



Long side view of Cliff House from the beach when the tide is out

Far view of Cliff House from the water



View of Cliff House from the beach (only the top of the gable is visible)

Far view of Cliff House from the water



3.0 HISTORY OF CLIFF HOUSE

3.1 Historic maps

The following maps show the evolution of the lower levels of Robin Hood's Bay. The key changes for the site of Cliff House show the loss of the buildings adjoining to the south demolished by 1920. The second major subsequent change is the demolition of the buildings to the north and north west of Cliff House which were demolished by the 1970s as the cliff continued to collapse.

Key

Boundary ownership —

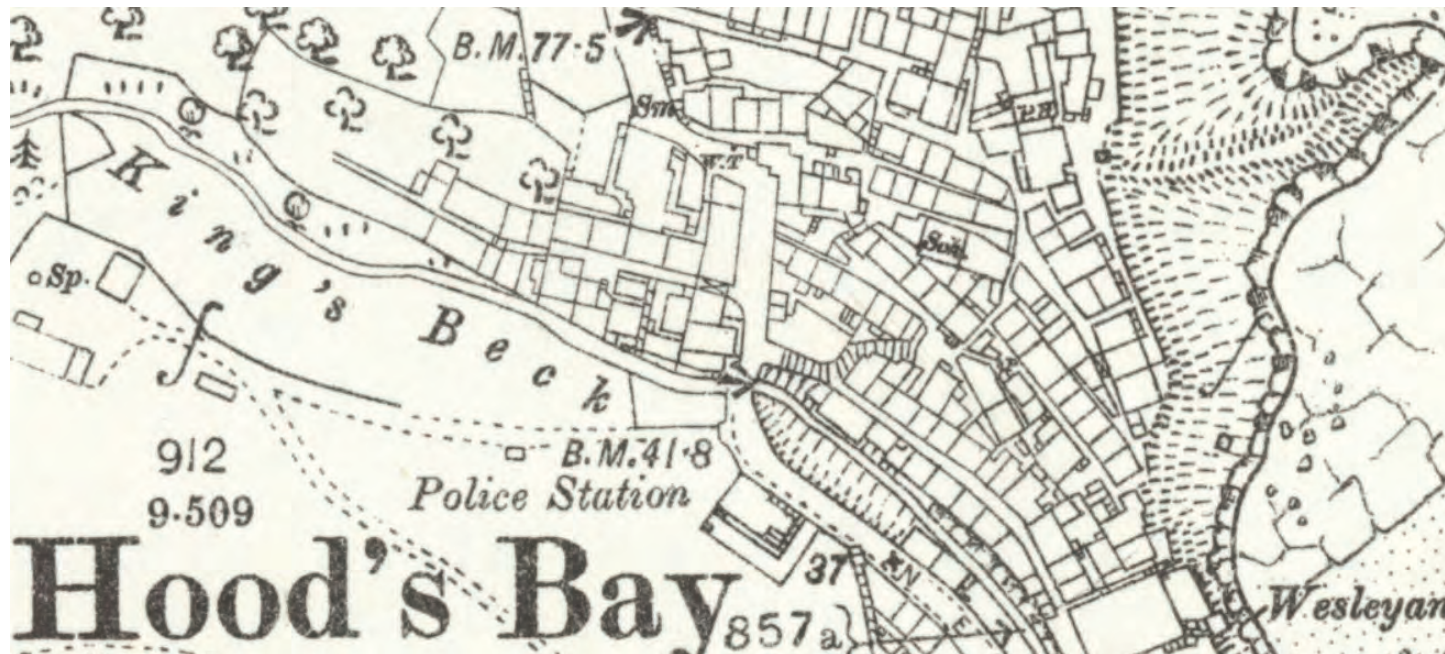
Existing building —



1849 map of Robin Hood's Bay



1892 map of Cliff House



1892 map of Robin Hood's Bay



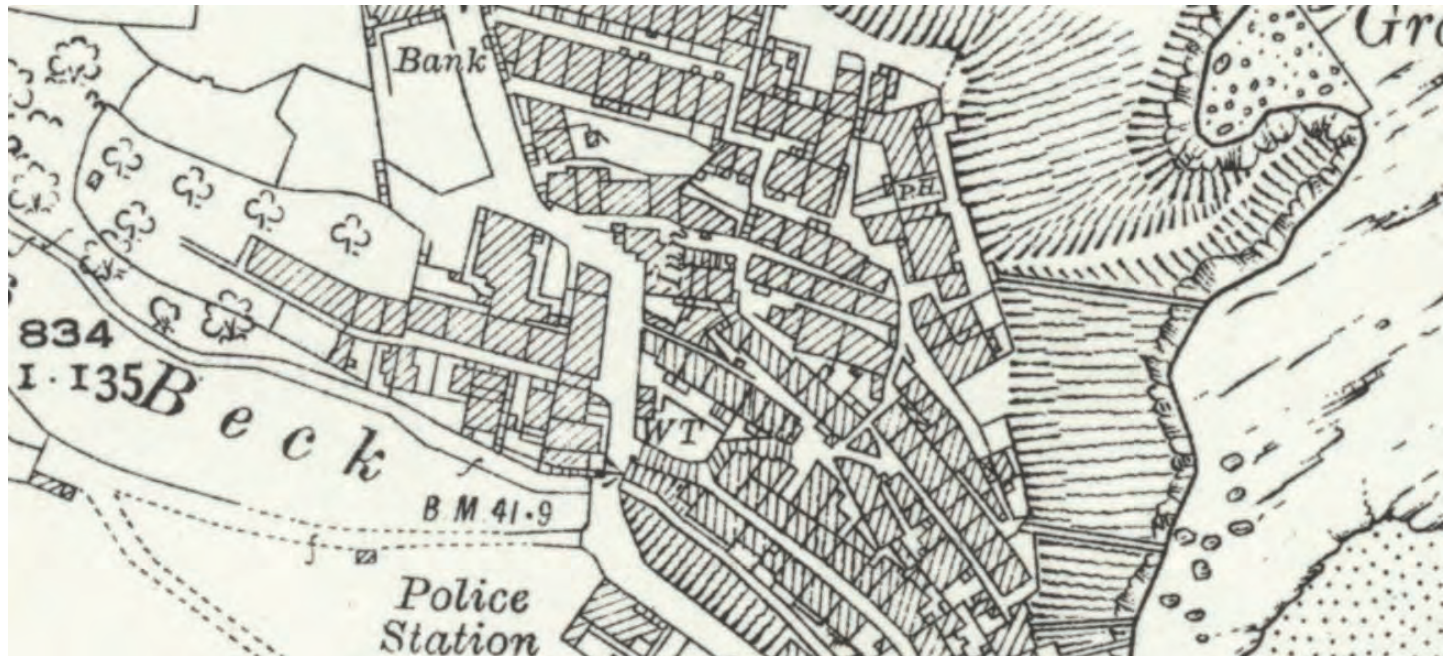
1910 map of Cliff House



1910 map of Robin Hoods Bay



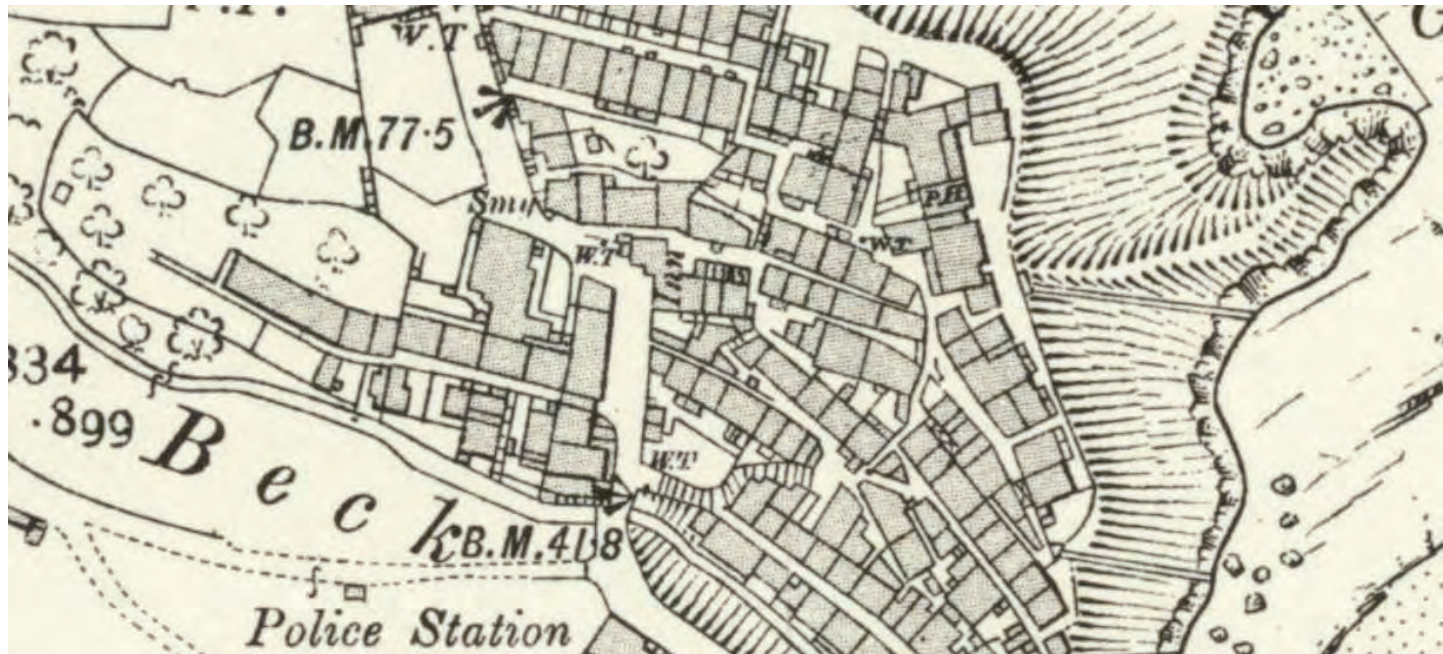
1926 map of Cliff House (next door now demolished)



1926 map of Robin Hoods Bay



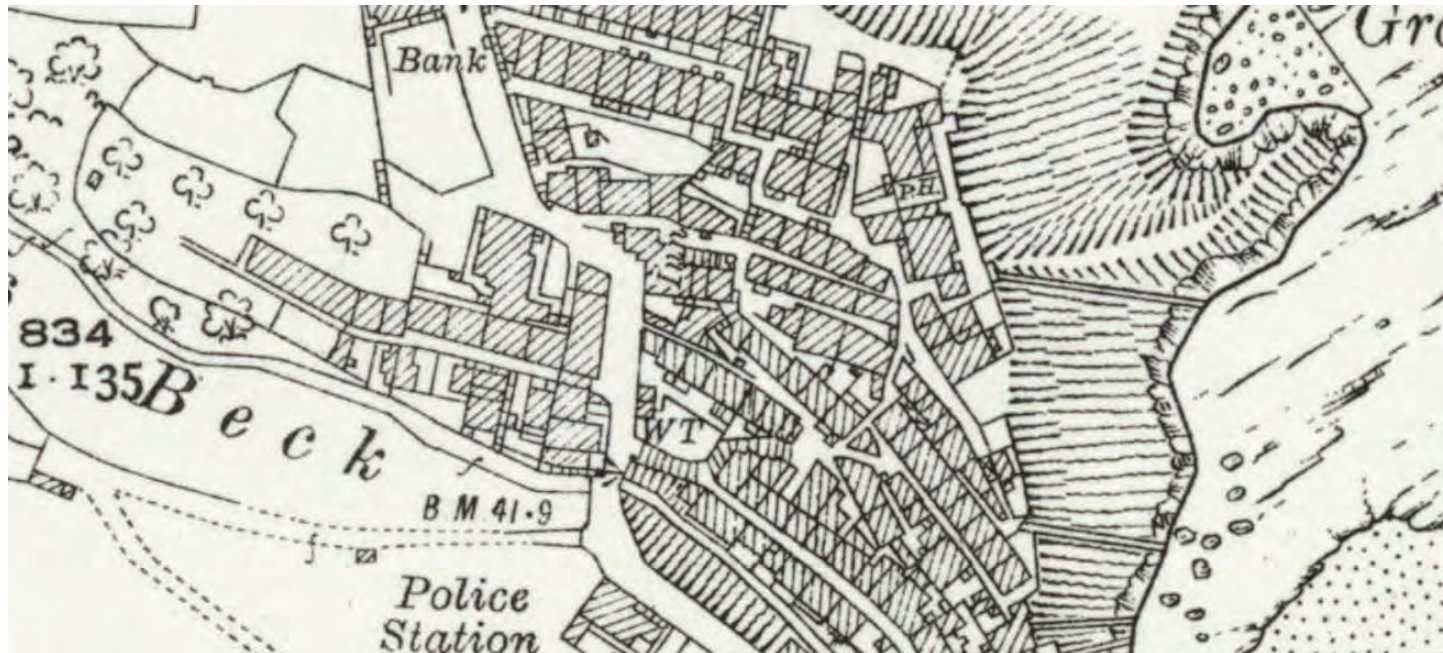
1910 map of Cliffe House



1910 map of Robin Hoods Bay



1926 map of Cliffe House (next door now demolished)



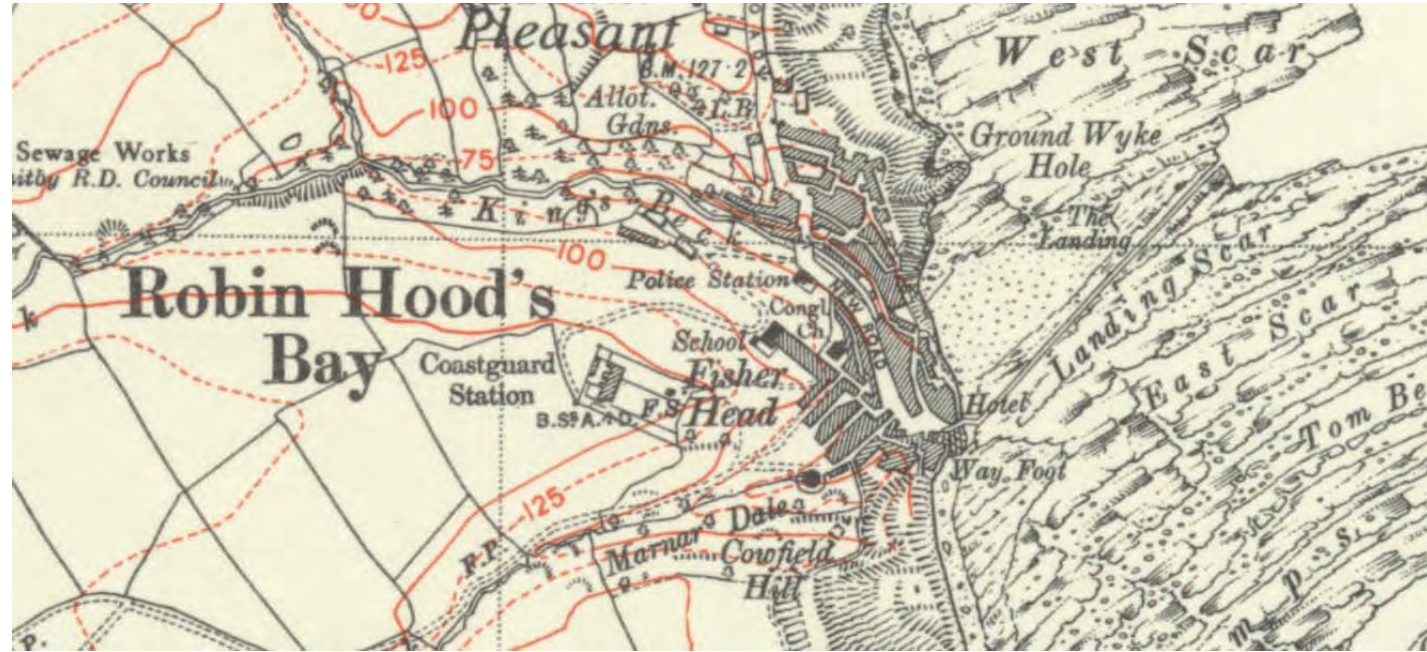
1926 map of Robin Hoods Bay



1952 map of Cliff House showing loss of building to side and



1970s map of Cliffe House (Daisy cottage still has its building to the rear)



1952 map of Robin Hoods Bay



1970s map of Robin Hoods Bay

3.3 Google Earth

The images show little change but the conservatory roof was replaced between 2009 and 2017.



2002 Google earth Cliff House



2002 Google earth of Robin Hoods Bay



2009 Google earth Cliff House



2009 Google earth of Robin Hoods Bay



2018 Google earth Cliff House



2018 Google earth of Robin Hoods Bay



Robin Hoods Bay today

3.4 The development of Cliff House

Cliff House is particularly unusual because of the amount of change that it has seen both as a singular building, but also as an adjoining set of structures within Robin Hoods Bay.

Looking back to the 18th century records confirm that Cliff House was attached to other buildings but certainly was the most original of the structures. This can be seen due to the window placement to the upper rear (sea face). This was subsequently blocked following the construction of a later house to the sea face. The window has remained blocked. It is likely this window was part of a netting loft - where nets would be stored to dry. The opposite larger higher level window to the street could well have been an enlarged nett loft hatch which would have been blocked up following its restoration by the Victorians. Records tell us that the property was historically owned by mariners.

Following the 18th century, the property was extended significantly both to the south and the east on the sea face. The building to the north (Daisy cottage) also had an extension which reached out beyond the rear of Cliff House which can be seen in historic photos.

Coastal erosion has been an ongoing problem for Robin Hood's Bay with roads falling into the sea recorded as early as the 18th century. It is likely Cliff House adapted and changed following the loss of part of the principal road that led down to the sea front.

Perhaps following the loss of this road, the building to the rear facing the sea titled 'the annex' in the 1934 image was built this would have been used as a separate but attached structure as identified in the deeds this was a two and a half to three story property. There was a similar side property adjoining as well which can be seen in the 1891 photograph.

By the late 1800s, the erosion was continuing to worsen and the building to the south attached to Cliff House was falling into the sea and there

is a photographic record of it being demolished. In the 1934 deeds title it identifies this building as being a separate residence. To the south of that building was another structure which was titled the 'old kitchen' within the 1934 map which was also lost during this period.

By 1920 we know that the building to the south was almost completely removed hence its titled as rock garden on the 1934 deeds. At this point the property Cliff House had a newly completed render to the stone work and was rendered in



an ashlar stone type design and appeared of good quality.

This render remained until the mid 2000s when it was removed to expose the primary face on the street scene. Render still remains to the south and the sea face, although it is failing. It is likely it would rendered when it was restored in the Victorian period to Showcase a more formal and grander Facade this was very common in the Victorian period particularly in areas where the aesthetic of grandeur was important but cost saving was required i.e not actually replacing the stone with ashlar facing stone.

By the 1930s the cliff had very much started to deteriorate rapidly and it was recorded that 22 buildings fell into the sea over a period of several years.

By the 1950s the building to the rear of Cliff House was deteriorating rapidly. In the 1970s the BBC completed a documentary which showcased some of the significant issues Robin Hoods Bay was facing with coastal erosion. Some of the buildings that were destabilising were demolished and a new sea wall was constructed in the 1970s this is when the building to the rear would have been lost and the construction of the new conservatory on the first floor to Cliff House. There is still some evidence of the old property that are joined Cliff House to the rear

the annex and this included the old chimney flue which can still be seen within the conservatory.

It is likely that some of the stone work on the lower level where the patio now is has some of the original stonework as it's much more dense and detailed, possibly 18th century maybe 19th.

You can see much of the demolished building debris to the garden area of Cliff House. It is likely that much of the demolish property would have just formed part of what is now the garden area. Trees have subsequently grown over but you can still see some old pipework, glass and rubble.

During this period the property to the north on the adjoining Cottage (Daisy Cottage) was also demolished and in recent years a single story extension has been built.

There are also still some remains of the adjoining properties where there are old walls which would have once formed the old kitchen as seen i the 1934 deeds map.

The house seen further coastal erosion and to prevent further decay of the buildings on Robin Hoods Bay new sea defences are being completed and repairs as of summer 2023.



Image showing the house next door before being demolished and rear extension to Cliff House in 1891



Image showing the loss of the adjoining house and rear extension to Cliff House

3.5 Mapping of the evolution of Cliff House from the 1850s



1850s



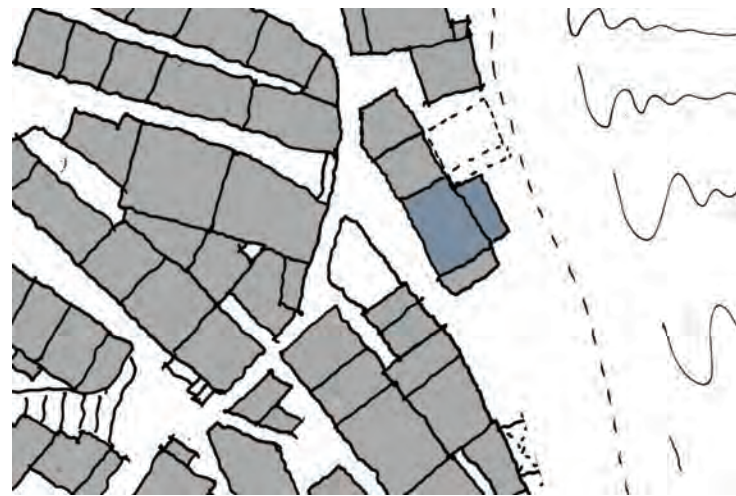
1890 - 1910



1920s



1960s



1970s



Today

3.4 Historic imagery of Cliff House

The images capture the street face of Cliff House and an aerial view following the construction of the sea wall.

The first recorded image of the street scene is from 1920 when you can see a formal ashlar style render which would have likely been added during the Victorianisation of the house.

The old path lead to the opposite building which is still in Cliff House's ownership. The door has since been blocked up and is now a window.

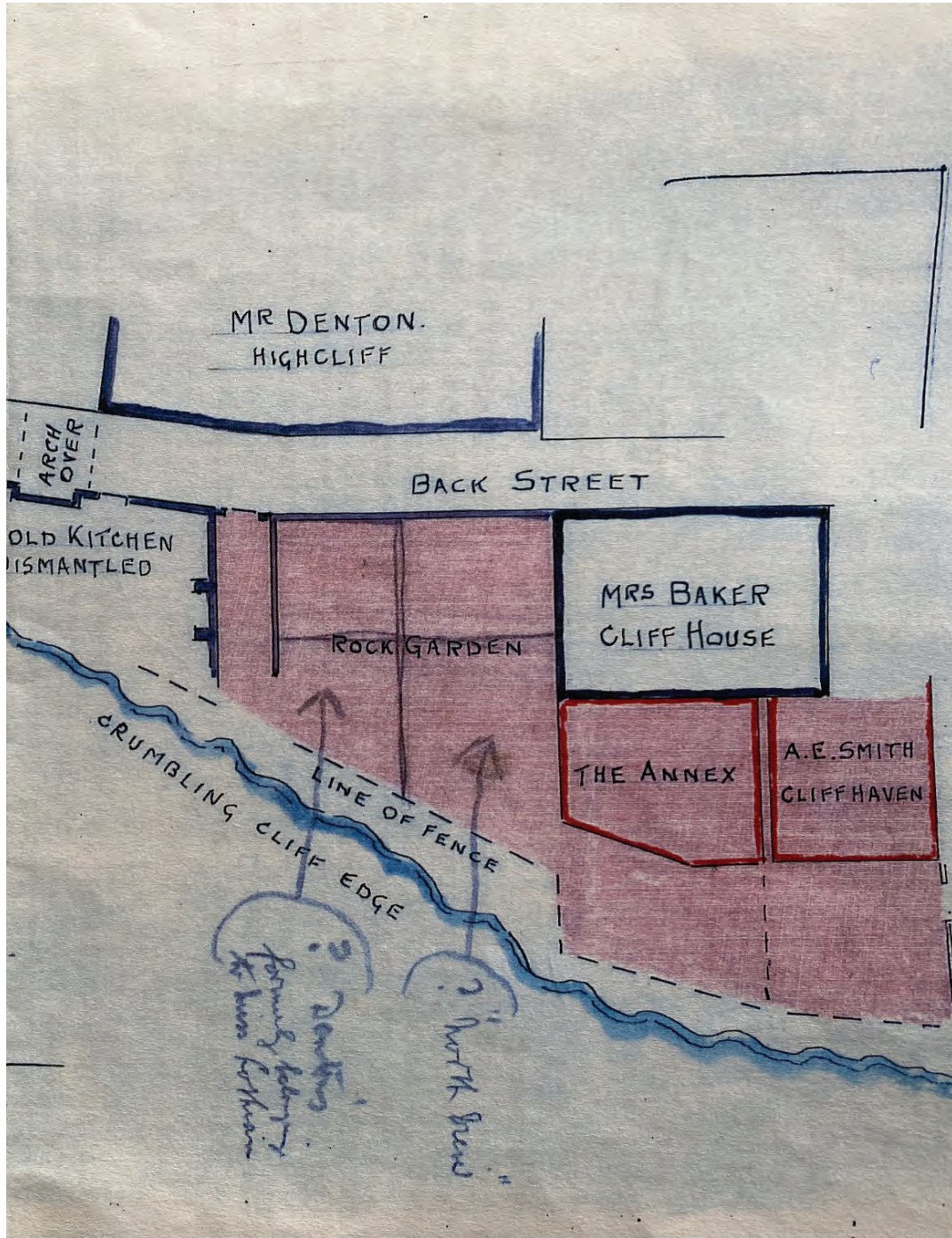
The 1934 deed map shows the demolition of the adjoining house.



A still taken from the 1970s BBC documentary showing Cliff House. The adjoining building has since been demolished. The door to the workshop opposite is now blocked up.



Photograph from 1920 of Cliff House. The adjoining buildings are still visible



1934 deed plan showing boundaries and name of Cliff Haven and The Annex (now demolished)



Cliff House in 2001 with the render still present.

3.5 Cliff House Today

Cliff House is in good condition considering its age and exposure to the sea. A detailed condition survey and repair schedule have been completed. Key areas for repair include:

- Creating a breathable roof space
- Repair copings and flashings
- Remove the remaining render and re-point (re-render if required)
- Remove internal gypsum plaster for lime plaster
- Complete overhaul of windows
- Repair water ingress issues to lean-to
- Resolve damp issues and ventilation issues to the ground floor
- Overhaul of downpipes and gutters



Photos of Cliff House





Photos of the adjoining outbuilding



4.0 HERITAGE SIGNIFICANCE

4.1 Listed Building Status

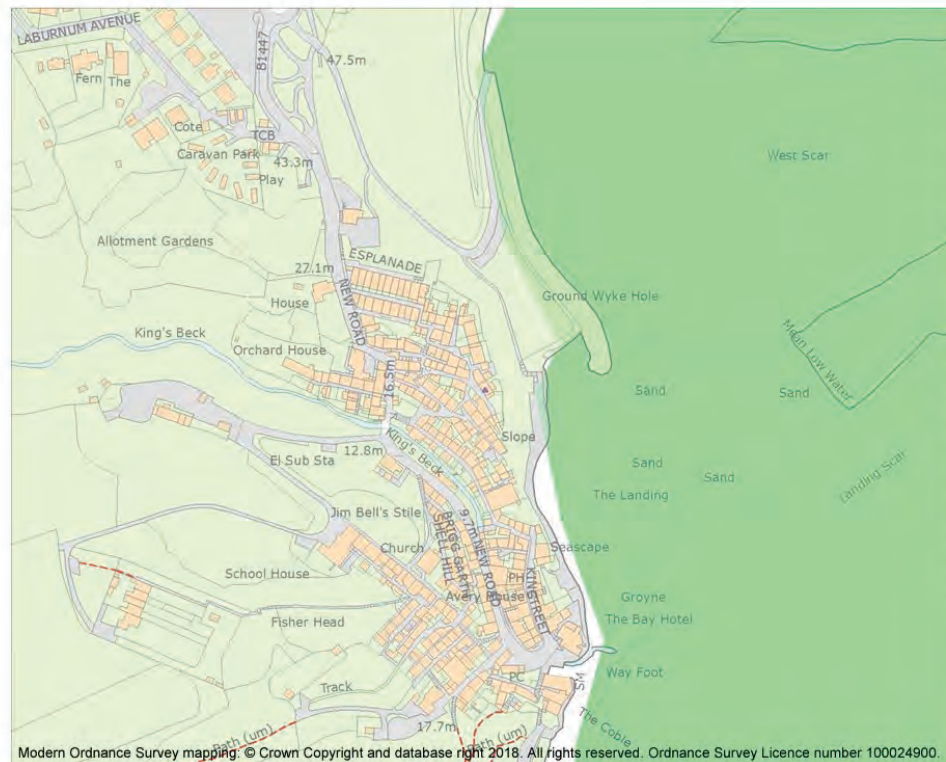
Cliff House is a Grade II listed building and is identified as being of significance due to its collective importance.

Listing status prepared by Historic England is as follows:

FYLINGDALES CLIFF STREET
NZ 9505

*Robin Hood's Bay 17/61 (east side) 6.10.69 Cliff House
GV II House, probably early C19, possibly with older core. Incised rendered walls; pantiled roof with stone copings. Gable end to road, with wider right bay. 3 storeys and attic, 2 bays. Plinth. Central 6-panel door. Flanking 4-pane sashes on ground and first floors; modern casement on second floor; blank window panel in gable. Included for group value.*

Listing NGR: NZ9527705019



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Name: CLIFF HOUSE

Heritage Category:	Listing
List Entry No :	1167496
Grade:	II
County:	North Yorkshire
District:	Scarborough
Parish:	Fylingdales

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NZ 95277 05019
Map Scale:	1:2500
Print Date:	13 July 2023

4.2 Heritage Value Assessment

Determination of the buildings significance has been made by completing a historic analysis of the building and referring to the Historic England Conservation Principles which utilises the following heritage values:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.2.1 Evidential Value

Within the conservation area appraisal it mentions how there is a lack of archaeological understanding of Robin Hood's Bay due to the complexity and density of the site. This leads to the potential for us to better understand our built heritage with Cliff House as the proposed works may provide an opportunity for us to complete some investigations to parts of the building and the immediate area. This would be more feasible at Cliff House due to the demolition of the property to the rear that faced the sea.

At present, there is evidence is that what exists including blocked up windows and the general narrative of Cliff House being part of a wider fishing community within Robin Hoods Bay. There is also some useful information on the deeds dating back to 1749.

The fact the property was heavily restored in the Victorian period suggests that someone with modest affluence locally took on the building and upgraded it

significantly but this has removed much of the Georgian architecture.

The building is a collective within Robin Hood's Bay and is of *high evidential value* and there is also potential for further value upon additional investigations into the built fabric to better understand the past of the site and Robin Hoods Bay.

4.2.2 Aesthetic value

Cliff House has been adapted over the years and has undergone extensive alterations particularly to the south and sea face. It has also seen a great change in the Victorianisation of the property, including the new sash windows, entrance, floors, internal walls and general layout.

The building was rendered in the Victorian period when it was restored and this can be seen in a photograph in the 1920s; this render still existed in 2001 but has since been removed and re-pointed throughout to the street front and is in good condition. The Victorian face and stonework is in good condition.

The property very much reflects the architecture of Robin Hoods Bay and has been tastefully maintained over the years. The street frontage of the property is quite dominant to the area and can be seen from the opposing hill of Robin Hood's Bay and from various rooms in other buildings rooftops.

To the rear, there is a 1970s conservatory which is unusual for the area however, it cannot be seen from the street view and there's only visible at certain points, especially when on the sea from a boat. However it remains fairly subservient within the sea scene. Because of the privacy and location of the conservatory it has minimal impact to the overall aesthetic of the Robin Hoods Bay Township, however there is an opportunity to improve the conservatory aesthetics with something more appropriate. *The building is of medium to High aesthetic value.*

It's moderate dominance within the area is important to the setting and street scene. *Despite the changes to the street scene its setting remains of high aesthetic value.*

4.2.3 Historical value

There are an interesting number of records including the deeds dating back to 1749, as well as a collection of interesting photos and videos of Cliff House and Robin Hoods Bay which paints a very interesting picture of both the house and the surrounding area.

The building has seen a lot of change and is no longer in its original form; it has had such subsequent changes including demolitions of adjoining properties both to the sea face and to the side it may even be possible that historically wanted buildings were in a different street pattern all together pre-dating the 18th century. Because of this and that the building has changed the historical significance is within the external fabric particularly to the street scene and it's relationship to the neighbouring properties.

Historic England notes that the reason it was listed is because of its siting and connection and the positive relationship to the surrounding buildings within Robin Hoods Bay. *As a result as a collective it is of high historic significance within a collection of buildings of Robin Hoods Bay, but as a singular building it is of medium significance.*

The interior is all Victorian and therefore of low to medium significance there is nothing original or unique about the interior beyond any other typical Victorian Cottage however the floors and fireplaces are in good condition.

4.2.4 Communal value

Robin Hoods Bay is a well known small fishing village which was heavily involved with smuggling in the 18th century. It is quite possible that Cliff

House particularly with its location on the Cliff formed part of the smuggling community. There is evidence of it being involved with the fishing trade with the now blocked netting hatch window to the upper floors.

There is no evidence remaining within the property at present which suggests any specific activity but the deeds certainly suggest that the building existed during the height of the smuggling period.

The building also sits within a collection of very historically interesting and important buildings and forms part of a wider importance within all other properties.

The communal value is both within the history of what it wants was as a community both for fishing and smuggling, but also today as a tourist destination and somewhere where one can really experience how it would have felt in the Georgian and Victorian period due to the lack of change and protected nature of the site. *Because of this Cliff House has a high communal value from the street scene.*

4.2.5 Internal significance

The interior has been heavily altered and as such its external fabric is what remains of the greatest significance. However there are some interesting and historic features within the property even if altered. This includes:

- Fireplace surround and stone lintel (hearth is modern) to the ground floor
- The staircase to the ground floor
- The fireplaces to the first floor rooms
- The floors and staircase to the first floor rooms
- The old chimney flue within the conservatory
- The floors and staircase to the second floor rooms
- General layout

4.3 Ground Floor Significance Plan



Living room staircase







Draft lobby entrance



Fireplace to living room



Heritage Significance Key

-  High significance
-  Medium significance
-  Some significance
-  No significance

4.4 First Floor Significance Plan



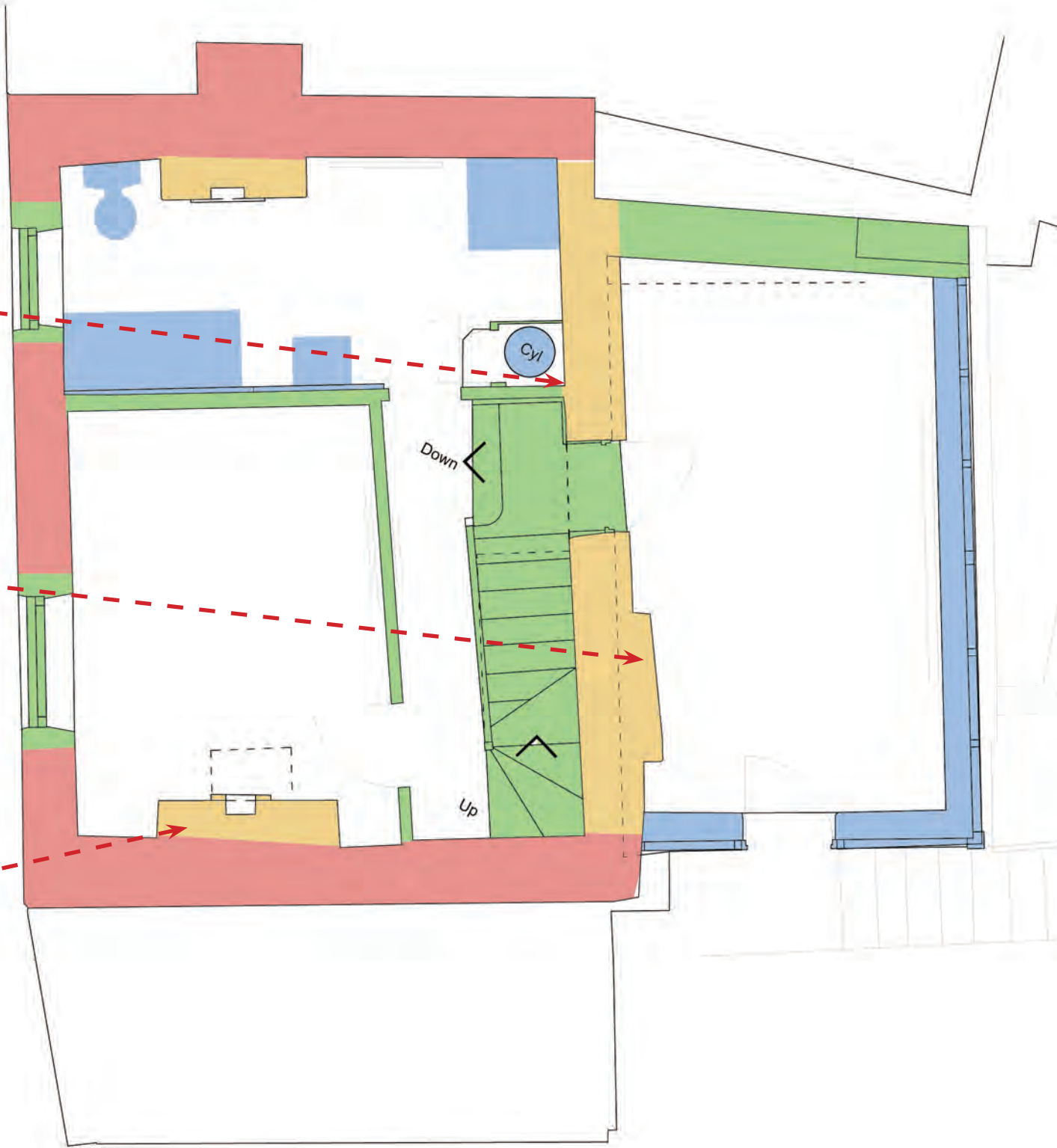
1900s wallpaper behind the hot water tank



Chimney flue remains



Fireplace to bedroom



4.5 Second Floor Significance Plan



Blocked window to the front







Blocked window to the rear



Fireplace to second floor bedroom



Heritage Significance Key

-  High significance
-  Medium significance
-  Some significance
-  No significance

4.6 Roof Significance Plan



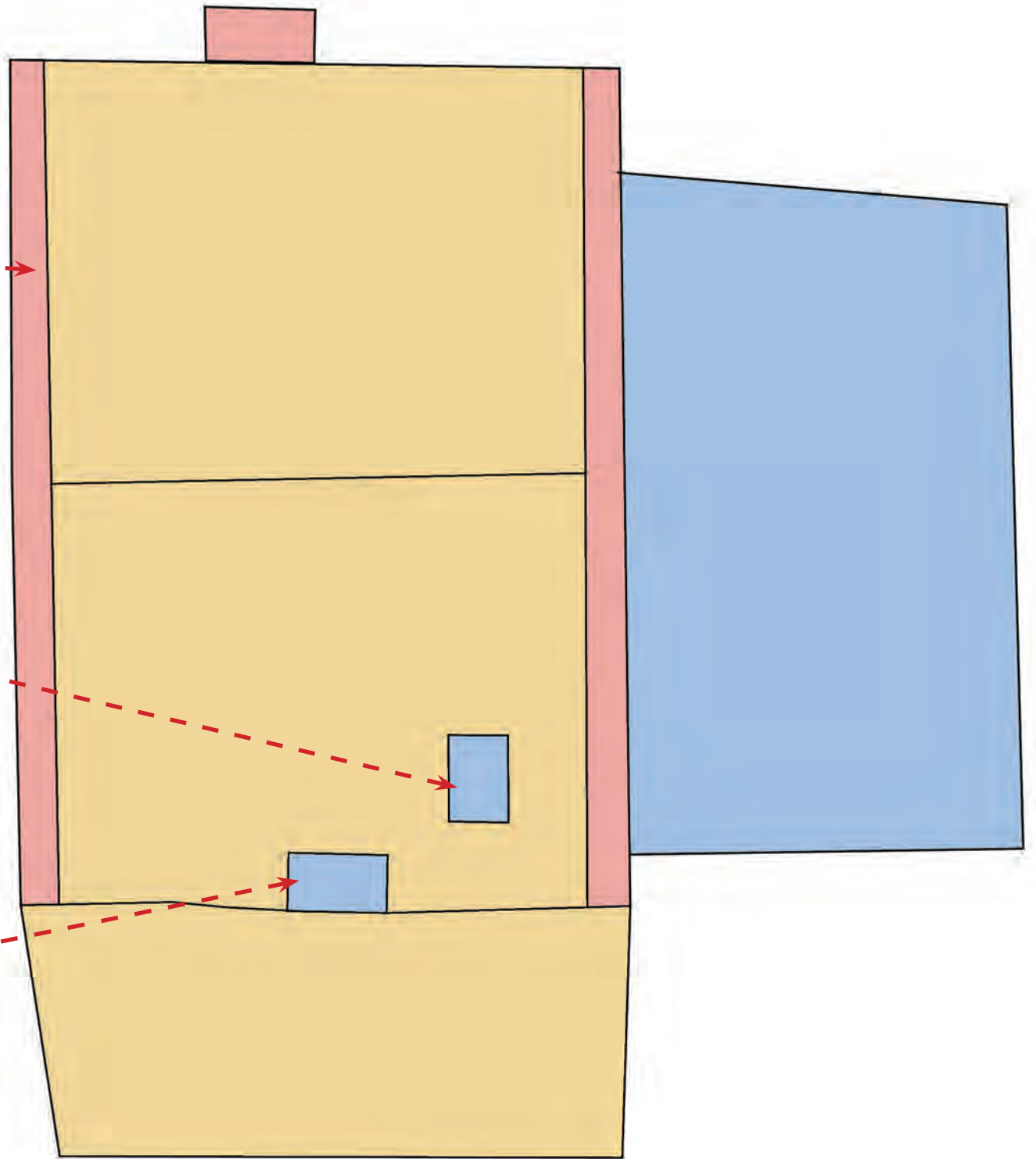
Copings



Velux window



Modern chimney (a rebuild)



5.0 OPPORTUNITY FOR CHANGE

There are many ways to appropriately enhance, restore and conserve historic properties. Cliff House is particularly unique in its location on the seafront but also it was part of a collection of many other buildings of similar style architecture and design. It's significance is stronger in its collective nature and therefore any intervention to the property should be to the rear where the streets scene and the views from the opposing hillside are not impacted.

A repair schedule has been commissioned to identify the key criteria of what needs repairing and this includes better ventilation, insulation to the roof and localised repairs.

There is the possibility of installing a more appropriate window to the roof perhaps even consider a dormer, as this is very common place within Robin Hoods Bay and noted within the conservation area appraisal. It is also worth considering any intervention look to resolve the damp problems particularly to the ground floor - there is currently a lack of air flow and movement and opening the ground floor to the sea face would help resolve this issue. General maintenance and resolving the condition of the conservatory would be beneficial.

There are many different ways to extend and reconfigure historic properties some examples have been included within these pages to showcase how contemporary intervention can be appropriate, particularly if it is discrete and does not impact important street frontages and settings of properties.

As the conservatory is already a large glazed space, this sets the precedent for something similar, but it may be more appropriate to replace with something that has a pitched roof and reflects better colours and materiality of the existing buildings within Robin Hoods Bay. Utilizing Ashlar stone work may also be beneficial.

Further investigations

The following areas provide opportunities for change based on the above

assessment:

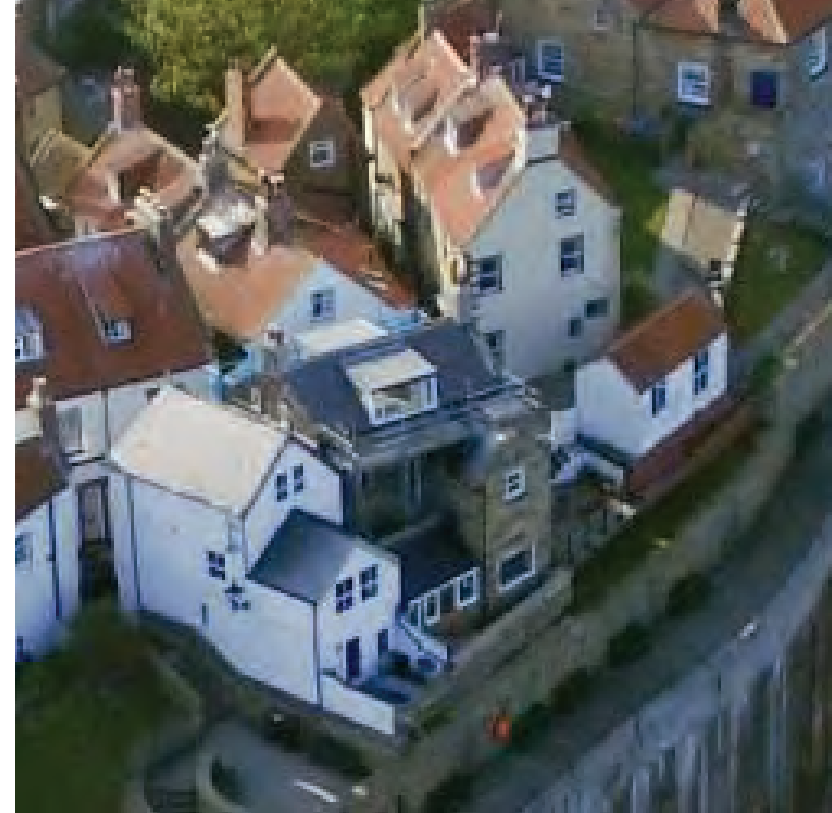
- The first opportunity would be to look at undergoing further investigatory work to see if we can better understand how the adjoining buildings were attached before they were demolished, which will also help us identify construction and whether there are any concerns going forward regarding the stability of Cliff House.
- There is also some damp and condition issues particularly to the ground floor it feels very high in humidity with lack of ventilation the water the fireplace is wet to touch. Further investigation should be made under the stairs to the floor and to this wall.
- There is gypsum plaster in many of the rooms and this is causing some issues particularly to the top floor attic room behind the radiator and should be inspected.
- Finally, within the roof there are two blocked Windows which would be interesting to know how they were blocked up and if the blocking up has caused problems the roof would reinstated in the 1990s but it has been built in a way that is not breathable and so the roof space is sweating it would benefit ventilation or upgrading.

Following on from these investigations and our better understanding of the building there are things which can be done to improve or enhance the property.

Sustainability

There are some opportunities to improve this thermal performance of the building without increasing moisture and humidity; these could include the following:

- Upgrading the Victorian windows to a Slimline glazed system or fineo which is a fixed single glazed system which has high thermal performance and can be retrofitted into Victorian sash. The windows need to be restored so they are opening if thermal performance is to be improved consider installing trickle vents to improve airflow.
- The modern windows to the top floor should also be replaced as these



Examples of extension/ works to Robin Hoods Bay



are already failing they should be replaced with a hardwood or accoya type timber. These could also be slimline glazing or fineo.

- PV panels would not be appropriate given the setting and small size of the roof, however there could be better ventilation to the loft space and breathable insulation therefore removing the existing fibreglass installation so introduce a new breather membrane to the roof and remove the existing non-breathable membrane.
- There may be the opportunity to install an air source heat pump although, it is unclear how effective this would be directly on the coastal front. The pump would need to be located to the rear where it is not visible on the street scene and assessment would also need to be completed on the efficiency given the size of the property. Additional radiators would be required.



Examples of extensions to historic buildings on a sea frontage





Examples of new buildings on a sea frontage and partial intervention with a stone property



Visual improvement

The conservatory is in poor condition and would benefit being restored or replaced. It may be worth considering creating something that would help benefit the building in a more appropriate way; it may be also interesting to look at extending into the ground floor so windows and openings can run through from the entrance all the way to the back of the property this would significantly improve airflow to the ground floor and hopefully alleviate some of the dampness.

Reinstating the blocked windows would also help with better legibility and air flow to the higher spaces.

The streets scene should ideally be retained pretty much as is beyond other more modern interventions such as the porch which offers no inherent value.

Internal improvements

The internal walls are all of the Victorian period, as are the floors and doors and joinery work, although mostly in good condition these are not exceptional.

There may be the opportunity to reconfigure some of these internal walls to be more suitable for modern living without impacting the significance of the building. The floors and staircase should ideally be retained.

In conclusion there is opportunity for change but this must be done to reflect local planning policy and ensure proposals enhance and do not detract from Robin Hoods Bay. This report shows that there are some options available and the priority should be to the rear (sea face) of Cliff House.



Sources used during the research for this project:

Websites

<https://www.lidarfinder.com/>

<https://www.british-history.ac.uk/vch/yorks/north/vol2/pp534-537>

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<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles>

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<https://maps.nls.uk/view/188154822>

<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=d45dabecef5541f18255e12e5cd5f85a>

Books

Free-trading in Robin Hoods Bay - 1600s to 1840s by Dennis Crosby, Farthings Publishing 2019

Robin Lidster Robin Hoods Bay and Fylingthorpe through time, by Robin Lidster, Amberley Books, 2009

Staithe, Runswick and Robin Hoods Bay through the Magic Lantern, by Andrew Gill, reprinted by Amazon, 2021

Deeds

With thanks to the Fylingdales history group for providing the information on the deeds to Cliff House



NYMNPA

09/04/2024

Cliff House, Robin Hood's Bay, Whitby, YO22 4RY

Preliminary Roost Assessment Report

February 2024

Report reference	1924
Revision	01
Prepared by	Lewis Clark
Approved by	Charlotte Wade ACIEEM
Issue date	21 st February 2024

This report is valid for a period of 12 months from the issue date.

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1 Introduction

- 1.1.1.1 This report presents the results of a Preliminary Roost Assessment (PRA) Survey undertaken at Cliff House, Robin Hood's Bay, Whitby, YO22 4RY. The survey has been completed to provide supporting information in relation to the proposed development at the Site¹ which includes roof replacement work on Cliff House.
- 1.1.1.2 The site, as shown in Figure 1, is located at OS grid reference NZ 95270 05020. The property is located on the eastern edge of the old fishing village of Robin Hood's Bay, approximately 8 km south-east of Whitby.
- 1.1.1.3 The aim of the survey was to determine the potential for the proposed development to affect bat and bird species, and to provide recommendations for mitigation and/or compensation input if required. The survey was completed to inform planning decisions in relation to the proposed development.
- 1.1.1.4 The Bat & Bird Scoping Survey included a site visit undertaken on 7th February 2024 by Charlotte Wade ACIEEM and Lewis Clark, and a desk-based study that was informed by information obtained from North Yorkshire Bat Group (NYBG).

Figure 1. Approximate location of the site outlined by red line (aerial imagery dated 2018)².



¹ Residential development – roof replacement works, and extension work as shown in Appendix 3.

² Refer to Appendix 3 for Site Location plans.

2 Methodology

2.1 Desk Study

2.1.1.1 North Yorkshire Bat Group (NYBG) was contacted for records of bats within a 2 km radius of the site. The following web sources were searched for statutorily protected sites and additional ecological data of most relevance: Multi-Agency Geographic Information for the Countryside (MAGIC), Ordnance Survey 1:25,000 mapping and aerial imagery (dating 2002 to 2023).

2.2 Personnel

2.2.1.1 The site visit was undertaken by Charlotte Wade ACIEEM³ and Lewis Clark.

2.3 Bat & Bird Scoping Survey and Inspection Survey

2.3.1.1 The building proposed for development was subject to detailed external inspections for signs of bats on 7th February 2024. This involved searching the exterior of the building for signs of bats such as droppings and for potential bat roost locations. The survey was undertaken in accordance with current good practice guidelines⁴. The building was assessed in terms of its potential to support bat roosts using the following categories:

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

2.3.1.2 Any evidence of previous nesting bird activity was recorded during the survey. As part of the survey, an overview ecological appraisal was completed, with the aim being to gather sufficient baseline information on the habitats within the site in order to allow an interpretation of the associated ecological value. In addition, the site was searched for incidental evidence of protected / notable fauna and assessed in terms of its potential to support protected / notable fauna including species listed within European, national and local legislation and policies. The features subject to visual assessment included the building proposed for conversion and land adjacent where access was available. The weather conditions at the time of survey were 3°C, 30 % cloud and wind B1 south-west (Beaufort Scale) with good visibility.

2.4 Limitations

2.4.1.1 This survey was undertaken outside of the summer period when bats are most active (May to September). External evidence of bats outside this period can be more difficult to detect because bats are less active and bat droppings are also more readily removed by wind and rain outside of the summer period. However, bat droppings can be prevalent long after bats have left a roost or entered hibernation, particularly inside a building and / or on external elevations that are sheltered such as roost emergence points under roof eaves. As the roof void and external elevations were inspected during the survey this was not considered to be a significant constraint.

2.4.1.2 Overall, there were no significant limitations to the objectives of the survey.

³ Natural England Class Licence Registration No. 2018-34365-CLS-CLS- CL17 Level 1 (Bats).

⁴ Collins, J. (ed) (2023) Bat Surveys for professional Ecologists: Good Practice Guidelines, 4th edition, The Bat Conservation Trust, London.

3 Results

3.1 Desk Study

3.1.1.1 NYBG provided 28 previous bat records within 2 km of the site (see Appendix 3) dated between 1992 and 2023; including 7 records of maternity and summer roosts. The records comprise the following species: Brown Long-Eared Bat, Common Pipistrelle, Soprano Pipistrelle, Whiskered Bat, Pipistrelle sp., and unknown sp.

3.1.1.2 No records relate to the site. Two of the records are located within, or bordering, a 500 metre search radius of the site:

- Unknown species (inside building) at Farfield, Mount Pleasant South, Robin Hood's Bay (grid ref. NZ951054) approximately 419 m north-north-west of the site – dated 25/04/2008.
- Unknown species at Station House, Fylinghall, Fylingdales (grid ref. NZ948053) approximately 552 m north-west of the site – dated 08/09/1999.

3.1.1.3 Ten further records are located within, or bordering, a 1 km search radius of the site:

- Five records at Thorpe Hall, Fylingthorpe (grid ref. NZ9439204947) approximately 870 metres west of the site: two Common Pipistrelle day roosts (three and five individuals) - dated 09/08/2023 and 29/08/2023 respectively; two Whiskered Bat day roosts (two and six individuals) - both dated 09/08/2023; Whiskered Bat day roost (four individuals) - dated 29/08/2023.
- Two records at Thorpe Hall, Fylingthorpe (grid ref. NZ944049) approximately 887 m west of the site: unknown species (inside building) - dated 28/08/2002; Whiskered Bat (inside building) - dated 29/04/2004.
- Pipistrelle species summer roost at Fylingthorpe School (grid ref. NZ944052) approximately 891 m west north-west of the site – dated 30/07/2004.
- Unknown species summer roost at Fylingthorpe Church (grid ref. NZ943049) approximately 993 m west of the site - dated 1992.
- Unknown species (noted as: Pipistrelle sp. probable) at Boggle Hole Youth Hostel (grid ref. NZ953040) approximately 1.04 km south of the site – dated 28/06/2014.

3.1.1.4 Other notable records within 2 km of the site include:

- Unknown species summer roost (19 individuals) behind the south soffit at Bungalow at Mill Beck Farm, Robin Hood's Bay (grid ref. NZ9519403776) approximately 1.24 km south of the site – dated – July 2014.
- Unknown species summer roost (80 individuals) at Fylinghall School (grid ref. NZ937043) approximately 1.7 km south-west of the site – dated 04/07/2003.
- Brown Long-Eared summer roost at Raw (grid ref. NZ935055) approximately 1.8 km west north-west of the site – dated 03/09/2014.
- Soprano Pipistrelle maternity roost (224 individuals) at Fylingthorpe School (grid ref. NZ936043) approximately 1.8 km west south-west of the site – dated 2010.

3.1.1.5 A search on MAGIC identified no previous European Protected Species Mitigation (EPSM) licences within 1 km of the site.

3.2 Bat Scoping Survey

3.2.1 Building Description

3.2.1.1 Please also refer to photographs in Appendix 2.

3.2.1.2 The semi-detached three-storey residential property at Cliff House is of stone construction with a pitched clay pan tile roof comprising north and south-facing elevations and gable ends. The roof is clad with coping stones along the verges at each of the gable ends. Internally, roofing felt clads each roof elevation with no light ingress identified. The south elevation of the building is rendered with a single storey lean to adjoining the main building. A further extension is located on the

eastern elevation of the building with large uVPC windows located on the north, east and south elevations. Two brick chimneys stacks with leading flashing surrounding the base are present on the northern and southern elevations.

- 3.2.1.3 The two-storey annex is located directly to the west of Cliff House. The roof is pitched with clay pan tiles and ridge tiles. A skylight window is located on the eastern elevation with lead flashing at the base. The roof structure was well sealed with no potential bat access points noted.
- 3.2.1.4 Based on aerial imagery, the property dwelling footprint and land usage appears to be unchanged since at least 2002.

3.2.2 Evidence of Bats and Bat Roost Potential

- 3.2.2.1 No direct evidence (i.e., bat droppings, staining) to indicate bat roosting activity was recorded on the external elevations or within the interior of the property (including the enclosed loft space) during the daytime inspection.
- 3.2.2.2 The main building at the site (Cliff House) was assessed as having low bat roost potential based on a small number of identified bat roost potential features. The masonry is generally well sealed and looks to be in good condition. Bat roost potential features are present in gaps at the eaves on the north elevation; gaps at the eaves on the southern elevation behind soffits where mortar has crumbled; gaps within a vertical crack between the main building and south elevation extension; gaps under roof tiles on the main roof and south elevation extension roof, a small number of gaps in the masonry on the east elevation and gaps under lead flashing.
- 3.2.2.3 The Annex building to the west of Cliff House was devoid of bat roost potential features and is assessed as having negligible bat roost potential.

3.3 Habitat Description

- 3.3.1.1 The site is located within the coastal fishing village of Robin Hood's Bay at approximately 18 m above sea level; the site lies approximately 8 km south-east of the town of Whitby and is situated within the North York Moors National Park.
- 3.3.1.2 The site is bordered to the north, south and west by residential properties within the village and to the east by a narrow band of maintained scrub and young trees situated on a steep slope with the North Sea beyond approximately 19 metres from the site.
- 3.3.1.3 Two patches of woodland are located approximately 58 metres west and 116 metres south-west of the site respectively. The woodland area located to the west of the site is associated with King's Beck while the area to the southwest is associated with Marnar Dale Beck; both wooded patches become narrow bands of trees that extend inland with both becks terminating in the North Sea. A patch of open grassland comprising scrub and a small, wooded area covers approximately 1.9 ha located ~26 metres northwest of the site and extends to the north. Disturbance levels appear to be low-moderate with traffic and artificial lighting associated with the seasonally busy village and New Road located approximately 41 metres north-west of the site.
- 3.3.1.4 Overall, the surrounding area provides good quality bat foraging and commuting habitat, and it is likely that a number of bat species are present in the local area.

3.4 Other Considerations

- 3.4.1.1 No evidence of previous bird nesting activity was recorded on the external elevations or internally within the property. A suitable gap with potential to be utilised by nesting birds was identified at the eaves behind guttering at the northwest corner of the main building.
- 3.4.1.2 It is not considered that the proposed developments will impact Barn Owl, Otter, Water Vole, Hedgehog, Badger, or reptile and amphibian species.

4 Conclusions and Recommendations

4.1 Conclusions

4.1.1 Desktop Assessment

4.1.1.1 NYBG provided 28 previous bat records within 2 km of the site (see Appendix 3) dated between 1992 and 2023; including 7 records of maternity and summer roosts. The records comprise the following species: Brown Long-Eared Bat, Common Pipistrelle, Soprano Pipistrelle, Whiskered Bat, Pipistrelle sp., and unknown sp. There are no historic records for bat species within the surveyed building although there are several records (including maternity) of bat species within the surrounding residential areas and wider area.

4.1.1.2 A search on MAGIC identified no previous EPSM licences within 1 km of the site.

4.1.2 Daytime Scoping Survey

4.1.2.1 The semi-detached three-storey residential property at Cliff House is of stone construction with a single-storey lean-to adjoining the south elevation and a further single-storey extension adjoining the east elevation. A separate two-storey annex is located directly to the west of Cliff House. The site is located within the coastal fishing village of Robin Hood's Bay at approximately 18 m above sea level; the site lies approximately 8 km south-east of the town of Whitby and is situated within the North York Moors National Park. The proposed development at the property includes roof replacement work on Cliff House.

4.1.2.2 No direct evidence (i.e., bat droppings, staining) to indicate bat roosting activity was recorded on the external elevations or within the interior of the property (including the enclosed loft space) during the daytime inspection.

4.1.2.3 The main building at the site (Cliff House) was assessed as having low bat roost potential based on a small number of identified bat roost potential features. The masonry is generally well sealed and looks to be in good condition. Bat roost potential features are present in gaps at the eaves on the north elevation; gaps at the eaves on the southern elevation behind soffits where mortar has crumbled; gaps within a vertical crack between the main building and south elevation extension; gaps under roof tiles on the main roof and south elevation extension roof; a small number of gaps in the masonry on the east elevation and gaps under lead flashing.

4.1.2.4 The Annex building to the west of Cliff House was devoid of bat roost potential features and is assessed as having negligible bat roost potential.

4.1.2.5 No evidence of previous bird nesting activity was recorded on the external elevations or internally within the property. A suitable gap with potential to be utilised by nesting birds was identified at the eaves behind guttering at the northwest corner of the main building.

4.1.2.6 It is not considered that the proposed developments will impact Barn Owl, Otter, Water Vole, Hedgehog, Badger, or reptile and amphibian species.

4.2 Recommendations

4.2.1 Bats

4.2.1.1 In order to ensure legal compliance and in accordance with current guidelines⁴, prior to any work affecting the roof, eaves, flashing or masonry gaps on the main building at the site (Cliff House), it is recommended that a minimum of 1x dusk emergence or dawn return bat survey should be undertaken during the optimal survey period of 1st May to 31st August inclusive.

4.2.1.2 Depending on the results of the recommended survey, it may be necessary to undertake further surveys and/or provide mitigation measures.

4.2.2 *Birds*

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

4.2.2.2 It is recommended that, where possible, any works affecting potential bird nesting sites should be undertaken outside the main bird nesting period of 1st March to 31st August. If this is not possible, any such works undertaken within the bird nesting period (March to August inclusive) should be supervised by a suitably qualified ecologist. The supervising ecologist will advise all site personnel of the potential presence of nesting birds, their legal protection and the need to minimise disturbance of nesting birds. If active nests are present, they must be retained in situ undisturbed until the nests are no longer in active use. A nest is classed as active when it contains eggs or chicks and when it is being built.

Appendix 1. Legislation and Conservation Context

Bats

Bats are fully protected through The Conservation of Habitats and Species Regulations 2019 as European Protected Species (EPS). They also receive some protection through inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

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

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

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

Nesting Birds

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

Appendix 2. Photographs

Photo 1. Western elevation of Cliff House – view looking east.



Photo 2. Eastern elevation of Cliff House – view west.



Photo 3. Cliff house internal loft space – view to western elevation.



Photo 4. View of southern roof elevation.



Photo 5. View of southern building extension adjoined to main building – view west.



Photo 6 – Views of northwest corner of Cliff House.

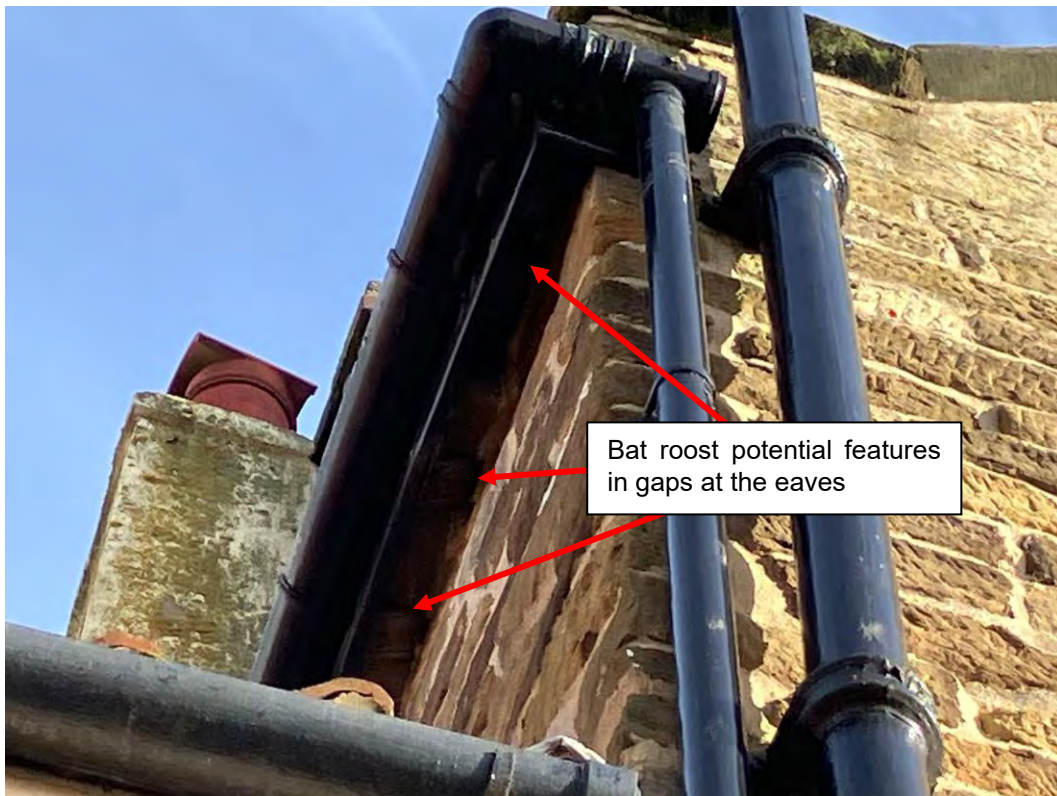


Photo 7. View of southeast corner of Cliff House.

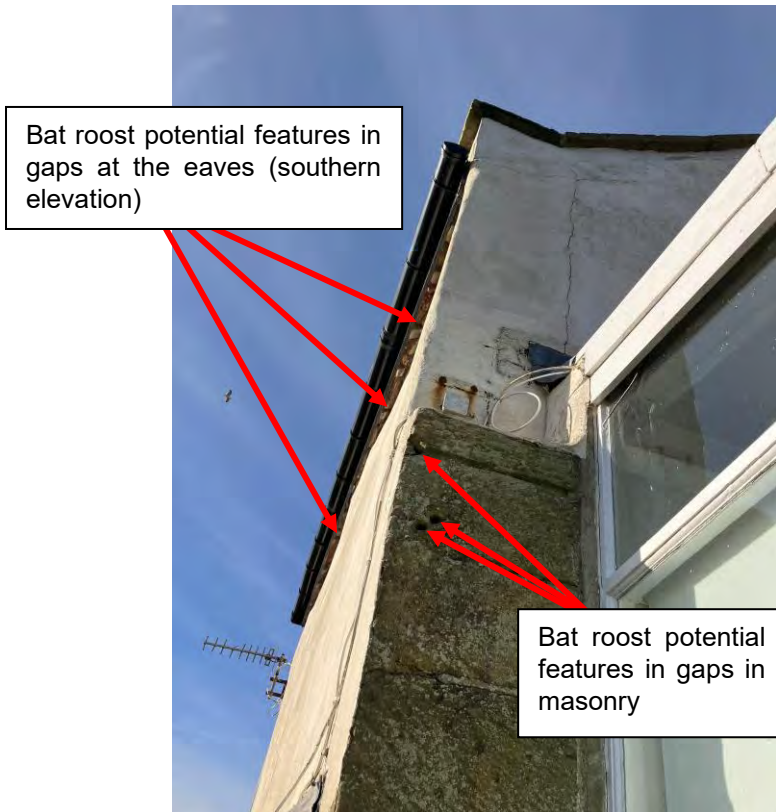


Photo 8. Northwest elevation of Annex building – view south.



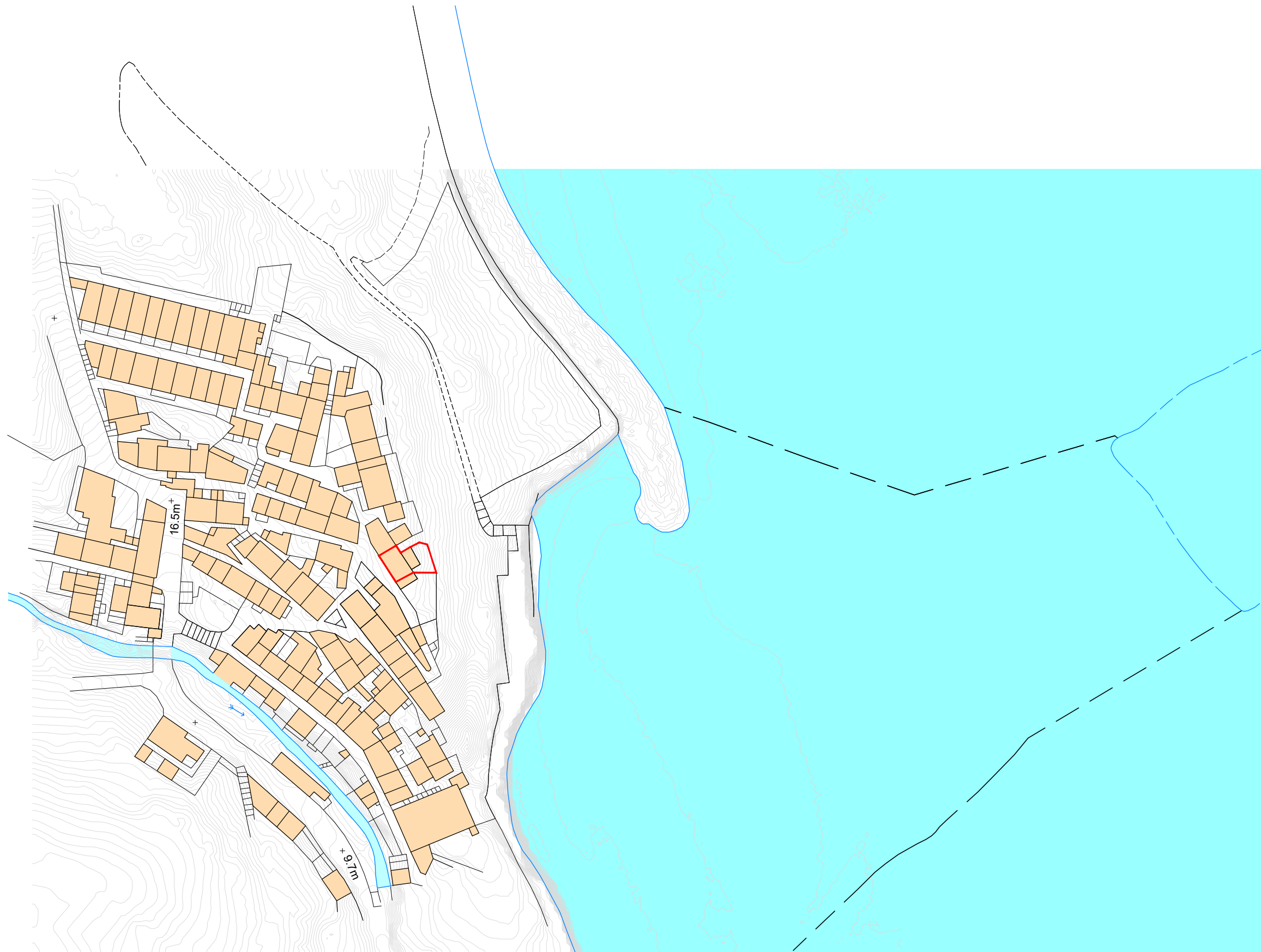
Photo 9. View of northeast roof elevation of Annex building.



Appendix 3. NYBG Records, Existing & Proposed Plans

Species	Site	Gridref	Present	Date	Status	Comment
Brown Long-eared Bat	Raw	NZ935055	1	03-Sep-14	Summer Roost	
Common Pipistrelle	Raw, Whitby	NZ935055	Present	15-May-15	Not recorded	
Common Pipistrelle	Art Building, Fylinghall School, Robin Hoods Bay	NZ936043	1	12-Sep-13	Not recorded	
Common Pipistrelle	Art Building, Fylinghall School, Robin Hoods Bay	NZ936043	1	09-Jun-13	Not recorded	
Common Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045	Present	24-Jun-09	Feeding	
Common Pipistrelle	Meadowcroft, Raw	NZ9393305184	3	13-May-21	Not recorded	Day roost - 3 bats
Common Pipistrelle	Thorpe Hall, Fylingthorpe	NZ9439204947	3	09-Aug-23	Not recorded	Day x 2
Common Pipistrelle	Thorpe Hall, Fylingthorpe	NZ9439204947	5	29-Aug-23	Not recorded	Day x 2
Pipistrelle species	NZ935055	NZ935055	3	03-Sep-14	Summer Roost	
Pipistrelle species	Meadowcroft, Raw	NZ9393105183	Present	15-Dec-20	Day Roost	
Pipistrelle species	Brook Cottage, Raw, Robin Hood's Bay	NZ940061	1	13-Sep-06	Not recorded	Bat(s) inside building
Pipistrelle species	Fylingthorpe School	NZ944052	Present	30-Jul-04	Summer Roost	Sash windows
Soprano Pipistrelle	Fylingthorpe School	NZ936043	224	2010	Maternity Roost	Flat roof extension of dormitory
Soprano Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045	1	24-Jun-09	Not recorded	
Unknown	NZ935055	NZ935055	4	16-Sep-14	Not recorded	Probably Brown Long-eared
Unknown	Hillside Bungalow, Fylingthorpe	NZ936045	Present	02-Mar-09	Not recorded	Droppings on rear window ledge
Unknown	Fylinghall School	NZ937043	80	04-Jul-03	Summer Roost	
Unknown	Fylingthorpe Church	NZ943049	Present	1992	Summer Roost	
Unknown	Thorpe Hall, Fylingthorpe	NZ944049	1	28-Aug-02	Not recorded	Bat(s) inside building
Unknown	Station House, Fylinghall, Fylingdales	NZ948053	Present	08-Sep-99	Not recorded	
Unknown	Farfield, Mount Pleasant South, Robin Hood's Bay	NZ951054	1	25-Apr-08	Not recorded	Bat(s) inside building
Unknown	Bungalow at Mill Beck Farm, Robin Hood's Bay	NZ9519403776	19	Jul-14	Summer Roost	S. soffit
Unknown	Boggle Hole Youth Hostel	NZ953040	Present	28-Jun-14	Not recorded	Probably Pipistrelle sp.
Whiskered Bat	Meadowcroft, Raw	NZ9393305184	2	01-Jun-21	Not recorded	Day roosts - 2 roosts - total 6 bats. Species ID confirmed by DNA analysis

Whiskered Bat	Thorpe Hall, Fylingthorpe	NZ9439204947	2	09-Aug-23	Not recorded	Day
Whiskered Bat	Thorpe Hall, Fylingthorpe	NZ9439204947	4	29-Aug-23	Not recorded	Day
Whiskered Bat	Thorpe Hall, Fylingthorpe	NZ9439204947	6	09-Aug-23	Not recorded	Day
Whiskered Bat	Fylingthorpe Hall, Robin Hood's Bay	NZ944049	Present	29-Apr-04	Not recorded	Bat(s) inside building



- NOTES**
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drawing status	FOR INFORMATION		
client	DR & MRS WOOD		
project	EXTENSION & REFURBISHMENT CLIFF HOUSE ROBIN HOOD'S BAY		
drawing title	SITE LOCATION PLAN		
date	MAY '23	drawn	EJ
scale	1:1000 @ A3	checked	EJ



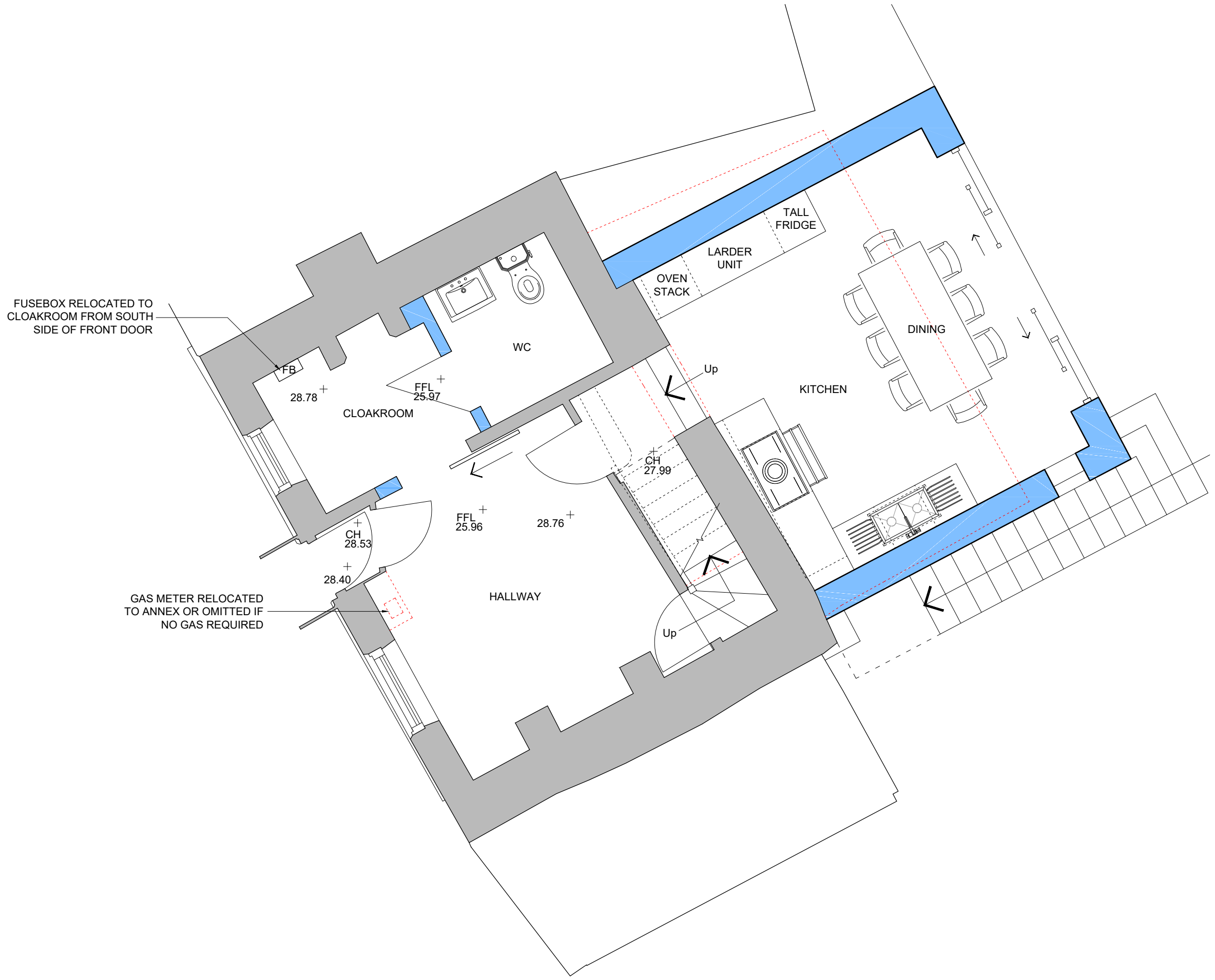
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- EXISTING WALL
- WALL REMOVED
- NEW WALL



FUSEBOX RELOCATED TO CLOAKROOM FROM SOUTH SIDE OF FRONT DOOR

GAS METER RELOCATED TO ANNEX OR OMITTED IF NO GAS REQUIRED

drawing stage	FEASIBILITY
drawing status	FOR INFORMATION
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project	REFURBISHMENT & EXTENSION at: CLIFF HOUSE ROBIN HOOD'S BAY
drawing title	PROPOSED FLOOR LAYOUT GROUND FLOOR

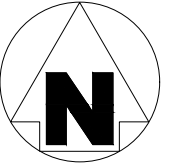
date	NOV. '23	drawn	EJ
scale	1:50 @ A3	checked	EJ



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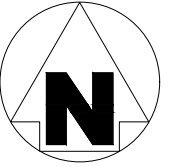
- EXISTING WALL
- WALL REMOVED
- NEW WALL

drawing stage	FEASIBILITY		
drawing status	FOR INFORMATION		
client	PRIVATE CLIENT		
project	REFURBISHMENT & EXTENSION at: CLIFF HOUSE ROBIN HOOD'S BAY		
drawing title	PROPOSED FLOOR LAYOUT FIRST FLOOR		
date	NOV. '23	drawn	EJ
scale	1:50 @ A3	checked	EJ

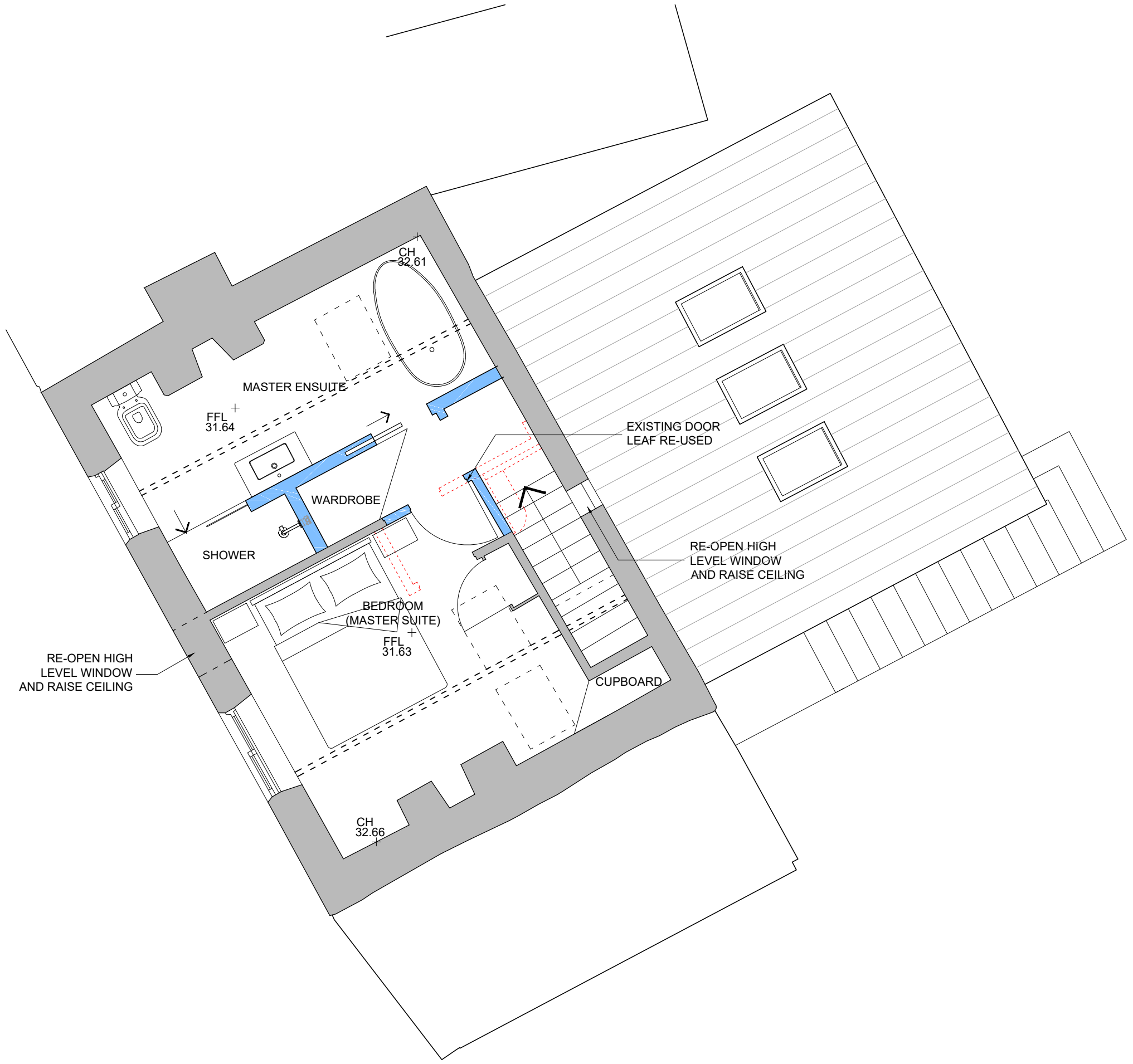


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- EXISTING WALL
- WALL REMOVED
- NEW WALL



drawing stage	FEASIBILITY		
drawing status	FOR INFORMATION		
client	PRIVATE CLIENT		
project	REFURBISHMENT & EXTENSION at: CLIFF HOUSE ROBIN HOOD'S BAY		
drawing title	PROPOSED FLOOR LAYOUT SECOND FLOOR		
date	NOV. '23	drawn	EJ
scale	1:50 @ A3	checked	EJ

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NYMNP

09/04/2024



**CLIFF HOUSE, CLIFF STREET
ROBIN HOODS BAY**

STRUCTURAL OPINION ON PROPOSED REAR EXTENSION

Commissioned by the Property Owner

**Report 22169-Y-RP-001-R1
14th March 2024**

CLIFF HOUSE, CLIFF STREET, ROBIN HOODS BAY STRUCTURAL OPINION ON PROPOSED REAR EXTENSION

CONTENTS

- 1 INTRODUCTION
- 2 BACKGROUND
- 3 DESCRIPTION
- 4 OBSERVATIONS
- 5 DISCUSSION
- 6 CONCLUSIONS
- 7 LIMITATIONS

ISSUE LOG FOR REPORT 22169-Y-RP-001

<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>Author</i>	<i>Checked</i>
R1	14 th March 2024	FIRST ISSUE	RMP	GFP
R0	13 th March 2024	DRAFT	RMP	GFP

Issuing office Mason Clark Associates (York). Refer to final page for full office details.

1 INTRODUCTION

Mason Clark Associates (MCA) was commissioned by Shaw & Jagger Architects, on behalf of the property owner, to provide an initial structural opinion relating to the proposal to construct a two-storey extension at the rear (east elevation) of the property.

It is understood that this report is to be included within a family of related documents to be submitted to North Yorkshire Moors National Park Authority for the purpose of obtaining full planning approval.

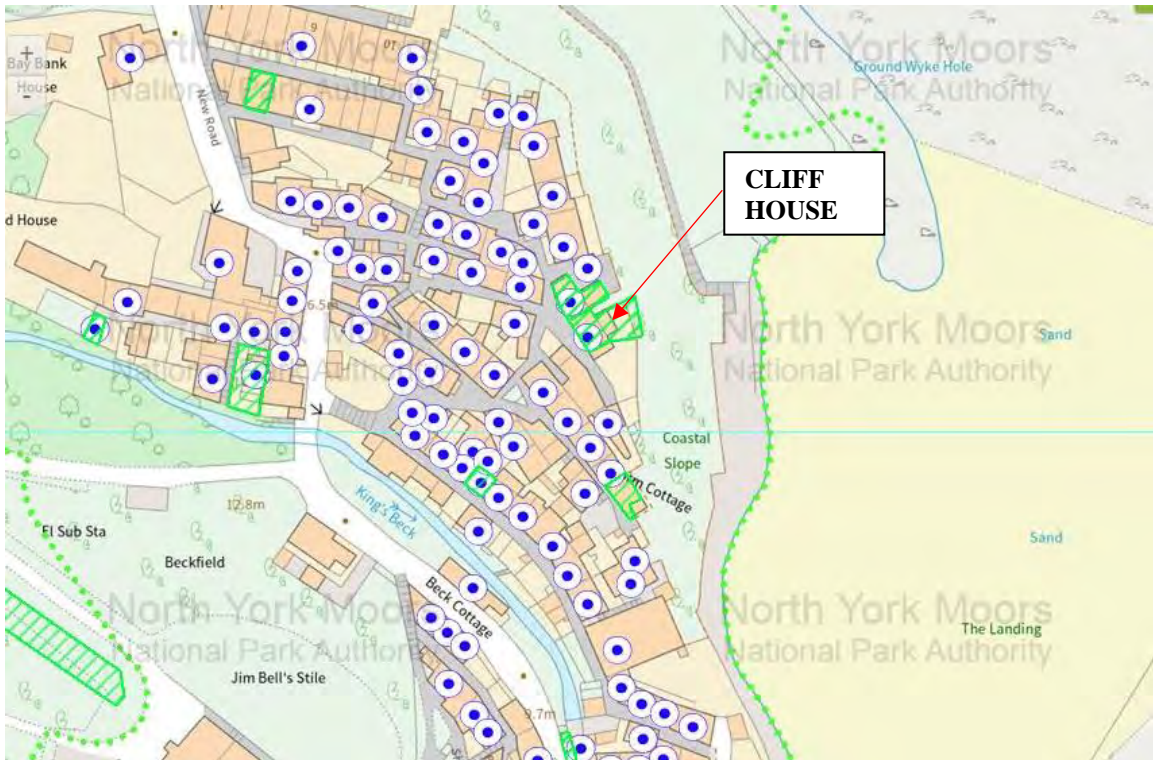


Figure 1: Location map © NYMNP Crown copyright 2003 OS AC 0000813300

Site visits to the property were made by Mr R M Pauw, Chartered Engineer on the 26th January and 28th February 2024.

Access to the rear of the property to carry out a non-intrusive visual inspection was made from within the footprint of the property and from the coastal slope/sea wall footpath during these visits.

Photographs were taken during our inspections and a selection is included within this report.

2 BACKGROUND

The property is a Grade II Listed building, located in the historic village which is a designated Conservation Area.

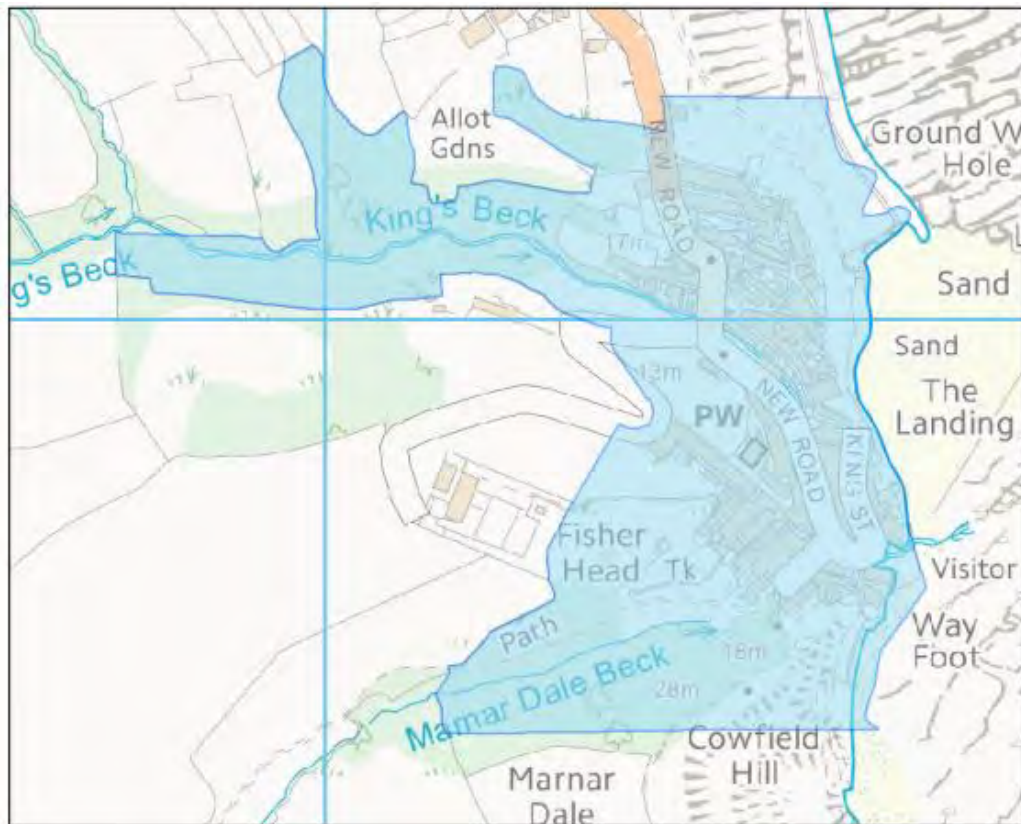


Figure 2: Conservation Area Map © NYMNP 2018

Relevant extracts from the National Heritage List are as follows:

Cliff House GV II House, probably early C19, possibly with older core. Incised rendered walls; pantiled roof with stone copings. Gable end to road, with wider right bay. 3 storeys and attic. Included for group value.

British Geological Survey mapping indicates this area of the village is located on sedimentary bedrock of Whitby Mudstone, overlain by Devensian - Diamicton Drift (Boulder Clay). This is typical along this part of the east coast.

There are no published Borehole Records within the Conservation Area on the British Geological website. Any implications from Potash Mining have not been considered in this report.

3 DESCRIPTION

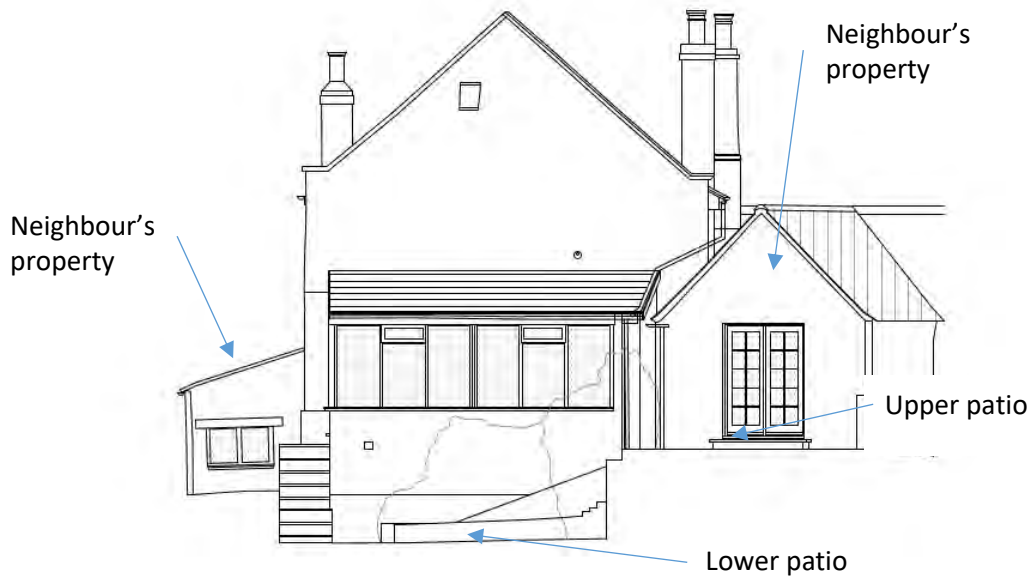


Figure 3: Existing east (rear) elevation (Shaw & Jagger Architects)



Figure 4: 3-D visualisation of proposed east elevation (Shaw & Jagger Architects)

The proposed two-storey extension to the rear of the property is to extend approximately 1.5m from the face of the existing rear elevation wall that supports the current first-floor conservatory structure.

At this position, the new east elevation wall will be approximately 4.5m beyond the east gable wall of the house and possibly remain within the footprint of a former adjoining building.

The foundation details of the existing conservatory support walls are unknown as is the nature of any fill within the void space beneath the suspended conservatory floor. These walls may have been built on the footings of the former building.

Existing stone steps lead down from the conservatory on its south elevation to a low-level patio. On its north elevation, where it abuts a neighbouring higher-level patio, there appears to be an independent concrete wall supporting the higher ground.

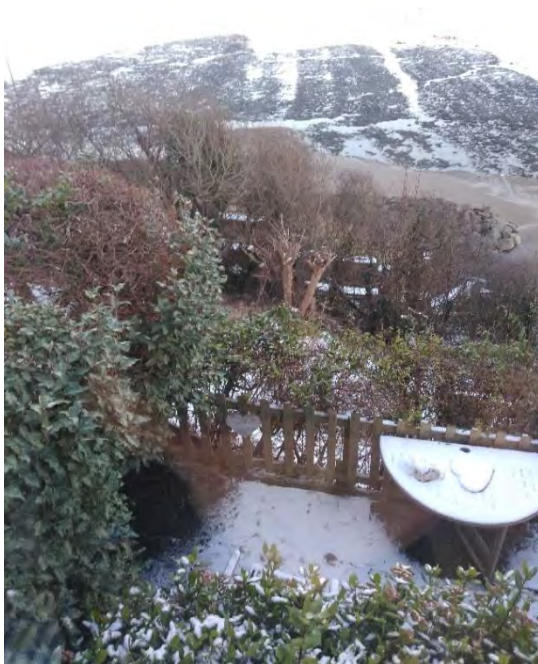
The ground floor level of the new extension will match that of the existing property, extending out over the coastal slope at the level of the existing timber patio.

This patio appears to be supported on banked -up rubble fill which is also visible within the surface of the bank slope.

4 OBSERVATIONS



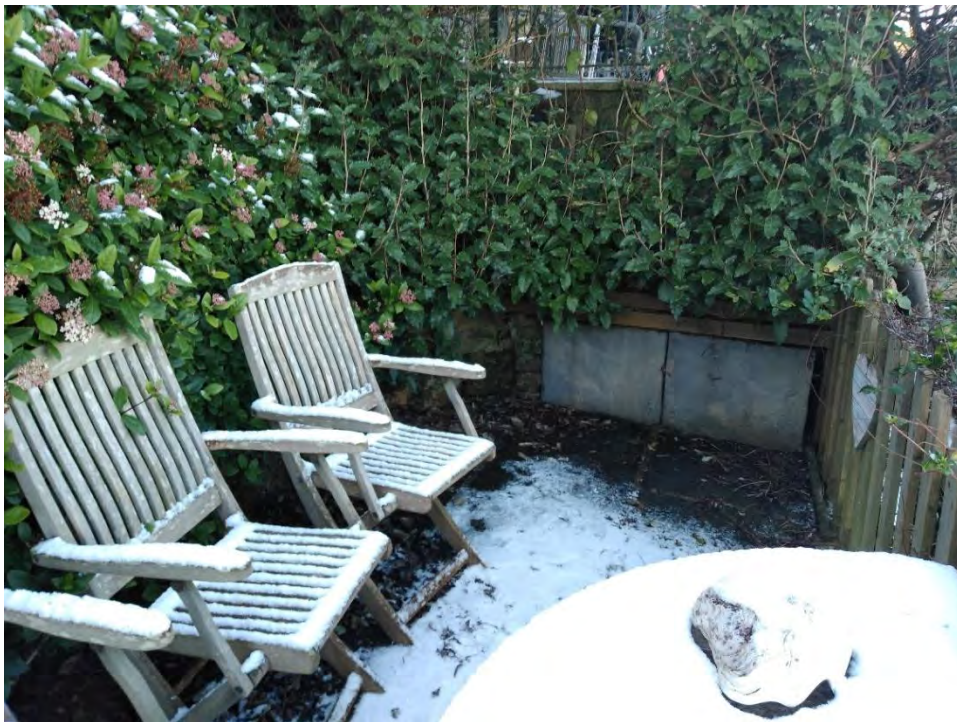
01 East elevation - view of the conservatory support wall and lower patio.



02 View from conservatory, looking east across the rear patio and beyond to the coastal slope and sea wall.



03 View of lower patio showing ad hoc rubble support.



04 View across lower patio looking north towards the adjacent higher - level patio. Concrete wall hidden behind the vegetation.



05 View from top of the coastal slope. Vegetation screening to lower patio. Ad hoc supports stabilising surface of the bank.



06 Vehicle access near to the Bank Top car park, leading to The Landings foreshore. This track leads to the pedestrian footway and sea wall.



07 Pedestrian access along the footpath leading to sea wall.



08 View from bottom of coastal slope looking towards the east elevation of Cliff House.



09 View of the stepped access from the coastal slope footpath on to the sea wall (north end).



10 View looking south along sea wall. No vehicle access.

5 DISCUSSION

The property is located at the top of the coastal slope above The Landings near to where this slope meets the sea wall. This sea wall was constructed in the 1970's to protect the historic properties to the south of Cliff House which fringe along the foreshore cliff on the north side of the bay.

Access to the front of the property is made via the winding paths and steps that lead from New Street. Access to the rear is made through the property from the first-floor conservatory. An alternative access can be made to the rear of the property by scrambling up the bank slope which rises from the footpath leading off The Landings access track. This restricted access presents a number of challenges to any significant building construction works.

A meeting has been held with a Ground Investigation Contractor and Piling and Groundworks Contractor, to discuss the issues associated with plant and material handling. From this, a methodology for progressing the site works based on use of available demountable/detachable equipment was determined. It is to be noted that the cost and programme of the construction works will in our opinion be significantly influenced by the location.

Vehicle access (subject to approval) can be made through the gated track that leads to The Landings foreshore from which, a footpath then leads to the sea wall.

From this footpath, just before the steps leading on to the sea wall, all materials and equipment would then have to be conveyed to and from the property via the coastal slope. The option discussed for general material handling concluded that a temporary cableway/trolley way was the most practical way to move materials and for more general daily access, a scaffold walkway.

Such a walkway could also be used to provide the access for manually conveying the components of the site investigation and piling rigs that will be required for the design and installation of proposed foundations. However, before that can take place it may also be necessary to erect a level scaffold platform along the face of the patio from which to set up and operate this site investigation rig simply because of the angle of the bank slope.

At the time of writing this report we have not been able to confirm who would provide the necessary approvals for use of the access track and footpath or the coastal slope bank.

Referencing the proposed plans and sections for the new extension as prepared by Shaw & Jagger, we estimate that the combined unfactored permanent and variable imposed load at foundation level would be no greater than 65kN/m.

Ordinarily for a building load of this magnitude, the typical foundation detail (if founding on shallow firm/stiff Boulder Clay) would be to use simple strip footings. However, the location of

the property close to the top of the coastal slope introduces additional considerations to determine the interface profile and depth of the bank's subsoils.

Prior to carrying out these investigations, we consider that a piled concrete foundation slab is likely to be the most appropriate structural solution.

Due to the access restrictions, a bored pile installed using self-drilling techniques is considered to be the most practical form of pile installation. This type of pile comprises a sacrificial drill bit (typically 130mm in diameter) attached to the distal end of a steel rebar that is drilled into the ground using a grout flush. On reaching its design depth, the rebar provides the pile reinforcement and the grout column the body of the pile. This pile type would have an expected working load capacity of 75kN within Boulder Clay (based on a 10m pile) and can be installed to depths up to 10m using lightweight demountable equipment. It can also be installed on the rake to provide lateral resistance if required.

The technique for borehole investigations would similarly be from a demountable/ detachable rig with the capacity to record and test the ground conditions to depths up to 10m in the Boulder Clay.

In writing this report it has been assumed that the coastal slope has remained stable since the construction of the nearby sea wall with only minor surface slips. Therefore, by installation a piled foundation to depth up to 10m there will be minimal risk of triggering a deeper rotation slip within this bank.

On completion of the foundation slab, the proposal would be to construct the external walls in traditional masonry, with structural restraint to the gable wall of the house, provided at first floor and roof levels.

It will need to be borne in mind that taking down and removal of the existing extension will present equally challenging constraints as will the temporary profiling of the bank slope local to the planned works to create the necessary temporary working and storage areas.

Other investigation will also be required which include:

- checking for the presence of buried foundations where drilling for ground investigation and pile installation is proposed.
- Establishing the construction detail of the existing conservatory support walls, its infill (if any) and structural support arrangement to adjacent properties.
- Establishing the construction of the gable wall of the house for the purpose of new openings.
- Establishing the current drainage arrange for collection and discharge of surface water and foul drainage at rear of the property.
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6 CONCLUSIONS

Following our site visits and further to our review of available information that we can access through our web search, we confirm the following:

- 6.1 The access restrictions to remove the existing building and construct the new extension will present challenges in terms of the cost and timescale for completion of these works.
- 6.2 Due to the limited extent of publicly available information relating to local ground conditions it will be necessary to carry out borehole investigation within and around the footprint of the proposed extension.
- 6.3 Access to the rear of the property for the plant and equipment to carry out these investigations can be made from The Landing access track and its adjoining lower footpath. This will require approval from the landowner/s.
- 6.4 A piled concrete slab is considered to be the most practical and appropriate form of foundation for the new extension. Access to the rear of the property for the plant and equipment to install this structure can be made via the lower access track and footway. This will require approval from the landowner/s.
- 6.5 Due to the slope of the bank, it is considered prudent to allow for local earthwork excavation and reprofiling to create levelled working platforms for these works. It may also be necessary to install temporary working platforms (scaffold or otherwise) from which to carry out the ground investigation and pile installation and a scaffold walkway from the lower footpath to provide safe work environment.
- 6.6 Further investigations are recommended to determine boundary conditions with neighbouring properties to establish if there are Party Wall support conditions.
- 6.7 Surface water and foul drainage investigations should be carried out to determine the condition and adequacy of the existing networks.
- 6.8 The proposed works to the property will require Planning and Listed Building Consent.

Signed on behalf of Mason Clark Associates (York):



Richard Pauw
Associate Director

BSc (Hons) CEng MICE

7 LIMITATIONS

- 7.1 *Our inspection and report are concerned with the structural aspects of the building such as foundations, walls and floors. We have not concerned ourselves with the condition of items such as doors, windows, and other fittings; or items such as timber infestation / decay, dampness, and testing of services to the property, unless specified in the report.*
- 7.2 *Sampling and testing of materials is beyond the scope of this report.*
- 7.3 *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.*
- 7.4 *This report is applicable to the condition and state of the building at the time of inspection. The building may be subject to deterioration in the future and the opinions expressed in this report may need to be revised accordingly.*
- 7.5 *The report has been prepared for the client alone and no third party should rely on it. For the avoidance of doubt, the Contracts (Rights of Third Parties) Act 1999 shall not apply to this contract.*
- 7.6 *The above recommendations do not constitute a full list of works to be carried out, but refer to the main areas of work associated with structural aspects of the building, based on a visual inspection only and under the limitations of our inspection.*
- 7.7 *All building and construction works are covered by the requirements of the CDM regulations. Owners/Clients have legal responsibilities to engage persons and companies with appropriate level of skills knowledge and experience to ensure that the requirements of the CDM regulations are met. The works required will be covered by the CDM regulations 2015 and you should understand your obligations and act accordingly.*
- 7.8 *Unless specifically mentioned no comment is made in the report as to the presence of new or old mine workings or tunneling, heavy metals, chemical, biological, electromagnetic or radioactive contamination or pollution, or radon methane or other gases, underground services or structures, springs and water courses, sink holes or the like, noise or vibratory pollution, mould, asbestos and asbestos products.*

- 7.9 *The inspection and report will not include any liability in respect of Advice/Design in fire safety to the structure and/or any liability whatsoever in respect of any losses (whether direct or indirect) arising from combustibility of cladding in delivery of our Services. We shall not be liable for that part of any claim which relates to loss of profits, loss of use, loss of production, loss of contract, liquidated damages or for any cost of decamping or rehousing.*
- 7.10 *Possible deleterious materials have been noted during the survey. Any prospective purchaser should acquire specialist advice on the appropriate actions for dealing with these materials. In addition, we would highlight that, for all non-domestic properties and communal areas, any materials containing asbestos must be managed and or removed in accordance with the current Asbestos Regulations. We recommend that specialist report be undertaken to clearly identify these materials and management/removal requirements.*
- 7.11 *Short of the whole structure involved being dismantled, an appraisal can only ever be based on the areas investigated, in the belief they are representative.*



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