09 recorders; 1x Pulsar Helion 2 XP50 thermal scope**Results summary:**






5x bat emergences were identified during the survey from Building 2: 2x brown long-eared, 2x whiskered/Brandt's and 1x Daubenton's. 1x brown long-eared bat was identified in-flight in Building 2 first floor, and 6x brown long-eared bats were also identified inside Building 2 huddled at the ridge beam over the wooden ladder.

**Roosts identified:**

Building Ref.	Species	Count	Emergence location/access point
2	Brown long-eared	9	1x Emergence from under roof tile 1x Emergence from gable end 1x In flight in first floor 6x on ridge beam above wooden ladder
2	Daubenton's	1	Lifted roof tiles near ridge towards join with Building 1
2	Whiskered/Brandt's	2	Lifted roof tiles near ridge towards join with Building 1

**Observations:**

Surveyor	Time	Species	Number	Activity	Annotation
MC	21:45	Common pipistrelle	1	Foraging in front of main house	
AB	21:59	Brown long-eared	1	Emergence from Building 2 under lifted roof tile	
AB	22:02	Brown long-eared	1	Flying around inside Building 2 first floor	
MC	22:02	Brown long-eared	1	Emergence from hole on Building 2 eastern gable end	
AB	22:14	Daubenton's	1	Emergence from lifted tiles near ridge	

				on Building 2 at join with Building 1	
AB	22:18	Whiskered/Brandt's	1	Emergence from lifted tiles near ridge on Building 2 at join with Building 1	
MC	22:20	Brown long-eared	6	Huddled at ridge beam inside Building 2 above wooden ladder	
AB	22:26	Whiskered/Brandt's	1	Emergence from lifted tiles near ridge on Building 2 at join with Building 1	
MC	22:44	Brown long-eared	5	5 bats still huddled at ridge beam inside Building 2 above wooden ladder	
AB	22:59	Brown long-eared	1	Commuting around Building 2	

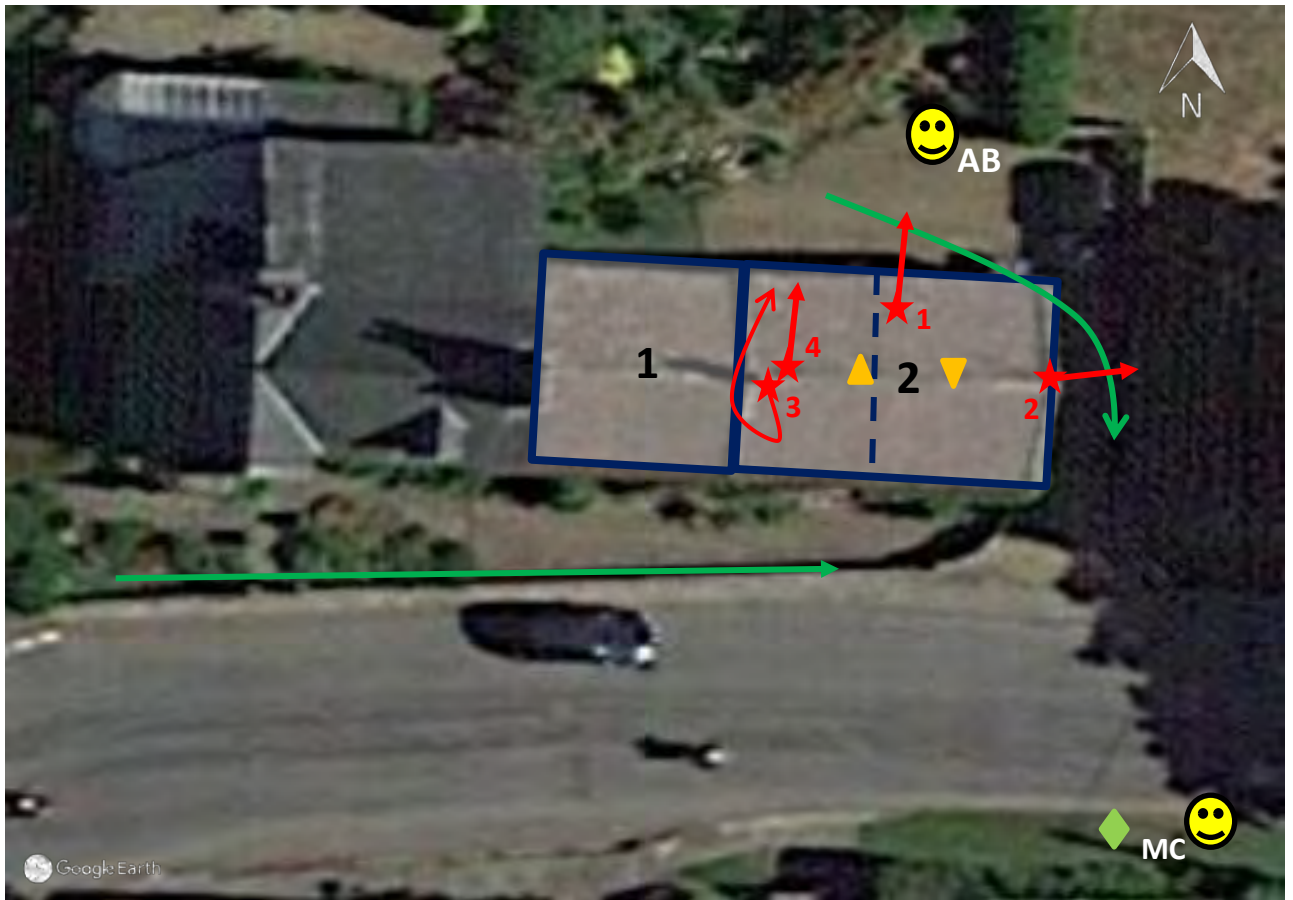


Figure 7 – Surveyor locations and bat activity recorded during survey 2 (07/06/22)



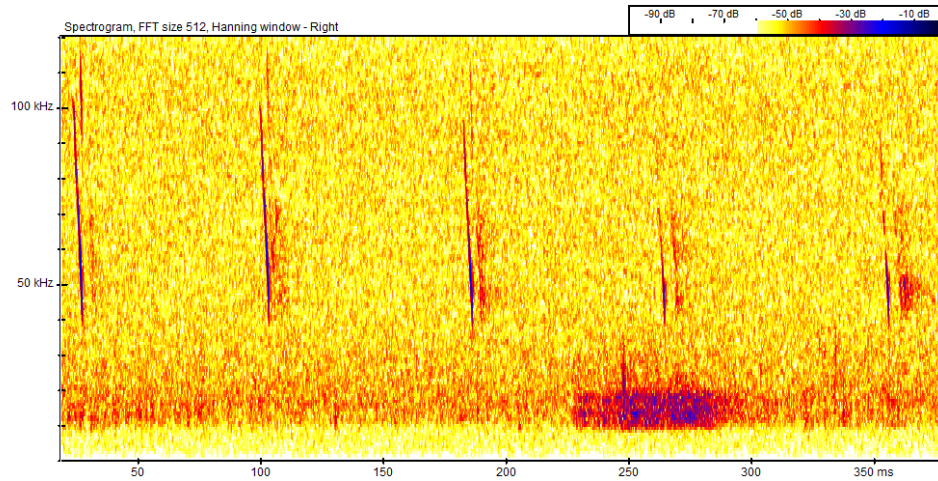


Figure 8. Sonogram of Daubenton's emerging from location 3 – recording taken by AB, 22:14

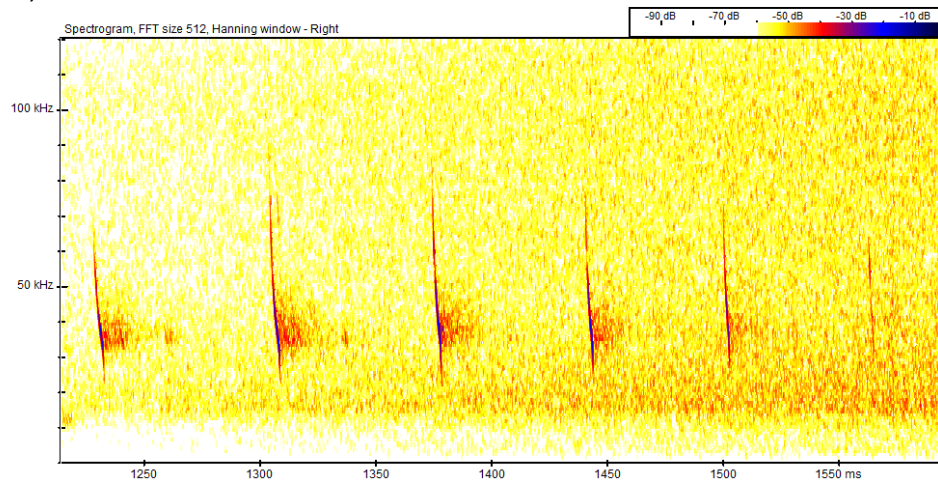


Figure 9. Sonogram of whiskered/Brandt's emerging from location 3 – recording taken by AB; 22:18

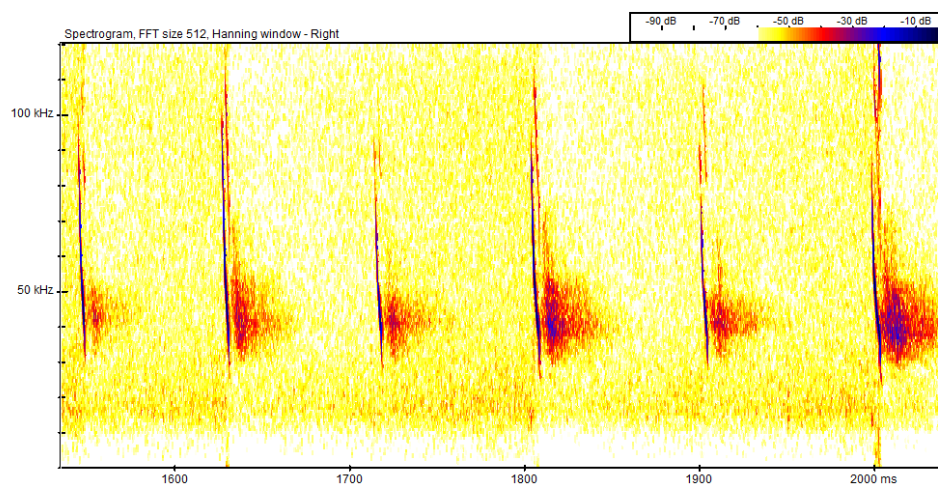


Figure 10. Sonogram of whiskered/Brandt's emerging from location 4 – recording taken by AB; 22:26

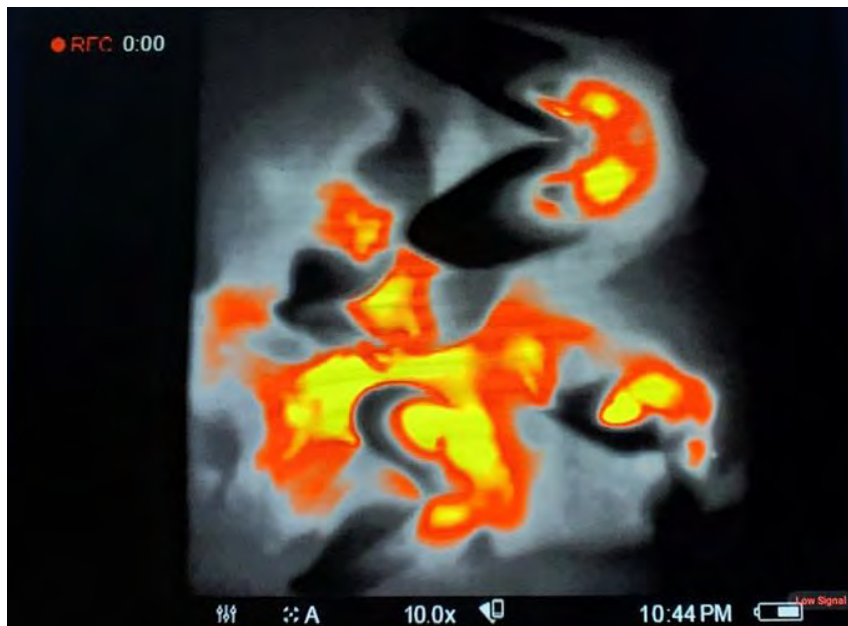


Figure 11. 5 Brown long-eared bats huddled at ridge beam in Building 2 above wooden ladder taken with thermal scope; 22:44



Figure 12. Emergence location 2; 22:02



Figure 13. Emergence location 3; 22:14 and 22:18



Figure 14. Emergence location 4; 22:26

## 6.4 DNA analysis results

The results of the DNA analysis conducted by SureScreen Scientifics of the bat droppings collected during the scoping survey are below in Table 4, confirming species as brown long-eared bats.

Table 4. DNA analysis of bat droppings; SureScreen Scientifics.

<b>RESULTS</b>						
<b>Date sample received at Laboratory:</b>		24/06/2022				
<b>Date Reported:</b>		01/07/2022				
<b>Matters Affecting Results:</b>		None				
Lab Sample ID.	Site Name	O/S Reference	Genetic Sequence	Common Name	Result	Sequence Similarity
B829	Oak tree house	NZ80190514	CACTGATAATTGGAGCCCT GACATAGCTTTCCCGAAT AAATAACATAAGCTTCTGAC TGCTTCCCCATCTTTTCTA CTACTTTTAGCCTCGTCTGC AGTAGAGGCTGGGCAGGA ACCGGTTGAACAGTCTATCC TCCTTAGCGGAAACT	Brown long-eared bat	<i>Plecotus auritus</i>	98.61%

## 6.5 Results Summary

Survey	Date	Roost	species	Notes
Desktop	n/a	n/a	n/a	No roost records held.
Visual – Scoping survey	09/03/2022	n/a	Brown long-eared	Fresh bat droppings (DNA analysed) and feeding remains found
Survey 1 - Emergence	10/05/2022	Maternity	Brown long-eared	Three found inside buildings and one emergence
Survey 2 - Emergence	07/06/2022	Maternity	Brown long-eared	Six huddled inside Building 2, one inflight and two emergences
		Day	Whiskered/Brandt's	Two emergences from Building 2
		Day	Daubenton's	One emergence from Building 2

## 7 Discussion and Analysis

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The surrounding landscape contains optimal, high-quality habitat for bats. No records were returned for the site, with 14 records from within a 2km radius. No maternity roosts were identified, and one record of two hibernating common pipistrelles 1.1km from the site.

The visual inspection concluded both buildings as having moderate risk of roosting bats. Many bat droppings (some very fresh) were found throughout the buildings, including an accumulation under the west gable end of Building 1 and on the wooden ladder in Building 2. These droppings were confirmed as brown long-eared droppings via DNA analysis. Many areas of PBRH were identified between the roof and liner, in masonry crevices along wall tops and under lifted roof tiles.

Summer emergence surveys identified a small maternity roost of brown long-eared bats utilising both buildings. Two day roosts of whiskered/Brandt's and one of Daubenton's were also identified in Building 2, likely occupying the space between lifted roof tiles and liner near the ridge.

Barn swallow nests were identified in the roof timbers; works will result in the loss of the species' nesting habitat.

## 8 Impact Assessment

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### *Bats*

Conversion works to Buildings 1 and 2 will result in the loss/modification of a breeding colony of brown long-eared bats and day roosts of whiskered/Brandt's and Daubenton's. Works undertaken on the buildings will result in the loss of potential crevice roost habitat and cause potential disturbance to any bats present; Table 5 below shows the impacts proposed works could have on any potential bats on the site. Table 6 summarises the impact from proposed works to Building 1 and 2.



**Table 5. Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016)**

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

**Table 6. Impact of the proposed development.**

Building Ref.	Species	Count	Roost type	Impact/activity
1&2	Brown long-eared	9	Maternity	Loss/modification
2	Whiskered/Brandt's	2	Day	Loss/modification
2	Daubenton's	1	Day	Loss/modification

### *Breeding birds*

The works will result in the loss of bird nesting habitat. There is no evidence to suggest the works will impact barn owls.

## **9 Mitigation & Compensation**

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### *9.1 Mitigation Summary*

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To reduce the risk of detrimental impacts upon bats and to ensure compliance with current wildlife legislation (see Section 10), an outline method statement for future works is included below. A full method statement will be required for a Natural England licence (NEPSL) which will be applied for prior to works, but after planning permission has been granted.

Replacement bat roosting habitat will be created via installation of a bat loft over Building 2. See method statement below for a full list of features.

Due to the potential for movement within the site and transient roosting elsewhere on site, it is recommended that work to all buildings should follow the good working practices and precautionary measures set out in Appendix 2.

Works should be timed to avoid bird nesting season, but if not possible, a pre-works check for nesting birds should be conducted and work delayed to any areas with chicks until fully fledged. One bird nest box will be installed, and an open sided structure constructed.

## 9.2 Method Statement

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### *Bats*

9.2.1 Works will require an NEPSL. No works to roost areas will take place until a licence has been obtained. The schedule of works to buildings/ areas covered by a licence will be specified within the NEPSL application and is subject to the approval of Natural England.

9.2.2 Licensable works will be carried out from mid-March to end of April or Mid-August to end of October to avoid vulnerable maternity and hibernation periods.

9.2.3 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.

9.2.4 Removal of roofs and destructive / construction work will be carried out under supervision by a suitably licensed ecologist and scheduled to reduce disturbance impacts. Any bats uncovered will be released into a bat box or the bat loft.

9.2.5 Replacement roosting habitat will be provided on site through the creation of a bat loft over Building 2 (see Figure 15 below). The bat loft will have dimensions of 4.6m by 2.8m, with a void height of 1.2m. Bat access will be provided along the ridge and between roof tiles, and through existing access at the gable end which will be retained. The bat loft will include the following features:

- a) The roof construction will be a non-trussed type to create an uncluttered flight void.
- b) The access point identified during the emergence surveys on the eastern gable end will be retained into the loft (Figure 15).
- c) Along the ridge at 2-3 points on either side there will be a slot created either by leaving a gap in the mortar or else by setting one ridge tile above another. The

- slots will measure 25mm by 100mm, and will be created by inserting a batten of those dimensions into the mortar bedding and remove when the mortar is semi-set.
- Bitumastic hessian backed (Type 1F) roofing felt will be used throughout the bat roost area. No modern breathable roofing membranes (which can entangle bats) will be used in this area.
  - Slots of dimensions 30mm by 100mm will be cut into the roofing felt under the ridge access points to permit movement into the void.
  - Internal crevices will be created inside the bat loft which will ensure that a range of temperature and roosting conditions are provided to benefit a variety of different bat species. These will be provided within the internal walls and around the timber joists.
  - There will be no lighting installed within the bat loft area.
  - Should insulation be required, this shall be installed at ceiling level only, and must not block any access points.

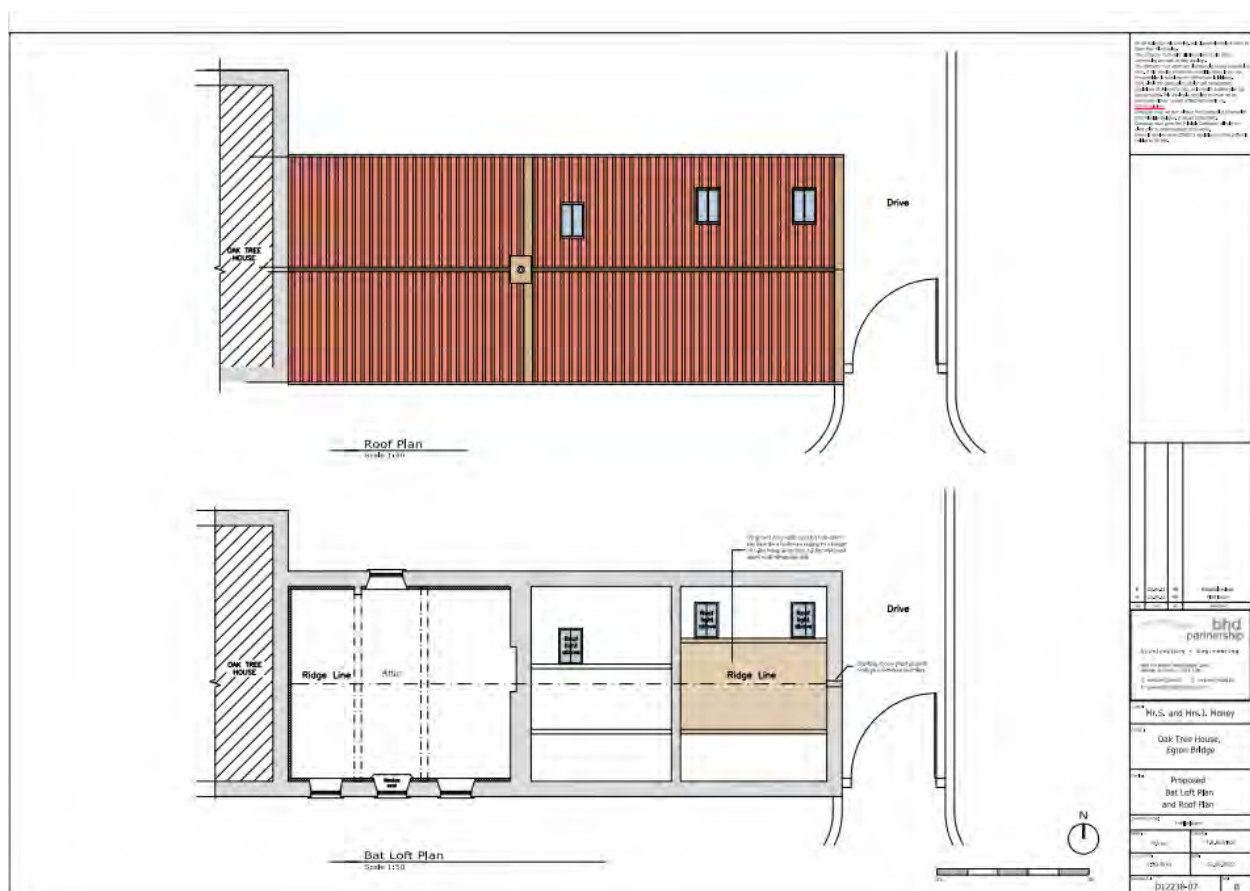


Figure 15. Bat box location and dimensions in Building 2.

9.2.6 The replacement roosting habitat will require post-development monitoring; the terms of this will be laid out in the NEPSL.

### *Breeding birds*

9.2.7 Works should avoid nesting season (1<sup>st</sup> March – 31<sup>st</sup> August); however, if not possible, a pre-works check of the site should be undertaken before work commences to check for the presence of nesting birds. If any active nests are found, then work to those areas should be delayed until after any chicks have fledged.

9.2.8 One bird nest box should be installed on site. Examples include Vivara Pro Seville WoodStone Nest Boxes, Schwegler sparrow terrace 1SP or brick sparrow box, 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.

9.2.9 An open sided structure (e.g log/bin store) should be constructed/retained on-site to provide alternative nesting for barn swallows.

## **10 Recommended Ecological Enhancement**

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Swift boxes could be installed at the property; a suitable swift box example is the ibstock swift box.



## 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 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’.



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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.



### Appendix 3: NYBG bat roost records

Species	Site	Gridref	Quantity	Date	Status	Comment
Unknown	Dale View, Egton	NZ808064	3	08-Oct-07	Summer Roost	Behind alarm box
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	
Pipistrelle species	Egton Bridge	NZ8005	1	01-Jul-90	Not recorded	
Brown Long-eared Bat	Egton Bridge church	NZ804053	1	05-Aug-14	Grounded	
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	Pear Trees House, Broomhouse Lane, Egton Bridge	NZ801052	Present	05-Jul-07	Summer Roost	Above window
Common Pipistrelle	Rail bridge at NZ784054	NZ784054	4	28-Apr-10	Not recorded	
Unknown	Red House Farm, Egton	NZ809062	5	04-Oct-06	Not recorded	
Unknown	Riverside, Egton Bridge, Whitby	NZ804052	Present	30-Jun-86	Summer Roost	
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
Daubenton's Bat	The Old Mass House, Egton	NZ80970597	Present	1986	Not recorded	

Appendix 4: Plans

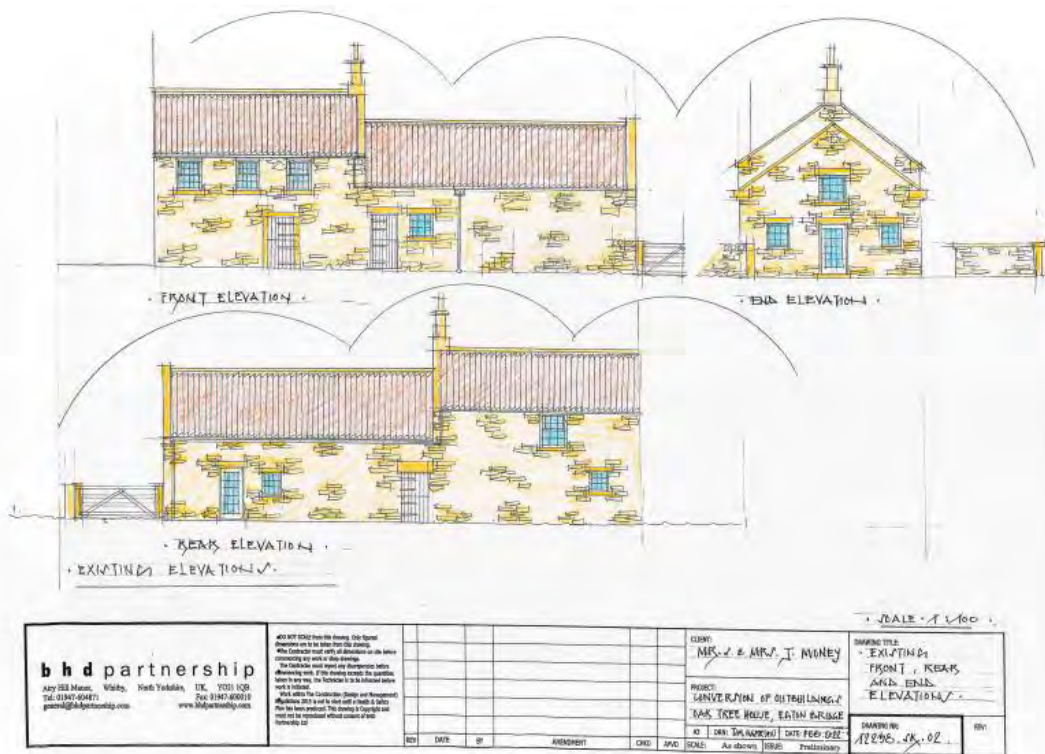


Figure 9: Existing elevations

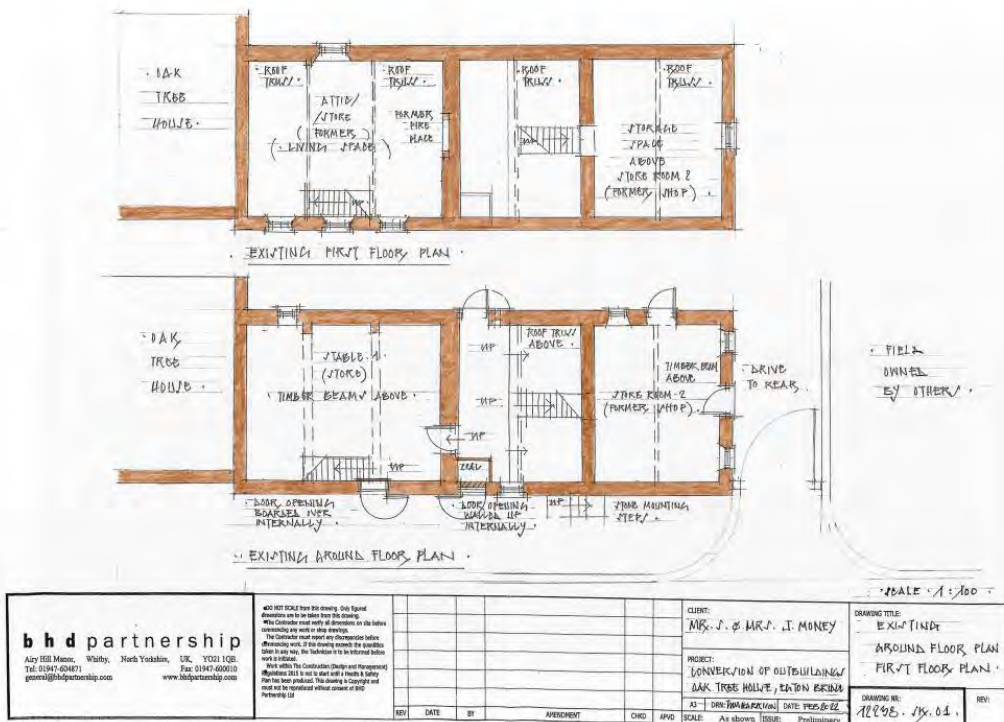


Figure 10: Existing floor plans

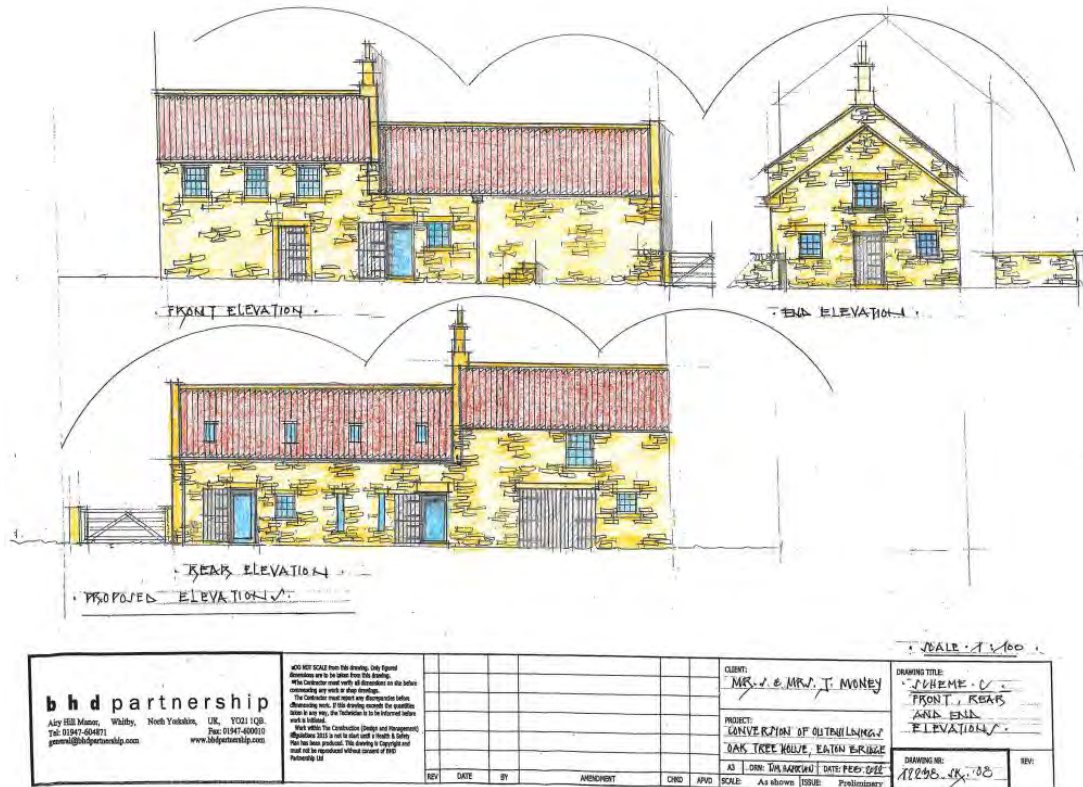


Figure 6: Proposed elevations (prior to addition of bat loft)



Figure 7: Proposed floor plans (prior to addition of bat loft)