



# **DESIGN AND ACCESS STATEMENT**

CONVERSION OF 3NO. EXISTING OUTBUILDINGS INTO DWELLINGS AT MANOR FARM, SNEATON.

Project No. 2204

Revision A

September 2022

NYMNPA

03/10/2022



# CONENTS

- 1. INTRODUCTION
- 2. MANOR FARM
- 3. CONTEXT AND SETTING
  - North York Moors National Park
  - Sneaton
- 4. PLANNING CONSIDERATIONS
- 5. DESIGN PROPOSALS
  - Principles and Concepts
  - Design Process
  - Appearance
- 6. ACCESS
- **7**. USE
- 8. WASTE AND RECYCLING
- 9. SUSTAINABILITY
- 10. PLANNING ASSESSMENT
- 11. ECOLOGY AND BIODIVERSITY
- 12. ANALYSIS
- 13. RESPONSE TO NYMNPA PRE-APP COMMENTS
- 14. CONCLUSION



## 1. INTRODUCTION

- 1.1 This statement has been prepared by Simmons Architects Ltd to accompany a Planning Application to the North York Moors National Park Authority (NYMNPA) for the conversion of 3no. outbuildings at Manor Farm, Sneaton, to form 5no. new dwellings. The client and Simmons Architect's thank the NYMNPA for their input thus far in developing an appropriate and high-quality proposal.
- 1.2 This statement and the accompanying design proposals have received preapplication advice, reference number NYM\2022\ENQ\18972, and now incorporate the comments provided by the NYMNPA. They are intended to show the design process and to convey sufficient detail suitable for full planning approval.
- 1.3 The proposal is to convert 3no. existing outbuildings, suffering from severe decay and dilapidation to help diversify the local housing stock.
- 1.4 Converting the existing buildings, will help safeguard the site, attract investment in the maintenance and upkeep of the buildings, and potentially create new employment opportunities for local residents.

## 2. MANOR FARM, SNEATON

2.1 Manor Farm is a traditional farmstead, comprising a farmhouse, 3no. stone-built barns and 2no. open sided barns. Currently it is used for residential purposes and is not an active farm. There are four buildings included in this application, which are identified A-D on the below plan. These buildings are **not** listed and are **not** in a Conservation Area.



Fig 2A – Existing Site Plan of Manor Farm



2.2 Buildings A-D are generally in a poor state of repair and in some areas surrounded by overgrown vegetation.





Fig. 2C - Building B





# Fig. 2D - Building C

2.3 This proposal seeks to carefully repair buildings A-C, including stonework, pointing, floors, roof coverings and structures, replacement windows and doors and all electrical, plumbing and drainage facilities, in order to create buildings suitable for comfortable 21<sup>st</sup> Century habitation.



- 2.4 This proposal also seeks the removal of building D, in order to open up the site and views of nearby Whitby and the coastline.
- 2.5 The property has existing off-road car parking and there is a privately maintained road providing easy and safe vehicular access to Buildings A-D.
- 2.6 Manor Farm is within the village of Sneaton, two miles south of Whitby in the North York Moors National Park. There are several businesses offering employment nearby:



- Danby Castle
- Sneaton Castle
- Beacon Farm
- Popular coastal towns of Whitby, Runswick Bay, Staithes, Sandsend and Robin Hood's Bay and all the independent tourism businesses within
- Yorkshire Cycle Hub

# 3. CONTEXT AND SETTING

- 3.1 The North York Moors National Park is in the northeast of England. It is an upland area of approximately 554 square miles, encompassing one of the largest expanses of heather moorland in the UK, intersected by several deep valleys containing mainly cultivated farmland or woodland. Geologically, the area is dominated by rocks of the Jurassic period, mostly limestone and ironstone.
- 3.2 The national park has four, very distinct, landscape types. Firstly, Moorland. This is charachterised by large expansive upland areas with only occasional isolated farm buildings and sheepfolds. There are panoramic views and a sense of remoteness. Secondly, steep narrow valleys or dales, which are comprised mainly of cultivated land and have small scattered and sporadic farmsteads built from sandstone with red pantile or slate roofs. Thirdly, woodland, which is located primarily to the south eastern extents of the park and is largely coniferous. And finally, a rolling coastline with fishing settlements clustered in tight cliff-foot locations.
- 3.3 There are two main industries in the park agriculture and tourism. For over a thousand years the park's primary economy was agriculture, which still employs an estimated workforce of 2,913 today. Farmers have the right to graze sheep on the open moorland, which adds to the wild and remote nature of the upland area's character. Tourism, however, is now the foundation of the park's economy, attracting 8.03 million tourism visits in 2018 alone with £696 million generated for the park's economy. The STEAM report commissioned by the North York Moors National Park Authority states that 20.9% of visits to the park include an overnight stay and that visitor numbers are increasing year-on-year by 1.5%. The FTE (Full-time Equivalent jobs) employed in the tourism in the park is 11,133 making it the by far the largest employment sector.



Fig 3A – Typical scenery in the North York Moors National Park





Fig 3B - Typical scenery in the North York Moors National Park

- 3.4 The village of Sneaton is situated in the Scarborough District, at the western extents of the National Park. The village has a population of around 200 however shares public services and is often considered as combined with the neighbouring village of Ruswarp and the coastal resort of Whitby, which have populations of 500 and 15,000 respectively.
- 3.5 Sneaton is a traditional village that has developed from what was principally a Church, dedicated to St Hilda, with a farming community of around 30 houses. Now it is a thriving village with traditional tradesmen, farms and tourists and has a pub and Beacon Farm tearoom. The buildings are a mix of traditional sandstone construction with red pantile roofs and a few 20<sup>th</sup> Century developments, particularly off the main road, which carry more recent construction techniques and architectural styles.
- 3.6 Manor Farm is collection of traditional agricultural stone buildings to the north side of Beacon Way, the public highway, a gently inclining road that connects to the B1416 within Sneaton Village and leaves the village in a westerly direction. Beacon Way has a tarmacadam surface and a 30mph speed limit. The road does include gentle bends, but overall has good visibility in both directions.



Fig 3C - East Along Beacon Way

Fig 3D - West Along Beacon Way





Fig 3E – Sneaton Village

# 4. PLANNING CONSIDERATIONS

- 4.1 The Planning policies/documents believed relevant to this proposal are:
  - NPPF National Planning Policy Framework
  - NYMNP Local Plan 2020 Strategic Policies C & M
  - NYMNP Local Plan 2020 Policy CO8 Housing in Smaller Villages
  - NYMNP Design Guide Supplementary Planning Documents Part 4
  - Planning Policy Statement 7 Sustainable Rural Development Para 37

### 5. **DESIGN PROPOSALS**

#### 5.1 Design Principals

The overriding design principle for this proposal is to maintain the existing agricultural character of Manor Farm and the surrounding landscape whilst providing appropriate much needed homes in this area of the national park.

## 5.2 Design Process

To determine the most suitable approach, the following criteria have been considered:

- Preservation of the landscape's character
- Restoration of traditional buildings at risk of decay
- Attraction of continued future investment, upkeep and maintenance
- Car parking and access to the public highway
- Natural protection from severe weather conditions
- Long-term ecological sustainability
- 5.3 Fig. 2A shows the land and buildings associated with Manor Farm and identifies the three buildings A-C identified as suitable for conversion to dwellings. A key criterion set out above is the preservation of the agricultural appearance of the farmstead and surrounding landscape. It is therefore preferred to retain the existing rural structures, rather than remove and replace them, and convert them to enable continued active use. The design proposal has been developed with this fundamental consideration at its heart.



- 5.4 The following text analyses considers each of the buildings, A-C, and how the proposed design meets with the criteria set out in paragraph 5.2.
- 5.5 Building A - The most prominent and tallest of the three buildings, Building A fronts Beacon Way, albeit is set behind domesticated garden and concealed by mature trees. It is an 'L' shape in plan, the main section of which is in reasonable repair, the two lower sections to the north and east extents of the building are severely dilapidated with parts of the roof missing - see Fig. 2B for photographs. The proposal is to convert Building A into 2no. three-bedroom dwellings. The most northern section of the building will be replaced with an agricultural style cart shed, but otherwise the building is retained in full. See figures 5A-5D.



Fig 5D - Proposed East Elevation

5.6 The two proposed dwellings are created utilising all the existing openings in the building, with new penetrations kept to an absolute minimum, preserving the authentic agricultural nature of the building whilst providing two comfortable dwellings suitable for 21<sup>st</sup> Century habitation. The proposed cart lodge, replacing the most dilapidated part of the building, creates off-road parking for three vehicles, shielding them from the wider landscape view. It sits on the same footprint and is approximately the same height as the structure to be removed. As part of the conversion, Building A will be carefully repaired and restored, using natural materials to match the existing, providing longevity for preserving the appearance of the farmstead in the landscape.



5.7 **Building B** – Is well screened by the other buildings in the farmstead and is not visible from the public highway or wider landscape. It is the lowest – in terms of ridgeline – of the three buildings and is generally in a poor condition. See Fig. 2C for photographs. This proposal seeks to convert Building B into 2no. one-bedroom dwellings, in-line with Strategic Policy M (SPM) – meeting the need for smaller dwellings.



Fig 5G - Proposed East (Front) and North (Side) Elevations

- 5.8 Conversion of Building B to 2no. one-bedroom dwellings has been achieved with no loss of original building fabric. No new external openings are proposed, and no internal walls removed, only the makeshift internal stalls. This proposal completely preserves the building's agricultural style and original architectural intent and provides the smaller homes required by the NYMNPA's Strategic Policy M. The smaller one-bed homes (one of them set entirely at ground level) could potentially provide homes for older people looking for less maintenance, people with restricted mobility, or young individuals looking the leave the family home. In all these circumstances, small homes such as these, serve an important purpose by enabling people to be independent but remain within familiar surroundings.
- 5.9 **Building C** Sits to the north (behind) Building A. It has originally been intended as a stable, comprising two loose boxes with stable doors opening into the farmyard. However, at some point during the building's life it has been extended to the north, using a mix of concrete blockwork and reconstituted stone. This extension is considered to be inappropriate in the landscape setting and to detract from the original architectural intent for Building C, by skewing the roofline and incorporating modern synthetic construction materials. This proposal seeks to convert Building C into a single three-bedroom dwelling and to replace the existing incongruous extension with a more appropriate and legible extension, making use of natural materials and returning the building to an in-keeping agricultural form.



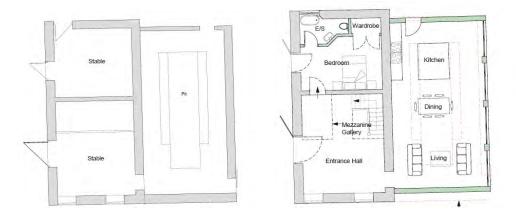
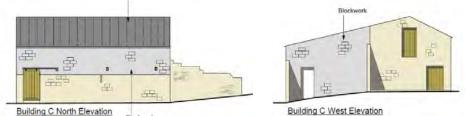


Fig 5H - Building C Existing & Proposed Floor Plans



Building C North Elevation Blockwork

Fig 5I - Existing North and West Elevations

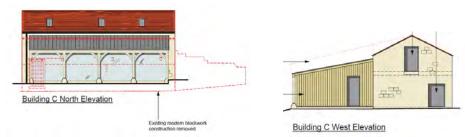


Fig 5J - Proposed North and West Elevations

- 5.10 The blockwork extension is replaced with proposed timber clad construction on the same footprint. The North Elevation gives the appearance of a converted cart lodge, with glazed screens between timber posts, providing natural light into the building. This creates a more traditional agricultural aesthetic to the building and makes the original structure more legible. It restores the farmstead's aesthetic quality and provides space to create a comfortable three-bed dwelling. No new openings have been proposed in the buildings original structure.
- 5.11 Surface water from the site will be disposed of through the formation of new below-ground soakaways within the site.
- 5.12 The Government's database for long-term flood risk identifies the site as 'extremely low risk' from flooding from sea, surface water and reservoirs, therefore a flood risk assessment has been deemed unnecessary.



# 6. ACCESS & PARKING

- 6.1 Vehicular and pedestrian access to and from the public highway will remain unchanged by this application.
- 6.2 Vehicular access to the site will remain via a private road that connects to Beacon Way. The road is straight, flat and has good visibility in both directions. The road will remain un-adopted and be made up to a reasonable highway standard to provide access to new dwellings.



Fig 6A - Existing private road

- 6.3 The proposed development is within easy reach of public transport, with both a bus station and railway station in nearby. Amenities such as pubs and shops in Sneaton village are within walking distance. There are also several recognised cycle routes that run near the site.
- 6.4 Vehicle parking will be provided on site, in the positions shown in the attached architectural drawings. This will provide ample parking for the proposed new dwellings and be screen by planting new hedgerow.
- 7. USE
- 7.1 The proposed use of the converted buildings is residential.

## 8. WASTE AND RECYCLING

8.1 Waste and recycling facilities will be provided for the new dwellings as part of the ongoing local authority waste disposal services.

## 9. SUSTAINABILITY

9.1 The proposed construction works will use responsibly sourced timber, stone and other materials from sustainable, well managed, FSC approved sources. Re-using the existing buildings, rather than building new, creates a far lower



embodied energy carried within the buildings and is in line with current ecologically sustainable philosophies.

## 10. PLANNING POLICY ASSESSMENT

- 10.1 The redevelopment of the outbuildings at Manor Farm, Sneaton makes use of existing dilapidated, but salvageable, buildings, reducing the carbon footprint of the development. It is considered to bring social, economic and environmental benefits to the settlement, and is therefore in line with the overarching aim of the NPPF and wider planning system.
- 10.2 The NPPF (para. 78) requires Local Authorities to promote sustainable housing development in rural areas. It is considered that this scheme is an opportunity to help Sneaton to grow and thrive in a sustainable way. New residents will support the local services, particularly transport, the local pub and tearoom at Beacon Farm.
- 10.3 The buildings are **not** listed and **not** in a Conservation Area.
- 10.4 Part 4 of the NYMNPA's Design Guide states: *"The best option for retaining the integrity of the historic landscape is to keep traditional rural buildings in active use".* This proposal sees the restoration and reuse of 3no. traditional agricultural buildings, thus attracting future investment and keeping them in active use.
- 10.5 New openings in the buildings have been kept to absolute minimum and, where unavoidable, they have been placed to avoid architectural features and placed asymmetrically, in line with para 3.2.1 of the Design Guide. Two of the existing buildings to be redeveloped have no new openings proposed at all.
- 10.6 The scheme has worked with the form, shape and arrangement of the existing buildings, allowing them to dictate the nature and layout of the proposed conversion, which has enabled the design to work well, both internally and externally. This is in line with the Design Guide's text on subdivision. The proposed scheme uses external architectural features and natural breakpoints to divide the dwellings, creating vertical living spaces.
- 10.7 The proposed scheme is appropriate in scale and character for Sneaton Village. It will create an attractive, small-scale, development within the village using traditional construction materials and architectural styles. There will be a mix of small size units, 3no. three-bed and 2no. one-bed, offering a mix and choice of accommodation. This will help satisfy the need for more small house types in the district and is the reason the client has avoided proposing larger, less affordable dwellings. The smaller one-bed units, within a small development, could potentially allow older people to remain in familiar surroundings without the need to maintain larger buildings.
- 10.8 The proposed scheme provides sustainable growth in the small village and protects a group of traditional rural buildings from falling further into



disrepair. Once in active use, the buildings will continue to attract investment in the upkeep and maintenance.

- 10.9 The size, height and volume of any proposed replacement building sections are subservient to the original structure and use appropriate materials and architectural styles to remove incongruous materials and designs.
- 10.10 Formalised landscaping has been kept to a minimum and is all within the enclosed site, so as not to impact upon the rural nature of the setting. Appropriate natural materials have been specified.
- 10.11 It is not thought that residential development (C3) at Manor Farm will create unacceptable noise or disturbance on the adjacent farmhouse, which is currently occupied.
- 10.12 The development will foster a small, sustainable neighbourhood, offering an attractive, safe, healthy and unpolluted place to live that is surrounded by green spaces.
- 10.13 Overall, the scheme proposed for Manor Farm aligns with the principles set out in the NYMNPA's Local Plan, providing increased choice of house-types for residents and repurposing existing unused buildings in an architecturally attractive way, without dominating the village, setting or site. The development upholds Policy C08, through the redevelopment of existing buildings, within the main area of the village to optimise the sites potential and return it to active use.

## 11. ECOLOGY & BIODIVERSITY

- 11.1 The proposed site is not a Site of Special Scientific Interest (SSSI).
- 11.2 The proposal does not involve the loss of any trees or hedgerow.
- 11.3 The proposed construction works will be carried out under a European Protected Species Licence and will include the mitigation and compensation measures recommended in the attached report from EcoSurv, including the installation of at least 4 bat boxes in locations identified by the on-site ecologist.
- 11.4 Included with this application is a tree survey, the recommendations of which will be implemented in full.
- 11.5 The proposal has been carefully designed and positioned to work in harmony with the landscape and the natural ecology. The proposed dwellings are converted agricultural buildings made from natural materials and complement the agricultural nature of the setting. They are near to the continuous human occupation of Manor Farm.
- 11.6 The overriding design principle for this proposal has been to maintain the existing character of the landscape and to work in harmony with the existing buildings and local biodiversity whilst providing a sustainable place for 21<sup>st</sup>



Century habitation. The client is highly motivated to create a high-quality place that respects and preserves the both the landscape and wildlife and will construct and maintain the dwellings in accordance with these principles.

## 12. ANALYSIS

12.1 The primary concern of this proposal is to protect the character of the existing landscape from harm whilst providing new homes in the national park in accordance with Strategic Policy M However, development does not necessarily mean harm. It is only development that reduces the special interest and value of a place in a material way that is harmful. The scale of harm can be measured using the 'Scale of Harm' table. Harm within the red/amber section of the table should be outweighed by public benefit if a proposal is to be suitable for approval.



12.2 The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment.

Level of	Factors in the Assessment of the		
Impact	Magnitude of Impact		
Substantial	Fundamental change, such that the subject is totally altered.		
Moderate	Much change, such that the subject is significantly modified.		
Minor	Some change, such that the subject it is slightly different.		
Negligible	Slight change, such that the subject is hardly affected, and changes are not readily evident.		
Neutral	No change to the subject.		

12.3 The following table applies the above methodology to assess the impact the proposal will have.



Consideration	Development	Design/Mitigation/Assessment	Beneficial, Adverse or Neutral
Landscape Setting/Character of Sneaton and its surroundings	Conversion of Buildings A-C and removal of Building D.	<ul> <li>Preservation of the farmstead's agricultural aesthetic style by converting existing buildings.</li> <li>Natural materials, such as timber, pantiles and stone, have been specified to blend into the landscape.</li> <li>New openings in the buildings have been kept to an absolute minimum.</li> <li>Replacement of incongruous blockwork extension to Building C.</li> <li>Restoration of three 'at risk' buildings to enhance the current landscape views.</li> <li>Location/arrangement of the buildings remains unaltered, and the original architectural origin of a farmstead continues to be legible.</li> <li>External lighting will be controlled by PIR Sensors and timers to minimise light disturbance.</li> <li>Additional parking can be screen by hedgerow.</li> </ul>	Moderate beneficial
		Overall Effect: Mode	rate beneficial
Local Economy	Conversion of Buildings A-C and removal of Building D.	<ul> <li>Helps support local businesses such as the pub and tearoom, with new residents using the facilities.</li> <li>Creates local employment during construction.</li> <li>Provides the much-needed smaller dwellings called for in Strategic Policy M</li> <li>Local contractors and tradesmen employed for ongoing maintenance.</li> </ul>	Minor beneficial
		Overall Effect: M	inor beneficial



Planning Policy NYMNP Local Plan 2020 Strategic Policy C Strategic Policy M Policy CO8 Design Guide - Part 4	Conversion of Buildings A-C and removal of Building D.	<ul> <li>Small, appropriate scale development.</li> <li>Conversion of existing buildings.</li> <li>Is within the main built-up area of Sneaton Village.</li> <li>Makes a positive contribution to the character of the settlement, through restoring the dilapidated buildings and replacement of inappropriate extensions and materials.</li> <li>Addresses the need for smaller dwellings (2no. one-bed units included in the scheme).</li> <li>The proposed design follows the guidance set out in the NYMNPA Design Guide - Part 4.</li> <li>Meets the criteria set out in Strategic Policy C &amp; M</li> </ul>	lanning Policy
Environment	Conversion of Buildings A-C and removal of Building D.	<ul> <li>The new dwellings will be insulated to retain heat and reduce carbon emissions.</li> <li>Installation of energy efficient boilers and renewable energy sources.</li> <li>The proposed dwellings repurpose existing buildings and thus have a much lower embodied energy.</li> <li>PIR timers fitted to all external lights to avoid energy wastage.</li> </ul>	Minor beneficial
		Overall Effect: Mi	1
Ecology & Biodiversity	Conversion of Buildings A-C and removal of Building D.	<ul> <li>No loss of trees or hedgerow.</li> <li>The site is not an SSSI.</li> <li>Full tree and ecology reports have been prepared and their recommendations will be implemented in full.</li> </ul>	Minor Beneficial



Public Transport / Roads & Highways	Conversion of Buildings A-C and removal of Building D.	<ul> <li>Proposed site is within easy walking distance of bus stops, Sneaton village and a public house.</li> <li>Access to and from the public highway remains completely unaltered.</li> <li>The private road accessing the site is of an adequate size and will be maintained in good enough condition to facilitate vehicular traffic.</li> <li>Overnight guest parking will be facilitated off the public highway.</li> </ul>	Neutral
		Overall E	Effect: Neutral



## 13. **RESPONSE TO NYMNPA PRE-APP COMMENTS**

- 13.1 The client and Simmons Architects thank the NYMNPA for the guidance provided in Pre-App NYM\2022\ENQ\18972.
- 13.2 It is very pleasing to hear that, having considered the details of this proposal and having previously visited the site, the officer concludes that these proposals are likely to be acceptable for approval.
- 13.3 The previously proposed new dwelling and garage have been removed from the scheme in line with the officer's advice.

## 14. CONCLUSION

- 14.1 This document has set out the preliminary design process that has been undertaken for this proposal in conjunction with the advice/guidance provided by the NYMNPA in order to develop a high-quality design proposal that both preserves the existing character of the landscape and provides new dwellings in line with current planning policy.
- 14.2 The analysis set out in the previous sections of this statement demonstrates that the current proposal is overall beneficial to the park and the park's economy and is in-line with relevant local and national planning policy.
- 14.3 The proposal is a well-considered and discreet design that has no adverse impact on the character of the existing landscape and makes use of existing buildings within a village centre.
- 14.4 The proposed alterations will use high-quality natural materials from renewable sources, use renewable energy and is environmentally sustainable.
- 14.5 Access to and from the Public Highway remains completely unaltered.
- 14.6 The proposal does not have any adverse impact on local biodiversity. All recommendations in the attached tree and ecology surveys will be implemented in full.
- 14.7 The proposal is a small-scale development in line with planning policy and guidance, enhances the aesthetic quality of the Sneaton and the surrounding area and provides much needed smaller dwellings in the national park. It is therefore believed suitable for approval.

NYMNPA

03/10/2022









21 High Green Great Ayton North Yorkshire TS9 6BJ T 01642 724800 F 01642 722005

E Enquiries@ecosurv.co.uk



# **Bat Activity Survey Report**

Manor Farm, Sneaton

Whitby

**TS19 8TF** 

Prepared by

Scott Taylor PhD BSc (Hons)



# **Document Control Sheet**

Project Title	Manor Farm, Sneaton
Report Title	Bat Activity Survey Report
Author	S E Taylor
Reference Number	
Survey Date	01 <sup>st</sup> September 2022

#### **Record of Issue**

Issue No.	Status	Reviewer	Date
1	Final	SJ & KR	13 <sup>th</sup> September 2022

#### Disclaimer

This report is presented to James Noble in respect of the Bat Activity Surveys conducted at Manor Farm, Sneaton, Whitby and may not be used or relied on by any other person or by the client in relation to any other matters not covered specifically by the scope of this report. Notwithstanding anything to the contrary contained in the report, Ecosurv Ltd is obliged to exercise reasonable skill, care, and diligence in the performance of the services required by James Noble and Ecosurv Ltd shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence, and this report shall be read and construed accordingly.

This report has been prepared by Ecosurv Ltd. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

#### **Quality Assurance**

All ecologists employed on this project by Ecosurv Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow the Institute's code of practice when undertaking ecological surveys and associated work, or were supervised by such a member.

All assessment is based upon, and accurate to, the information made available to Ecosurv Ltd prior to the completion of this report. Any alterations to this information at a later date will reduce the accuracy of this report, to which Ecosurv Ltd cannot be held accountable.



# Contents

1	Executive Summary	4
2	Introduction	5
	2.1 Location	
3	Summary of Legislation	6
4	Methods	7
	4.1 Survey Area	7
	4.2 Activity Surveys	7
5	Results	10
	5.1 Dusk Emergence Survey 26 <sup>th</sup> July 2022	10
	5.2 Dawn Re-entry Survey 10 <sup>th</sup> August 2022	11
	5.3 Dusk Emergence Survey 01st September 2022	12
	5.4 Survey Summary	13
6	Conclusions & Recommendations	14
	6.1 EPSL Licensing Requirements	14
	6.2 Mitigation	
	6.3 Compensation	15
	6.4 Enhancement	15
7	References	16
8	Appendices	17
	8.1 Legislation	17
	8.2 Site Images	18
	8.3 Proposed Development Plan	
	8.4 Indicative Compensatory and Enhancement Features	24



# **1** EXECUTIVE SUMMARY

Ecosurv Ltd were instructed by James Noble to undertake three bat activity surveys for the proposed redevelopment at Manor Farm, Sneaton, Whitby.

The survey area comprised a complex of stone outbuildings, including two large two storey barns, amongst single storey outbuildings. The proposals are for the conversion of the disused stone buildings into holiday accommodation. The buildings are generally in poor condition, with numerous gaps in the stonework through missing pointing or where timber structural work adjoins the stone walls, creating crevices suitable for roosting bats. As such, they have been assessed as having varying levels of bat roost potential. Building 1a was assessed as having high bat roost potential with evidence of bats observed internally, building 3 as moderate, building 2 as low and building sections 1b, 1c, 1d and 1e as having low bat roost potential. Roosting features across the buildings are generally associated with gaps and cavities to the external stonework of these buildings.

In accordance with current guidelines, a series of bat activity surveys have been undertaken on the buildings to determine whether the structures are being utilised by roosting bats. Surveys have comprised of two dusk emergence surveys and one dawn re-entry survey.

The surveys undertaken have identified several roosts across the site. Given the low numbers of bats and movement observed between surveys these were considered day roosts for common pipistrelle bats. The proposals are likely to result in disturbance to bats and destruction of the existing day roosts. Therefore prior to any development commencing there will a requirement to obtain a European Protected Species License (EPSL) from Natural England. The EPSL can be applied for once planning permission has been granted. Further details on requirements of the EPSL are presented IN Section 6 of this report.

The surveys have also identified that the site is used by a number of pairs of swallows and house sparrows. The proposals will result in the loss of the existing habitat and therefore suitable compensation measures should be afforded within the final development. Some suggestions are shown within section 8.4 of this report.



# 2 INTRODUCTION

Ecosurv Ltd were instructed to undertake bat activity surveys of for the proposed re-development of Manor Farm, Sneaton, Whitby. This follows the findings of a Bat Risk Assessment, which was completed in June 2022 by Scott Taylor.

The site is centred on Grid Reference NZ 8931 0783 and can be accessed by Beacon Way (Figure 1).

The survey area comprised a complex of stone out buildings, including two large two storey barns, amongst single storey outbuildings. The proposals are for the conversion of the disused stone buildings into holiday accommodation. The buildings are generally in poor condition, with numerous gaps in the stonework through missing pointing or where timber structural work adjoins the stone walls, creating crevices suitable for roosting bats. As such, they have been assessed as having varying levels of bat roost potential. Building 1a was assessed as having high bat roost potential with evidence of bats observed internally, building 3 as moderate, building 2 as low and building sections 1b, 1c, 1d and 1e as having low bat roost potential. Roosting features across the buildings are generally associated with gaps and cavities to the external stonework of these buildings. Building 4 was considered to have negligible bat roost potential.

In accordance with current guidelines, a series of bat activity surveys have been undertaken on the buildings to determine whether the structures are being utilised by roosting bats. Surveys have comprised of two dusk emergence surveys and one dawn re-entry survey.

The purpose of this report is to detail the findings of survey effort undertaken and outline appropriate licensing requirements, mitigation, compensation, as well as any other potential ecological issues as is relevant.



#### 2.1 Location

5

Figure 1. Site location plan. Red line shows the survey area.



# **3** SUMMARY OF LEGISLATION

#### Bats

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia*, to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or
  protection under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies
  anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce,
  rear or nurture its young, or hibernate.

#### **Breeding Birds**

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

Species listed on Schedule 1 of The Act, e.g. Barn Owl *Tyto alba*, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest, or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird. Further enhanced statutory protection is provided for bird species included on Annexe 1 of the Wild Birds Directive.



# 4 METHODS

## 4.1 Survey Area



Figure 2. Building Locations and references

#### 4.2 Activity Surveys

Three bat activity surveys have been undertaken on the structures in accordance with current guidelines on the recommended survey effort for buildings assessed as having high bat roost potential, two surveys have focused on the building assessed as having moderate bat roost potential. Dusk emergence surveys have been carried out on the 26<sup>th of</sup> July and 01<sup>st</sup> September 2022. The dawn re-entry survey was undertaken on the 10<sup>th of</sup> August 2022.

The weather conditions for the activity surveys were considered suitable for bats to be active and are summarised in Table 1.



Date &	Survey	Sunrise/	Survey	Temp	Precipitation	Wind	Cloud
Survey	Start	Sunset	End	(°C)		(Beaufort)	(Oktas)
Туре							
26/07/2022							
Dusk	21:00	21:15	23:00	13	None	2	1
Emergence							
10/08/2022							
Dawn re-	03:30	05:30	05:45	24	None	3	1
entry							
01/09/2022							
Dusk	19:40	19:55	21:40	17	None	2	1
Emergence							

#### Table 1. Bat Activity Survey Weather Conditions

The surveys were conducted by ecologists Scott Taylor and Kay Richardson, assisted by a team of experienced bat surveyors using a range of bat detectors (Echo Meter Touch 2 Pro and Anabat Scout, and Anabat SD1) as well as direct visual observation and infra-red video recording.

Table 2. Surveyor Names and Equipment – Dusk Emergence Survey 26/07/2022

Name	Equipment Used	Location ID on corresponding results map
Scott Taylor	Echometer Touch 2 Pro	1
Robert Hudson	Anabat Scout	2
Harry Cuthbert	Anabat Scout	3
Alfie Deakin	Anabat SD1	4

#### Table 3. Surveyor Names and Equipment – Dawn Re-entry Survey 10/08/2022

Name	Equipment Used	Location ID on corresponding results map
Scott Taylor	Echometer Touch 2 Pro	1
Robert Hudson	Anabat Scout	2

8



Kay Richardson	Echometer Touch 2 Pro	3
Martin Quinn	Anabat SD1	4
Steven Hoare	Anabat SD1	5

# Table 4. Surveyor Names and Equipment – Dusk emergence survey 01/09/2022

Name	Equipment Used	Location ID on corresponding results map
Scott Taylor	Echometer Touch 2 Pro	1
Kay Richardson	Echometer Touch 2 Pro	2
Martin Eggermont	Anabat SD2	3
Demi Gale	Anabat Scout	4
Robert Hudson	Anabat SD1	5



# 5 RESULTS

#### 5.1 Dusk Emergence Survey 26<sup>th</sup> July 2022

The first bat was observed was a common pipistrelle at 21:30 which emerged from the main barn door and then returned inside. Between 21:33 and 21:37 the bat foraged within the building with brief periods outside prior to flying south onto the hedgerow.

At 21:48 a common pipistrelle emerged from the small barn (Building 3) form mortar gaps/cracks at the roof apex. From this point onwards constant foraging was observed down the access lane and within the courtyard.

At 21:45 and 21:48 two further emergences were observed from the barn, however, there is some uncertainty as to whether these had been roosting within the barn or just foraging within.

At 22:14 a bat was observed emerging from the eastern gable end of building 1. Given the foraging behaviour observed previously in which bats were entering and exiting the building, it is unclear as to whether this bat had been roosting or just foraging in the building. Similar activity was observed at 22:21 by surveyors 1 and 2, with two bats observed foraging or emerging from the gable end. A further bat was observed emerging from this point at 22:34.

The majority of bats observed were common pipistrelle bats, however, soprano pipistrelle were also observed foraging around the area.



Figure 3. Summary of dusk emergence survey results 26/07/2022.

(Orange lines indicate commuting bats; blue arrows indicate foraging; blue dots indicate surveyor locations; red star indicates emergence; yellow dot indicates infra-red camera position).



#### 5.2 Dawn Re-entry Survey 10<sup>th</sup> August 2022

From the start of the survey numerous common pipistrelle calls were recorded. Bats were observed foraging around the access roads to the north, east and west of the barn complex.

At 04:50 a common pipistrelle commuted south over the site towards the road.

At 05:04 a soprano pipistrelle was noted landing on the external wall of the south eastern elevation of main barn by surveyor 2. The bat was then observed to fly off.

At 05:07 a common pipistrelle entered the main barn through the doorway and did not emerge.

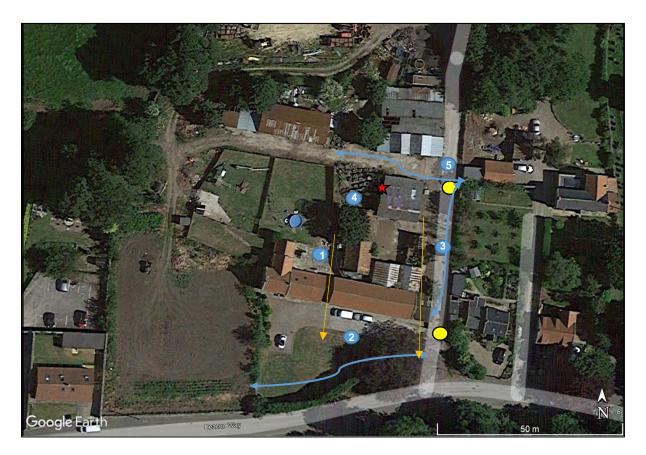


Figure 4. Summary of dawn re-entry survey results 10/08/2022.

(Orange lines indicate commuting bats; blue arrows indicate foraging; blue dots indicate surveyor locations; red star indicates re-entry; yellow dot indicates infra-red camera position).



#### 5.3 Dusk Emergence Survey 01<sup>st</sup> September 2022

The first bat was observed at 20:10 which was a common pipistrelle emerging from main barn door and then commuting over the driveway towards road.

At 20:15 2 common pipistrelles commuted south over the roof of the house and garden towards the road.

At 20:15 a common pipistrelle was observed emerging from the eaves on the southern elevation of building 3 in the courtyard.

From 20:17 common pipistrelles were observed foraging within the courtyard, by surveyors 2 and 5.

From 20:39 common pipistrelles were observed foraging around the main barn, with one noted at 20:50 emerging from the main barn door or from the eaves area in this location.

General observations throughout the survey included bats foraging along the access roads around the barns to the north and east. Foraging to the south of the main barn. Commuting bats observed were generally heading south.

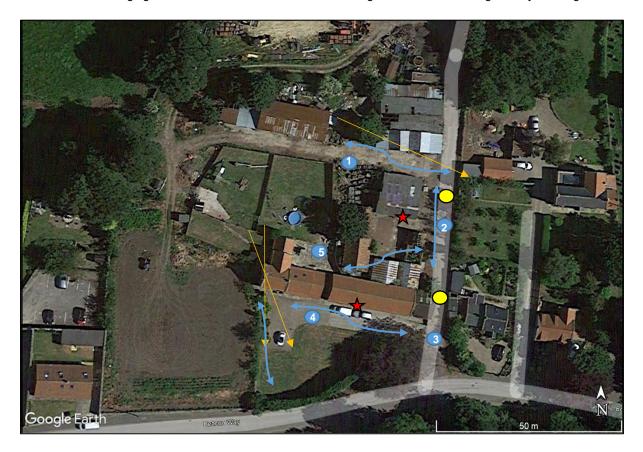


Figure 5. Summary of dusk emergence survey results 01/09/2022.

(Orange lines indicate commuting bats; blue arrows indicate foraging; blue dots indicate surveyor locations; red star indicates emergence; yellow dot indicates infra-red camera position).



#### 5.4 Survey Summary

Results of the surveys have identified several active roost locations for common pipistrelle bats. Given the numbers of bats observed and behaviour, particularly movement of roost sites between surveys, these were considered to be day roosts.

The surveys have also identified that the site is used by a number of pairs of swallows and house sparrows. The proposals will result in the loss of the existing habitat and therefore suitable compensation measures should be afforded within the final development.

13



# **6** CONCLUSIONS & RECOMMENDATIONS

The surveys undertaken have identified several roosts across the site. Given the low numbers of bats and movement observed between surveys these were considered day roosts for common pipistrelle bats. The proposals are likely to result in disturbance to bats and destruction of the existing day roosts.

The surveys have also identified that the site is used by a number of pairs of swallows and house sparrows. The proposals will result in the loss of the existing habitat and therefore suitable compensation measures should be afforded within the final development.

The sections below outline the requirements for obtaining a European Protected Species License (EPSL) and any other relevant mitigation and compensation measures to be implemented, as well as indicative enhancement measures in order to achieve a net gain in biodiversity under NPPF requirements.

#### 6.1 EPSL Licensing Requirements

The following is given as some general advice in regard to likely license requirements. Specific mitigation measures and methodologies will be formulated upon discussions with contractors involved in construction works and a work schedule being provided. Planning permission is required prior to applying for an EPSL.

#### **Mitigation**

- A toolbox talk will be given to all contractors on site, involved in works impacting area the buildings in which the roosting areas have been identified. This will outline the appropriate measures to take in the event a bat is uncovered on site, including contact details of a licensed ecologist.
- Work should be timed to occur outside the bat breeding season where possible (May August) and ideally between November and March when bats are more likely to be using winter roosts elsewhere.
- Where feasible one-way exclusion devices will be fitted to the identified roost points to exclude bats from entering these features prior to the soft strip of roost areas.
- Building features supporting the identified roosting bats should be removed by hand using a soft strip methodology under the direct supervision of a licenced ecologist, exposing such features to the elements. The underside of any boarding or tiles should be checked for bats prior to disposal.
- During the soft strip of roosting areas, the ecologist will check where appropriate for the presence of bats, if bats are found the ecologist will remove by hand into a suitable container and then release the bats to one of the mitigation roosts provided.
- Two Habibat 017 bat boxes, or equivalent wall/tree mounted box shall be fitted to a nearby tree prior to demolition works commencing. The boxes will act as a suitable receptor location for any bats uncovered during the soft strip of the building

#### **Compensation**

There will be a need to provide replacement bat roosts to the new structures planned for the site, together with additional habitat for wildlife within the local area.



- Such replacements should be placed in similar locations/elevations to the bat roosts identified in order to provide similar conditions to the roosts identified.
- In this instance, it is recommended that integrated or wall mounted bat boxes are used to provide compensatory roosting areas for common pipistrelle. A total of 4no boxes is recommended as a minimum.
- The areas identified as bat roosts within the new structure and any additional bat roost boxes shall be free from any form of artificial illumination and will remain so.
- Breathable Roofing Membrane **shall not be used** in any of the area's bats may have access to post development.

#### Enhancement

- The installation of tree mounted bird and bat boxes on the trees surrounding the site would also enhance the biodiversity value of the site post-development. Some example designs have been included within appendix 8.4.
- The use of integrated bird and bat boxes should be considered and designed into the new development where possible to enhance the biodiversity value of the site post development, some example designs are included within appendix 8.4

#### 6.2 Mitigation

- Works should be timed to occur outside the bird breeding season (March August inclusive) to avoid impacting any actively breeding birds. Alternatively, if works must be removed within the breeding bird season, a competent ecologist should undertake a breeding bird risk assessment to check for any active birds' nests. If an active nest is discovered, a 5 m buffer zone must be implemented in which no destructive or disruptive activity may occur until the end of the breeding bird season, or the nest can be confirmed as no longer active.
- Himalayan Balsam is present on site. This is an invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act, making it an offence to allow this species to spread. Appropriate methods of treatment and control, including treating any arisings from areas where this is present as 'contaminated waste' should be implemented during construction to ensure the control of this species.

#### 6.3 Compensation

Compensatory nesting features for swallows should be afforded within the new development. Provision can be made within the open fronted car port areas present to the proposed buildings. Swallow nest cups can be installed in these areas. Alternatively, a purpose made covered nest box structure can be installed at the ridge of a gable wall or at the eaves of a building, an example design is shown in Appendix 8.4.

#### 6.4 Enhancement

The local landscape could be enhanced through planting of shrubs and trees, creation of species-rich grassland areas, and the inclusion of standing waterbodies, which could be incorporated within the proposed landscaping plans.



# 7 REFERENCES

Bat Conservation Trust. (2016) Bats and the Law. London: The Bat Conservation Trust.

DEFRA. (2019) Magic Map Application. [Online] http://www.magic.gov.uk/website/magic/

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

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

National Biodiversity Network. (2019) NBN Atlas. [Online] [Accessed on 22<sup>nd</sup> February 2019] http://www.nbn.org.uk/

Richardson, P. (2000) Distribution Atlas of Bats in Britain and Ireland. London; The Bat Conservation Trust.



# **8** APPENDICES

#### 8.1 Legislation

British wildlife is protected by a range of legislation, the most important being the Wildlife and Countryside Act 1981, the Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017. The Wildlife and Countryside Act, as amended mainly by the Countryside Rights of Way Act, protects species listed in Schedules 5 and 8 of the Act (animals and plants respectively) from being killed, injured, and used for trade. For some species, such as great crested newts and all bat species, the provisions of this act go further to protect animals from being disturbed or taken from the wild and protects aspects of their habitats. The Act also stipulates that offences occur regardless of whether they were committed intentionally or recklessly. The parts of this legislation that apply to most reptile species are in regard to killing, injury and trade only and do not protect their habitat, nor are they protected from disturbance or from being taken from their habitat.

The Conservation of Habitats and Species Regulations is the English enactment of European legislation and provides similar but subtly different protection for species listed on Schedules 2 and 4 of those regulations. A recent change in this legislation means that the provisions of this act now complement those of the Wildlife and Countryside Act more. Species to which these provisions apply are the European Protected Species. Activities that might cause offences to be committed can be legitimised by obtaining a licence from the relevant statutory body.

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia*, to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or
  protection under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies
  anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce,
  rear or nurture its young, or hibernate.

Further details of the above legislation, and of the roles and responsibilities of developers and planners in relation to bats, can be found in Natural England's (formerly English Nature) Bat Mitigation Guidelines (Mitchell-Jones, 2004).



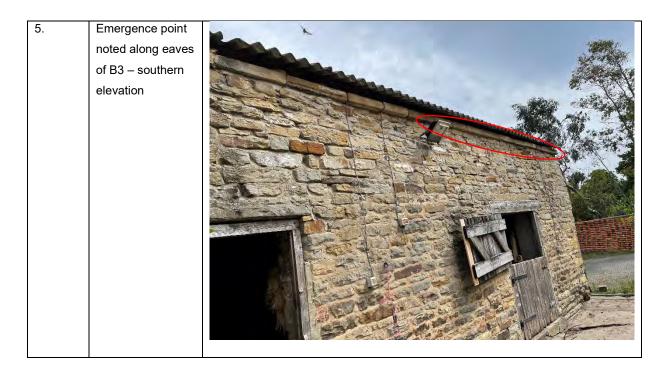
### 8.2 Site Images

No.	Description	Image
1.	Entry point – western elevation B3	<image/>
2.	Main barn, bats observed emerging from and exiting main door	



3.	Eastern elevation	
	B3 – emergence	
	point at apex	
	highlighted	
4.	Emergence point	
	noted on eastern	
	elevation of Main	
	Barn	The state of the s







# 8.3 Proposed Development Plan



Figure 6. Proposed Site Plan





Figure 7. Proposed Building Plans



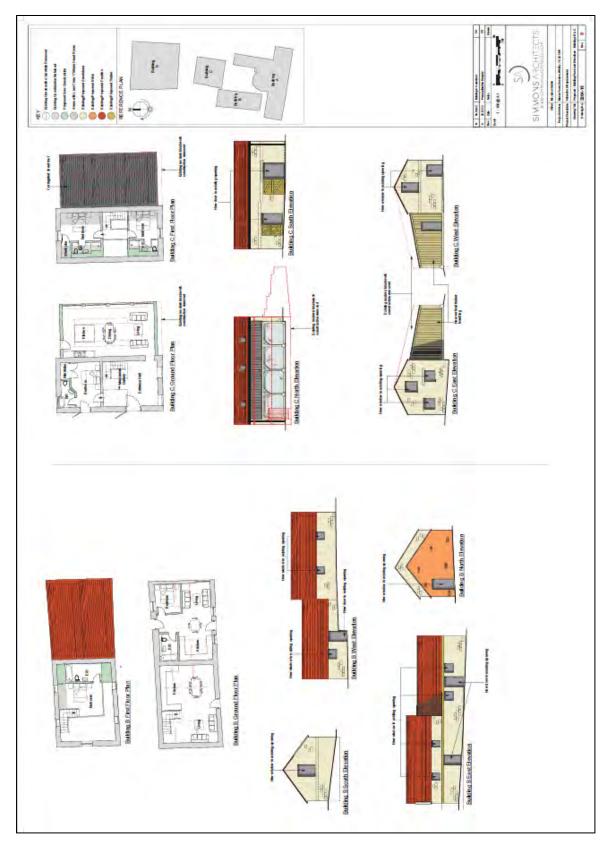


Figure 8. Proposed Building Plans 2



#### 8.4 Indicative Compensatory and Enhancement Features

#### Habibat Wall/Tree Mounted Bat Boxes

017 External Access Box



Triple Chambered Access Box



Integrated Bat Roosting/Access Features

3S Integrated Bat Box

Clay Access Tile





Habibat Integrated Nest Boxes; Sparrow Terrace (Left) and Swift Bricks (right)





24

© Ecosurv Ltd Bat Activity Surveys, Manor Farm, Sneaton.



#### **Swallow Nest Cup**









21 High Green Great Ayton North Yorkshire TS9 6BJ T 01642 724800 F 01642 722005

E enquiries@ecosurv.co.uk



NYMNPA

03/10/2022

# Arboricultural Constraints Survey Manor Farm

Sneaton

Prepared by Scott Taylor PhD BSc (Hons)



# **Document Control Sheet**

Project Title	Manor Farm, Sneaton
Report Title	Arboricultural Constraints Survey
Author	Scott Taylor
Reference Number	
Survey Date	17/06/2022

#### Record of Issue

Issue No.	Status	Reviewer	Date
1	Final	KR & SJ	11/07/2022

#### Disclaimer

This report is presented to James Noble in respect of the proposed development at Manor Farm, Sneaton and may not be used or relied on by any other person or by the client in relation to any other matters not covered specifically by the scope of this report. Notwithstanding anything to the contrary contained in the report, Ecosurv Ltd is obliged to exercise reasonable skill, care, and diligence in the performance of the services required by James Noble and Ecosurv Ltd shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence, and this report shall be read and construed accordingly.

This report has been prepared by Ecosurv Ltd. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

#### **Quality Assurance**

All ecologists employed on this project by Ecosurv Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow the Institute's code of practice when undertaking ecological surveys and associated work, or were supervised by such a member.

All assessment is based upon, and accurate to, the information made available to Ecosurv Ltd. prior to the completion of this report. Any alterations to this information at a later date will reduce the accuracy of this report, to which Ecosurv Ltd. cannot be held accountable.



# CONTENTS

С	ontents	3	. 3
1	Su	mmary	. 5
	1.1	Report	. 5
	1.2	Development and site description	. 5
	1.3	Root Protection Areas (RPAs)	. 5
	1.4	Tree Protection Orders (TPOs)	. 5
	1.5	Potential ecological impacts	. 5
2	Int	roduction	. 7
	2.1	Objectives	. 7
	2.2	Location	. 7
3	Le	gislation	. 8
	3.1	Conservation Areas and Tree Preservation Orders	. 8
	3.2	Trees and Wildlife	. 8
	3.3	Hedgerows	. 8
	3.4	Non-statutory Considerations	. 9
	3.2.1	Implementation of Tree Works	. 9
	3.2.2	New Planting:	. 9
4	Su	rvey Limitations	10
5	Tre	ee Survey Methods	11
	6.1	Site Visit	11
	6.2	Tree Survey Methodology	11
	6.2.1	Species	11
	6.2.2	Height	11
	6.2.3	Stem Diameter	11
	6.2.4	Crown Spread	12
	6.2.5	Crown Clearance	12
	6.2.6	Significant Branch	12
	6.2.7	Life Stage	12
	6.2.8	Physiological Condition	12
	6.2.9	Structural Condition	12
	6.2.10	Estimated Remaining Contribution	12
	6.3	Tree Categorisation	12
	6.3.1	Category A	12
	0.0.1	- 3 )	
	6.3.1	Category B	13



	6.4	Add	itional Comments	. 13
	6.5	Roc	t Protection Areas (RPAs)	. 13
6		Results	5	. 15
	Tree	e Cons	traints Plan	. 15
	Tree	e Surve	ey Schedule	. 16
7		Genera	al Advice for Tree Protection	. 28
	4.1	Belo	ow Ground Constraints	. 28
	4.2	Har	d Surfacing	. 28
	4.3	Ser	vices	. 28
8		Refere	nces	. 29
9		Append	lices	. 30
	Арр	endix <sup>2</sup>	I: Typical barrier to protect trees	. 30
	Арр	endix 2	2: Above ground stabilising system	. 31
	Арр	endix 3	3: Typical barrier notice	. 32
	Арр	endix 4	4: Criteria for Categorisation	. 28
	Арр	endix 8	5: Satellite Image (Google Earth)	. 29
	Арр	endix 6	S: Site Images	. 28



# 1 SUMMARY

### 1.1 Report

This report is concerned with the arboriculture associated with development at Manor Farm, Sneaton centred on grid reference NZ 8931 0783. It identifies the arboricultural constraints and advises, in general terms, how they might be overcome or mitigated.

A site visit was carried out on 17<sup>th</sup> June 2022 Scott Taylor PhD BSc (Hons) who is an Ecologist at Ecosurv Ltd. The trees were inspected visually from the ground. The weather at the time of the inspection was dry and calm which was suitable for the purposes of the visit. A total of five trees were recorded along with two groups of trees.

A mix of trees at different life stages were assessed and mostly consisted of native and naturalised species. The majority of the trees were assigned category B or C, with three trees to the front of the property being category A due to their impact on the landscape and screening properties.

# 1.2 Development and site description

The survey area is a complex of farm buildings. Two trees are present to the front of the site and two to the northern extent adjacent to one of the buildings. The groups of trees are present along the eastern boundary of the site with the adjacent properties, Numerous small self-seeded species are present across the buildings but were not large enough warrant recording within the report. The proposals are for the conversion of the existing buildings into holiday accommodation.

Two trees to be removed as part of the development proposals; construction and demolition will also be required near to some of the trees and groups of trees therefore tree protection by arboricultural methodology, barriers and ground protection should be implemented throughout the works.

Specifications for tree protection barriers and ground protection are provided, along with general advice on tree retention. Tree protection and methodology shall be deployed where indicated on the Tree Protection Plan.

### 1.3 Root Protection Areas (RPAs)

The Root Protection Areas (RPA's) of all trees surveyed were calculated and recorded in the Tree Survey Schedule (see results) where they are expressed in linear metres; it would normally be at this distance that tree protective barriers should be erected. In some instances, particularly for groups of trees, an indicative RPA has been given including area extent to account for the presence of hardstanding and buildings near the trees.

# 1.4 Tree Protection Orders (TPOs)

The trees within the site are not subject to tree preservation orders, nor are situated within a conservation area.

The Local Planning Authority (LPA) should be consulted prior to undertaking any significant tree works.

### 1.5 Potential ecological impacts



Trees have an ecological value to any site providing nesting sites for birds, roost sites for bats and habitat for insects which play an important part in local biodiversity. The trees surveyed do provide potential for nesting birds as do the hedgerows and shrubs elsewhere on the site.

Any tree works should start outside of the bird breeding season (March – August inclusive). Should this not be the case, a survey of these should be undertaken by a suitably qualified ecologist to identify if nesting is taking place and an appropriate buffer identified where works should not take place until the young have fledged.



# 2 INTRODUCTION

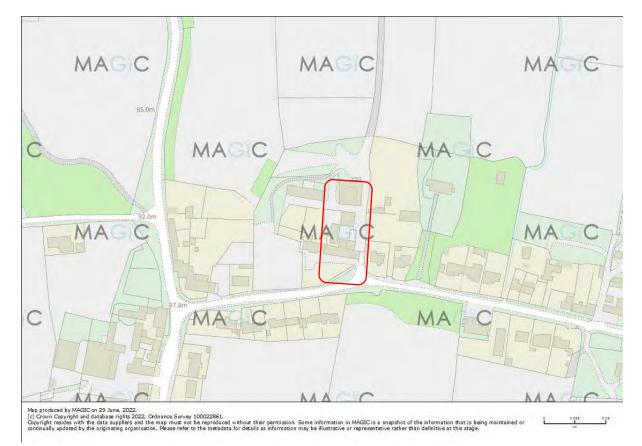
Ecosurv Ltd were commissioned by James Noble to undertake an Arboricultural Survey of trees at Manor Farm, Sneaton. The land is centred on grid reference NZ289310783 and the survey was conducted in order to assess the site for potential arboricultural constraints.

#### 2.1 Objectives

The survey has been conducted in accordance with BS 5837:2012 – 'Trees in relation to design, demolition and construction – Recommendations', to provide a written report of the findings. The report covers all trees within, or adjacent to the site boundaries and assesses their current status.

A topographical plan was provided illustrating the existing site layout and location of existing trees and canopy extent. In addition, a proposed development plan was also provided to give an indication of the development footprint.

The survey only includes trees / groups of trees with a trunk diameter of 100mm or more (measured at a height of 1.5m above ground level), located within the extents of the development and land surrounding the site. All advice is given in connection with this plan. The report provides information for the retention and protection of trees on the development site.



#### 2.2 Location

*Figure 1: Map showing survey area, the site (in red) and surrounding area.* 



# **3** LEGISLATION

The following is given as standard general advice:

#### 3.1 Conservation Areas and Tree Preservation Orders

Trees and hedgerows can be subject to statutory control and severe penalties can result from unauthorised works or damage. It is recommended that prior to commencement of any tree works the LPA are contacted. When proposing to do works to trees within a Conservation Area, with some exceptions, six weeks written notice must be given to the LPA. This notice is often referred to as a Section 211 Notice. Having received such a notice, the LPA has essentially only one of two options at its disposal, these are:

Impose a TPO in respect of those trees/some of those trees subject to the notice. This prevents any works being carried out without the express, written consent of the LPA.

Or

Do nothing. It is considered best practice for an LPA to acknowledge receipt of the notice but there is no obligation for it to do so. After six weeks of serving the notice the tree owner may proceed with the works detailed in the Section 211 Notice.

The LPA cannot, in response to a Section 211 Notice, issue a conditional consent.

TPO's are made in the interests of preserving amenity, usually taken to mean public visual amenity. Trees largely removed from public view, and which have little visual impact are not usually made the subject of a TPO. Subject to certain exemptions e.g. trees which are dead, dying or dangerous, the written consent of the LPA must be obtained prior to undertaking works to trees subject to TPO.

### 3.2 Trees and Wildlife

Trees provide valuable habitat for nesting birds and roosting bats. It is a criminal offence under normal circumstances to disturb or destroy, either intentionally or unintentionally, the nesting sites of birds and roosting sites of bats. Nesting birds and bats are afforded protection under The Wildlife and Countryside Act 1981(as amended). The Conservation of Species and Habitat Regulations 2010 affords additional protection to all UK bat species. Significant tree works should be avoided during bird nesting season (March – August inclusive) and trees should be professionally surveyed for signs of bat roosting and activity, prior to any tree work commencing.

### 3.3 Hedgerows

The Hedgerow Regulations 1997 provide protection by prohibiting the removal of countryside hedgerows if they are assessed as 'important' according to a specific set of criteria. In particular, older hedgerows, species-rich hedgerows and those associated with large trees, water or public rights of way are more likely to meet the criteria for Importance. Hedgerows generally fall outside of the scope of BS5837:2012 as such; no comprehensive assessment of the hedgerow stock was made. Further advice should be sought from the project ecologist.



#### 3.4 Non-statutory Considerations

#### 3.2.1 Implementation of Tree Works

Guidance on hiring an Arborist is available from the Arboricultural Association's Register of Contractors is available free from Ampfield House, Romsey, Hants, SO51 9PA (Telephone 01794 368717, www.trees.org.uk). Any appointed contractor should carry out all tree works to BS 3998 (1991) 'Recommendations for Tree Work' as modified by research that is more recent. Ecosurv Ltd can assist with both the appointment of a tree surgeon and provide on-site supervision.

#### 3.2.2 New Planting:

It is likely that any planning permission issued will carry a condition requiring new tree planting, particularly in instances where a proposal involves the removal of trees. Further advice is available upon request.



# 4 SURVEY LIMITATIONS

Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones are at risk from unpredictable climatic and man-made events. The assessment of risk for any tree is based upon factors evident at the time of the inspection and the interpretation of those factors by suitably qualified inspectors. The health, condition and safety of trees should be checked on a basis commensurate with the level of risk.

The findings and recommendations contained within this report are, assuming its recommendations are observed, valid for a period of twelve months from the date of survey. Trees are living organisms subject to change – best practice dictates they are inspected on an annual basis for reasons of safety.

Tree rooting characteristics and soils are both enormously variable as are their interactions. This makes attempts to quantify subsidence risk assessment impossible. No effort has been made to assess subsidence risk potential nor should any be construed.

Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees. All recommendations are given in the context of the site's current usage; any change will dictate a re-inspection.

This report represents a survey and should not be construed to be a detailed tree inspection report; such is available upon request.



# 5 TREE SURVEY METHODS

#### 6.1 Site Visit

A site visit was carried out on 21<sup>st</sup> March 2022 by Kay Richardson BA (Hons) who is an Ecologist at Ecosurv Ltd. The trees were inspected visually from the ground, no drilling or excavation was carried out. The weather at the time of the inspection was calm and visibility was acceptable for the purposes of the visit.

#### 6.2 Tree Survey Methodology

The survey was undertaken in accordance with the guiding principles of British Standard 5837 (2012) '*Trees in Relation to Construction: Recommendations*' and the trees were assessed objectively and without reference or influence being given to any proposed site layout. Using 'Visual Tree Assessment' techniques the trees were surveyed from the ground; this is the method generally adopted and is appropriate in this instance. All trees surveyed are listed in the Tree Survey Schedule and numbered on the plan provided (see results).

Trees have been identified as such in instances as are defined in BS 5837 (2012) 'Trees in Relation to Construction: Recommendations' i.e. where, by virtue of the fact that trees are in such close proximity they function as a unit, in visual terms, aerodynamically or culturally they are identified in the Tree Survey Schedule and on the associated plan with the prefix 'G'. In the case of groups, the principal species are recorded, other minor species may be omitted. Trees and shrubs which were considered to be insignificant have been omitted from this survey.

An existing site plan showing the locations of individual trees was made available for the survey. This survey has plotted the location of tree stems and the canopy extent, however due to the density of planting within some tree groups, canopy extent for individual trees should be treated as indicative.

The following features of each tree, group of trees or woodland have been recorded and are presented within the Tree Survey Schedule:

#### 6.2.1 Species

The species identification is based on visual observations and the common English name (with a key provided to scientific names) of what the tree appeared to be. In the case of groups only the principal species are recorded, other minor species may be omitted.

### 6.2.2 Height

Height is measured in metres from the stem base. Where the ground has a significant slope, the higher ground is selected. Estimated mature heights are given in brackets where identified. In the case of groups, the maximum is recorded. Tree heights were measured using a clinometer and recorded to the nearest 1m.

#### 6.2.3 Stem Diameter

Measured at 1.5 metres above ground and recorded in millimetres to the nearest 10mm. However, where the trunk of any tree breaks below 1.5 metres it is considered a multi-stemmed tree and, in accordance with British Standard 5837 (2012), 'Trees in relation to Construction: Recommendations' it is measured immediately above the root flare. In the case of groups of trees, the maximum diameter was recorded. In some instances, the trunk of the tree could not be



accessed, for example where dense vegetation exists, in this instance the trunk diameter was estimated. Stem diameters were measured using a rounded down diameter tape to avoid variations due to stem irregularity and shape.

#### 6.2.4 Crown Spread

Crown spread is measured in metres and taken at the four cardinal points to derive an accurate representation of the crown. Where accessible, crown spreads have been measured from the edge of the crown to the stem using a tape measure; inaccessible crown spreads were estimated. All crown spreads are recorded at the cardinal points north, east, south and west.

#### 6.2.5 Crown Clearance

Height above ground level of tree canopy in metres.

#### 6.2.6 Significant Branch

Height and direction of growth of first significant branch.

6.2.7 Life Stage

Age class of the tree is described as young, semi-mature, early mature, mature, or over-mature.

### 6.2.8 Physiological Condition

Physiological condition is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

### 6.2.9 Structural Condition

Structural condition is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

### 6.2.10 Estimated Remaining Contribution

Life expectancy is classed as: less than 10 years (<10) (Very Short); 10-20 years (Short); 20-40 years (Medium); or more than 40 years (40+) (Long). This is an indication of the number of years before the removal of the tree is likely to be required.

#### 6.3 Tree Categorisation

Following guidance as set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', trees are impartially assigned a category which determines their retention value within any future development. These are described below:

#### 6.3.1 Category A

Category A trees are of high quality and value with a significant life expectancy, normally over 40 years, and should be retained within the development. These trees are identifiable on the Tree Location and Constraints Plan (TLCP) ST13371-004 as light green. They may be further sub-divided as follows:

A1 - Trees that are particularly good examples; perhaps rare or unusual species, or forming an essential part of arboricultural features;



A2 - Trees, groups or woodlands having a significant landscape impact or with excellent screening properties, or those softening the effect of existing structures; and

A3 - Trees, groups or woodlands are those having a significant conservation or historical value.

6.3.1 Category B

Category B trees are of moderate quality and value with a reasonable life expectancy, at least 20 years, and should be retained where possible within the development. These trees are identifiable on the TLCP as mid blue. They may be further sub-divided as follows:

B1 – Trees that might be included in the high category but are downgraded because of their impaired condition;

B2 - Trees that are usually present in groups forming distinct landscape features, thereby attracting a higher collective rating than they might as individuals; and

B3 - Trees with clearly identifiable conservational or cultural benefits.

6.3.2 Category C

Category C trees are of low quality and value and are currently in adequate condition to remain until new planting could be established. These trees should not constrain development, although relocation should be considered where possible. They are identifiable on the TLCP as grey. They may be further sub-divided as follows:

C1 - Trees that do not qualify in the higher categories;

C2 - Trees that are present in groups or woodlands that do not form a distinct landscape feature; and

C3 - Trees with very limited conservational or other cultural benefits.

#### 6.3.3 Category U

Category U trees are those considered unsuitable in their current state for retention within a development. They should ideally be removed prior to the commencement of construction unless otherwise stated. They are identifiable on the TLCP as dark red. These trees are in such a condition that any existing value would be lost within 10 years.

A single tree or group can come under one or more sub-headings. This does not confer on it a higher value than a tree with a single value.

#### 6.4 Additional Comments

Comments include a brief description, if required, of the tree with comments on the form, vitality, health and any significant defects that may be present.

### 6.5 Root Protection Areas (RPAs)

In respect of all trees surveyed the RPA has been calculated and is given in the Tree Survey Schedule. The figure given represents the radial distance, from the tree's trunk, at which the barriers should be erected. However, it must be borne in mind that the figure derived from this calculation, whilst compliant with BS 5837, is merely notional. RPA's are much more effectively represented on plan, where the shape of such can be manipulated, so as to reflect the anticipated rooting area of each



subject tree/group; tree roots can be greatly constrained by adjacent watercourses, highways, retaining walls, buildings etc, meaning a reduced radial distance on the side of such features and a greater distance being required on the opposite side in order to achieve the RPA.

Root protection areas have only been calculated for those trees found within the vicinity of the proposed development.

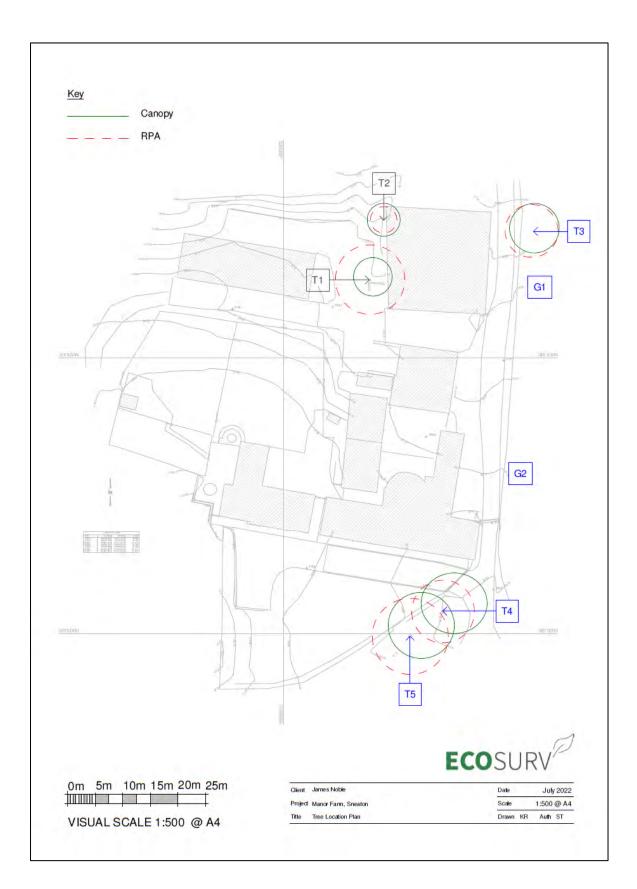
The RPA is calculated thus:

Trees with a single stem:	Stem diameter x 12 = RPA radius
Trees with 2 – 5 stems the combined stem dia. is calculated as follows:	$\mathbf{v}$ (stem diameter 1) <sup>2</sup> + (stem diameter 2) <sup>2</sup> + (stem diameter 5) <sup>2</sup>
Trees with more than 5 stems the combined stem dia. is calculated as follows:	√ (mean stem diameter) <sup>2</sup> x number of stems



# 6 **R**ESULTS

Tree Constraints Plan





# Tree Survey Schedule

				Cı	rown Sp	read (m	ı)											
ID	Species	Height (m)	Diameter (mm)	North	East	South	West	First Stem (m)	Crown Clearance (m)	Age	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Nest	Bat	Comments	Retention Category	RPA (m)
											Trees							
T1	<b>Sycamore</b> Acer pseudo platanus	9	Two Stems split at base 260 and 270	4	4	3	3	Base	2m	Young	Fair	Fair	40+	no	negligible		C1	6.3
т2	<b>Sycamore</b> Acer pseudo platanus	6	200	3	3	3	3	0.6	1	Young	Fair	Fair	40+	No	negligible		C1	2.4
тз	<b>Beech</b> Fagus sylvatica	16*	400*	5	5	4	4	2m N	3	Semi- Mature	Good	Good	30+	no	Low	Off-site to east	B2	4.8
Т4	<b>Copper Beech</b> Fagus sylvatica	12	470	7	8	4	4	2m S	4	Semi- Mature	Fair	Fair	25+	no	Low	Previous management evident – topped and crown reduction	B2	5.7
Т5	<b>Copper Beech</b> Fagus sylvatica	14	560	8	8	4	4	1m S	3	Semi- Mature	Fair	Fair	25+	no	Low		B2	6.9



G1	Eucalyptus x 2, Cypress, Ash, Sycamore, Oak	14 - 18							Off-site eastern boundary	В2	
G2	Eucalyptus x 3, Rowan, elder, Scots Pine	8- 16							Off-site eastern boundary	B2	



# 7 GENERAL ADVICE FOR TREE PROTECTION

Since development layouts are subject to change, the following is given as general guidance.

#### 4.1 Below Ground Constraints

To successfully complete development, various construction activities are required, and great care and consideration needs to be given as to how such activity can proceed whilst avoiding damage to retained trees.

"Damage can occur as a result of direct impact between construction machinery and parts of a tree. Often greater damage and even destruction occurs quite invisibly due to the deformation of the soils in which the trees root. Soil stripping, trenching and compaction all have serious effects on trees and if such trees are to be successfully retained in the long term it is necessary to protect the soil during construction."

In order to avoid damage to their roots, trees should be protected using protective barriers as are detailed in British Standard 5837, (2012), 'Trees in Relation to Construction: Recommendations' and as illustrated in appendix 1. This should be erected around the RPA prior to the commencement of the demolition/construction activity and must remain in situ and intact until completion. The area within these barriers should be considered sacrosanct, and no work should ordinarily be permitted within them. To ensure any tree protective barriers remain during construction, it is further advised that they carry signage as per appendix 3 and that the Site Agent is briefed accordingly. On sites which are particularly 'tree sensitive', the Local Planning Authority (LPA) may apply conditions to a planning permission requiring arboricultural supervision.

#### 4.2 Hard Surfacing

Where hard surfacing exists within the area defined as the RPA, it is acceptable to erect protective barriers at the extent of that hard surface, since the surface itself will afford protection to tree roots. However, care must be taken to avoid collision between overhanging tree branches and passing construction traffic. Where it is proposed to remove/regrade existing hard surfacing, it is advised that an arboricultural method statement should be sought.

#### 4.3 Services

Careful consideration must be given to the siting of underground services e.g. drains, electricity, gas etc. and, ideally, they should not be sited within the RPA. As specified in the National Joint Utilities Group (NJUG) Publication Volume 4, 'Guidelines for The Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees' (Issue 2), digging within the RPA should only be carried out with hand tools, preferably by compressed air soil displacement. Great care should be taken to preserve and work around roots greater than 25mm in diameter and clusters of smaller roots to avoid damaging the bark. Where it is necessary to sever roots greater than 25mm in diameter, arboricultural advice should be sought. Where smaller roots must be severed, they should be cut back using secateurs or a sharp pruning saw.

Where possible, services laid through protected areas should be installed at a depth greater than 600mm using a trenchless insertion method, in order to preserve the maximum number of roots and avoid conflict between the tree roots and the service.



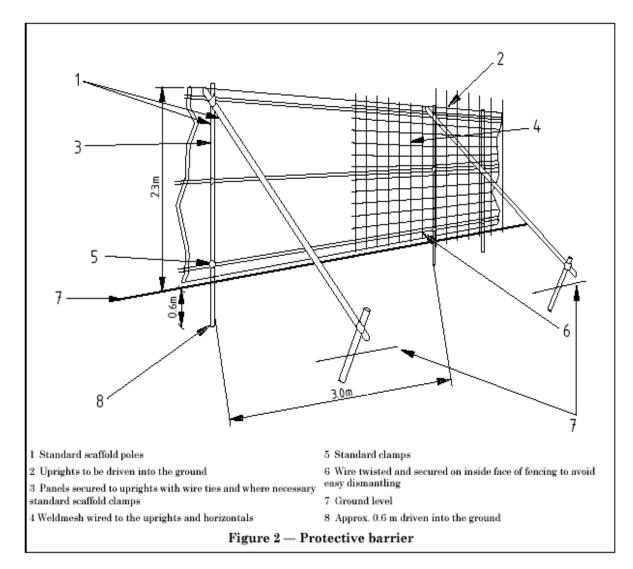
# 8 **REFERENCES**

- British Standard 5837:2005 'Trees in Relation to Construction: Recommendations.'
- British Standard 3998:1989 'Recommendations for Tree Work'.
- The Body Language of Trees, C Mattheck, H Breloer.
- Mattheck, C. (2007), Updated Field Guide for Visual Tree Assessment



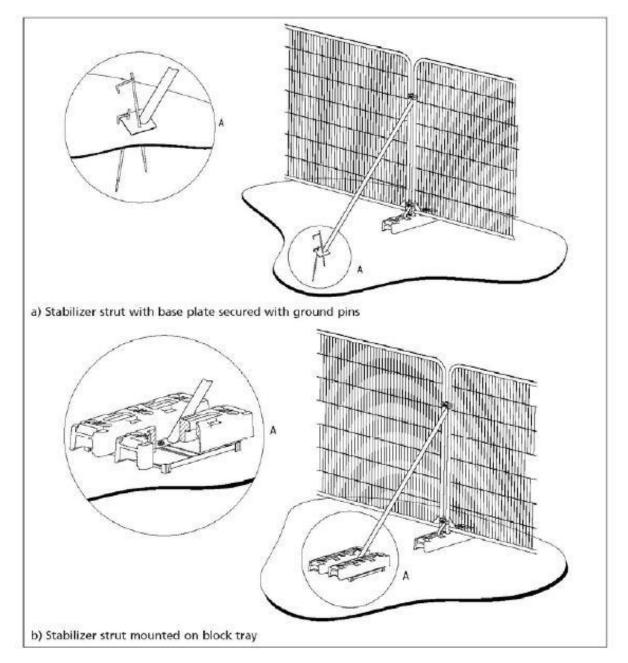
# APPENDICES













#### Appendix 3: Typical barrier notice



WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



#### TREE PROTECTION AREA KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990) TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER. CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



Appendix 4: Criteria for Categorisation

Category and definition	Criteria			Identification						
	(including subcategories where appropriate)									
Trees unsuitable for retention (see	e Note)									
tegory U • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those										
Those in such a condition that they	that will become unviable after removal of other category U tre	ees (e.g. where, for whatever reason, the	loss of companion shelter	Dark red						
cannot realistically be retained as	cannot be mitigated by pruning)									
living trees in the context of the	• Trees that are dead or are showing signs of significant, imme	diate, and irreversible overall decline		RGB code						
current land use for longer than 10	<ul> <li>Trees infected with pathogens of significance to the health and</li> </ul>	nd/or safety of other trees nearby, or ver	ry low quality trees	127-000-000						
years	suppressing adjacent trees of better quality									
	NOTE Category U trees can have existing or potential conservat	tion value which it might be desirable to p	preserve; see <b>4.5.7</b> .							
Trees to be considered for retention	on									
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values							
Category A	Trees that are particularly good examples of their species,	Trees, groups or woodlands of	Trees, groups or	Colour						
Trees of high quality with an	especially if rare or unusual; or those that are essential	particular visual importance as	woodlands of significant	Light green						
estimated remaining life expectancy	components of groups or formal or semi-formal	arboricultural and/or landscape	conservation, historical,							
of at least 40 years	arboricultural features (e.g. the dominant and/or principal	features	commemorative or	RGB code						
	trees within an avenue)		other value (e.g. veteran	000-255-000						
			trees or wood-pasture)							
Category B	Trees that might be included in category A, but are	Trees present in numbers, usually	Trees with material	Colour						
Trees of moderate quality with an	downgraded because of impaired condition (e.g. presence of	growing as groups or woodlands,	conservation or other	Mid blue						
estimated remaining life expectancy	significant though remediable defects, including	such that they attract a higher	cultural value							
of at least	unsympathetic past management and storm damage), such	collective rating than they might as		RGB code						
20 years	that they are unlikely to be suitable for retention for	individuals; or trees occurring as		000-000-255						
	beyond 40 years; or trees lacking the special quality	collectives but situated so as to make								
	necessary to merit the category A designation	little visual contribution to the wider								
		locality								
Category C	Unremarkable trees of very limited	Trees present in groups or	Trees with no material	Colour						
Trees of low quality with an	merit or such impaired condition that	woodlands, but without this	conservation or other	Grey						
estimated remaining life expectancy	they do not qualify in higher categories	conferring on them significantly	cultural value							
of at least 10 years, or young trees		greater collective landscape value;		RGB code						
with a stem diameter below 150 mm		and/or trees offering low or only		091-091-091						
		temporary/transient landscape								
		benefits								

© Ecosurv Ltd Arboricultural Constraints Report Manor Farm, Sneaton



Appendix 5: Satellite Image (Google Earth)





# Appendix 6: Site Images

No.	Description	Image
1	T1 and T2 Sycamore	
2	T3 Beech and Group 1	
3	Group 2	

NYMNPA

31/10/2022

# Inspection of Three Barns at Manor Farm, Sneaton YO22 5HS for

# Mr and Mrs Noble



By R.O. Birdsall M.Sc, M.I.C.E

**Chartered Engineer** 

- 1.0 Introduction
- 2.0 Observations
- 3.0 Conclusion and Recommendations
- 4.0 Photographs

# 1.0 Introduction

- 1.1 We confirm that we carried out an inspection of 3 barns at Manor Farm, Sneaton, YO22 5HS on 24<sup>th</sup> October 2022
- 1.2 The barns (A, B and C) are shown on Simmons Architects drawings.
- 1.3 The inspection and report are confined to matters directly affecting structural stability.
- 1.4 Most of the walls consist of sandstone at least 450mm thick.
- 1.5 All of the roofs are to be stripped of pantiles and the roof timbers overhauled and/or replaced to comply with current Building Regulations before re-tiling.
- 1.6 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

# <u>PART A – BARN A</u>

# 2A.0 Observations

- 2A.1 The south facing elevation can be seen in Photograph 1A. The lower building at the Eastern end is in poor condition but the stonework itself is reasonable, see Photograph 2A. There is some stonework missing on the main building where the lower building meets it. Some cracking was also noted at the eastern end, see Photograph 3A. There are steel beams resting on lintels over the main opening, see Photograph 4A. these beams show signs of corrosion. The lintel over the small central opening has collapsed, see Photograph 5A. The stone lintel over the small opening at the Western end of the building has insufficient bearing, see Photograph 6A. This has caused localised failure of the stonework.
- 2A.2 The West facing gable wall (on the front section of building) is in reasonable condition, see Photograph 7A.
- 2A.3 The North facing elevation (on the front section of the building) can be seen on Photographs 8A, 9A and 10A. The wall is in reasonable condition except for some damage adjacent to the doorway.

- 2A.4 The rear circular elevation can be seen in Photographs 11A, 12A and 13A. The walls are in reasonable condition.
- 2A.5 There is some localised damage around the doorway at the junction of the circular building and the rear section of buildings, see Photograph 14A.
- 2A.6 The West facing elevation (of the rear section of building) can be seen in Photograph 15A and 16A. The walling is in reasonable condition except for some localised instability above and below the window and a lack of bonding between the stone pillars and panel of walling.
- 2A.7 The rear gable wall (North facing) is in reasonable condition except for some missing stonework on the Western roof edge, see Photograph 17A.
- 2A.8 The East facing wall (on the rear section of the building) can be seen in Photographs 18A, 19A and 20A. The walling is in reasonable condition except for some cracking at the Northern end and slight movement above the openings.
- 2A.9 The North facing elevation (on the front Eastern end of the building) can be seen in Photograph 21A. The wall is in reasonable condition except for the localised failure above the doorway.
- 2A.10 The East facing gable wall (on the front section of building) can be seen in Photograph 22A. The wall is in reasonable condition except for some damage to the stonework at each end of the elevation, see Photographs 23A and 24A.

## PART B - BARN B

## 2B.0 Observations

- 2B.1 The South facing gable wall is in reasonable condition, see Photographs 1B, 2B and 3B.
- 2B.2 The West facing elevation (Southern end) is in reasonable condition, see Photograph 4B and 5B.
- 2B.3 The West facing elevation (Northern end) can be seen in Photograph 6B. Some movement has taken place particularly at the Northern end.
- 2B.4 The North facing gable wall can be seen in Photograph 7B. It consists of 225mm thick brickwork with no cavity. There is a timber lintel over the opening, see Photograph 8B. The walling is not properly finished at the top of the wall, see Photograph 9B.

- 2B.5 The Eastern elevation (Northern end) can be seen in Photograph 10B. The wall is in reasonable condition except for the lintel over the openings.
- 2B.6 The Eastern elevation (Southern end) can be seen in Photograph 11B. There is a timber beam at about first floor level and the walling above this is in poor condition.

### <u>PART C – BARN C</u>

#### 2C.0 Observations

- 2C.1 The South facing elevation is in reasonable condition, see Photographs 1C and 2C except for timber lintels.
- 2C.2 The West facing wall (Southern end) can be seen in Photographs 3C and 4C. The walls are in poor condition with timber lintels over the openings.
- 2C.3 The West facing wall (Northern end) can be seen in Photographs 5C and 6C. The wall consists of concreter blocks which are in reasonable condition.
- 2C.4 The North facing elevation is in reasonable condition, see Photographs 7C and 8C.
- 2C.5 The East facing elevation can be seen in Photograph 9C. The wall is in reasonable condition except for an embedded timber beam, see Photograph 10C and movement in the vicinity of openings, see Photographs 11C and 12C.
- 2C.6 The existing first floor joists are in reasonable condition, see Photograph 13C.

#### 3.0 Conclusions and Recommendations

- 3.1 We are satisfied that Barns A, B and C can safely be converted into residential dwellings subject to the following:
- 3.2 A new blockwork inner leaf should be built inside all external walls and internal load bearing walls. These new walls should be built on a new reinforced concrete floor slab.
- 3.3 The roof coverings should be removed and overhauled or replaced to comply with current Building Regulations. The roof load should be supported by new blockwork

walling, thus relieving the existing wall of roof loading. Some areas will need new roof timbers and pantiles.

- 3.4 All existing floor joists should be checked for compliance with current Building Regulations and if satisfactory should also be treated to prevent infestation. They should also be supported on the new blockwork walling.
- 3.5 All existing lintels should be supported (or replaced) on hidden proprietary steel lintels.
- 3.6 All timber embedded in walls should be carefully removed and in the case of Beam B (see 2B.6 above), the wall above the existing timber should be rebuilt after removing the timber.
- 3.7 All areas of cracked or damaged stonework should be carefully repaired.
- 3.8 All aspects of the conversion should comply with current Building Regulations.

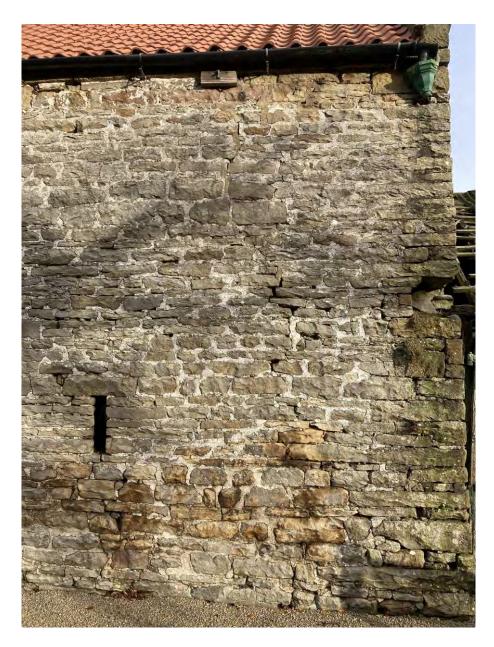
# 4.0 Photographs



Photograph 1A Barn A



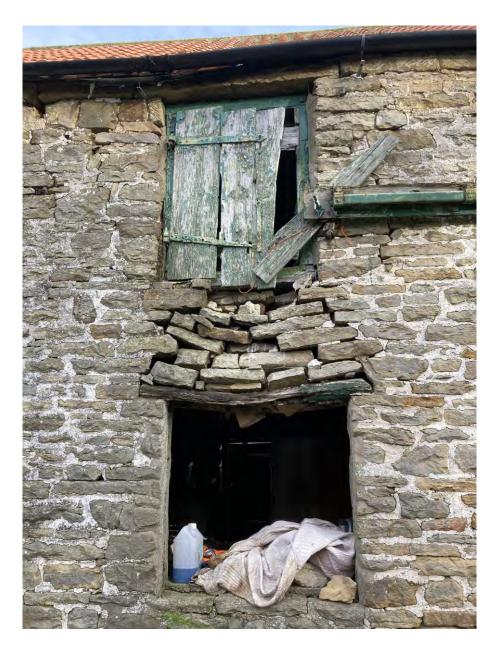
Photograph 2A Barn A



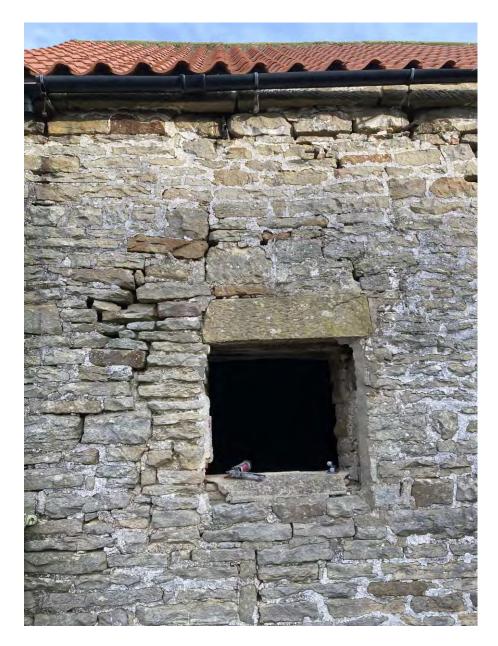
Photograph 3A Barn A



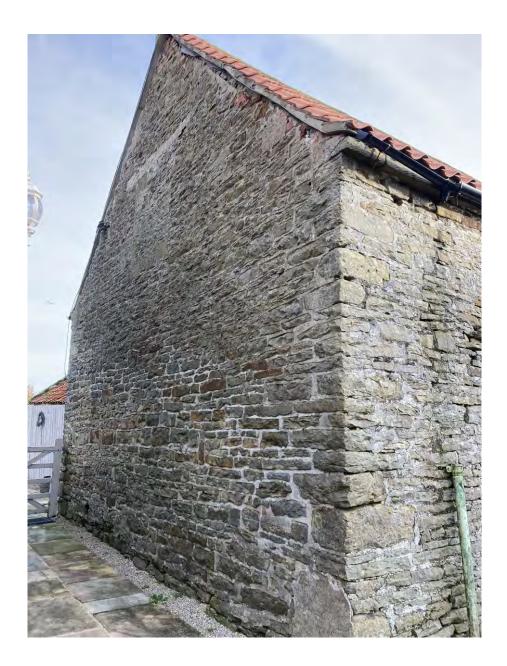
Photograph 4A Barn A



Photograph 5A Barn A



Photograph 6A Barn A



Photograph 7A Barn A



Photograph 8A Barn A



Photograph 9A Barn A



Photograph 10A Barn A



Photograph 11A Barn A



Photograph 12A Barn A



Photograph 13A Barn A



Photograph 14A Barn A



Photograph 15A Barn A



Photograph 16A Barn A



Photograph 17A Barn A



Photograph 18A Barn A



Photograph 19A Barn A



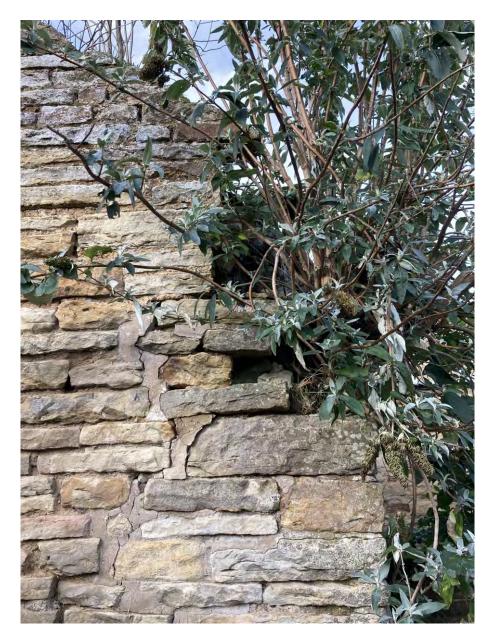
Photograph 20A Barn A



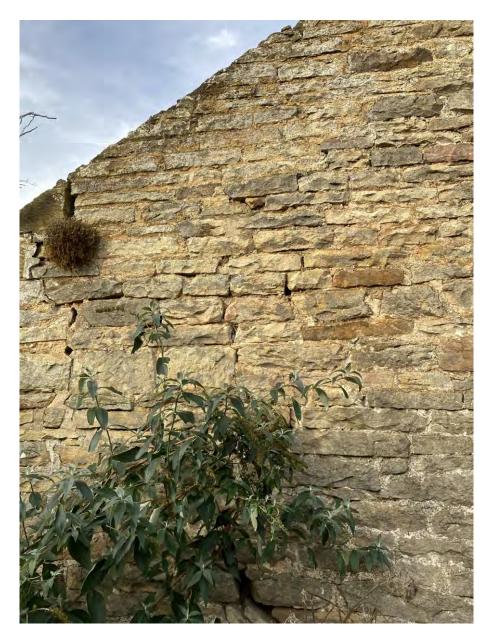
Photograph 21A Barn A



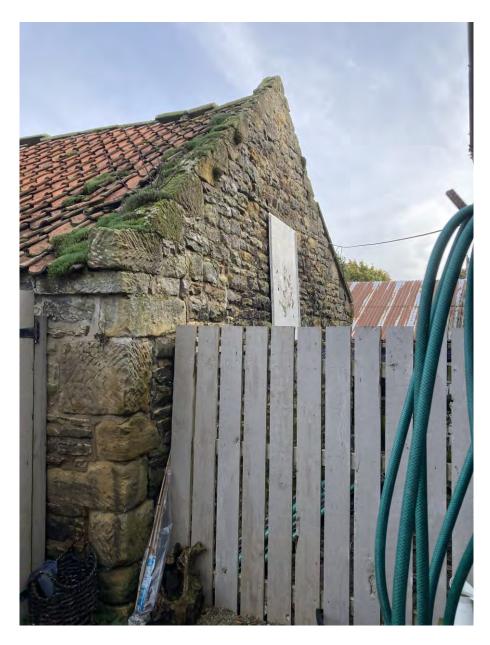
Photograph 22A Barn A



Photograph 23A Barn A



Photograph 24A Barn A



Photograph 1B Barn B



Photograph 2B Barn B



Photograph 3B Barn B



Photograph 4B Barn B



Photograph 5B Barn B



Photograph 6B Barn B



Photograph 7B Barn B



Photograph 8B Barn B



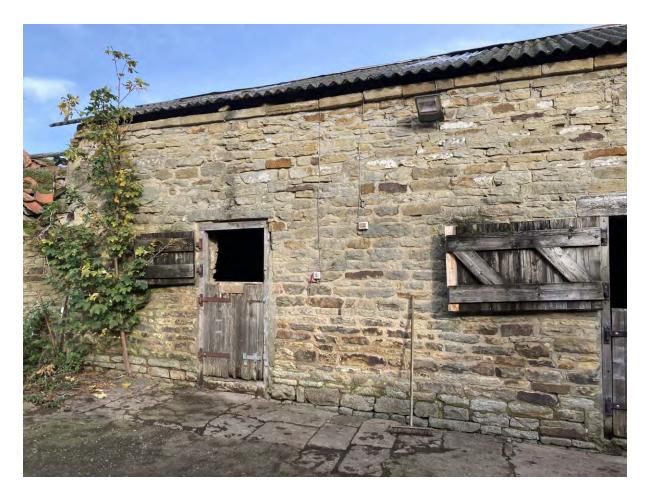
Photograph 9B Barn B



Photograph 10B Barn B



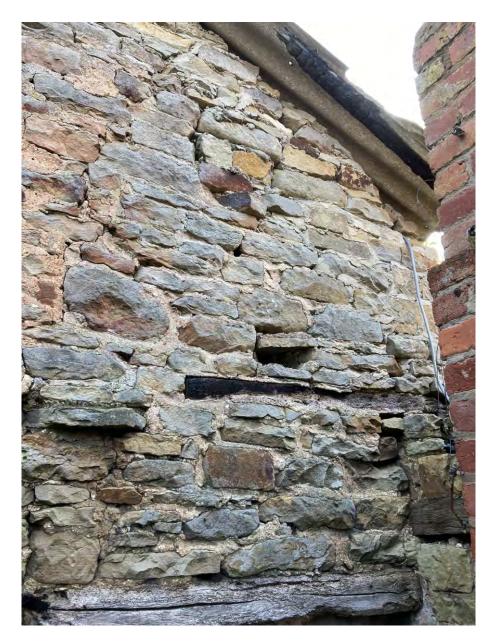
Photograph 11B Barn B



Photograph 1C Barn C



Photograph 2C Barn C



Photograph 3C Barn C



Photograph 4C Barn C



Photograph 5C Barn C



Photograph 6C Barn C



Photograph 7C Barn C



Photograph 8C Barn C



Photograph 9C Barn C



Photograph 10C Barn C



Photograph 11C Barn C



Photograph 12C Barn C



Photograph 13C Barn C