

## CHECKING:

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Produced by	G. McGill
Checked by	P. Davies
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Report checked: Mr. Clive Davies

Report Author: Mr. Glenn McGill

## CONTACT INFORMATION:

Post: The Dene, 36 Nevilledale Terrace, Durham, DH1 4QG

Email:

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# 1. INTRODUCTION & PURPOSE OF REPORT

## INTRODUCTION

- 1.1. This statement has been prepared in support of a planning application for change of use of a group of agricultural buildings at Faceby Lodge Farm to form a holiday complex comprising ten no. holiday units, including managers accommodation (one unit).
- 1.2. As part of the pre-application process, the Local Planning Authority declared that a Heritage Asset Statement should be prepared and submitted with an application because the building complex is adjacent to both a listed building and a listed structure.
- 1.3. The adjacent listed property is separately owned.

## THE PURPOSE OF A HERITAGE STATEMENT

- 1.4 Heritage Statements are essential, critical and informative documents used to support any application which impacts upon a heritage asset. This includes Listed Building applications, proposals for development in Conservation Areas and proposals which affect a heritage asset of any kind, including both designated and non-designated heritage assets. Where appropriate, these statements are required for purposes of validation of an application, thereby allowing an application to be formally assessed, considered and suitably determined.
- 1.5 A Heritage Statement records the heritage that we have around us through a process that involves research, site investigation and recording to produce a document that will ensure that a Local Planning Authority is fully informed about how specific proposals will impact upon the heritage environment. In turn, this allows the Local Planning Authority to assess the merits of a given proposal, thereby facilitating an informed judgement leading to a decision on whether proposals that affect a heritage asset should be approved or else refused.

## THE POLICY BASIS OF A HERITAGE STATEMENT

- 1.6 Statements of significance, referred to in this guidance as Heritage Statements, became compulsory in March 2010 when PPS5: Planning for the Historic Environment was published. This requirement was re-affirmed following the publication of the National Planning Policy Framework (NPPF) in March 2012 and more recently with the replacement NPPF (July 2018). Section 16 of the new



document is most relevant to the application, notably paragraphs 189-192 regarding proposals affecting heritage assets and paragraphs 193 -196 on consideration of potential impacts on heritage assets.

- 1.7 The NPPF requires, amongst other things, that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality. Furthermore, in this case, where proposed development may affect a heritage asset or its setting, an assessment is required in order to ascertain the potential impact of prospective proposals.
- 1.8 The Heritage Asset needs to be considered with reference the National Heritage List produced by English Heritage which covers, amongst other things, Listed Buildings and Ancient Monuments, relevant development plan policies at local level and where appropriate, any available Conservation Area Character Appraisals and locally listed buildings.

## THE CONTENT OF A HERITAGE STATEMENT

- 1.9 What might be needed in a Heritage Statement depends on the nature of the asset and the level of intervention proposed and may require specialist inputs, **contributions or advice. However, as the NPPF states, "the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"**.
- 1.10 A Heritage Statement should set out details of the '*history and development*' of the asset, using available photographic, map, archival and fabric evidence. It should be accompanied by a '*photographic record*', showing the site context and spaces and features which might be affected by the proposal, wherever possible cross-referenced to '*survey drawings*'. It should include an assessment of the archaeological, architectural, historical or other '*significance*' of the asset. It will also normally be necessary to include an assessment of the '*impact*' of the proposed works on the significance of the asset and how this will affect its enjoyment by current and future generations, and a statement of '*justification*' for those works, together with details of any '*mitigation*' measures proposed.

- 1.11 The Heritage Statement can be a freestanding report or else can form part of another supporting document, such as a Design and Access Statement or Planning Statement. In this case, we have prepared a separate statement.
- 1.12 The preparation of different but related statements enables not only the specific impacts and their significance to be evaluated, but judgements to be made about the way that proposed changes can impact upon the setting of an area and its sense of place which can evolve over time. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset, may affect the ability to appreciate that significance or may even be neutral.

## THE IMPORTANCE OF UNDERSTANDING

- 1.13 It is a well-established principle of good conservation practice that 'understanding' should inform the management of change in the historic environment. One of English Heritage's Conservation Principles is that *"understanding the significance of places is vital... in order to identify the significance of a place, it is necessary first to understand its fabric and how and why it has changed over time"*. This is both common sense and good practice. Gaining understanding is a necessary part of the responsible management of change. It should help to avoid negative impacts and be aimed towards achieving creative and sensitive solutions.

## 2. APPLICATION SITE DESCRIPTION AND LOCATION

- 2.1. The farm complex comprising Faceby Lodge Farm is set in rolling countryside on the northern side of the escarpment of the Cleveland Hills near the northern boundary of the North York Moors National Park as illustrated by Figures 1, 2 and 3.
- 2.2. The property comprises a large complex of farm buildings described in the report below, served by an access road linking with the A 172 highway, which lies due north of the site, 0.3 miles away.
- 2.3. The site is 1.5 miles away by road from the settlement of Carlton-in-Cleveland due east and 1.5 miles away from Faceby-in-Cleveland to the south. Hutton Rudby is approximately 4 miles distant and the market town of Stokesley is 4.5 miles away to the north-east. Direct distances are shorter as illustrated by Figure 2.
- 2.4. The land on which the farm building complex is sited is used principally for grazing purposes, but due to changes in farming practices, the buildings are now little used and are in deteriorating overall condition.
- 2.5. In general terms, the building complex still forms an important feature in the local landscape and is part of its character. Recognition of this has been acknowledged by Officers of the Authority at a series of pre-application meetings held when discussing proposals for a prospective residential use as set out in the accompanying Planning Statement. Further details about the landscape setting and associated landscape proposals are provided in the Landscape Statement which also accompanies the submission.
- 2.6. To the south-west of the site, outside the site application boundary, is a separate detached residential property, which is presently unoccupied. Another existing residential property, Faceby Farm Cottage, is situated to the west of the existing stable block, opposite which are some storage buildings outside the application site.
- 2.7. Further south west, also outside the application site boundary, is a separate detached residential property, which is divided from the listed building known as Faceby Manor Farm further west by a listed boundary wall.

- 2.8. Faceby manor itself comprises a Grade II listed manor house with cottage, garage, outbuildings and a modern agricultural building immediately north of the manor house. It has its own dedicated highway access connected with the A172 highway (see Figure 3).
- 2.9. A detailed description of all the existing buildings within the application site is provided in the Design and Access Statement which accompanies the submission.



Figure 1: Aerial view showing location. Image: Google Earth.





Figure 2: Application Site Local Context

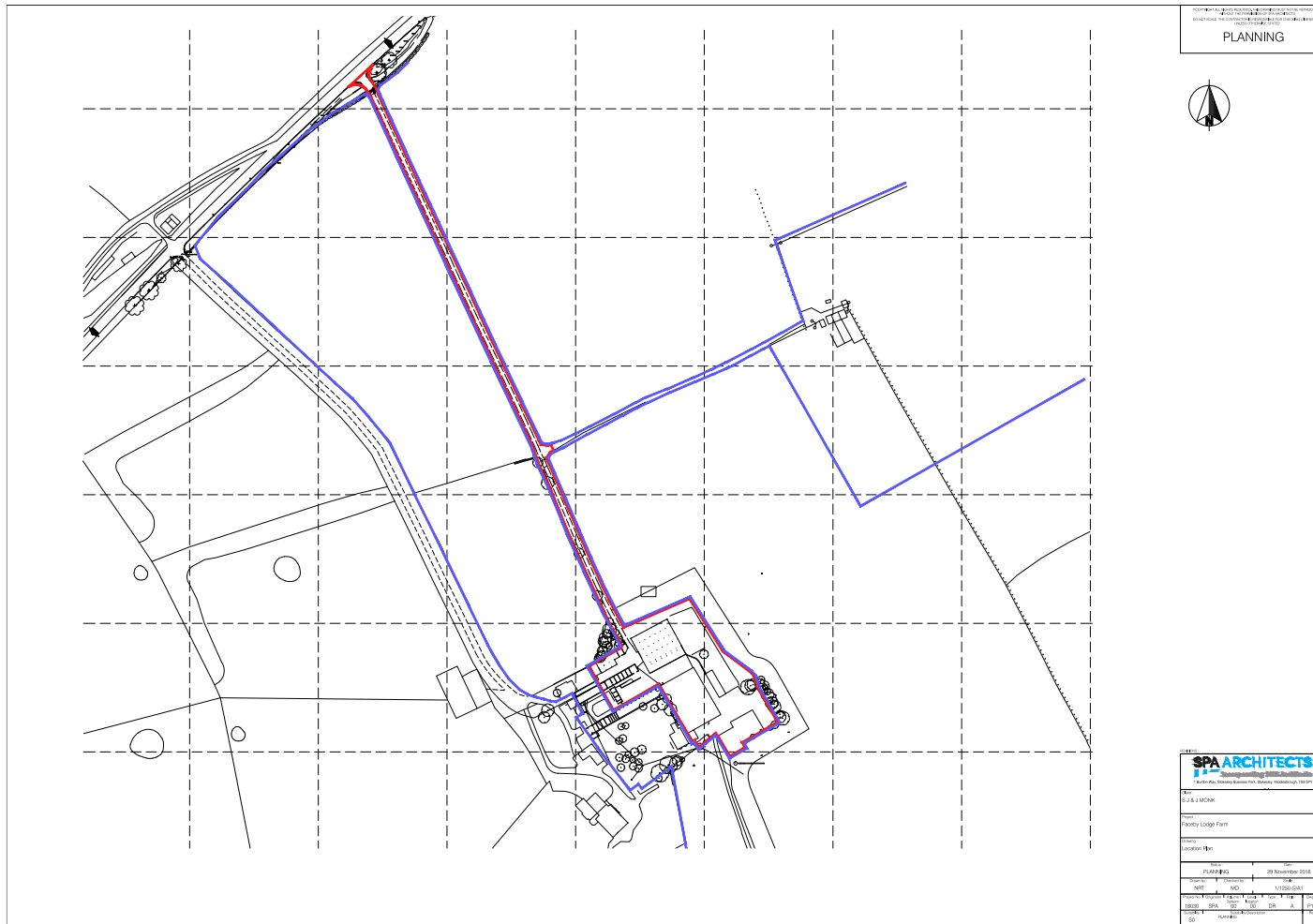


Figure 3 : OS Red Line Boundary

## 3. APPLICATION SITE DEVELOPMENT PROPOSALS

### APPLICATION PROPOSAL

- 3.1. The submission comprises a formal planning application for change of use and conversion of the existing traditional farm buildings, including the detached single storey stables and part single/part two storey granary buildings and adjacent piggery, together with associated infrastructural improvements.
- 3.2. Selective demolition will precipitate the removal of redundant steel framed storage sheds and more recent, modern style extensions, whilst preserving and improving those buildings considered worthy of retention and conversion to the new intended use.

### SITE PLANNING HISTORY

- 3.3 The site has no recorded planning history and neither does the heritage asset on the adjacent site.

### SITE HIGHWAY ACCESS

- 3.4 The existing access arrangements serving Faceby Lodge Farm were referred to in section 2 above.
- 3.5 Given the location of the access in a rural location on to a strategic road, it is important that the appropriate level of visibility is provided for the point of access on to the main road.
- 3.6 Based upon the analysis undertaken, it was concluded that the appropriate visibility standard should therefore be 2.4m x 215m which we understand has been accepted by North Yorkshire County Council, the Highway Authority.
- 3.7 It is proposed to use the existing access arrangements on the A172, upgraded as necessary and illustrated by Drawing Number 3517-SK001-01C produced by Fore Consulting submitted with the application.
- 3.8 The key features of the proposed improvements are detailed as follows:
  - Provide kerbed radii of 10.0m, to the benefit of both users of the proposed development and the existing layby;



- Resurfacing would be provided along the access road, over a distance to be agreed with the local highway authority; and
- Ensure that the appropriate level of maintenance is undertaken to ensure vegetation growth does not impact on the visibility splays within the adopted highway.

3.9 An opportunity exists to close the northern access in to the existing layby, thus reducing the overall number of access points on to the A172. This would require a turning facility to be provided at the northern end of the layby, utilising land under the control of the applicant.

3.10 It is proposed that the applicant will enter into an agreement with the Local Highway Authority, under Section 278 of the Highways Act 1980, in order to deliver the works to the existing highway.

3.11 Further details are provided in the Technical Note on proposed access arrangements which accompanies the application.

#### HIGHWAY ACCESS TRACK

3.12 The existing access track linking the building complex with the A 172 is shown by Drawing No. P100 (Location Plan - see Figure 3).

3.13 Given the length of the access road, and the relatively narrow width of the track, the local highway authority has requested that passing places should be provided.

3.14 The SPA Architects Drawing P110 shows the provision of three new passing places which, along with the existing availability of the existing access to Faceby Lodge Cottages, provides the opportunity for vehicles to pass at four locations. All passing places will be intervisible.

3.15 In proximity to the building complex, the proposed access road divides to sweep around the building complex on its eastern side. In addition, a spur continues straight on, south-eastwards into the middle of the complex, dividing to serve the other units much as it does at present (see SPA Drawing P104).

#### BUILDING CONVERSION – DEMOLITION PROPOSALS

3.16 Figure 4 (SPA Drawing No. 113) illustrates the buildings proposed for demolition, as described below.

- 3.17 Demolition of unlisted farm buildings does not require planning permission. Nevertheless, we have described the buildings proposed for demolition and qualified the reasons for this, in the context of the planning application.
- 3.18 The overall objective is to safeguard and improve the key buildings, thereby making significant improvements to the appearance of the site. Demolition proposals are selective and focusses on the buildings which are the most modern, generally in the poorest condition and considered the least attractive.
- 3.19 On the northern side of the stables are small storage sheds (See Figure 4 building Nos. 4 and 6). These are to be demolished to create a screened parking area.
- 3.20 On the north eastern side of the complex are four adjoining, interlinking barns (see figure 5 building No. 5). Demolition of these buildings will improve the overall appearance of the site.
- 3.21 The central part of the former Granary outbuilding is also proposed for demolition to facilitate the proposed conversion of this building. The adjacent oil tank (see Figure 4 building No. 8), which is perched on a plinth of concrete blocks, is similarly proposed for removal.
- 3.22 On the south east side of the building complex are some ugly, unattractive sheds fronted by some other relatively modern buildings, which have already part fallen down. These buildings are proposed for demolition without replacement (see Figure 4 building No. 9). Also, to the south of the main buildings is a small brick stable block and tack room which is proposed for demolition (see Figure 4 building No. 10).



Figure 4: Existing building identification plan

## BUILDING CONVERSION - PARKING PROPOSALS

3.23 Parking for the use is proposed in three separate areas as shown by SPA Drawing Nos. P104 - see Figure 5 and Drawing No. P112 at Figure 6. We have taken on board the advice of Officers to minimise the impact of the proposed parking areas through careful location and provision of suitable screening as shown on the Landscape Proposals Drawing, Landscape (Visual Impact) Statement and as described in the Design and Access Statement.

3.24 The first area is an open parking area which accommodates seven spaces in total. This is within the area presently occupied by small storage buildings described above (see Figure 5, building Nos. 4 and 6).

3.25 The second parking area with space for 15 vehicles is proposed on the eastern side of the complex (for location see Figure 4 building No. 5). This involves the demolition of existing semi-derelict storage barns and in their place, we propose to construct a parking area screened by a pergola (see SPA drawing No. P104 at Figure 5 and SPA Drawing P112).

3.26 The third parking area (comprising 5 No. spaces) is proposed to be constructed by adapting the existing piggery building (see Figure 4 building No. 3) and Drawing P102.

### BUILDING CONVERSION – STABLES

3.27 The existing single storey stables are illustrated by Architectural Drawing P103 and the location is shown on Figure 4 building No.1. They are located on the north western side of the building complex adjacent to an existing adjoining cottage (Faceby Farm Cottage). Presently, the stables comprise a number of interlinked units, with associated storage. There are two elements to the existing stables with very slight separation. They effectively form one operational unit in terms of their historic use.

3.28 Drawing P103 shows the existing stable block and Drawing No. P106 shows proposals for adaptation of the stables to form three No. holiday units with only minimal alterations to their appearance.

### BUILDING CONVERSION – GRANARY

3.29 There are two parts to these buildings as described in section 2, which are proposed to be adapted to create seven units in total, with only minimal alterations to the built fabric.

3.30 Drawing No. P102 shows the existing elevations and drawing Nos. P107 and No. 108 show the elevations as proposed.

3.31 Two of the units within the former Granary building, to the north, are two-stories in height, whereas the other five units are proposed to be single storey.

3.32 It is proposed to use the existing opening in the two storey north elevation of the Granary building to allow access to the centre of the proposed development where an amenity space consisting a courtyard garden is proposed within a semi-enclosed courtyard, to enhance the setting for the development and provide an attractive facility for visitors.

3.33 On the eastern side of these buildings, are two enclosed private courtyards to units 1 and 2 and a glazed link to unit 7. The courtyards are planned to be physically attached to the small parking barn to the east within the existing piggery building.

## ARCHITECTURAL DRAWINGS

3.34 A suite of architectural drawings supports the planning application. These plans and elevations provide extensive detail about all aspects of the work and should be referred to in the context of how the proposals may impact upon the heritage asset.



Figure 5: Proposed site development plan (the large scale versions of these drawings can be viewed with the application)

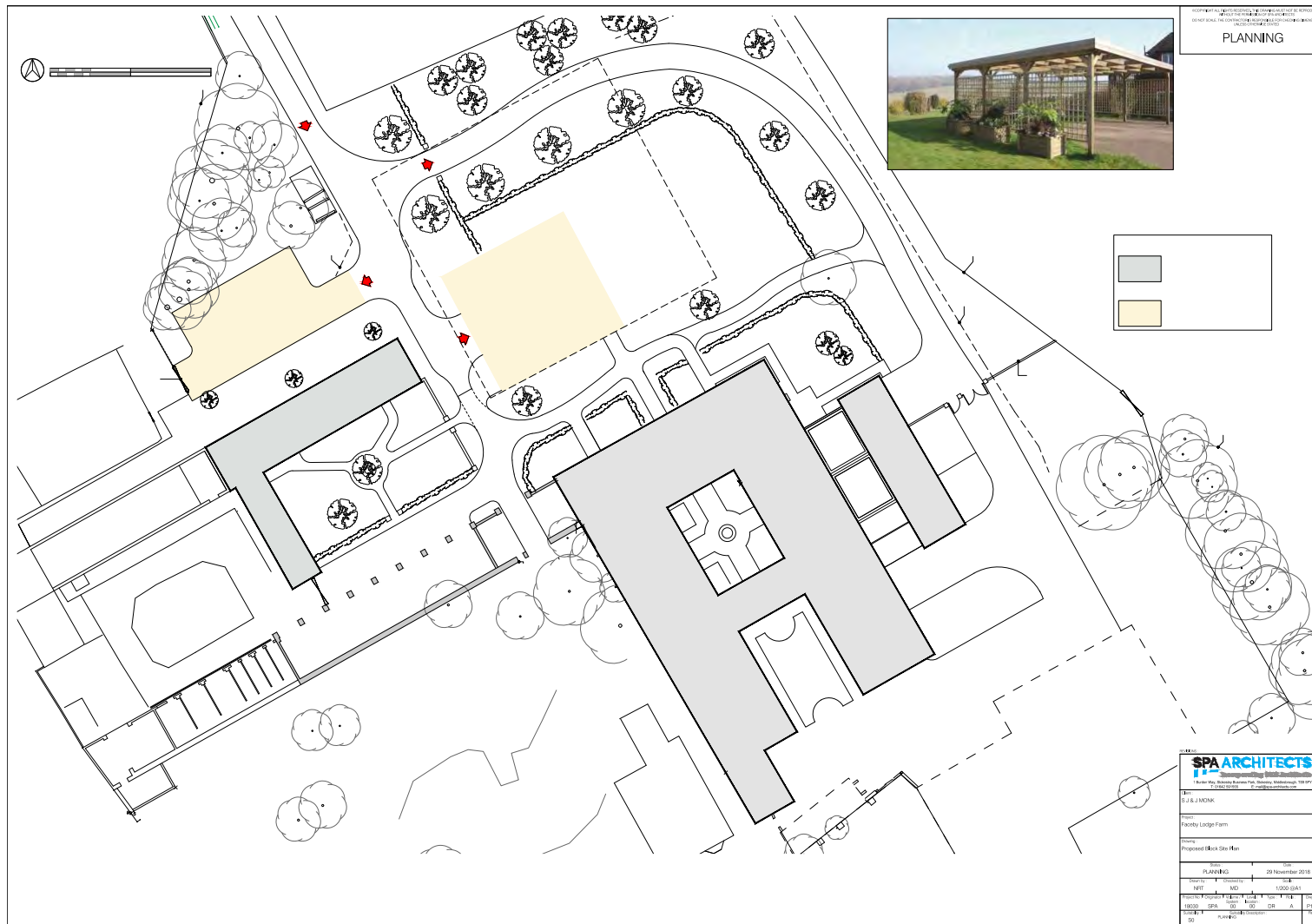


Figure 6: Proposed site development/parking plan (showing buildings proposed for retention and improvement)



# 4 DESCRIPTION AND HISTORY OF THE HERITAGE ASSET

## SITE PROPERTY DESCRIPTION

- 4.1 We have alluded to the location of the heritage asset in Section 3 above. Appendix 1 indicates the position of both the Listed Building and Listed Boundary Wall in relation to the Manor House, associated cottage, garages, outhouses and modern agricultural building. A larger version of this plan is available separately with the application (see SPA Drawing No.114). Figure 7 provides an aerial perspective.



Figure 7: Aerial Perspective showing the application site in relation to the heritage asset

## THE LISTED BUILDING

- 4.2 We were unable to secure access to the Listed Building as part of this report and therefore, our description is based on our observations from a distance at the site boundary and from the material available on-line.
- 4.3 **The Listed Building is described in the listing as “Faceby Manor: The Cottage, West View”** <https://historicengland.org.uk/listing/the-list/list-entry/1315223>. Listing details are provided at Appendix 2.
- 4.4 The property has been divided into two separate dwellings, with the main house and adjacent attached cottage. The listing text explains that the main house, or villa, was lengthened to rear with cottage attached at end, **forming an “irregular L – shape”**. The cottage is attached to the main building at south – west, or “left rear” as described in the listing document. It has a lower roofline but is otherwise similar in terms of its general construction.
- 4.5 The main dwelling was built originally in the early 19<sup>th</sup> century and later enlarged and remodelled in 1895. Materials are stone, which has since been rendered. The roof is constructed in Lakeland slate with stone chimneys.
- 4.6 The main house frontage faces south with a 2-storey frontage, with 3 first floor windows of large proportion above a first floor cill band above which is a stone modillion eaves cornice. There is a central pedimented Ionic porch, distyle in antis, now partly glazed flanked by a pair of plain sash windows in raised surrounds.
- 4.7 The roof is hipped, with 2 corniced chimneys. There are slightly-irregular 5-bay returns with projecting bays and similar sash windows, some in architraves.
- 4.8 The interior is reportedly of good quality woodwork and hardware with 6-panel doors, an open-well staircase with turned balusters and carved balustrade on landing.
- 4.9 Photographs of the main house are also illustrated at Figure 8 below.







Figure 8: Views of the Listed property

### THE LISTED WALL

4.10 The Listed Garden Wall is available via the following link: <https://historicengland.org.uk/listing/the-list/list-entry/1188913>. The listing detail is also copied at Appendix 3 of this report.

4.11 It is described in the Listing as being to the east of Faceby Manor described above. It is a Grade ii listed wall, dating from the late C18 or early C19. It is constructed in red brick in English garden wall bond.

4.12 It has a stone plinth and ramped stone coping. The wall divides the garden of the listed building from neighbouring farm premises (the application site). In the north section is a doorway with round gauged-brick arch and one sloped buttress. The wall is included for group value.

4.13 Since access to the neighbouring Listed Building did not prove possible, it was viewed from within the garden of a dwelling adjacent to the application site and outside the red line of the application. However, the undergrowth was so dense, it was very difficult to get anywhere near it. However, a photograph of a section



of wall is shown below at Figure 9. A high Leyland Cypress hedge is growing on the western side of the wall within the site of the Manor house.

Figure 9: View of the Listed wall



# 5 STATEMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

## INTRODUCTION

5.1 As stated above, there are two Heritage Assets relevant to the proposal. These are firstly, the Listed Building (Faceby Manor: The cottage, West View) and secondly, the boundary wall associated with it.

## THE SIGNIFICANCE OF THE HERITAGE ASSET

5.2 There is no doubt that the adjacent listed building comprising the manor house and attached cottage is a significant listed building. This is self-evident from the photographs provided in this document and the listing details.

5.3 The significance relates to the quality of the building, its general design, detailed design features and high-grade materials used in its construction. These categories are out in the listing text and need not be repeated here.

5.4 The listed boundary wall has been listed principally because of its contribution to the group value of the heritage asset. Nevertheless, it is still an attractive structure and rightly deserves to be protected for this reason as well as for its individual construction, specific design features and overall appearance.

5.5 It is important therefore, that any proposals that are under consideration on the adjacent landholding do not impact adversely upon the character and appearance of the heritage asset. We have undertaken an assessment of the potential impacts of development proposals in section 7 of this report, in the light of relevant policy in Section 6 below.

# 6 THE POLICY BACKGROUND TO THE SIGNIFICANCE OF THE HERITAGE ASSET

## INTRODUCTION AND POLICY BACKGROUND

- 6.1 A separate Planning Policy Statement has been provided with this application. This sets out all policies relevant to consideration of the application (including those covering design) and not just those relating to heritage.
- 6.2 The planning policy position relating specifically to the heritage asset is addressed in this section in terms of both national planning policy guidance and local planning policy. It considers policies most relevant to the heritage environment and how proposals that affect or may affect heritage assets are considered and assessed.

## NPPF (JULY 2018)

- 6.3 *NPPF Part 16 – Conserving and enhancing the historic environment* is the key part of the NPPF that deals with heritage. It states that the planning system seeks to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations. Relevant guidance is set out in paragraphs 184 – 202, the content of which is summarised below in terms of its relevance to the application under consideration.
- 6.4 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184).
- 6.5 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (paragraph 185).
- 6.6 Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting in a manner proportionate to the **asset's** significance. The level of detail should be **proportionate to the assets' importance and no more than is sufficient to** understand the potential impact of the proposal on their significance.

- 6.7 Paragraph 189 states that in determining applications, local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, **to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.**
- 6.8 Paragraph 192 advises that in determining applications, local planning authorities should, inter alia, take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.9 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight **should be given to the asset's conservation (and the more important the asset, the greater the weight should be).** This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.10 Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 6.11 Paragraph 195 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.12 Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.13 Paragraph 200 states that local planning authorities should look for opportunities for new development within inter alia, the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

## THE DEVELOPMENT PLAN: THE NYMNP CORE STRATEGY (NOVEMBER 2008)

- 6.14 Important references to heritage within the adopted development plan are referred to under environmental policies and spatial vision where a commitment is made to the principle of protection and enhancement of cultural and historic assets including distinctive landscapes, settlements and buildings.
- 6.15 Policies to Protect and Enhance Cultural and Historic Assets are embodied within Core Policy G: "Landscape, Design and Historic Assets". This policy stipulates that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to, inter alia, the re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park.
- 6.16 Development policy 5 specifically deals with "Listed Buildings". The policy states that *"Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building. Furthermore, any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted"*.**

## THE NORTH YORK MOORS NATIONAL PARK AUTHORITY LOCAL PLAN: PREFERRED OPTIONS DRAFT (JULY 2018)

- 6.18 The new plan is not yet a statutory planning document and at this stage it carries only a very limited element of statutory weight because of the stage it has reached i.e. a **"Preferred Options" draft**.
- 6.19 Briefly, Strategic Policy A: "Achieving National Park Purposes and Sustainable **Development" aims** inter alia, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.
- 6.20 Strategic Policy I: "The Historic Environment" states that all development proposals affecting the historic environment should make a positive contribution to the cultural heritage and the local distinctiveness of the North York Moors and should not erode its character.

6.21 Policy ENV11: **"Built Heritage"** advises that Development proposals affecting the built heritage of the North York Moors, should reinforce the distinctive historic character of the North York Moors by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction and high standards of design and construction.



## 7 ASSESSMENT OF THE PROPOSED WORKS UPON THE HERITAGE ASSET

- 7.1 The proposed site highway access improvements adjacent to the A172 and are so far away from the heritage asset (c. 0.6 kms) with no clear or direct visual links.
- 7.2 It is concluded that the proposed site highway access improvements would have no effect whatsoever on the heritage asset.
- 7.3 The proposed improvements to the highway access track comprise three no. passing places and a limited amount of resurfacing. The nearest passing place is some 138 metres away directly (**as the crow flies**). In addition, there are no clear or direct visual links between the proposed works and the heritage asset.
- 7.4 It is concluded that the proposed improvements to the highway access track are so inconsequential, with no direct visual link, that they would have no effect whatsoever on the heritage asset.
- 7.5 Figure 4 illustrates the buildings proposed for demolition, as described in section 3 of this report. Demolition of unlisted farm buildings does not require planning permission and for this reason alone, demolition would not be a material planning consideration, nor a factor in the potential impact upon the heritage asset, except in circumstances where it may be judged that an impact would be positive.
- 7.6 A description of the buildings is provided in Section 3 above. Nevertheless, we have described the buildings proposed for demolition and qualified the reasons for the proposals, in the context of the planning application.
- 7.7 The buildings proposed to be removed are both unsightly, relatively modern (post war) and generally in poor condition. Accordingly, we believe their demolition would positively improve the general setting of the heritage asset on the proviso that the overall objective is to safeguard and improve the key farm buildings (see below for further information).

- 7.8 Parking proposals are described in Section 3 above and are illustrated by the drawings referred to above and submitted with the application.
- 7.9 We have taken on board the advice of Officers to minimise the impact of the proposed parking areas through careful location and provision of suitable screening as shown on the Landscape Proposals Drawing, Landscape (Visual Impact) Statement and as described in the Design and Access Statement.
- 7.10 All three parking areas proposed are situated on the north eastern side of the existing building complex well away from the heritage asset to the south west as shown by SPA Drawing No. P114 at Appendix 1. These three areas are situated approximately 101, 119 and 110 metres away from the the main heritage asset.
- 7.11 One of the parking areas replaces existing sheds, or shacks near the end of the site access road; a second is located within the shell of the piggery building proposed to be modified and improved and the third, main parking barn is proposed to be replaced by a bespoke new building in place of an existing significant barn complex. This parking barn will be built in the style of a traditional barn, not unduly dissimilar to the modern barn that is within the site of the heritage asset.
- 7.12 We conclude that the proposed parking areas cannot be viewed from the heritage asset because they are firstly, a significant distance away as described above and as shown by Drawing No. 114 at Appendix 1; secondly, they are screened by the form and massing of two existing residential properties located between the application site and the heritage asset i.e. by an existing detached house to the north west of the main granary buildings and by Faceby Farm Cottage to the north west of the exiting stables; and thirdly, all three parking areas are so well screened by the form and mass of the farm buildings proposed to be retained and improved and by existing dense peripheral landscaping on the site boundary between both properties i.e. the application site and the heritage asset. This is illustrated by the photographs provided at Figure 10 below and by the aerial perspective at Figure 7, which shows trees and shrubbery with in the neighbouring house, which is situated between the application site and the heritage asset.

Figure 10: Boundary planting along the site boundary of the Listed manor house



- 7.13 The existing single storey stables are illustrated by Architectural Drawing P103 and the location is shown on Figure 4 building No.1. Drawing No. P106 shows proposals for adaptation of the stables to form three no. holiday units with only minimal alterations to their appearance.
- 7.14 These alterations are considered to be highly positive in design terms and will safeguard the future of these buildings in the foreseeable future.
- 7.15 We observe that the stables are located on the north western side of the building complex and like the proposed parking areas, they are a significant distance away from the heritage asset (more than a hundred metres) with no direct visual link. As a result of the separation distances involved; the fact that the form and mass of existing buildings already obscures any visual impact and finally, because of the substantial landscape screening landscape screening along the length of the site boundary that divides the properties described above, there are no material impacts whatsoever upon the heritage asset.
- 7.16 Conversion and adaptation of the main granary building, is proposed to create 7 no. new units, as described in section 3 above.
- 7.17 There are two parts to these buildings as described in section 2, which are proposed to be adapted to create seven units in total, with only modest alterations to the built fabric. Drawing No. P102 shows the existing elevations facing south west in the direction of the heritage asset and Drawing No. 108 shows these elevations as proposed.
- 7.18 The proposed changes to the ground floor are to include ground floor windows and doors as well as roof windows within the existing roofspace. These design elements face across the garden of the existing residential property in the direction of the listed boundary wall and a garage block to the west of it within the grounds of the listed building.
- 7.19 We observe that part of the granary building is obscured by the form and massing of the existing detached dwelling and there are no amenity impacts or heritage upon the listed building because of the presence of sizeable trees within the garden of the existing detached residential property; significant and dense evergreen boundary screening which combine to provide a dense planting barrier; and separation distances. These distances are 70 metres to the listed boundary wall and 86 metres to the listed manor house.

7.20 When we undertook our site visit, it was virtually impossible to get anywhere near the listed boundary wall because of the presence of dense vegetation within the garden of the unoccupied house between the application site and the heritage asset. Although some of this planting might be removed in the future, it is evident that this would only serve to better show off the listed boundary wall, which cannot be seen from any part of the application site at present for reasons given above. The proposals would certainly not compromise the value of the heritage asset in any way.

7.21 The overall impact upon the heritage asset is considered to be both beneficial and positive, facilitated by the removal of redundant structures and the positive adaptation and significant improvement of existing buildings to form a new use.



## 8. CONCLUSION

- 8.1 This statement has set out the background to the proposals to convert a group of locally important farm buildings into a holiday development within the context of potential impacts upon the heritage asset in a neighbouring property and within the context of planning policy set out in this statement.
- 8.2 We believe that the proposal is will contribute positively towards the setting of the listed building and its associated boundary structure for three principle reasons:
- Firstly, the sensitive and considered alterations and adaptations to the built fabric of the farm building complex will ensure that the general wider setting of the heritage environment is improved.
  - Secondly, in view of separation distances and the form and massing of existing buildings, the proposals do not ostensibly impact upon the heritage asset and in any event, any impacts are certainly not negative.
  - Thirdly, the significant landscape screening that already exists, comprising both deciduous and evergreen trees and shrubs means that any landscape and visual impacts are already significantly mitigated.
- 8.3 For these reasons, we believe that there are no conflicts with existing or emerging policy and that the proposal would benefit the existing heritage asset.

# APPENDIX 1: DISTANCE OF ELEMENTS DRAWING



**SPA ARCHITECTS**  
Rural, Urban, Business, Public, Marine, Sustainable, Transport  
Sustainable Architecture

By: S.A. J. Mark

Project: Raby Lodge Farm

Division of Environment

DATE	NOV 2018
PROJECT	PLANNING
SCALE	AS SHOWN
DATE	30 November 2018
BY	MD
NO.	1000-DAT
DATE	11/11/18
BY	MD
NO.	1000-DAT

## APPENDIX 2: LISTING DETAILS

# FACEBY MANOR, THE COTTAGE WEST VIEW

(credit Historic England)

<https://historicengland.org.uk/listing/the-list/list-entry/1310111>

### COORDINATES

Latitude: 54.4286 / 54°25'42"N

Longitude: -1.2366 / 1°14'11"W

OS Eastings: 449625

OS Northings: 503952

OS Grid: NZ496039

Mapcode National: GBR MKT7.27

Mapcode Global: WHD7K.ZYBC

**Entry Name:** Faceby Manor, the Cottage West View

**Listing Date:** 8 May 1989

**Grade:** II

**Source:** Historic England

**Source ID:** 1315223

**English Heritage Legacy ID:** 332947

**Location:** Faceby, Hambleton, North Yorkshire, TS9

**County:** North Yorkshire

**District:** Hambleton

**Civil Parish:** Faceby

**Traditional County:** Yorkshire

**Lieutenancy Area (Ceremonial County):** North Yorkshire

**Church of England Parish:** Faceby

**Church of England Diocese:** York

### Overview

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1315223

**Date first listed:** 08-May-1989

**Statutory Address:** FACEBY MANOR, THE COTTAGE WEST VIEW, A172

This copy shows the entry on 19-Nov-2018 at 14:29:23.



## Location

**Statutory Address:** FACEBY MANOR, THE COTTAGE WEST VIEW, A172

The building or site itself may lie within the boundary of more than one authority.

**County:** North Yorkshire

**District:** Hambleton (District Authority)

**Parish:** Faceby

**National Park:** NORTH YORK MOORS

**National Grid Reference:** NZ 49625 03952

## Summary

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

FACEBY A172 NZ 40 SE (south side, off) 9/23 Faceby Manor, The Cottage and West View - II House now divided into 2 dwellings, and cottage attached. Early C19 enlarged and remodelled in 1895. Stone, now rendered. Lakeland slate roof, stone chimneys. Plan: villa lengthened to rear with cottage attached at end, forming irregular L. Main south front 2 storeys, 3 windows, large proportions. Central pedimented Ionic porch, distyle in antis, now partly glazed. Plain sash windows in raised surrounds. First-floor cill band; stone modillion eaves cornice. Hipped roof with 2 corniced chimneys. Slightly-irregular 5-bay returns with projecting bays and similar sash windows, some in architraves. Cottage attached to left rear of lower roofline but otherwise similar.

Interior: good quality woodwork and hardware; 6-panel doors; open-well staircase with turned balusters and carved balustrade on landing.

Listing NGR: NZ4962503952

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 332947

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

# APPENDIX 3: LISTING DETAILS – GARDEN WAL EAST OF FACEBY MANOR

(credit Historic England)

[HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1188913](https://historicengland.org.uk/listing/the-list/list-entry/1188913)

### COORDINATES

Latitude: 54.4289 / 54°25'43"N  
Longitude: -1.2364 / 1°14'11"W  
OS Eastings: 449634  
OS Northings: 503985  
OS Grid: NZ496039  
Mapcode National: GBR MKT7.34  
Mapcode Global: WHD7K.ZYD4

**Entry Name:** Garden Wall to East of Faceby Manor

**Listing Date:** 8 May 1989  
**Grade:** II  
**Source:** Historic England  
**Source ID:** 1188913  
**English Heritage Legacy ID:** 332948  
**Location:** Faceby, Hambleton, North Yorkshire, TS9  
**County:** North Yorkshire  
**District:** Hambleton  
**Civil Parish:** Faceby  
**Traditional County:** Yorkshire  
**Lieutenancy Area (Ceremonial County):** North Yorkshire  
**Church of England Parish:** Faceby  
**Church of England Diocese:** York

## OVERVIEW

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1188913

**Date first listed:** 08-May-1989

**Statutory Address:** GARDEN WALL TO EAST OF FACEBY MANOR, A172

## SUMMARY

Legacy Record - This information may be included in the List Entry Details.

## REASONS FOR DESIGNATION

Legacy Record - This information may be included in the List Entry Details.

## HISTORY

Legacy Record - This information may be included in the List Entry Details.

## DETAILS

FACEBY A172 NZ 40 SE (south side, off) 9/24 Garden wall to east of Faceby Manor GV II Wall, late C18 or early C19. Red brick in English garden wall bond. Stone plinth and ramped stone coping. Wall divides garden from farm premises. In north part a doorway with round gauged-brick arch and one sloped buttress. Included for group value.

Listing NGR: NZ4963403985

## LEGACY

The contents of this record have been generated from a legacy data system.

Legacy System number: 332948

Legacy System: LBS

## LEGAL

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

MD2 Consulting Ltd  
The Dene  
36 Nevilledale Terrace  
City of Durham  
DH1 4QG

Company registration number: 08263372



Consulting Structural and Civil Engineers

DoylePartnership

10P217-LE01 DW

25 November 2010

Signet Planning  
26 Apex Business Village  
Annitsford  
Newcastle Upon Tyne  
NE23 7BY

NYMNPA

20/12/2018

FAO: Mr John Wyatt

Dear Sirs,

### **REDUNDANT FARM BUILDINGS - FACEBY LODGE ESTATE**

Further to our structural report, dated January 2006 we have carried out a re-inspection of the above buildings. The inspection was carried out on the 8<sup>th</sup> November 2010 during dry overcast weather conditions.

The purpose of the inspection was to comment on any material changes in the structural integrity of the buildings since our original report, a copy of which is attached for reference. Limitations regarding access to the buildings were restricted and remain unchanged from those stated in the report.

The re-inspection has revealed the buildings not to have suffered any further significant deterioration since 2006 with the exception of slight continued worsening of the building fabric due to lack of repairs and maintenance. The recommendations of the 2006 report are therefore still valid in terms of the proposals for redevelopment.

In summary the main structures are considered suitable for refurbishment and conversion without the requirement for major rebuilding of structural walls. Localised, rebuilding and stabilisation will be necessary in order to ensure long-term serviceability with these requirements confirmed at detail design stage.

We trust that the above comments are sufficient for your present requirements but if you require any further clarification please do not hesitate to contact the writer.

Yours faithfully

**Paul Fletcher**

DoylePartnership Limited

5 Waverley Road Huddersfield West Yorkshire HD1 5NA

[www.doylepartnership.com](http://www.doylepartnership.com)

Directors: J C Doyle C Eng MI Struct E P Fletcher D Sawyer M Eng C Eng MI Struct E  
Associate Director: M W Silversides B Eng (Hons) C Eng MI Struct E  
Company Reg No. 4643279





Consulting Structural and Civil Engineers

DoylePartnership

**STRUCTURAL REPORT  
REDUNDANT FARM BUILDINGS  
FACEBY LODGE ESTATE  
NEAR STOKESLEY  
CLEVELAND**

NYMNPA

20/12/2018

05/D/356

January 2006



5 Waverley Road Huddersfield West Yorkshire HD1 5NA

DoylePartnership Limited

Directors: J C Doyle C Eng M Struct E P Fletcher D Sawyer M Eng C Eng M Struct E  
Associate Director: M W Silversides B Eng (Hons) C Eng M Struct E  
Company Reg No. 4643279

[www.doylepartnership.com](http://www.doylepartnership.com)





## **STRUCTURAL REPORT**

### **REDUNDANT FARM BUILDINGS FACEBY LODGE ESTATE NEAR STOKESLEY CLEVELAND**

#### **1.00 INTRODUCTION**

- 1.01 Doyle Partnership has been instructed by Signet Planning, on behalf of their Client, to carry out a structural inspection and to prepare a report giving an assessment of the structural condition and integrity of the buildings and to comment upon any remedial works which may have to be undertaken.
- 1.02 An inspection was carried out on 5 January 2006. The weather at the time of the inspection was dry and overcast. The inspection was carried out from ground level only. Internal access to Unit 10 was not possible. No attempt was made to investigate the foundations.
- 1.03 A general arrangement of the buildings is included in Appendix A for reference purposes only.
- 1.04 The photographs in Appendix B were taken at the time of the inspection. For ease of identification the photographs have been numbered and cross-referenced to the relevant paragraphs of the report.
- 1.05 In this report the front elevation is facing south. All other reference to left, right, front and rear have been made accordingly.

## **2.00 GENERAL DESCRIPTION**

- 2.01 The redundant farm buildings are located at the end of farm roads to the south-east of trunk road A172. The age of the buildings is not known and is considered to be over 50 years.
- 2.02 The group of buildings comprises ten units. Unit 1-8 are all connected and Units 9 and 10 are detached, as shown in Appendix A. Units 1-4 are two-storey with the upper floor completely open over all four units. All of the other units are single storey.
- 2.03 All rainwater good appear to be in poor condition.

### **3.00 DESCRIPTION OF UNITS**

#### **3.01 Unit 1**

- 3.01.01 The ground floor is approximately 6.4 wide and 10.0 deep. The right hand side is attached to an open fronted barn. The front opening has a top hung sliding timber door. There is a rear opening into Unit 5 and a side access into Unit 2.
- 3.01.02 The construction of the front wall comprises stone facing approximately 225 thick and backing brickwork 225 thick. The right hand gable wall is 330 thick brickwork, the rear wall to Unit 5 is 330 brickwork, and the left hand party wall to Unit 2 is 225 thick brickwork. The internal faces of walls are rendered.
- 3.01.03 The first floor is timber boards on timber joists supported on steel beams at quarter points.
- 3.01.04 The ground floor appears to be concrete.
- 3.01.05 The timber lintel over the front door opening has deflected causing some localised cracking above.

#### **3.02 Unit 2**

- 3.02.01 The ground floor is approximately 9.8 wide x 10.0 deep. The front opening has a top hung sliding timber door. There is a rear opening into Unit 6. Timber stairs, adjacent to the front opening, provide the only access to the first floor.
- 3.02.02 The construction of the front wall is as Unit 1. The rear wall is 330 thick brickwork. The left hand party wall to Unit 3 and an internal wall are 225 thick brickwork. There is a window to the ground floor at the right hand side. The internal faces of the walls are rendered.
- 3.02.03 The first floor is as Unit 1.
- 3.02.04 The Ground floor appears to be concrete.
- 3.02.05 The timber lintel over the front door opening has deflected causing some localised cracking above.



### **3.03 Unit 3**

- 3.03.01 The ground floor comprises two areas, the main area being approximately 4.0 wide x 10.0 deep and the smaller area approximately 1.8 wide and 10.0 deep. The front opening into the main area does not have a door. There is a single doorway between the two areas.
- 3.03.02 The construction of the front wall is as Unit 1. The rear wall is 330 thick brickwork and the internal wall is 225 thick brickwork. The internal wall faces are rendered. There is a window to the front of the smaller area.
- 3.03.03 The first floor is as Unit 1.
- 3.03.04 The ground floor appears to be concrete and the smaller area has a concrete upstand kerb to the sides.
- 3.03.05 The lintel to the front opening is timber.

### **3.04 Unit 4**

- 3.04.01 The ground floor is approximately 6.5 wide x 10.0 deep. The front opening has a top hung sliding timber door. There is a rear door to Unit 7.
- 3.04.02 The construction of the front wall is as Unit 1 and the left hand gable wall similar but the backing brickwork is 102 thick. The right hand party wall to Unit 3 is 225 brickwork. The internal wall faces are rendered. There is a window opening to the ground floor gable wall.
- 3.04.03 The first floor is as Unit 1.
- 3.04.04 The ground floor appears to be concrete.
- 3.04.05 The timber lintel to the front door opening appears to be rotten, causing deflection and localised cracking to the wall over. A small opening has been formed, to the left hand side of the door without a lintel. The front wall at the left hand side of the door opening appears to have suffered some impact damage causing localised cracking.

### **3.05 Units 1-4 First Floor**

- 3.05.01 The timber first floor was considered unsafe and the open area was viewed only from the top of the stairs. The area appears to have been previously used for grain storage.

3.05.02 The roof is hipped at each end over Units 1 and 4. The roof construction comprises asbestos cement sheeting supported on light weight steel trusses with timber rafters.

### 3.06 Unit 5

3.06.01 Unit 5 is approximately 9.5 wide x 32.0 long, divided into two areas by an internal wall with three openings. Unit 8 is attached at the rear. There are openings in the party wall to Unit 6 and to the front and rear. The unit contains blockwork pens approximately 1.2 high.

3.06.02 The construction of the rear wall is similar to the front wall of Unit 1. the internal wall is 225 brickwork and the party wall to Unit 6 is 330 thick brickwork.

3.06.03 The ground slab appears to be concrete.

3.06.04 The pitched roof appears to be corrugated plastic coated sheeting on lightweight steel trusses with timber rafters.

3.06.05 The lintel to the rear opening is a steel beam. The lintels to the openings to Unit 6 are timber and are rotten.

3.06.06 Water has penetrated the building at the eaves and valley gutters, causing significant mould growth in places.

### 3.07 Unit 6

3.07.01 Unit 6 is approximately 11.3 wide x 32.0 long. There is an opening in the rear wall but no door. The lintel to the opening is timber.

3.07.02 The construction of the rear wall is similar to the front wall of Unit 1. The party wall to Unit 7 is 330 thick brickwork.

3.07.03 The concrete ground slab has been partially broken out.

3.07.04 The slate covered pitched roof is hipped at the rear end. The roof trusses are similar to Unit 5.

3.07.05 Some of the bricks to the internal walls have deteriorated due to the ingress of water.



### 3.08 **Unit 7**

- 3.08.01 Unit 7 is approximately 7.5 wide x 32.0 long. The rear opening has a top hung sliding timber door. There is also a smaller top hung sliding timber door to the external side wall.
- 3.08.02 The construction of the rear wall and side wall is as Unit 1. The rear gable wall is asbestos cement sheeting above eaves level.
- 3.08.03 The ground floor appears to be concrete.
- 3.08.04 The pitched roof is asbestos cement sheeting supported on timber scissor trusses.

### 3.09 **Unit 8**

- 3.09.01 The building is a pair of loose boxes approximately 7.0 x 4.8 with an internal brick wall, 225 thick.
- 3.09.02 The left hand wall is the access to the loose boxes and comprises stone and brickwork, similar to Unit 1. The rear wall is 330 thick brickwork and the side wall appears to be 225 thick brickwork.
- 3.09.03 The ground slab appears to be concrete.
- 3.09.04 The slate covered pitched roof is supported on timber rafters and purlins.

### 3.10 **Unit 9**

- 3.10.01 The detached building is a loose box and tack room, approximately 10 x 3.5. A 225 thick brick wall divides the two areas.
- 3.10.02 The construction comprises 225 thick brickwork to all external walls and a slate covered pitched roof is supported on timber rafters.
- 3.10.03 The ground slab appears to be concrete.

### 3.11 **Unit 10**

- 3.11.01 The detached building is approximately 21.0 x 5.5. Access could not be gained or viewed internally. The floor level is approximately 0.8 below the road level.
- 3.11.02 The construction comprises a slate covered, pitched roof with stone walls. It could not be established if the stonework had brickwork backing.





Consulting Structural and Civil Engineers

3.11.03 The right and left hand walls have a number of boarded-up window type openings and a locked door. The front gable wall has a large opening, which has been in-filled with concrete blockwork. Poor workmanship of the construction of this building is apparent to all elevations and the gable peak to the front wall is leaning outwards.

#### 4.0 CONCLUSION

- 4.01 With the exception of Unit 10, the construction and structural stability of all the units is sound. There are no apparent indications of on-going structural movement or foundation settlement. The walls comprising stonework facing and brickwork backing appear to be in a satisfactory condition together with the various brick party walls. Repairs and remedial work will be required to some localised areas.
- 4.02 It is understood that the buildings are to be converted into domestic accommodation. If this is the case, it is possible that all or most of the roof trusses will have to be replaced due to the greater weight of the new roof construction.
- 4.03 The introduction of new internal cross walls will enhance the overall stability of the units.
- 4.04 The first floor boards and joists over Units 1-4 will have to be replaced but the intermediate steel beams could be retained, subject to a structural check.
- 4.05 Unit 10 appears to be structurally sound but the standard of construction is not to the same level as the other units. This could be due to the large number of openings in the long side walls. This unit would benefit from the introduction of cross walls.

## **5.00 REMEDIAL WORKS**

- 5.01 Generally all the timber lintels and beams over door openings will have to be removed and replaced by steel beams, or walled up. This should be carried out using temporary needling and propping.
- 5.02 The cracking over the large door openings may have to be re-built locally.
- 5.03 The left hand side of the front opening to Unit 4 will have to be re-built locally to make good the impact damage.
- 5.04 The brickwork to the internal walls to Units 5, 6 and 7 has deteriorated in some areas due to the ingress of water. The brickwork will have to be thoroughly dried out, re-pointed and probably some bricks replaced in localised areas.
- 5.05 The gable peak to the front wall of Unit 10 should be re-built.
- 5.06 Although not specifically inspected, all timber windows will probably have to be replaced and all the rainwater goods and valley gutters will have to be renewed.

**D A Smyth C Eng FI Struct E**

**January 2006**

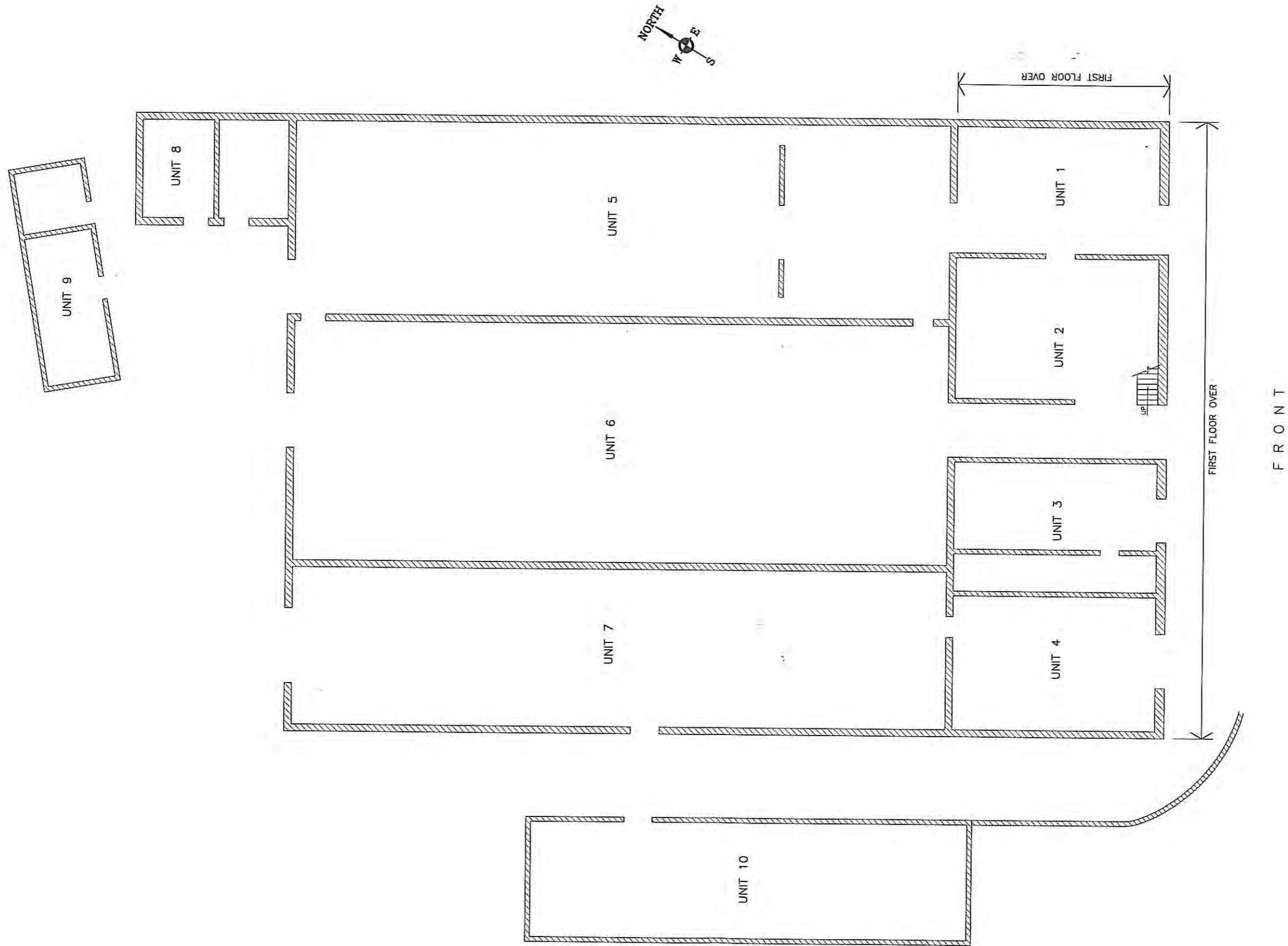
05/D/356 RP 01 eml



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## APPENDIX A

### GENERAL ARRANGEMENT OF BUILDINGS



Amendment \_\_\_\_\_ Date \_\_\_\_\_



Project  
REDUNDANT FARM BUILDINGS  
FACEBY LODGE ESTATE

GENERAL ARRANGEMENT  
OF BUILDINGS

Project No. 05/D/356	Drawing No. 01	Amendment
Scale 1:100	Drawn MPF	Date 06/01/2006

Doyle Partnership Limited  
5 Waverley Road  
Huddersfield  
HD1 2NA www





Consulting Structural and Civil Engineers

## APPENDIX B

PHOTOGRAPHS 1 - 27



PHOTO 1. FRONT ELEVATION UNITS 1-4

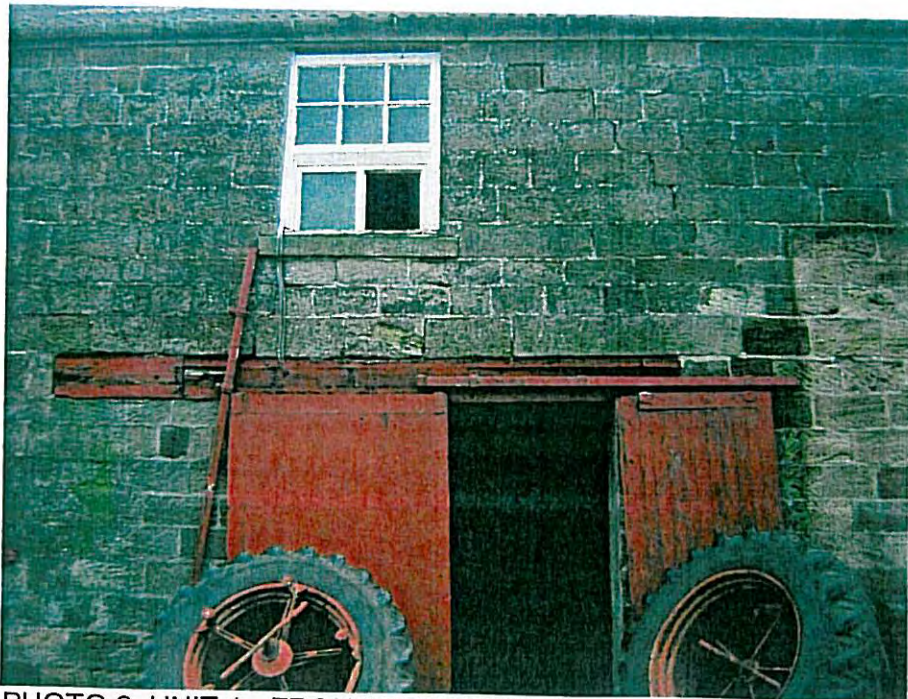


PHOTO 2. UNIT 1 - FRONT ELEVATION (3.01)





PHOTO 3. UNIT 1 – RIGHT HAND GABLE (3.01)

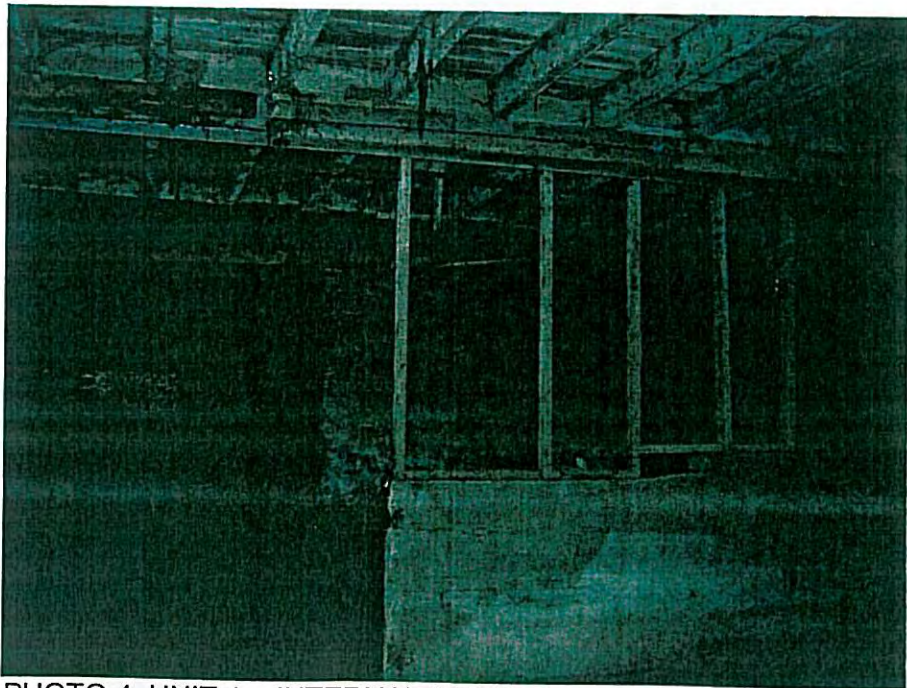


PHOTO 4. UNIT 1 – INTERNAL (3.01)





PHOTO 5. UNIT 2 – FRONT ELEVATION (3.02)

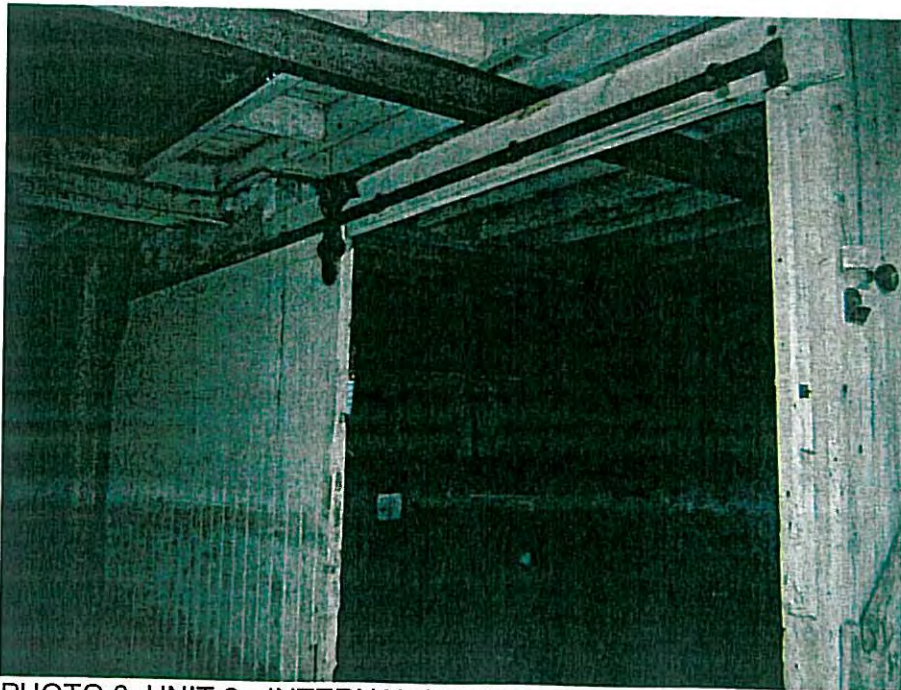


PHOTO 6. UNIT 2 - INTERNAL (3.02)





PHOTO 7. UNIT 3 – FRONT ELEVATION (3.03)

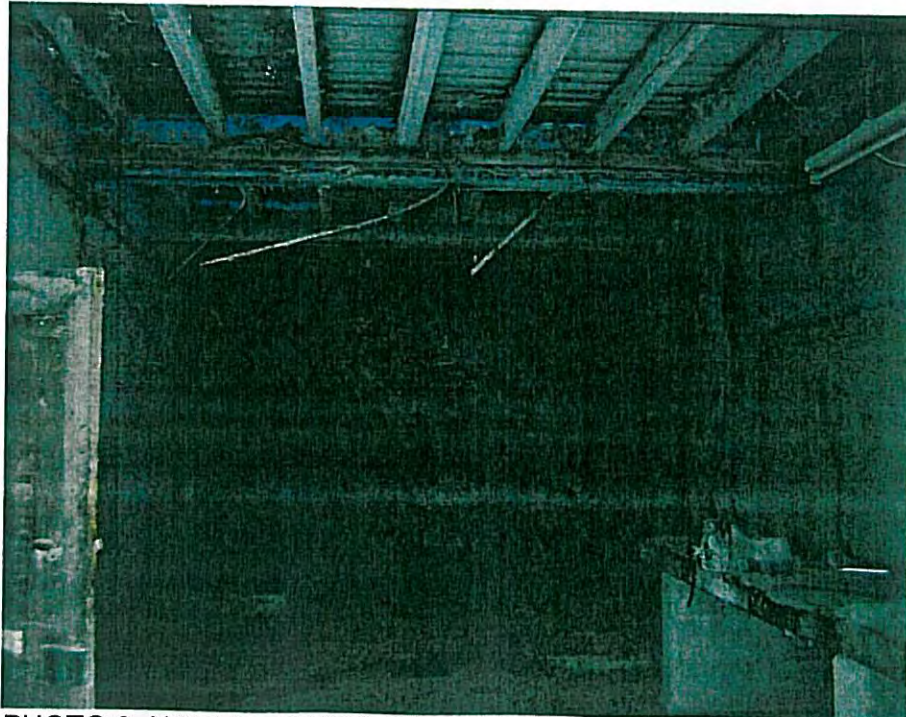


PHOTO 8. UNIT 3 – INTERNAL, RIGHT HAND SIDE (3.03)



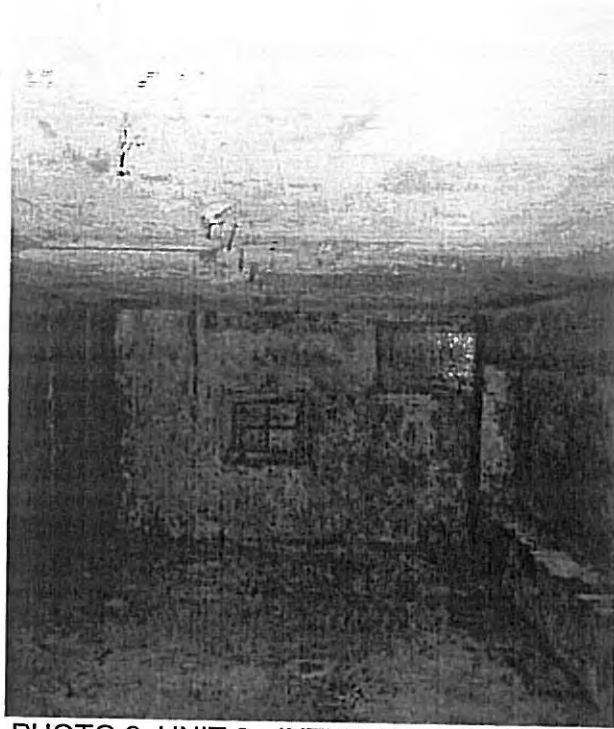


PHOTO 9. UNIT 3 - INTERNAL, LEFT HAND  
SIDE (3.03)



PHOTO 10. UNIT 4 – LEFT HAND GABLE

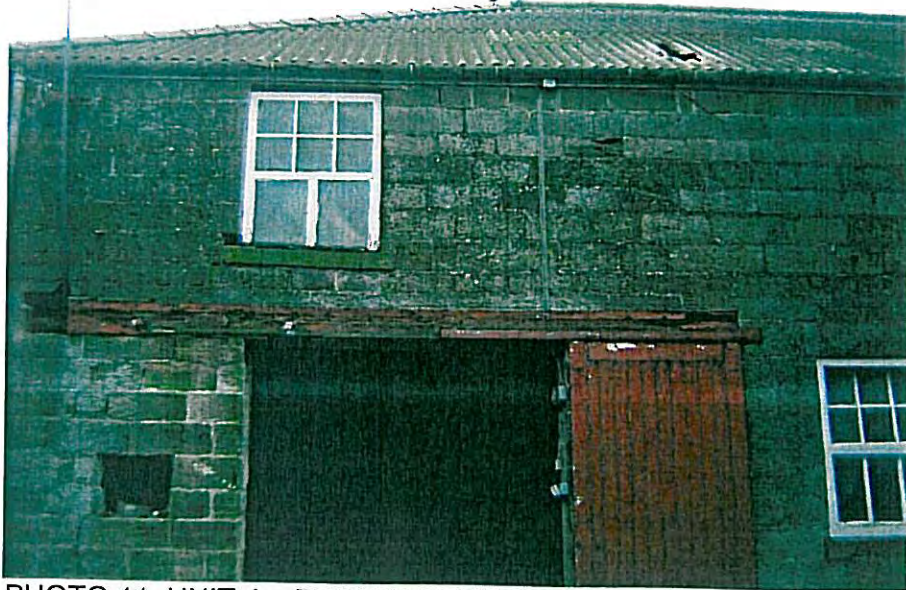


PHOTO 11. UNIT 4 – FRONT ELEVATION (3.04)





PHOTO 12. UNIT 4 – PART FRONT ELEVATION (3.04)



PHOTO 13. UNIT 4 – IMPACT DAMAGE  
(3.04.05)

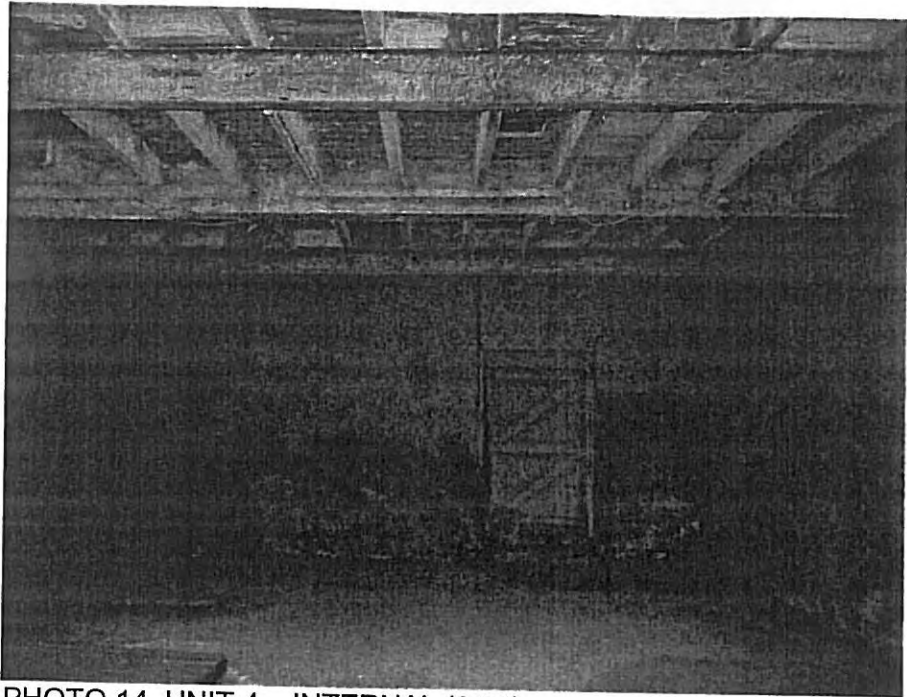


PHOTO 14. UNIT 4 – INTERNAL (3.04)

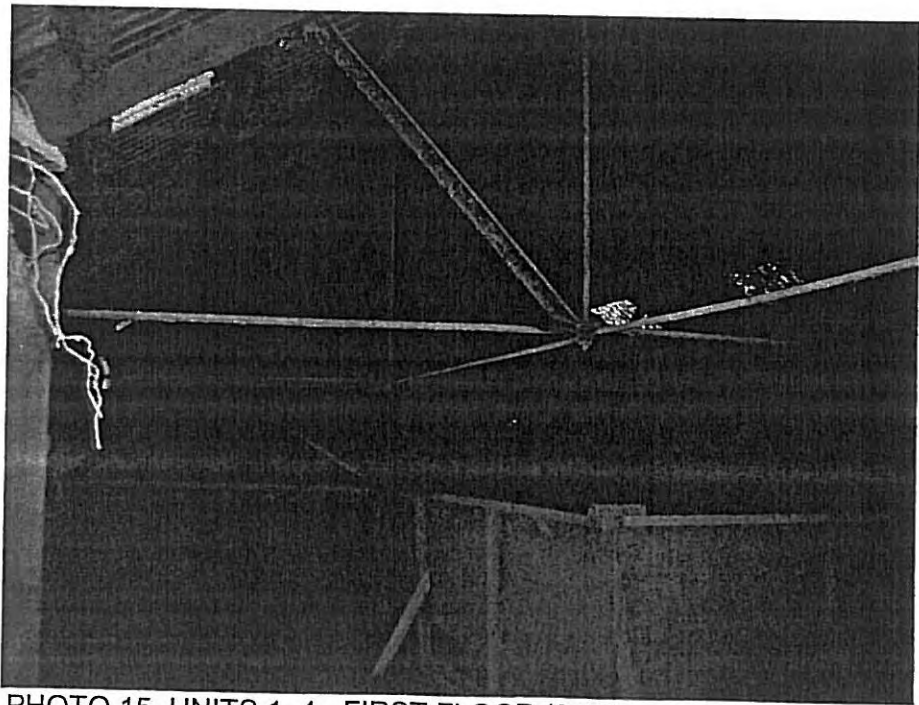


PHOTO 15. UNITS 1-4 - FIRST FLOOR (3.05)





PHOTO 16. UNITS 5 & 8 - REAR ELEVATION (3.06, 3.09)

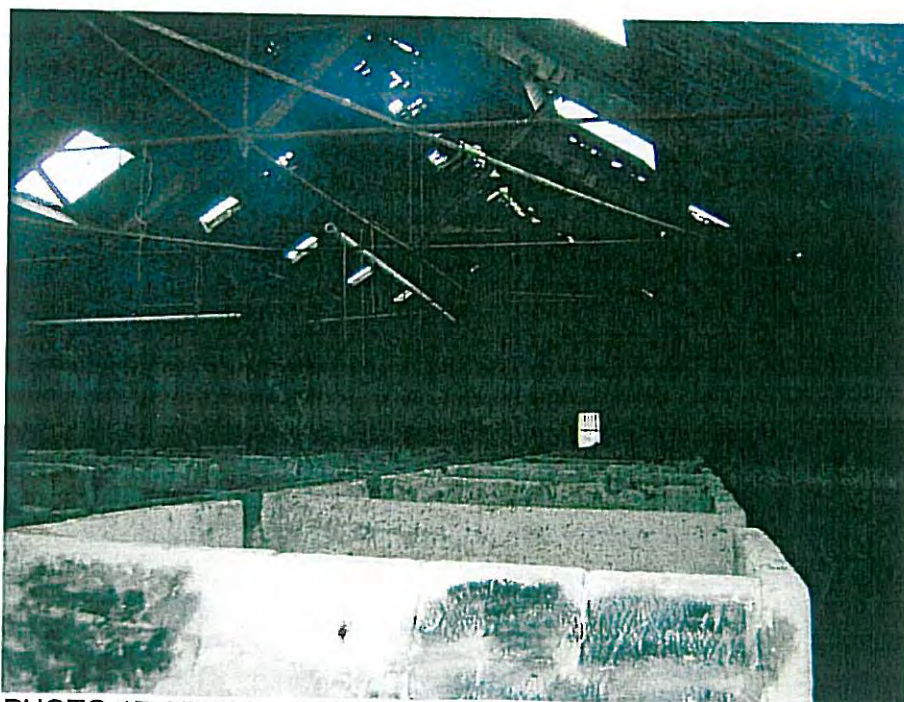


PHOTO 17. UNIT 5 - INTERNAL (3.06)





PHOTO 18. UNIT 5 - PARTY WALL WITH UNIT 6 (3.06.06)

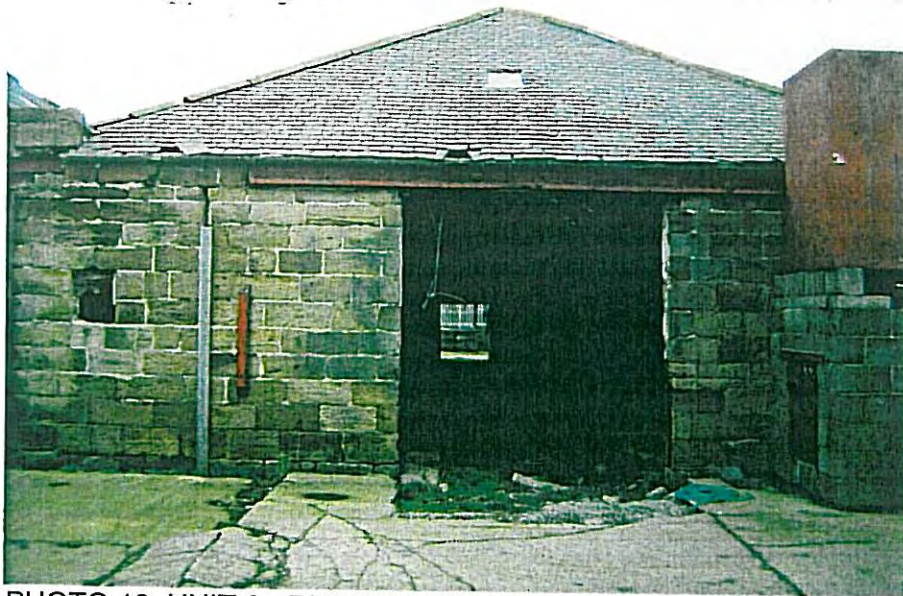


PHOTO 19. UNIT 6 - REAR ELEVATION (3.07)

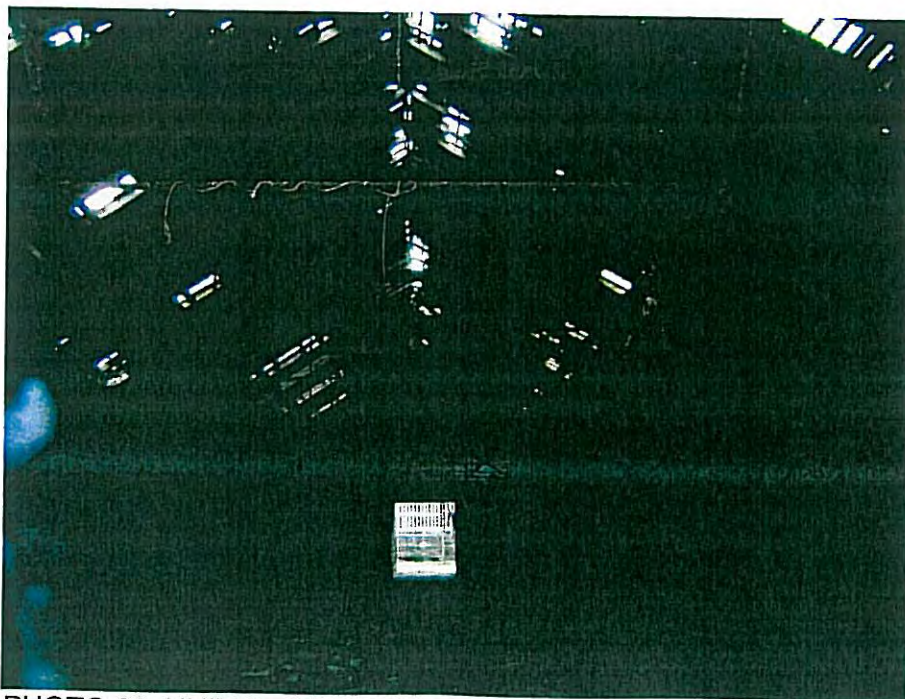


PHOTO 20. UNIT 6 - INTERNAL





PHOTO 21. UNIT 7 – REAR ELEVATION (3.08)



PHOTO 22. UNIT 7 – SIDE ELEVATION (3.08)



PHOTO 23. UNIT 7 – INTERNAL (3.08)





PHOTO 24. UNIT 10 – REAR GABLE & RIGHT HAND SIDE ELEVATION



PHOTO 25. UNIT 10 – LEFT HAND SIDE ELEVATION





PHOTO 26. UNIT 10 – FRONT GABLE ELEVATION

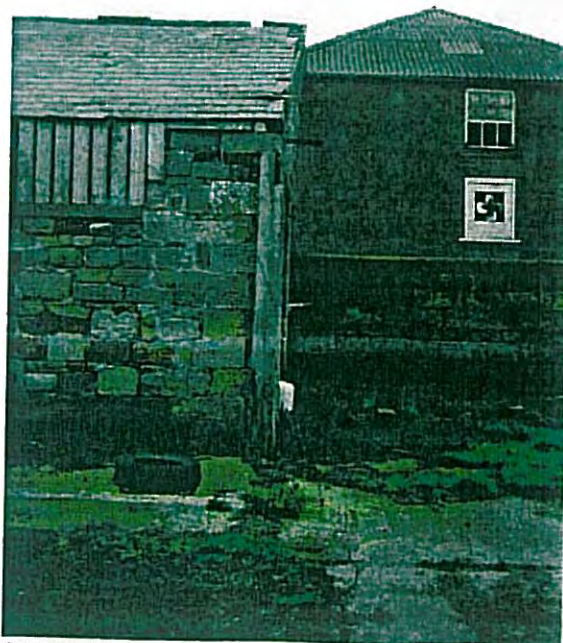


PHOTO 27. UNIT 10 - LEFT HAND SIDE/  
FRONT GABLE



NYMNP

20/12/2018

Site Check Survey  
&  
Bat Emergence Survey Report  
Faceby Lodge Farm  
Stokesley  
North Yorkshire

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Prepared for:  
MD2

Prepared by:

Stuart Johnson BSc MSc MCIEEM  
EcoSurv Ltd  
21 High Green  
Great Ayton  
North Yorkshire  
TS9 6BJ

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# 1 Executive Summary

This section provides a brief summary and as such should be read in conjunction with the rest of this report.

## 1.1 *Survey Visit*

Ecosurv Ltd were commissioned by MD2 to conduct a series of bat emergence surveys of buildings at Faceby Lodge Farm, Stokesley, North Yorkshire centred on grid ref (NZ496040) for the presence of bats prior to the re-development of the site. Multiple evening emergence surveys were undertaken by experienced surveyors during the bat breeding season. The initial risk assessment having been conducted by Brindle & Green.

Building descriptions are found within the risk assessment report.

The habitat surrounding the site is considered to be good for the presence of bats, with pasture fields, deciduous trees, hedgerows and a stream and pond nearby.

A physical survey had found evidence of a bat presence to building 5 with numerous bat droppings to the building material stored within.

No other bat presence was recorded to the other structures on site.

Buildings were assessed by ourselves for the potential for the presence of bats to roost within the structures, surveys were then conducted in accordance with the Bat Good Practice Guidelines 2<sup>nd</sup> Edition.

During our surveys bats were observed to enter the structures within the site predominantly entering the area from the south west and feeding within the barns. A single common pipistrelle was identified as using building 5 as both a cool roost site and a feeding area. No other buildings were found to be used as a roost.

The internal southern wall of building which has numerous holes and crevices that could be exploited by this single bat and a detailed examination failed to find any evidence identifying a specific roosting site. This species is considered to be somewhat opportunistic in roost selection and can use differing roost sites on most days where available.

It was however noted that there was a great deal of bat activity to the farmhouse located immediately to the south west of the site (not forming part of the proposed development at this time).

The buildings on site do provide considerable potential as over winter hibernatory sites due to the shelter provided by surrounding structures and the thick stone walls present to the majority of structures.

The intention is to refurbish and or demolish structures or parts thereof within the site to provide residential accommodation within the existing footprint.

The proposed development plans should as they are shown in P104A not result in the loss of roosting sites for bats to the internal walls of building 5 there would be no need for the acquisition of a European Protected Species licence from Natural England.

There was some evidence of roosting by barn owl within building 8 but no evidence of nesting behaviour. The majority of the structures on site show evidence of nesting barn swallow and common bird species predominantly blackbird within the existing structures.

As part of the development roosting sites for bats, barn owl and nesting sites for these bird species could and should be incorporated within the structures to remain and the new build.

A detailed schedule of works will need to be devised and agreed in order that the proposed development can be undertaken without an impact to roosting or hibernating bats and nesting birds.

The buildings to be demolished and or refurbished contain numerous exploitable roosting and nesting sites for both bats and birds and it is suggested that there is an ecological clerk of works appointed to oversee works in areas where there is potential risk.

## 2 Introduction

### 2.1 *Background*

Ecosurv Ltd were commissioned by MD2 to conduct a series of bat emergence surveys of buildings at Faceby Lodge Farm, Stokesley, North Yorkshire centred on grid ref (NZ496040) for the presence of bats prior to the re-development of the site.

Multiple evening emergence surveys were undertaken by experienced surveyors during the bat breeding season.

A check survey of the site was undertaken by ourselves on 4<sup>th</sup> August 2015, this was subsequently followed up by a series of evening bat surveys.

All surveys were undertaken by experienced surveyors led by Stuart Johnson BSc MSc MCIEEM during the bat breeding season, as per the Bat Survey Good Practice Guidelines 2<sup>nd</sup> Edition.

### *Study Area*

The study area comprises the above site and surrounding habitat.

### 2.2 *Survey Objectives*

The survey aimed to identify if bats or other legally protected species use the structures for roosting, which would potentially be affected by the proposed work. To achieve these aims, an extensive internal and external survey of the site had previously been undertaken.

The surveys were supervised by Stuart Johnson BSc MSc MCIEEM who holds relevant bat scientific licences for England, Scotland and Wales and has undertaken this type of survey throughout the UK for over 14 years. Stuart also holds several EPS development licences where bats have been found at development sites. Stuart was assisted by staff from Ecosurv.



## 3 Methodology

### 3.1 *Initial Assessment*

A walk over survey of the site was undertaken to identify if there were any ecological features or evidence of the presence of notable or protected species within the site or to its immediate surrounds.

This survey would look for the presence of breeding birds, identify bat roost locations or potential locations. Search for evidence of protected species badger, otter and water vole to nearby water courses. Assess water bodies within 500 metres for the presence of great crested newt rare or invasive plant species.

Each structure would be assessed for the potential presence of bats based upon The Bat Survey Good Practice Guidelines 2<sup>nd</sup> Edition and 14 years of experience by the surveyor.

From this initial walkover it was ascertained that the surveys should focus on the presence of bats to the structures on site.

Monitor on each survey evening for the presence of barn owl within the structures on site and identify how bats used the site.

Multiple evening emergence surveys were undertaken between 17<sup>th</sup> August and 15<sup>th</sup> September 2015 and were designed to provide sufficient information in order that the planning authority can make an informed decision.

All field survey techniques, timing, effort and design were selected with comprehensive consideration of the guidance provided in English Nature and the Bat Conservation Trust (BCT) Bat Survey Good Practice Guidelines 2<sup>nd</sup> Edition and the Bat Workers Manual.

Surveys were undertaken by Stuart Johnson BSc MSc MCIEEM together with experience members of Ecosurv Ltd Staff. Stuart holds the relevant Natural England science & education, volunteer roost visitor and are the Natural England volunteer roost visitor trainers for Northumberland.

### 3.2 *Survey Limitations and Constraints*

There were considered to be no limitations with regard to equipment or dates of survey.

Equipment used during the surveys were AnaBat SD2 detectors which record all bat passes for later analysis.

Low light video cameras to record bat and barn owl presence in potential locations within the structures on site.

Static AnaBat Express detectors to record bat presence within several of the structures during the surveys.

The weather was fine and dry with at worst light winds with temperatures no lower than 12°C at the start of the surveys.

## 4 Results

### 4.1 Building Numbers & Locations

Figure 1 Building Numbers From Survey



## 4.2 Building Description and Bat Potential

Table 1 Brief Building Description & Risk

Building Number	Brief Description	Risk
1	A single storey open barn building with a flat corrugated roof which sits directly onto slender wooden beams. No potential for bats, no evidence of a bat presence.	Negligible
2	Single storey open barn building with arched corrugated roof. The building is in two sections, both of which are used as storage space. No potential for bats, no evidence of a bat presence.	Negligible
3	Single storey stable block. At the eastern end of the row of stables - there is a sealed door frame with openings into the cavity walls. Potential for bats, no evidence of a bat presence. Building somewhat draughty internally open doorways damaged missing slates to the roof.	Low/Medium
4	A brick built single storey stable block with wooden doors and a pitched tiled roof. Evidence of nesting barn swallow no evidence of bats. Heavily cobwebbed internally.	Low/Medium
5	A large stone built storage building with a pitched corrugated roof. There are several openings into the building offering easy access for bats. Bat droppings found to the surface of numerous piles of stored building materials throughout this internal area. There are numerous cracks within this wall that could be suitable for bat roosts	High
6	Large stone built granary building. Dusty conditions found on the first floor. Single room on first floor. The stairs and first floor suffer from extensive damp and were judged to be unsafe to carry out surveys. Cement reinforced corrugated asbestos roof. No evidence of a bat presence to the ground floor rooms.	Medium/High
7	Former pig sty (multiple units). Peaked slate roof with internal sheet fibreboard below roof beams. Roof in poor state fibre board wet/ missing in places. Draughty and damp. No evidence of bats.	Low
8	A large stone built barn with a peaked cement reinforced asbestos corrugated sheet roof over a steel frame. There are many holes in the roof and the walls, including a hole to the upper north internal gable into the upper floor of building 6. Medium to high potential for bats, no evidence of a bat presence. Evidence of barn owl to the north west corner of this building no evidence of nesting but there is a potential access to the upper floor of building 6 through the previously mentioned hole.	Medium/High

9	A large brick built barn adjoining building 8 to the east and building 10 to the west. The building has a pitched corrugated roof which is in a poor state of repair. Walls are damp the structure is open to the south and is cold and draughty. Low potential for bats, no evidence of a bat presence	Low
10	Large rectangular building that had previously been used to accommodate pigs. Numerous holes in roof internally very wet draughty negligible to low potential for roosting bats no evidence of a bat presence	Low
11	Stone built single storey stable block with peaked slate roof. Internally heavily cobwebbed draughty cool. <b>Low potential for bats, no evidence of a bat presence.</b>	Low
12	<b>Brick built storage building with peaked slate roof poor condition holes to roof draughty heavily cobwebbed. Low potential for bats, no evidence of a bat presence.</b>	Low
13	No longer present.	Negligible
14	2 barns west barn partially collapsed east barn still intact previous use for livestock. Cement block walls with cement reinforced asbestos sheet material roof and upper walls. <b>Negligible potential for bats, no evidence of a bat presence.</b>	Negligible

The Bat Survey Good Practice Guidelines 2<sup>nd</sup> Edition provides some GUIDANCE as to the number of surveys to be conducted dependent upon the assessed risk identified during initial surveys. Depending upon the observed activity of the bats present within the site this could result in buildings risk for a bat presence increasing from the initial assessment. For example a building identified as having a low potential but upon survey bats were seen emerging from a hole or an area without obvious features the risk would increase and additional surveys added to the schedule.

The below gives a basic understanding of the minimum survey effort clearly a high risk country mansion with an identified large bat presence would potentially require more surveys than a 3 bedroom bungalow with no bats.

Negligible – no surveys

Low – at least 1 survey

Medium – 2 surveys or more

High – 3 surveys or more

### 4.3 Surrounding Habitat Walkover Results

The walkover of land surrounding the site found that the immediate landscape was that of heavily grazed improved pasture land with a species poor grass sward. As bats use tree lines, hedgerows and other shelter features to commute between their roosting sites and areas of forage the site is considered to be somewhat isolated from the surrounding countryside. Hedgerows are minimal leading from the site, to the south is a tree lined



stream which would provide an excellent foraging area for bats. The site itself is of built structures and hard standing.

To the west is Faceby Lodge which has within its grounds a large ornamental pond stocked with fish which is also considered ideal for bats, there is a direct link between the farm and the lodge.

No evidence of otter or water vole was found along the bank sides of the stream to the south. Their presence cannot be discounted as the stream does flow into the River Leven to the north which has records for both species though the stream has no suitable features for water vole at this location.

The tree line to the stream banks does provide potential for roosting bats as the trees are mature and possess features that could be exploited for this purpose by these species.

The pond within Faceby Lodge as stated is stocked with fish and as a result the presence of great crested newt is considered highly unlikely.

No evidence of badger was found during the walk over survey.

Hedgehog are present within the surrounding field system with a dead hedgehog to the field boundary to the south being found.

Regurgitated barn owl pellets together with faeces were found to the north west corner internally to building 8 which has links to both the upper and ground floor areas of building 6.

The structures on site in the main are all in current use as part of a working farm environment with commensurate levels of noise and disturbance.

Evidence of a presence of bats was found to building 5 (multiple bat droppings) all other structures were checked for a bat presence with a negative result so the risk factor was based as within the earlier table.

## 5 Evening Survey Results

Surveys of the structures were conducted on the nights as shown in the attached survey schedule (Appendix 1) this schedule also provides weather conditions start/end times of surveys and sunset times.

Surveyor notes for each survey lists relevant data as to times that first bat was recorded together with species, and when a new species was recorded, if the bat emerged from a structure if so where and how bats use the site i.e. commuting through the site foraging to the periphery of the structures within structures etc.

Flight lines to the site where identified are also noted.

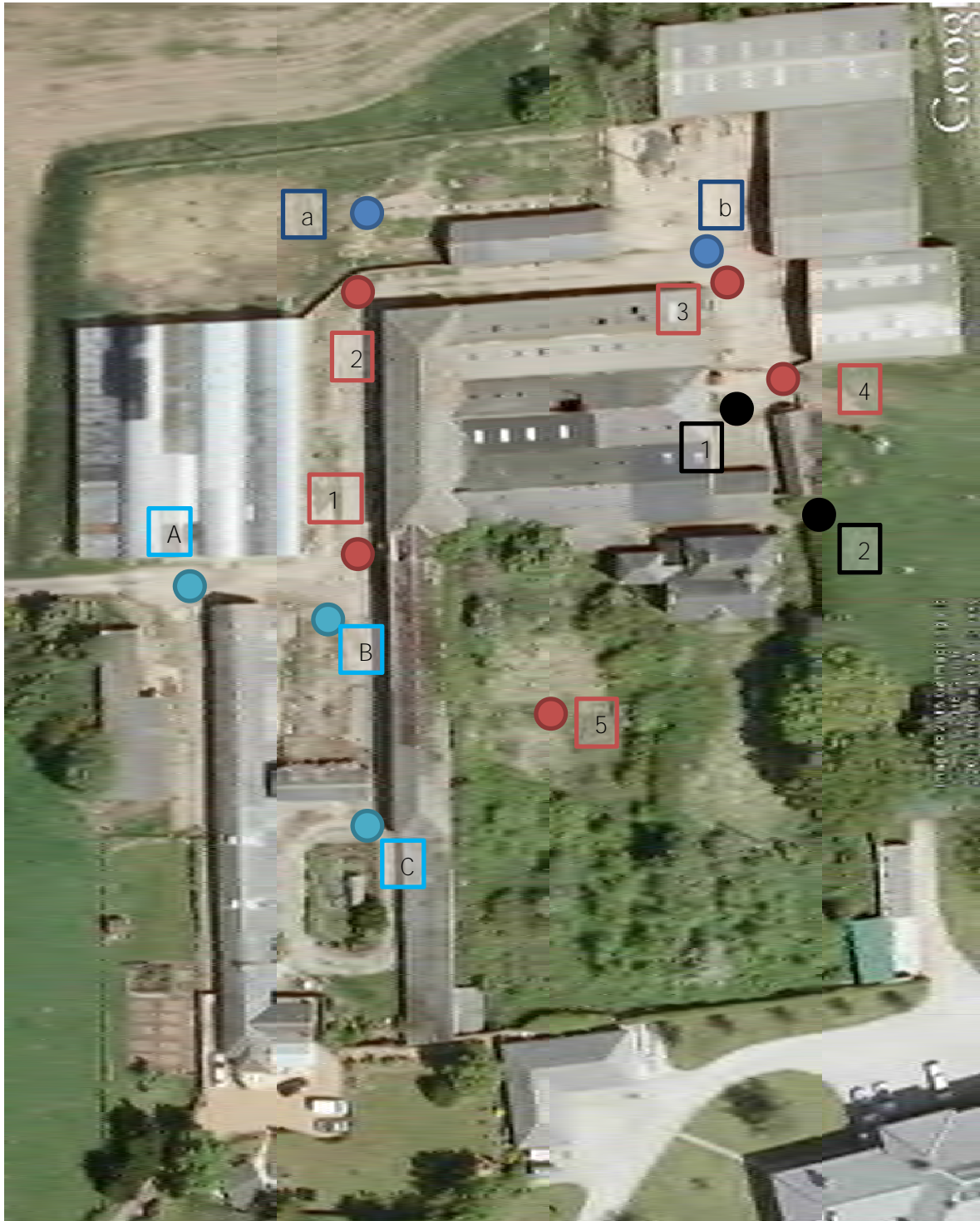
This data has been combined in the attached site plan shown in section 7

Section 6 shows the surveyor locations for each survey and the buildings surveyed.

# 6

## 6.1 Evening Emergence Surveys

Figure 2 Surveyor Locations

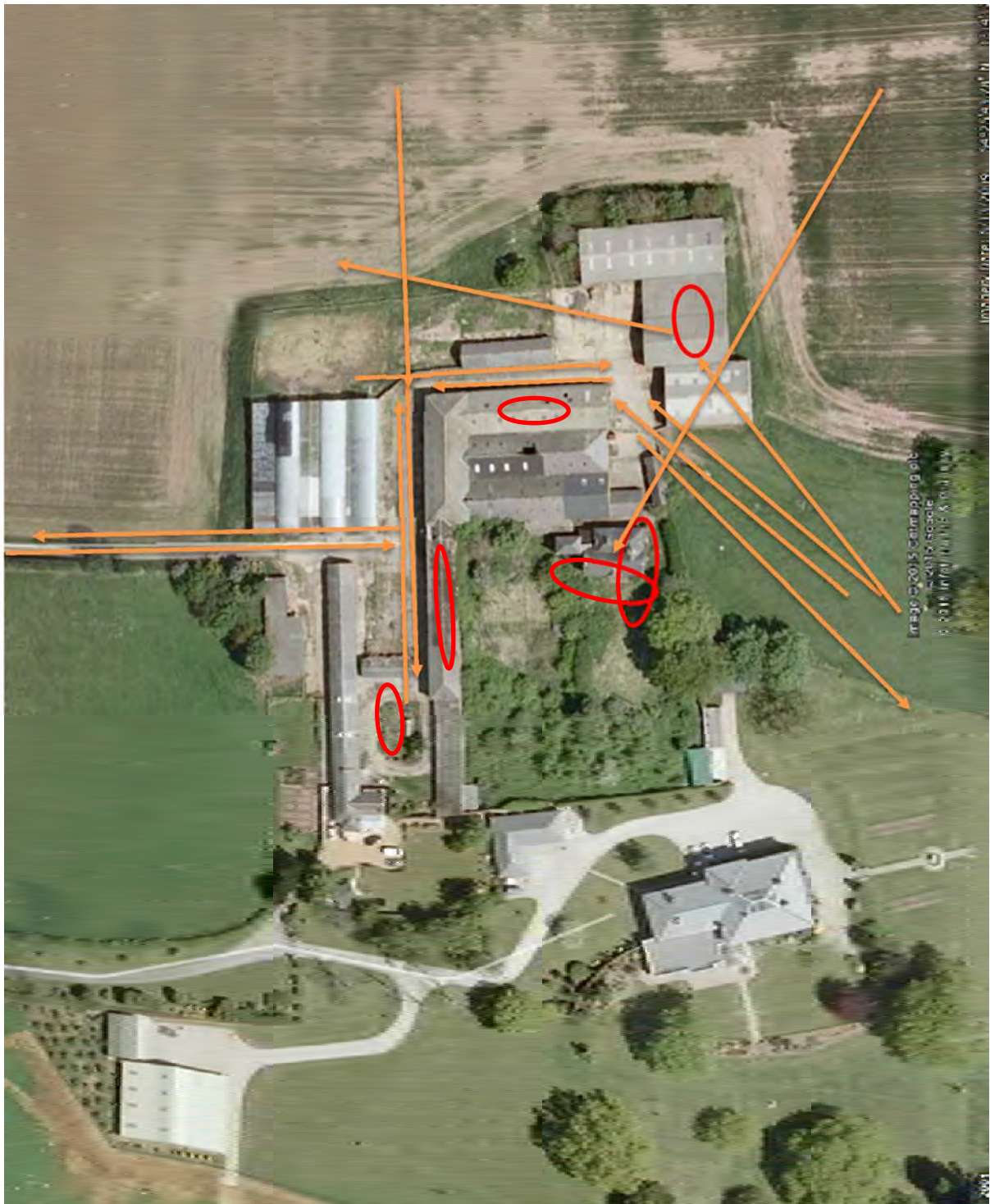


Buildings 3 & 4 ●  
Buildings 5,6,8 & 9 ●

Buildings 11 & 12 ●  
Building 7 ●

# 7 Flight Lines

Figure 3 Bat Flight Lines



Feeding areas



Flight Lines





## 8 Discussion

The survey shows that during the bat breeding season of 2015, bats were observed to enter the site predominantly from the south west with feeding behaviour within buildings 5, 8 and 14 occurring on all evenings. A single bat (common pipistrelle) was recorded as roosting within building 5 (being recorded internally to the structure before recorded or seen externally).

Species recorded were predominantly common pipistrelle, a single myotis bat was observed to enter the site up the north driveway and forage between buildings 3 and 5 on all evenings (17/8/15 2/9/15, 15/9/15).

A low light video camera was installed to building 8 and focused on the hole from 6 into 8 upper floor no evidence of bats or barn owl utilising this route between the structures was observed.

Barn owl regurgitated pellets and faeces were checked on each survey evening without observing any noticeable increase from that found at the beginning of August.

It is clear that the barns within the site provide sheltered foraging areas for bats with buildings 8 and 14 supporting the majority of this behaviour. Building 5 is used by a single bat as a foraging area and a roost. Bats were also observed to be feeding to the north face of buildings 5 and 6, and to the roadway between buildings 7 and 8.

On the final survey night a great deal of bat activity was identified to the unoccupied dwelling the immediate south west of the site and this should be considered in any future developments for this structure.

The plans provided to ourselves show the following changes to the structures on site.

*Table 2 Brief Building Development as per Plans Provided & Implications*

Building No.	Changes/Timing of Works/Issues/Mitigation Proposals
1	To be demolished no potential impact to bats or breeding birds.
2	To be demolished and a purpose built "Parking Barn" to be constructed on site. No impact to bats or breeding birds. Potential site for barn owl nest box, bird nest boxes and bat roost boxes as part of site mitigation.
3	To be redeveloped on existing footprint. Loss of barn swallow nesting sites and potential cool roost sites for bats. Mitigation should include nesting sites for birds and roost sites for bats. Timing of works to this building is a potential constraint.
4	To be redeveloped on existing footprint. Loss of barn swallow nesting sites and potential cool roost sites for bats. Mitigation should include nesting sites for birds and roost sites for bats. Timing of works to this building is a potential constraint.
5	To remain as an open fronted parking barn, will require work to roof of this structure and possibly to walls. This is the site of the only confirmed bat roosting area. The building is used by a single common pipistrelle bat as a cool daytime roosting and feeding area. This species will utilise several holes and crevices where present and can switch between roost locations nightly. No specific location was identified as a roost. The structure provides multiple holes and crevices to the south wall and to the support pillars. Repairs/refurbishment should retain these features for bats. Work should be undertaken to this building at times and in a manner that will not impact upon the bat presence.

	Should an appropriate work schedule and method statement be devised retaining all roosting sites, there should be no need for the acquisition of a European Protected Species Licence for this building. Potential site for barn owl nest box, bird nest boxes and bat roost boxes as part of site mitigation for the site development. Timing of works to this building is a potential constraint.
6	<p>It appears that the height of this structure may be reduced and that the central section is to be removed to provide access to a courtyard area to the south.</p> <p>No access was possible to the upper floor of this structure due to the poor state of the floor and stair.</p> <p>Building 6 links directly to 8 where evidence of a barn owl presence was found to the floor of 8.</p> <p>Evidence of nesting barn swallow was found to the ground floor of 6 together with evidence of nesting by blackbird. These internal features will be lost.</p> <p>Potential site for bird nest boxes and bat roost boxes to be incorporated into the structure as part of site mitigation for the site development.</p> <p>Timing of works to this building is a potential constraint.</p>
7	To be demolished minimal use of this building by nesting barn swallow. Timing of works to this building is a potential constraint.
8	To be retained. Conversion to residential. Potential site for bird nest boxes and bat roost boxes to be incorporated into the structure as part of site mitigation for the site development. Timing of works to this building is a potential constraint bats and breeding birds.
9	To be demolished. Timing of works to this building is a potential constraint breeding birds.
10	To be refurbished. Potential site for bird nest boxes and bat roost boxes to be incorporated into the structure as part of site mitigation for the site development. Timing of works to this building is a potential constraint, minor potential for breeding birds.
11	To be refurbished. Timing of works to this building is a potential constraint, minor potential for breeding birds.
12	To be demolished. Timing of works to this building is a potential constraint breeding birds.
13	To be demolished.
14	To be demolished.

## 9 Recommendations

The roost to building 5 is unknown and due to the shuttering to the north side vision within during the evenings is so poor as to make the identification of a bat emerging from a roost site impossible.

With proper timing for works in this area it should be possible to conduct works in this area retaining all possible roost locations whilst ensuring the building retains the functionality of the proposed use. This would therefore not require the provision of a European Protected Species Licence.

Were the potential roost locations to be sealed there would be a requirement for such a licence from Natural England before works could commence.

A roost in regular use would tend to show marks at the entrance and droppings below no such indicators were observed. Therefore it is reasonable to assume that the common pipistrelle bat is using different holes of which there are a great number as different daytime roosting sites within the structure.

Barn owl have been present within building 8 on a number of days confirmed by the number of regurgitated pellets but not present between the beginning of August and the end of our surveys.

The proposed development will result in considerable changes to the current layout of buildings within the site. Works will result in the loss of numerous potential bat roosting sites both daytime and potentially hibernatory sites.

The development will also result in the loss of bird nesting sites within the structures.

Therefore it should be understood that there will be a need to identify a detailed schedule of works in order to avoid obstructing roost sites, killing or injuring a bat/s.

A temporary roosting site should be provided for bats this should be located at a suitable location to the site boundary, this roost would act as a release point should bats be found during the construction phase. A location to the east of building 13 adjacent to the tree line there would be suitable but only after this building is demolished and the debris removed.

An ecological clerk of works should be appointed and be present during the demolition process and should advise on methods to ensure no injury to bats and or breeding birds.

Staff working on the construction should as part of their site induction be provided with a toolbox talk on UK bats and their legal protection, together with the signs that would indicate the presence of bats.

Roost locations would be identified to the staff to ensure that no unauthorised work occurs in these areas.

Pointing of holes to the stonework should be undertaken outside of the hibernatory period for bats (November to end of March) and should be such that holes are retained at suitable locations to allow bats to still have access to the rubble infill beyond. This can be achieved by inserting a paper wrapped 25cms dia. baton within the hole or crevice identified as a potential roost site, pointing around the baton and when the cement has dried withdrawing the baton.

Works should be undertaken outside of the March to end of August breeding bird period, or the entrances to the structures to be developed should be netted off to prevent access by birds. This however in the case of this site may be difficult to achieve.

Therefore if demolition works are to be undertaken during this time checks for the presence of breeding birds should be undertaken by a suitably qualified ecologist prior to commencement within the various sections.

Should evidence of nesting birds be found a suitable buffer zone would be identified by the ecologist and works would not occur within this area until birds have fledged.

Note barn owls have and do breed throughout the year so checks for this bird should be undertaken prior to works at any time of the year.

The clerk of works should also pay random visits post demolition to the site to ensure that no works are occurring in the vicinity of the identified roosting and nesting sites.

Should bats be observed during the demolition/construction process all work should stop and a member of our staff contacted for advice.

Any bat found will be captured by hand or hand net retained and released into the general location of the site the same evening.

Should the weather be unsuitable it may be necessary for the ecologist to retain the bat in suitable conditions over the winter period and released the following spring.

External lighting to the site should be low level, low wattage with the building faces free from all additional illumination lighting within building 5 should be on an auto activation with a very short period of illumination triggered by motion sensors.

Care should be taken to ensure that the roost locations are free from secondary illumination.

Habibat Bat Roost Boxes should be used and incorporated within the structures on site to provide additional habitat for bats and these roost boxes are approved by The Bat Conservation Trust.

Barn owl nest boxes as per the design provided by The Barn Owl Trust should be installed to both the parking barn and to the covered parking area identified as building 5.

A detailed timing schedule of works should be drawn up with consultation between the architect, builder and ecologist in order that the legal protection for bats and birds is maintained throughout the development.



## 10 References

Bat Conservation Trust; Bats and the Law, BCT

Bat Conservation Trust. (2012). Bat Surveys Good Practice Guidelines. Bat Conservation Trust

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

NBN. The National Biodiversity Network. Available from: <http://www.nbn.org.uk/>

Richardson, P, 2000a, Distribution Atlas of Bats in Britain and Ireland, Bat Conservation Trust.

Magic Maps <http://www.magic.gov.uk/website/magic/>

## 11 Appendix 1: Survey Results

N=North, S=South, E=East and W=West

HNS = Heard Not Seen

See attached site plan for surveyor locations

Building 7

Date & Time	Surveyor	Species	Comments
17/08/15			Fine dry light wind 1/8 <sup>th</sup> cloud 16°C
			Start 20.30, Sunset @ 20.37
21.07	a	45 pip	HNS
21.16	a	45 pip	HNS
21.19	a	45 pip	HNS
21.20	a	45 pip	From east over surveyor towards building 6
21.40	a	45 pip	From NE corner of 6 towards E
21.43 – 23.10	a	45 pip	HNS numerous bat passes, from 23.10 to dark to observe bats
20.45	b	45 pip	SE to NW
20.47	b	45 pip	HNS
21.16	b	45 pip X 3	From N to S between 7 & 8
21.17	b	45 pip	From N to S between 7 & 8
21.25-23.02	b	45 pip	Multiple passes to between 7&8 feeding
	a&b		No emergence or entry by bats to or from building 7
23.30			End of survey 15°C

Buildings 5,6,8,9 and 10.

Date & Time	Surveyor	Species	Comments
17/08/15			Fine dry light wind 1/8 <sup>th</sup> cloud 16°C
			Start 20.30, Sunset @ 20.37
20.42	1	45 pip	HNS
20.59	1	45 pip	HNS
21.00	1	45 pip	From W into 5
21.01	1	45 pip	W – E down N side of 5
21.07	1	45 pip	From inside 5 W to E to entrance emerged and returned back into barn
21.08-23.30	1	45 pip	Continuous feeding within 5
21.10-23.30	1	45 pip	Occasional bat passes external to 5 bats flying E-W and return between 5 and 4
21.21	1	Myotis	N –S up driveway feeding to N side of 5
21.21-22.19	1	Myotis	Occasional feeding to N side of 5
20.42	A/bat Express inside 5	45 pip	First pass
20.53		45 pip	Second pass
20.59 – 23.30		45 pip	Continuous feeding behaviour
		45 pip	
21.07	2	45 pip	Bats out of 6 from S to N
21.16	2	45 pip	Bats into 6 N to S
21.16	2	45 pip	N – S to E side of 6 and return
21.20	2	45 pip	Out of 6 turned S down E side
21.21	2	45 pip	Out of 6 turned S down E side
21.40	2	45 pip	HNS multiple passes in area difficult to see against building
20.45	3	45 pip	SE to NW
20.47	3	45 pip	HNS
20.51	3	Multiple bats 10+	Flew into barn 14 from SW feeding in there
21.16	3	45 pip X 3	From N to S between 7 & 8
21.17	3	45 pip	From N to S between 7 & 8
21.22	3	45 pip	Out of barn 14

21.23	3	45 pip	14 to 8
21.24	3	45 pip	14 to 8 feeding in 8
21.25-23.02	3	45 pip	Multiple passes to between 7&8 feeding
21.28	3	45 pip	Out of barn 14
21.29	3	45 pip	Out of barn 14
20.40	4	45 pip	From SE into 8 feeding in 8
20.41- 20.45	4	45 pip 10+	Multiple bats from SE into 8 feeding to N end of barn
20.49 – 21.35	4	45 pip	Bats out and return to barn 8 multiple times
21.53	4	45 pip	HNS
22.12 -22.53	4	45 pip	Bats to W towards farmhouse occasional sighting over roof to W
21.07 – 23.15	5	45 pip	Bats heard but not seen no emergence from rear of building 5
23.30			End of survey 15°C



## Buildings 3 &amp; 4

Date & Time	Surveyor	Species	Comments
02/09/15			Fine dry light wind 5/8 <sup>th</sup> cloud 14°C
			Start 19.50, Sunset @ 19.58
20.11 – 21.40	A	45 pip	Up to 2 bats. To S feeding to N side of 5 & 6 continuous and into building 2
20.42	A	Myotis	Up driveway from N to S feeding to buildings to S
20.07	B	45 pip	To barn to E (Building 2) feeding
20.11	B	45 pip	To S feeding to N side of 5 & 6
20.11	B	45 pip	Continuous feeding to S feeding to N side of 5 & 6 and within 2
20.04 – 21.40	C		From W to rear courtyard feeding single bat continuously until end of survey
			No emergence observed from buildings
	Anabat Express in building 3		No records
	Anabat Express in building 4 North		No records
	Anabat Express in building 4		No records
21.40			End of survey 12°C

Buildings 5,6,8,9 and 10.

Date & Time	Surveyor	Species	Comments
02/09/15			Fine dry light wind 5/8 <sup>th</sup> cloud 14°C
			Start 19.50, Sunset @ 19.58
20.00	A/bat Express inside 5	45 pip	First pass
20.02	1	45 pip	HNS
20.03	1	45 pip	Within 5 feeding
20.06	1	45 pip	Feeding behaviour within 5 flying internally emerging from E side and back into 5 on numerous occasions. Single bat only.
20.22	1	Myotis	From N – S down driveway
20.29	1	45 pip	Up driveway from N to S feeding to building 6 between 6 and 2.
20.00– 21.40		45 pip	Continuous feeding behaviour within 5
20.10	2	45 pip	From S – N down E face & return Feeding to E side
21.15	2	45 pip	From E face to N side feeding
21.15 -21.31	2	45 pip	Continuous feeding to E and N faces of 6 & 8 by up to 3 bats
21.31-21.40	2	45 pip	No further bats
20.10	3	45 pip	From S – N down E face & return feeding to E side and back numerous times.
20.14 – 21.17	3	45 pip	Multiple bats from SW into site feeding in 14 & 8 and flying between 14 & 8
21.17	3	45 pip	Activity in 14 & 8 less bats leaving site to S wind increasing from S cooler
21.23	3	45 pip	No further bat activity
		45 pip	
20.10	4	45 pip	From SE into 8 and 9 feeding in 8 & 9
20.12		45 pip	From SE to 14 and beyond entering through W side of 14
20.10 – 2025	4	45 pip 10 minimum	Multiple bats from SE into 8 and 9 feeding
20.49 – 21.35	4	45 pip	Bats all out of 8 and 9

			No evidence of emergence from 8 or 9 all activity appears to be bats feeding on insects within 8 & 9
20.07	5	45 pip	Bats flying to house to S within garden between house and rear of 5 left to W
20.12 – 20.31	5	45 pip	Further bat to garden did not emerge from 5 feeding continuously
20.52	5	45 pip	HNS
21.13	5	45 pip	HNS
21.22	5	45 pip	HNS
	5		No further bats no emergence.
			Bat within 5 not seen to enter recorded on Express prior to bat being recorded externally
21.40			End of survey 12°C

## Buildings 3 &amp; 4

Date & Time	Surveyor	Species	Comments
15/09/15			Fine dry light wind 7/8 <sup>th</sup> cloud 13°C
			Start 19.13, Sunset @ 19.25
19.45	A	45 pip	HNS
20.18	A	45 pip	To barn 2
20.19	A	45 pip	To barn 2
20.22	A	Myotis	N – S down driveway
21.20	A	45 pip	From east over surveyor towards building 6
21.40	A	45 pip	From NE corner of 6 towards E
21.43 – 23.10	A	45 pip	HNS numerous bat passes, from 23.10 to dark to observe bats
19.37	B	45 pip	HNS
19.37	B	45 pip	To building 5 feeding continuously within and just outside east end
19.38 - 21.16	B	45 pip 3 +	Feeding to N of 5 continuous although V dark still able to see occasional bat pass
21.10	B	45 pip	End
21.25-23.02	B	45 pip	Multiple passes to between 7&8 feeding
19.41	C		HNS a number of times pass to E
20.13	C		Feeding to yard to W of 4 briefly came from E left to E
20.27	C		Very dark no moon
20.28 – 21.10	C		HNS occasional bat pass
	Anabat Express in building 3		No Records of Bat Activity
	Anabat Express in building 4 North		No Records of Bat Activity
	Anabat Express in building 4		No Records of Bat Activity
21.10			End of survey 12°C



Buildings 5,6,8,9 and 10.

Date & Time	Surveyor	Species	Comments
15/09/15			Fine dry light wind 7/8 <sup>th</sup> cloud 13°C
			Start 19.13, Sunset @ 19.22
19.37	A/bat Express inside 5	45 pip	First pass
19.37	1	45 pip	HNS
19.37	1	45 pip	Within 5 feeding
19.41	1	45 pip x 2	1 within building 5 1 to north side both feeding external bat came from W
19.48	1	45 pip x 3	2 W – E down N side of 5 1 within 5
19.50 -20.22	1	45 pip x 2	To E end of 5 feeding
21.08-23.30	1	45 pip	Continuous feeding within 5
20.22	1	Myotis & 45 pip	From N to site feeding to N side of 5 with 45 pip
20.24	1		Activity stopped
20.25-21.10	1	45 pip	Bat from W to between 5 & 4 feeding. Continuous feeding to 5 and to area between 5 and 4 very dark from 20.15 unable to see bats
19.37	A/bat Express inside 5	45 pip	First pass
19.38	A/bat Express inside 5	45 pip	Second pass
19.38 – 21.34	A/bat Express inside 5	45 pip	Continuous feeding behaviour within 5
19.40	2	45 pip	
19.50	2	45 pip	From SE and into barn 2 feeding and out
19.51	2	45 pip	Occasional feeding to 2
19.52	2	45 pip	From 2 up east side of 8 towards 14
19.53-21.22	2	45 pip	Bat feeding to S along E side of 8
19.40	3	45 pip	SE into 14 and out repeatedly
19.41	3	45 pip	Into 8 feeding

19.49	3	45 pip	Into 8 feeding
19.50	3	45 pip	Into 8 feeding
19.51	3	45 pip	Into 8 feeding
19.56	3	45 pip	Multiple bats into and out of 8 feeding to barn and area outside bats from SE
20.01	3	45 pip	Feeding by a number of bats 4+ to area to S of 8
20.10	3	45 pip	N – S along E side of 8 feeding
20.25	3		Dark!
20.14 – 21.10	3	45 pip	N – S along E side of 8 feeding
19.40	4	45 pip	From SE into 8
19.41- 19.57	4	45 pip 10+	From SE into 8
20.00 -	4	45 pip 5+	Bats feeding to S of 8,9 & 10
20.01 – 20.30	4	45 pip	Bats heard multiple passes lot of activity to farmhouse to W
20.33	4	45 pip	HNS dark no moon
20.34 -21.13	4	45 pip	HNS multiple
19.47 – 21.15	5	45 pip	No bats seen emerging from rear of building 5 Numerous bats however both heard and seen to the farmhouse to the south.
21.20			End of survey 12°C

## 12 Images

Building 3 from East.



North face of 3.

