

GRIBDALE STABLES DIKES LANE, GREAT AYTON, TS9 6HA

**Conversion of redundant equestrian building to provide
habitable holiday accommodation, a cycle hire shop and cafe.**

Design and Access Statement

Introduction

The property, the subject of this application is a redundant, steel frame and blockwork with asbestos sheet roof, agricultural building and it is in reasonably good structural condition.

The building is constructed of concrete blocks with sand/cement rendering. The roof has a steel frame with asbestos/cement sheets and a shallow pitch. Windows are painted softwood casements. Doors are sliding timber to the front with a steel security door to the rear ground floor and a timber entrance door to the first-floor rear. There is also a wrought iron staircase at the back providing access to the first floor.

Building History

It was built in 1973 by Mr Turnbull of Red Roofs and was granted planning permission for an equine trekking centre and car parking for 20 cars in 1973. Planning ref: NYM3/3/2601E.

After Mr Turnbull's death the paddock and building were bought by Kevin Pearson of 20 Dikes Lane in July 1988.

In August 2005 ownership of the stables and paddock was transferred to his son Mark Pearson also of 20 Dikes Lane.

Since 2005 the building has been used for storage and various schemes have been tried to use the land for small scale agricultural use including, chickens, geese, goats, calves and most recently pigs. None of which has been sustainable due to the shortage of space and grazing.

Business Proposals

The business use that would appear to be suitable for development of the site as a Mountain Bike Trekking Centre for the following reasons.

Start with 20 mountain bikes for hire with holiday accommodation and a café.

Initially bookings by internet or phone moving towards accommodating casual hire.

Offer a selection of mapped cycle routes of varying degrees of difficulty and distance. Including local landmarks, refreshment stops and places of interest. Suggesting the Esk Valley rail service to expand and vary routes.

Seek permission from forestry for direct access like horse trekking once had. E.g. Guisborough Wood, Dalby. The website singletrAction.co.uk is working on similar projects.

Offer a guided service employing local guides for days or weekends.

Target tourists staying in local hotels, holiday parks, campsites & pods, scout groups. Local education authorities, youth clubs etc.

Offer corporate and team building packages.

Links with local area tourist websites including NYMNP, visit England, Welcome to Yorkshire, British cycling & specialist UK cycling holiday sites.

Work towards getting a mini bus to offer a Sherpa service for longer distance routes and for collecting groups from train/bus stations and airports which will appeal to foreign tourists.

Hopefully forge links with established cycle centres such as Yorkshire cycle hub at Danby & Dales cycle centre at Swale dale.

Hopefully it will be possible to use all latest green technologies during construction including heat exchange units, solar and hydro (PICO) technology and grey & rainwater recycling.

Current Position

The current owners are fortunate to have an asset like this building in such a beautiful part of the country and it would be good to be able to share the area in a sustainable way.

Since owning the property Mr Pearson has not been able to devote time, effort and funds to developing the building and land but is now able to do so and would appreciate input from the NYNPD to agree on a sustainable use for the building which would suit both parties and improve the area for both visitors and neighbours.

Proposals

It is proposed that the building be converted to provide a cycle hire shop and café to the ground floor with two holiday apartments to the first floor. If approved this will provide a tourist attraction and work for a few local residents.

The building will be retained more or less as existing but with the asbestos roof covering replaced with lightweight tiles. The top half of the walls will have natural cedar wood cladding with lower half rendering decorated in an agreed heritage colour.

Existing windows will be enlarged, and together with additional units will be double glazed with softwood/Aluminium frames in a heritage colour.

Existing door openings will be retained with additional units as indicated within the attached drawings. The existing sliding doors to the front will be retained and concealing a modern door system.

There will be an oak framed entrance foyer providing access to the café together with two new wrought iron staircases to provide access to the first-floor apartments.

Interior Layout

The cycle shop will be open plan with room for office area, cycle storage and repairs work area and other associated equipment. Access to toilets and café will be through a doorway within the back wall.

The Café will have both internal and external dining areas with access to toilets and level access to the assisted toilet which will also be provided with baby change facilities.

Behind the scenes there will be a modest food preparation area with a view to providing refreshments and light meals.

The apartments to the first floor will be accessed via the wrought iron staircases and both will provide two-bedroom accommodation. One will be provided with a bathroom and the other will have a shower room.

Both will have the benefit of full working kitchens together with dining and lounge areas. Balconies with extensive views of the hills will be accessed through bi-fold glazed doors.

There will be a sound proof bi-fold door system dividing the two dining areas with a view to be able to provide one four bedroom unit to accommodate larger groups. Research has indicated that larger units are in great demand in this area and the ability to provide this would be a useful asset.

Existing Landscaping:

Access to the site is currently through a steel farm gate supported by two brick pillars with an overgrown hedge and a horse chestnut tree.

An existing driveway and car parking are to the front (West) of the building with a much-overgrown hedge dividing the car park and driveway from the highway.

To the right (South) of the driveway the paddock drops dramatically down towards a narrow stream and is currently overgrown.

Proposed Landscaping:

It is proposed that the driveway access and visibility will be improved by:

Removing the gate and pillars and the driveway widened to 6m to allow for two cars to pass at the access/egress point.

The hedge is to be pruned and cut back to improve visibility to and from the driveway access.

The horse chestnut tree will be retained, safeguarded and pruned if required.

The overgrown hedge will be trimmed as required and protected.

The driveway and car parking area will be restored and resurfaced with fresh gravel/road-planings. Assisted car parking spaces will be reserved close to the entrances to the shop, café and accommodation units.

The paddock will be maintained with a grassed area with planting to include native wild flowers and an area set aside as a nature reserve.

Accessibility:

Assisted car parking will be provided close to the entrances to the shop, café and accommodation units.

Both the shop and café will have level access to their entrance doors and the inside floors will be level throughout with an assisted toilet provided within the café.

Access to the apartments is via wrought iron staircases which will be as shallow as possible to accommodate all but the most seriously disabled.

Inside the apartments the floors will be level throughout except for shallow steps down to the lounge areas. Consideration will be given to eliminating the steps during the design process if possible bearing in mind that we are working within an existing building which comes with design restrictions.

One of the bathrooms will be fitted with a bath and the other with a walk-in shower and both entrance doors will be opening out.

Bearing in mind the restrictions imposed by working within an existing building we have tried to make the entire project available to all but the most seriously incapacitated throughout the entire property.

Summary

If this project is approved and the business is encouraged to flourish this will go towards providing a service for visitors and provide local jobs for those who are fortunate enough to live and work within the National Park.

The design for this project has been undertaken with care and none of the proposed works will have a detrimental effect on the existing building, neighbouring properties or the surrounding area. It will bring back to life a derelict building and give it a new purpose for the foreseeable future. We believe it is encouraging the effective use of previously developed land to encourage and promote tourism within NYMNP

The development is intended to be in compliance with NP tourism and recreational policy and among other things provide opportunities for visitors to increase their awareness, understanding and special qualities of the National Park

The building is in close proximity to the Esk valley railway, Sustrans national cycle routes 165 &168 and the recent development of 'Angrove country park'. If permitted we believe this development would compliment all of these existing tourist attractions without being of detriment to the natural beauty of the NYMNP

Alan Vandome
November 2018

7 December 2018

NYMNPA
07/12/2018

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site GRIBDALE STABLES DIKES LANE

1. Please indicate distance to nearest mains drainage 1/2 mile STAYTON TS96HS

2. Number of Occupiers of proposed development:

Full Time 6
Part Time 2

3. Number of previous occupiers (if applicable) 2 part time

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: *If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
NB: *A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.*

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank _____

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) _____

NYMNPA

25/01/2019



McGregor Lang Limited
Consulting Structural Engineers

14th January 2019

Our ref : ML04778/S/JLB.

Mr M Pearson
c/o Gribdale Stables
Dikes Lane
Great Ayton
TS9 6HJ

Structural Engineering
Commercial & Domestic Structural Surveys
Mortgage & Insurance Reports
Planning Supervision
Condition Surveys
Property Defect Inspections
Feasibility Studies

Emailed only :

Dear Mr Pearson

ML04778 – Structural Inspection to Gribdale Stables, Dikes Lane, Great Ayton.

Further to recent instructions received from you with regard to ourselves undertaking a visual structural inspection of the above property, we confirm that we visited the property on 10th January 2019 and would report as follows.

Introduction

Our instructions are to carry out a visual structural inspection of the property and comment where possible on the condition of the various elements of the property in relation to a Planning Application.

The visual survey was limited to areas where the structure was exposed and no comments have been made where the structure was hidden behind existing finishes or was inaccessible, although where possible we have provided our opinion with regard to the structure beneath. No analysis of the structural elements has been carried out to prove the adequacy of these elements.

The external survey was conducted from ground level. The visual inspection was carried out on 10th January 2019 and comments contained within the report reflect the condition of the property at the time the inspection was undertaken.

The property is not habited. The external walls of the property are blockwork having an external render finish. The property has a pitched roof being covered in a corrugated sheeting. The property is on two levels being ground and first floor with the first floor being accessed from an external staircase.

The following report details the various areas of the property. The external inspection was carried out from ground level. For the purposes of this report only we have taken the front elevation, that is the elevation facing the access way, as being West facing and have related our comments to this orientation.

Internal Inspection

First floor level

From the East via a separate steel staircase the first floor is accessed.

The roof is formed adopting steel angles spanning in a West to East direction from the West to the East gable having an intermediate support from a fabricated inverted V steel truss spanning between the North and the South walls. This steel inverted V truss appears to bear on to the top of the North and South walls. The purlins are at regular and relatively close centres with seven angles noted to each pitch.

The angles provide support to a corrugated sheet appearing to be asbestos over to the roof pitches. There is an angle positioned over the head of the North and South walls providing a support at this position. Internally to the underside of the roof structure is a board. The board would not appear to be an insulated board simply a board to hide the corrugated sheeting and the structure generally to the roof beyond. This board has been affected by damp ingress over time. The angle purlins are positioned on top of the channel section truss.

The steel inverted V truss is at the approximate mid position of the area. No columns or vertical members are present with the area being clear and open. The truss rafter appears to be a 75mm wide x 150mm deep channel section.

At the apex or the ridge there is a haunch being plated and welded offering the stiffness necessary to prevent roof spread. The sheeting over the roof will be relatively light weight. It would be assumed that the sheeting will be removed and replaced. Any replacement sheeting shall be of a similar if not lesser weight unless the truss and structure generally is to be strengthened providing that this is the case then the roof loading may be increased accordingly.

Generally the steelwork to the roof would generally appear to be in order with no visible signs of distress or excessive deflections. Rusting is evident but not excessive. We would suggest that the existing steel sections are wire brushed to remove rust and any loose paint finish with the steelwork then being repainted so as to provide suitable protection.

The 65 x 65 x approximately 5 RSA purlins are at approximately 750mm centres along the pitch of the roof. The purlins appear to take a bearing within the gable wall. No positive connection appears present although this may be provided over the body of the wall from above. No holding down straps are present at the bearing position holding and strapping the purlins at the bearings to the gable walls. There are no visible signs of distress to suggest that the purlins have lifted at the bearing locations however it would be prudent in the proposed refurbishment that straps are provided to ensure that a suitable and positive connection is offered.

It is apparent that the roof is leaking at the junction with the West and East gable walls with water appearing to be tracking down the face of the walls and the bearings of the steel angles. During the refurbishment the bearings of the steel angles shall be checked and confirmed as these areas are not visible from the first floor level or via a ladder being mortared over. Therefore through water ingress additional rusting and deterioration may have occurred, which should be checked and confirmed. Although it could not be fully confirmed, it would appear that the water ingress appears to be occurring at the junction between the roof and the tabling over each gable wall. The boarding at the gable positions is poor with water ingress deteriorating the boarding. This would be removed during any refurbishment. The floor joists span in a North to South direction.

Slight cracking is present to the gable masonry at the mortar joints. This is likely to have been increased following the ingress of water although it is thought that the lintel over the large opening at the ground floor level may have settled slightly. There were no visible signs of distress to suggest that recent movement has or is occurring and as such it would be through that any movement that may have occurred is longstanding. It is also possible that contraction and expansion may have occurred particularly during hot periods of weather to the solid masonry walls. This expansion and contraction may cause slight cracking to the masonry over time. The cracking noted is only slight and minor and would be re-pointed during any refurbishment.

To the East and West gables there are timber windows. These have decayed and are rotten particularly to the lower levels through water ingress and exposure. These would require replacement during any refurbishment.

Over the openings are concrete lintels. At the bearings the lintels have been increased in depth. The concrete would appear to have been cast- in-situ appearing to be in order with no visible signs of distress, movement or cracking being apparent.

Erosion of the mortar joints along with slight cracking is noted to the gables as previously suggested. As previously noted this would appear to be through slight movement below and the ingress of water through the roof junction with the gable wall at the tabling. It was also apparent that slight cracking between the North and South walls and the West gable. This is only slight not being significant or cause for concern.

Internally the walls are painted with a render being provided to the external face of the blockwork. The blockwork appears to be 240mm overall including the external render. From areas of damage around the window openings it would appear that the blockwork is actually hollow.

Between the South wall and that to the West the cracking is slightly worse with more water ingress apparent. This is also present at the lower levels where the water has splashed back against the wall over time. Decay to the floor boarding at the junction with the West gable is apparent. This is due to the ingressing water down the gable from the roof over. The floor has deteriorated generally although this is more to the surface of the boarding rather than to the structure, which would generally appear to be in order with no visible signs of distress apparent. Deterioration to the floor boarding is noted being sporadic across the floor. This is not excessive tending to be worse at the junction with the walls to both the West and East.

Along the West gable it is apparent that there is a deterioration of the wall finish generally. As previously noted slight cracking at the mortar joints is apparent being generally under the window. This is not excessive and minimal re-pointing would be necessary as previously suggested.

Considering the junction of the gable wall to the West and the purlins it is apparent that very slight 'pulling' has occurred. This is however likely to be through accepted and normal deflection of the purlins along with possible expansion and contraction of the arrangement.

In front of the West window there is a trap door within the floor construction. This would appear to have allowed lifting of materials from the first to the ground and visa verse. The trap door could not be opened being screwed shut.

Moving to the North the North wall is painted with very slight cracking noted to the junction with the West wall, which extends in to the North wall towards the West. At the approximate mid position there is possibly slight movement between the inverted V steel truss and the top of the wall at the eaves with slight gapping present. On a closer inspection the area behind the bearing plate to the truss is painted and as such the gapping would not appear therefore to be of a recent nature appearing long standing and therefore in order.

With the use of a 1.00m spirit level the walls, generally, appear plumb and true. Moving to the East along the North wall the toilet was reached. Being to the North East corner the toilet is formed using stud walling. Generally the studwork generally and at the junctions with the solid walls would appear to be in order with no visible signs of distress or movement.

To the North East there is a window. The window has deteriorated with decay occurring to the cill and the lower section of the timber frame. It would also appear that woodworm is present within the timber. As previously mentioned it would be assumed that the windows would be removed and replaced.

To the North East corner there is a soil and vent pipe servicing the toilet and wash hand basin.

To the approximate mid-East wall there is an opening leading out on to the landing servicing the staircase. Water ingress continues along this wall line again appearing to be from the junction of the wall between the roof and the tabling to the gable. Algae is present to the surface of the wall due to the ingress of water.

As for the West gable elevation, cast in-situ concrete lintels over the window and the door opening to this East elevation, are present. As noted decay and deterioration is present to the timber windows generally both to the West and the East elevations. In addition decay and deterioration is noted to the door and door frame to the mid-East elevation.

Slight 'pulling' and cracking between the East and the South walls is noted and slightly to the North wall at the junction is also present. This is similar to that at the West and the junctions to the South and North wall.

As would be expected the walls possess a slight damp reading which increases to the West and East gables due to the aforementioned water ingress and roof leaking. Generally however the North and South walls have a minimum damp reading.

Ground floor level

There are two areas to the ground floor. Firstly the main storage area being beneath the first floor area previously noted above. Secondly the South roof pitch extends further to the South creating a covered store beyond the South wall to the first and ground floor levels.

Commencing within the main store area, entering the building through the front main access doors the area is subsequently separated in to four areas to the South and three to the North.

As previously noted the first floor joists span in a North to South direction. The floor joists are therefore supporting by the North and South walls as noted to the first floor and intermediately supported by two lines of steel beams. The steel beams span from the West to the East gable walls intermediately supported by two circular columns per beam. The columns are approximately 80mm in diameter. The steel beams appear to be 254mm deep x 130mm wide being a universal beam section. We understand that it is proposed to keep the steelwork and supporting columns in place to support the structure over. The floor joists and steelwork structure will require confirmation following the final design to ensure that these members may remain, although these would appear suitable.

The floor joists as previously noted span from the North to the South walls being intermediately supported by the aforementioned beams. The floor joists are approximately 47mm wide x 175mm deep being at approximately 400mm centres.

It is understood that the building was a stable. As such the floor to the ground floor area is concrete being laid to falls towards the front. In addition there are in front of the circular columns a channel within the concrete to the North and the South of this central area. This would have allowed the drainage of the area when housing horses or other livestock.

A bird's nest is present to the West bearing of the North steel beam. This would appear to be an old nest with no birds present during the inspection.

To the North there are three windows with two windows to the East, being to the North and the South. To the West there are two windows one being to the North the other to the South. Between the two windows is the main access door. Over the openings there are, as for the first floor level, concrete lintels appearing to be cast in-situ as previously noted. No movement was apparent to suggest that the lintels have cracked or indeed the blockwork supporting.

The steelwork bear upon the aforementioned 215 to 220mm hollow blockwork. No visible signs of distress or movement is noted.

It is noted that the steelwork has slightly deteriorated through rusting although this appears minimal and more surface attack. We would suggest that the steels providing are suitable for the proposed use, are wire brushed, cleaned and then painted to prevent further deterioration.

External Inspection

To the South there is the aforementioned store. This is a covered area with walls extending from the West and the East however the store is 'open' with no wall or closure to the South. There would appear to be approximately 27 courses of blockwork, or approximately 6.075m from the reduce ground level to the head of the wall, to the now North wall to the store and 21 to the eaves being approximately 4.725m from the ground level to the head of the wall.

Generally the blockwork and mortar joints, to the North, West and East walls all appear to be in a reasonable condition with no visible signs of distress or movement apparent.

The construction of the roof over the store is similar in provision to that discussed within the first floor area previously. The intermediate support to the middle of the roof previously noted to the first floor area extends through the head of the wall extending further to the South. This rafter is then supported by a steel column being to the approximate mid position along the open section to the South of this area.

The purlins and rafter section are all similar to that noted to the first floor area being RSA, rolled steel angles and steel channels to the rafter section providing the mid support. There are six purlins spanning from the West to the East intermediately supported by the steel rafter noted above.

There are three columns. One in the approximate middle of the open South elevation. With a further steel column present to the South West corner of the West wall and similarly to the East where the columns abut the masonry construction. The columns provide support to the eaves beam and the steel rafter as noted above. As for the main first floor area the roof covering is a corrugated sheet appearing to be asbestos.

Due to the various changes in the ground levels the East blockwork is retaining with approximately 3 to 4 courses of the masonry retaining material to the East.

To the extreme South there is a concrete hard standing. Being exposed this is breaking up in area and will require replacement and or remedial works as necessary in the refurbishment scheme. Within the store there is a further concrete slab that is slightly raised from the hard standing to the South, with a slight lip being present.

It is apparent that there appears to be debris and vegetation within the gutter. This will prevent the roof from being drained and will potentially allow the gutters to overflow with standing water being likely within the gutters. The vegetation and debris should be removed allowing the gutters to drain suitably. This may in areas cause ingressing water particularly where the gutter is close the eaves junction. In addition the downpipe has been removed to the South West corner. As such the hopper to the underside of the gutter is dripping with surface drained water from the roof. The down pipe should be repositioned to ensure suitable drainage of the area. As the surface water is dropping on to the hard standing beneath the hopper to the gutter damp is splashing back against the blockwork wall to the West along with the column at this corner. The splashing water has caused the steel to rust slightly and deteriorate. As for the aforementioned areas the steel should be wire brushed clean and then painted to provide a suitable protection.

The damp proof course to the blockwork walls to the North wall is approximately five courses above the hard standing up from this lower level. No cracking or movement is apparent to the masonry either to the masonry or the mortar joints. The three steel columns appear to be vertical and plumb appearing to be generally in order with no visible signs of distress or movement noted. The decay of the steel is apparent as noted requiring painting.

Within the covered store there are several stored items from machinery, builder's materials etc. much of this is stacked on the floor particularly to the rear of the store opening. Moss and algae is present due to the stored materials and the lack air circulation and not being able to dry out.

An electric supply is present to the store and the main building. There would also appear to be a mains water supply, which is not connected to the building however is assumed to be a suitable supply.

It is apparent that hinges appear to have been provided to the outer faces of the columns. No doors or gates are present, appearing to have been removed in the past.

Moving along the hard standing to the South towards the East the hard standing slopes upwards to the East. There are then steps that pass around the East corner towards the North. There is a further pathway leading to the staircase leading up to the first floor level. This is now the East gable of the main building. The gable continues to be hollow blockwork as previously noted being covered in a render. The render has a rough finish. There are areas where the render is spalling, which will require replacement so as to prevent the ingress of water. There is a render drip to the bottom of the render 'forcing' the surface water out and away from the base of the wall.

The staircase is constructed from steel channel sections with open grated treads. The landing to the top of the staircase is supported by two steel beams extending from the East wall outward cantilevering and supporting the landing and staircase. No columns are positioned at this point.

Deterioration and rusting of the exposed steel is noted being similar to that noted to the exposed steel columns and the internal truss. Wire brushing and cleaning prior to painting with a suitable paint system is necessary to ensure that the steel does not deteriorate significantly.

It is noted when standing upon the landing area that the hand rail is approximately 850mm above the landing level. This is low and will have to be increased in height during the refreshment if the staircase access is to remain.

It is noted as previously discussed during the internal report that the timber windows have decayed with woodworm and rot present. It is assumed that the windows would be replaced in full.

To the East there is an exposed brickwork retaining wall being between this property and that to the East. The retaining wall continues to the North extending further to the North West corner of the building. There are weep holes along the length of the retaining wall to allow any retaining ground water to be able to drain from behind the wall and as such reduce any pressure from the back of the wall. Moving along the East pathway the concrete is covered in leaves and moss and is quite slippery and as such care should be taken.

The roof covering continues to be corrugated sheeting as previously noted appearing to be asbestos. The sheeting is however covered in moss. Moss acts similarly to a sponge holding water against the roof covering and allowing water damage and deterioration to occur.

From the South area and the hard standing there is a further pathway that leads up to the front main access doors. Again this is slippery being covered in moss and again care should be taken. The concrete slopes downwards from the main doors where the hard standing and path is relatively flat and horizontal down to the South East corners sloping down to the South. The paths have cracked and moved slightly at their junctions with the main building, which is normal and expected. Cracking across the hard standing and pathways is noted. This is likely to have been caused due to the sub-base beneath the concrete finish being either a poor depth or poorly prepared. Through replacement and alteration of the layout any access way shall be suitably prepared and constructed along with isolating from adjacent structures.

The render to the external walls continues to be a rough finish render. The main walls appear to be in a reasonable condition with no movement or cracking noted. It is apparent that some of the render however has deteriorated over time and has cracked. Some areas appear to be spalling or may spall in the future. The render being a finish will be altered and or in filled as necessary during the refurbishment.

The condition of the timber windows and generally exposed timber is similar to the upper levels and the lower along with each elevation. The timber has deteriorated and decayed with many areas rotting. Woodworm is noted and as such the exposed timber would be assumed to be replaced during the proposed works. There is a cover over the main doors that provides protection to the mechanism of the sliding main doors. This has deteriorated and broken away to the South of the opening hanging down from the housing. This should be replaced but would be assumed to be altered during the refurbishment works.

In front of the West gable elevation there is an almost hardcore type access way leading from the North West and the main highway beyond. Debris and stored materials are positioned close to the North West and West of the building.

To the North turning along the North elevation there is a further path. There is a slight step up from the hard standing level to this pathway. The path then continues to the North East corner of the building. Moving along the North elevation it is apparent that a further down pipe has been either removed or has broken away to the North West corner. As for that to the rear this is allowing the surface water collected within the gutters to spill from the open hopper and splash against the hard standing, retaining wall and the main external wall along the North elevation at the base.

There is a drip to the base of the render, which has assisted in forcing the surface water away from the base of the wall. The lower section of the masonry however is algae covered obviously being damp or saturated with surface water. This would appear to have been made worse through a cracked or broken gutter over this area. This allowing surface drained water to drip and splash over this area. The gutter system will require attention and replacement to ensure that the building is suitably drained.

To the North East corner being close to the North boundary a large tree present. The species of tree is not known. The base of the tree and therefore the strata level retained by the retaining wall to the front is approximately 1500mm above the path being in front of the North wall. Ideally the tree should be pollarded and managed pruning to reduce the water demand upon the strata and as such assist in prevent settlement to the strata affecting the building in turn. On inspection no visible signs of distress or movement were apparent. The trees branches are also hanging over the roof to the building and falling debris and leaves will be blocking the gutters.

The retaining wall to the North and along East continues. The wall is as noted to the East finished in brickwork appearing to be in order with no visible signs of distress being noted. To the West is a pier being 450mm square with eth wall being, where visible, 225mm wide. There are weep holes along the wall being every 1200mm to 1500mm along the length of the wall. Algae is covering the wall in areas through water ingress and poor air circulation around the wall. Water damage and deterioration including covered in areas by moss is noted. The wall remains in a reasonable condition.

The land to the South and South West slopes away relatively steeply. There would not appear to be any visible signs of land or slope slippage in the past or likely to occur from the inspection. The land is covered in grass and general vegetation all appearing to be in a healthy state with no signs of distress being apparent.

Slight cracking at junctions of concrete slabs and the building and the retaining wall are noted. This would appear to have occurred through differential movement between differing materials moving at differing rates etc.

It is noted that in some local areas the face of the brickwork is spalling through water ingress from behind or the retained material. These areas should be monitored and should the brick deteriorate further then the affected brick should be cut out and replaced with a suitable brick. This is necessary to keep the integrity of the wall.

Generally the retaining wall appears to lean slightly. At the ends of the retaining wall there tends to be 450mm square piers with the retaining wall being in the order of 1000mm. With the use of a 1.00m long spirit level.

It is apparent that there is a slight lean with approximately 25mm lean of the retaining head or top to the South and approximately 50mm to the mid-section of a lean towards the South. This is relatively significant considering the height of the wall and that no cracking was visible. It would be suggested that perhaps the back of the wall should be excavated to ensure that the weep holes are exposed and allowing free drainage and that the tree roots are not affecting the wall in this area. Repairs to the wall can be agreed as necessary

Decay to the exposed timber work continues generally around the property, which should be replaced.

Moving back to the West gable, water penetration into the masonry can be seen when considering the whole elevation with darker patches being noted showing in the render.



Moving along the road side from the South West to the North West the staining to the West elevation can be seen appearing to be through water ingress. The corrugated, Assumed asbestos, sheeting is noted being covered in moss and debris. This will be maintenance issue and will be required to be cleaned with regard to the proposed roof covering.

It is apparent that the property to the East appears to be a similar property to this whereas this appears to have been converted in a domestic residence. ,

It is noted that the West and East external walls extend above the roof covering by approximately one course of blockwork. Over the blockwork is a coping stone. The roof abuts the side of the wall as this extends above the roof line. It would be thought that there is a flashing at this position preventing water to ingress. This however does not appear to be the case with the water ingress noted internally and as such this area during the refurbishment should be considered and ensured to be water tight with a suitable flashing provided. It is also likely that the mortar joint and pointing between the coping stones and the wall have also deteriorated sufficiently to allow water ingress. This is a further area that would require attention in the proposed refurbishment.

Overview

We would confirm that the drainage system servicing the property was not inspected and as such should this be required then a CCTV inspection by a specialist inspector should be undertaken. The services to the properties have not been inspected by ourselves, which should be considered by suitable service engineers.

As with any property we would confirm that the property should be included within a regular maintenance programme where the various elements throughout the property are checked and monitored in order to ensure that these elements do not deteriorate excessively, obviously with any remedial works necessary being carried out.

Generally the property is in a suitable condition for refurbishment with the only very slight deterioration occurring to the noted elements. Comments contained within the report will require consideration but it would be our opinion that the building is suitable structurally speaking to be refurbished and converted in to that proposed.

We trust that the above meets your present needs and is to your satisfaction. Should you however require to discuss the above further or require further information please do not hesitate to let us know.

Yours sincerely

For and on behalf of ~~McGregor~~ Lang Limited

James Lang-Burns B.Eng(Hons) C.Eng. MStructE
Managing Director



Preliminary Ecological Appraisal Report

20 Dikes Lane, Great Ayton TS9 6HA



NYMNP

30/01/2019

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www.durhamecology.com

Document Title: Preliminary Ecological Appraisal Report 20 Dikes Lane, Great Ayton TS9 6HA	
Date and version Version 1 DRAFT 28/01/2019	Producer Rachel Hepburn Checker Peter Jackson

Disclaimer:

Bat surveys are carried out in good faith, to the relevant professional guidelines. Where variation from these guidelines is necessary, this is outlined in the report. Any comments regarding condition of buildings are in relation to the use of the building by bats and birds, and should not be considered as an opinion on the building fabric.

Bats are highly mobile mammals which can access small gaps in buildings. This report presents a robust assessment of potential roosting opportunities. Residual risk for other species is always present and as such the working method statement should be followed during all site works.

The client should be aware that the mitigation recommendations in reports are often translated directly into planning conditions, and as such these should be studied closely and agreed with any contractors in advance of site works commencing.

Mitigation recommendations should be clearly marked on the Architect's Plans submitted with any planning or other consent.

Data from surveys will be submitted to local biological record centres and local-interest groups unless the client requests otherwise.

Reports are presented to the client in draft, with the final report issued once payment has been received. Only upon final issue does the copyright pass from the author to the client. Reports cannot be used to support planning applications until the copyright has passed to the client or their agent.

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Preliminary Ecological Appraisal Report

GRIBDALE STABLES, DIKES LANE, GREAT AYTON, TS9 6HA

Summary

RH Ecological Services were commissioned to carry out a Preliminary Ecological Appraisal report at Gribdale Stables, Dikes Lane, Great Ayton (NZ 58327 11118).

The proposal is for the conversion of redundant equestrian building to provide habitable holiday accommodation, a cycle hire shop and café.

The building has evidence of bats and nesting birds.

Examples of features:

- Gaps between asbestos roof sheets
- Gaps in the breeze blocks into cavities
- Access along the wall tops
- Gaps behind fascia board
- Access *via* open windows and doors

At this stage it is not possible to conclude the potential roost type of the building.

Integrated features suitable for bats and birds are recommended to be incorporated into the renovation process. This can be discussed with the client once bat surveys are complete.

No breathable roofing membranes should be used in the renovation process and due to the likelihood for bats foraging around the area directional lighting should be used around the property.

DNA analysis is advised to be commissioned on the bat droppings. This can help streamline the bat assessment process.

One to three bat surveys (including one dawn survey) should be carried out between May and August 2019 to get a better understanding of the use of the building by bats. This should be in accordance with the Bat Conservation Trust Bat Survey guidelines (2016).
A Natural England mitigation licence is likely to be required for the renovation works.

The building has evidence of vacant birds' nests and bird droppings. If construction work takes place during the bird nesting season (March to August inclusive) a suitably qualified ecologist should confirm that no nesting birds are present in/on the building prior to works commencing.

Supervision work by the project ecologist may be required during the construction phase of the development.

This report is valid for 2 years. An updated assessment will be required should work not commence by January 2021.

1. Introduction / Proposed works

A Preliminary Ecological Appraisal was commissioned at Gribdale Stables, Dikes Lane, Great Ayton (NZ 58327 11118).

The proposal is for the conversion of redundant equestrian building to provide habitable holiday accommodation, a cycle hire shop and café. No planning reference was available.

The building will be retained more or less as existing but with the asbestos roof covering replaced with lightweight tiles. The top half of the walls will have natural cedar wood cladding with lower half rendering decorated in a local heritage colour.

Existing windows will be enlarged, and together with additional units will be double glazed with softwood/aluminium frames in a local heritage colour.

Existing door openings will be retained with additional units as indicated within the attached drawings. The existing sliding doors to the front will be retained and conceal a modern door system.

There will be an oak framed entrance foyer providing access to the café together with two new wrought iron staircases to provide access to the first-floor apartments.

A survey area was determined. The development boundary is shown in figure 1.



Figure 1. Development area¹

¹ Reproduced with permission from Google Earth (2018)

2. Relevant legislation

Under Section 25 (1) of the Wildlife & Countryside Act (1981) local authorities have a duty to take such steps as they consider expedient to bring to the attention of the public the provisions of Part I of the Wildlife & Countryside Act, which includes measures to conserve protected species.

The Natural Environment and Rural Communities Act (2006) places a Statutory Biodiversity Duty on public authorities to take such measures as they consider expedient for the purposes of conserving biodiversity, including restoring or enhancing a population or habitat.

Paragraph 109 of the National Planning Policy Framework (NPPF) requires that the planning system minimizes impacts on biodiversity and provides net gains where possible.

In Britain all bat species and their roosts are legally protected, principally under the Conservation of Habitats and Species Regulations (2017), with additional protection under the Wildlife and Countryside Act (1981) (as amended), including under Schedule 12 of the Countryside and Rights of Way Act, 2000, which created a new offence of reckless disturbance.

The combined effect of these is that a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat.
- Intentionally or recklessly disturbs a bat in its roost or deliberately disturbs a group of bats.

In particular where this may:

- i. impair their ability to survive, to breed or reproduce, or rear or nurture their young.
- ii. affect significantly the local distribution or abundance of the species.
 - Damages or destroys a bat roosting place (even if bats are not occupying the roost at the time).
 - Intentionally or recklessly obstructs access to a bat roost.

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to:

- intentionally kill, injure or take any wild bird.
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- intentionally take or destroy the egg of any wild bird.
- intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird. Barn Owls are named in Schedule 1 of this Act.

3. Methodology

3.1 Desktop survey

Natural England's MAGiC on the Map website was accessed for details of any designated wildlife sites within 2km.

Records were requested from North Yorkshire Bat Group.

Google Earth Pro was used to assess the distance to habitat features close to the site such as ponds, woodlands and waterways.

The NBN Atlas² is a free online tool that provides a platform to engage, educate and inform people about the natural world. It aims to help improve biodiversity knowledge, open up research possibilities and change the way environmental management is carried out in the UK. This data is not available on a suitable scale for commercial purposes, as protected and sensitive species are only viewable on large scale maps; however, it was checked to ascertain if species such as badger, otter or water vole were present in the wider area.

3.2 Site survey

This Preliminary Ecological Appraisal (carried out 21st January 2019) was conducted according to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2012). The weather was cold with the ground covered in frost, a slight breeze and 80% cloud cover.

The surveyors assessed the building for signs of bats and birds. Access was available to the internal rooms of the building and the external elevations. The building was checked inside and out for any signs of bats; including live or dead bats, droppings, feeding remains, clawing or scuff/grease/urine marks at roost entrances, and potential roost features such as cavities or gaps in roofing tiles, soffits, loose mortar *etc.* The survey followed the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2016) on Preliminary Roost Assessment.

The surveyors used a headtorch, hand held torch, Opticron 42x8 binoculars and PowerFix inspection camera (endoscope) with photograph functionality.

3.3 Limitations

The PEA was undertaken outside the peak season for ecological survey so suitable areas for bats and birds were less likely to have field signs present. However, the assessment is also made on the potential for bats, which is discussed later. Flora species were hard to identify to species level due to the layer of ground frost across the site.

² nbnatlas.org

3.4 Surveyors

Rachel Hepburn is an experienced ecologist and an associate member of the Chartered Institute of Ecology and Environmental Management since 2013 with 11 years' experience in ecological surveying. She holds a class 2 Natural England Licence for bat surveys (reference (2015-12969-CLS-CLS). An assistant was present for Health and Safety reasons.

4. Site description

The building (NZ 58327 11118) is a former stable block located to the north west of Great Ayton within the North York Moors National Park. The site is approximately 0.36ha with the building footprint ~161m².

The surrounding area consists of tree-lined grassland fields and woodlands; a very rural area within the North York Moors National Park.

- There are extensive woodlands located 40 metres south (with a watercourse running through) 50 metres to the south. Another woodland is located 200 metres to the north west.
- Two large waterbodies are present 650 metres south west.

There is good habitat connectivity for wildlife and foraging opportunities for bats.

5. Results

5.1 Desktop survey



Figure 2. Approx. 2km area around the site³

³ Reproduced with permission from Google Earth (2018)

5.1.1 Designated Sites

MAGiC on the Map⁴ was used to view all Designated Sites within 2km.

Designated Site	Distance	Notes
North York Moors National Park	Site within National Park	National Parks are run by National Park Authorities for the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage and to provide opportunities for the understanding and enjoyment of the Park by the public.
Moorland line	300 metres SE	The moorland line encloses land within England which has been defined as predominantly semi-natural upland vegetation, or predominantly of rock outcrops and semi-natural vegetation, used primarily for rough grazing. The moorland line encloses some 42% of LFA land.

⁴ magic.defra.gov.uk

Designated Site	Distance	Notes
North York Moors SSSI	830 metres E	<p>The North York Moors contain the largest continuous tract of heather moorland in England. The site is of national importance for its mire and heather moorland vegetation communities and of international importance for its breeding bird populations, particularly merlin and golden plover.</p> <p>The vegetation displays a transition between blanket bog and dry heath land and supports diverse and extensive upland plant communities. The moorland plateaux are dominated by dry heath on the central and western moors and wet heath and mire communities on the northern and eastern moors. The plateaux are defined by a number of valleys, the sides of which support extensive strands of bracken and small areas of native woodland. Acid grasslands occur along some of the moorland edges.</p> <p>Along streams, narrow bands of alder woodland occur with ash and herbs such as yellow pimpernel. Natural regeneration on some of the peripheral moors, where grazing and burning pressures are low, has resulted in the presence of scattered trees including oak, birch and, in places, Scots pine over an understorey of dry heath. Juniper is locally rare and exists only as single shrubs or small clusters in a few remote gills and moor edges where burning is absent.</p> <p>The site supports a nationally important assemblage of moorland breeding birds including merlin, golden plover, snipe, curlew, redshank, whinchat, ring ouzel, hen harrier, peregrine and short-eared owl. The populations of breeding merlin and golden plover are of international importance.</p>
Cliff Ridge SSSI	890 metres NW	Fine exposures in the upper quarries at Cliff Ridge show the Cleveland Dyke in full cross-section and in contact with thermally altered metamorphosed sediments.

Designated Site	Distance	Notes
North York Moors SPA	900 metres E	<p>This is a predominantly upland area, dominated by open heather moorland, intersected by long valleys, which contain valley mires, pastures and fringing deciduous or conifer woodlands.</p> <p>Areas are mostly managed for grouse by rotational burning and with extensive sheep grazing. Bracken has become dominant over extensive areas that were formerly dominated by ericaceous species. There are boggy flushes with rushes and valley mires with <i>Sphagnum</i> mosses, sedges, and other plants characteristic of fens and bogs. The moors are important for breeding upland birds, notably raptors and breeding waders.</p> <p>Qualifying species during the breeding season include golden plover and merlin.</p>
North York Moors SAC	900 metres E	Habitats present include: inland water bodies, bogs, marshes, water fringed vegetation, fens, heath, scrub, maquis and garrigue, phygrana, dry grassland, steppes, humid grassland, mesophile grassland, broad-leaved deciduous woodland, coniferous woodland and mixed woodland.
Roseberry Topping SSSI	1.3km N	A site of geological important. Roseberry Topping is famous for its Middle Jurassic plant bed laid down about 170 million years ago. This has yielded a large assemblage of fossils totalling some seventy species. The fossil flora includes <i>Pachypteris papillosa</i> , noteworthy for its xeromorphic features suggesting that this species was a saltmarsh inhabitant in contrast to the vast majority which were either land or freshwater marsh plants. This is a nationally important palaeobotanical site.

A full map can be found in appendix 4.

The building falls within the SSSI Impact Risk Zones. No impact is expected. Potential impacts are discussed in the table below:

Category	Impact	Description
Infrastructure	N/A	Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.
Wind & Solar Energy	N/A	Solar schemes with footprint > 0.5ha, all wind turbines.
Minerals, Oil & Gas	N/A	Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions <i>etc.</i> Oil & gas exploration/extraction.
Rural Non Residential	N/A	Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m ² or footprint exceeds 0.2ha.
Residential	N/A	Residential development of 50 units or more.
Rural residential	N/A	Any residential development of 10 or more houses outside existing settlements/urban areas.
Air Pollution	N/A	Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m ² , slurry lagoons > 200m ² & manure stores > 250t).
Combustion	N/A	General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste	N/A	Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.
Composting	N/A	Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
Water Supply	N/A	Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m ² or any development needing its own water supply.

5.1.2 Priority Habitats

Priority Habitats are listed in the table below. A full map can be found in appendix 5.

Habitat	Distance (nearest)
Deciduous woodland	~100 metres NE
Ancient woodland Ancient & semi-natural woodland	~230 metres NW (Slacks Wood)
Ancient woodland Ancient replanted woodland	~300 metres N (Slacks Wood)
No main habitat but additional habitats present: Lowland meadows and pastures	~500 metres NE
Good quality semi-improved grassland	~560 metres N
Upland heathland	~710 metres SE ~900 metres E
No main habitat but additional habitats present: European dry heaths Northern Atlantic wet heaths with <i>Erica tetralix</i> Wet heath (upland)	~840 metres SE
Grass moorland	~1km NE
Wood-pasture and parkland BAP	~1.2km NW
Lowland dry acid grassland	~1.6km NW
Lowland heath	~1.9km NE

No impact is expected on these habitats.

5.1.3 Species data

Due to the nature of the development data from the Environmental Records and Information Centre North East (ERIC) were not requested.

The NBN Atlas⁵ was checked for species to ensure the Precautionary Working Method Statement was inclusive. This data is not available on a suitable scale for commercial purposes, as protected and sensitive species are only viewable on large scale maps; however it was checked to ascertain if species are present in the locality.

There are no records of badger (*Meles meles*) from the 2km grid square the site is located in, but suitable habitat is present close to the site.

There are no records of water vole (*Arvicola amphibius*) within 2km. However from personal knowledge Rachel Hepburn is aware of the presence of a stronghold in central Middlesbrough to the north.

There are no records of otter (*Lutra lutra*) within 2km. However, there are scattered records from within 10km.

⁵ nbnatlas.org

Records from North Yorkshire Bat Group have been received. The full set of records will be made available in appendix 2.

Species	Site	Quantity	Year	Comment	Proximity
Unknown	Cockshaw Cottage, Dikes Lane, Great Ayton		2005	Bats inside building.	~80 metres NE
Common Pipistrelle	The Barn, 3 Dikes Lane, Great Ayton	153	2005	Maternity roost. NZ583112. 153 bats counted	~460 metres SW
Common Pipistrelle	Aireyholme Farm, Great Ayton	4	2012	Foraging	600 metres NW
Common Pipistrelle	Undercliffe Hall, Great Ayton	60	2002	Maternity roost	630 metres W
Brown Long-eared Bat	Undercliffe Hall, Great Ayton	2	2002	Roost	630 metres W
Pipistrelle species	Great Ayton	1	1992/1994/2000	Female bat	870 metres NW
Natterer's Bat	Cliff Rigg Quarry	1	2013	Hibernating bat	1.5km NW
Whiskered / Brandt's Bat			2014	In flight	1.6km NW

There are no records of EPSLs granted within 2km on MAGiC on the Map. The nearest record is 2.4km south west:

Case reference	EPSM2012-4976
Species	Common pipistrelle Brown long-eared Natterers Whiskered Soprano pipistrelle
Licence start date	14/05/2013
Licence end date	31/08/2014
Impact	Impact on breeding site Destruction of breeding site Destruction of a resting place

5.2 Site walkover

This report was commissioned to analyse any potential impact on bats and birds from the renovation of the building. There has been no recent site or building management. Access was available to all external elevations and internal rooms.

5.2.1 The building

The property, the subject of this application is a redundant, steel frame and blockwork with asbestos sheet roof. This former agricultural building is a poor state of repair – the whitewashed walls were peeling in places and moss is growing where areas are holding water. This has caused wooden features such as window frames to rot away.

The building is constructed of concrete blocks with sand/cement rendering. The roof has a steel frame with asbestos/cement sheets and a shallow pitch. Windows are painted softwood casements. Doors are sliding timber to the front with a steel security door to the rear ground floor and a timber entrance door to the first-floor rear. There is also a wrought iron staircase at the back providing access to the first floor. Externally the walls are covered in pebble-dash, which is crumbling in places.

The building does not appear to have a heating system currently working or working electrics.

Due to the condition of the building there were several potential access points noted internally:

- Gaps between asbestos roof sheets
- Gaps in the breeze blocks into cavities
- Access along the wall tops
- Gaps behind fascia board (TN15)
- Access *via* open windows and doors

Upper floor

The upper floor is a large open area, with a small toilet area in the north west corner (TN10). No loft void is present with the ceiling open to the roof panelling; however crevices were present between the asbestos sheets. These were inspected *via* an endoscope with photographic functionality. No bats were seen.

The wooden boarded floor is in good condition and the premises are dusty and in a poor state of repair. Droppings from bats, bird and potentially rodents were noted scattered around the walls, wall tops and floor.

Internally signs of damp can be seen underneath the roof, particularly in the corners. In places the whitewash from the breeze block constructed walls is peeling.

The single glazed windows in wooden frames are in a poor state of repair and the rot damage has created access gaps to the outside.

Bird droppings were noted in the upper floor, but no evidence of nests.

Bat droppings were noted across most of the upper floor (TN8) with a couple of areas where they were denser, suggesting access/roost locations. These were predominately in the north west, north east and south east corners (TN10). Gaps were present between asbestos sheets in the roof. Endoscope inspection showed very few cobwebs present in these gaps.

Two floor boards along the northern elevation (eastern end) were noted (TN7) – these are directly above where bat droppings were concentrated on the floor below.

Butterfly wings consistent with feeding remains from brown-long-eared bat were found in the centre of the room (TN8).

Ground floor – stable area

The area is entered along the western elevation by a barn door, which appears to be always partially ajar. Small single glazed windows in wooden frames are present and in open position. This area is very dusty.

A vacant bird's nest was noted on a wooden beam just inside the entrance (TN9).

The concrete floor has bird droppings present, with some butterfly wings (consistent with bat feeding remains) present towards the south east corner (TN11). A few bat droppings were noted scattered across the area, with a concentration in the north east corner – in the region of where gaps are present in the floor boards from the upper floor (TN7).

Harlequin ladybird (*Harmonia axyridis*)⁶ was noted in large numbers hibernating in clusters within this section; primarily around the entrance on the south western elevation (TN9).

⁶ "The harlequin ladybird was introduced to North America in 1988, where it is now the most widespread ladybird species on the continent. It has already invaded much of north western Europe and arrived in Britain in summer 2004." – harlequin-survey.org

Ground floor – storage area open on south eastern elevation

The south eastern lower room (TN12) in the building is fully open on facing south western overlooking the watercourse and woodland.

Bat droppings were noted in the north eastern corner (TN10) of this section, on the ground and up the walls around the corner.

A wooden fascia board is present, although this was too high to see in the gap behind (TN15).

A concentration of owl pellets was noted in this area and small number of feathers. No other signs of owl were noted (TN12). The pellets do not look recent and are most consistent with belonging to tawny owl (*Strix aluco*).

A remnant bird's nest (consistent with a house martin - *Delichon urbicum*) was noted in the upper north east corner.

5.2.1 The site

The northern site boundary is delineated by an established predominantly beech (*Fagus sylvatica*) hedgerow (TN3). Birds were heard singing throughout the site walkover.

A large sycamore (*Acer pseudoplatanus*) -TN2- is located on the north eastern tip of the site. This mature tree is located in close proximity to the building and is covered in ivy (*Hedera helix*). The presence of ivy can often cover any potential roosting features in trees.

Branches from this sycamore are overhanging the building and may account for some of the moss growth on the asbestos sheet roofing. The branches overhanging the building were assessed and there were no features suitable for roosting bats on either the small branches overhanging the roof or on the large branch (TN14) running parallel to the road.

A tree (TN4) is present by the site entrance (TN5) and is in poor condition. An access track can still be seen under the encroaching flora leading to the building.

Grassland

The grassland (TN16) slopes steeply down towards the woodland and watercourse. It was damp underfoot and tussocky in nature. Flora species on site appeared to be of no particular note. However, the ground frost did compromise identification to species level:

- Bedstraw (*Galium sp.*)
- Black knapweed (*Centaurea nigra*)
- Broadleaved dock (*Rumex obtusifolius*)
- Clover (*Trifolium sp.*)
- Cocks foot (*Dactylis glomerata*)
- Coltsfoot (*Tussilago farfara*)
- Common hogweed (*Heracleum sphondylium*)
- Common nettle (*Urtica dioica*)
- Cow parsley (*Anthriscus sylvestris*)
- Creeping buttercup (*Ranunculus repens*)
- Dandelion (*Taraxacum officinale agg.*)
- Meadow grass (*Poa sp.*)
- Lamb's ear (*Stachys byzantine*)
- Ribwort plantain (*Plantago lanceolata*)
- Sorrel (*Rumex sp.*)
- Spear thistle (*Cirsium vulgare*)
- Teasel (*Dipsacus fullonum*)
- Yarrow (*Achillea millefolium*)

Lack of site management in recent years has led to the grassland being rank in nature.

Woodland

The woodland (TN17) located to the south and east of the site appears to be a mixed plantation woodland. A watercourse (TN18) is running along the northern edge. This appears to be a well-established woodland; however most of the trees are tall, thin and spindly. There are occasional small sprigs of holly (*Ilex aquifolium*) scattered throughout.

Additional species present within the woodland include:

- Deadnettle (*Labium sp.*)
- Hart's tongue fern (*Asplenium scolopendrium*)
- Wood-sorrel (*Oxalis acetosella*)

Evidence of moles and deer were noted within the woodland. The trees have extensive damage consistent with the actions of deer and the carcass of a young deer was discovered (TN19). Various mammal tracks were noted – consistent with both deer and rabbit.

A stream flows from east-west along the north-west boundary of the woodland. It is shallow and sandy. Several holes are present that are consistent with water vole, but also could be caused by the water washing the substrate out from between tree roots.

The ground within the woodland is very damp with boggy areas. Some of the trees are showing signs of rot around their bases.

An ephemeral pond has formed on the woodland edge (TN18). This has no plants associated with wetland habitats, is approximately 2 metres x 15 metres and 100% shaded. There are some holes present along the north west of the water body; one at ground level and another slightly higher up. No tracks or other signs were noted.

The woodland appears suitable for badger, but no signs noted and no setts found. A single grouse (*Lagopus lagopus*) was seen.

5.3 Annotated site map

Target note	Description
1	Dikes Lane
2	Sycamore tree
3	Hedgerow
4	Tree by entrance
5	Site entrance
6	Proposed parking area
7	Area of bat droppings on ground floor and gaps in the upper floorboards
8	Upper floor covers whole footprint of the building
9	Harlequin ladybirds by doorway Vacant bird's nest internally on the wooden beams
10	Concentration of bat droppings
11	Ground floor butterfly wings
12	Owl pellets
13	Existing hardstanding
14	Large branch of sycamore
15	Fascia board
16	Tussocky, damp grassland field sloping down to the woodland and watercourse
17	Ephemeral pond
18	Watercourse
19	Evidence of deer



Figure 4. Annotated map – target notes described above⁷

⁷ Reproduced with permission from Google Earth (2018)



Figure 5. Annotated map – target notes described above⁸

⁸ Reproduced with permission from Google Earth (2018)

5.4 Site photos

Endoscope images are available if required.



Figure 6. North west corner of the site with boundary hedge row



Figure 7. Ivy-covered sycamore tree (TN2)



Figure 8. Sycamore with overhanging branches (TN2)



Figure 9. North western elevation



Figure 10. North western elevation



Figure 11. Dikes Lane looking north; the building and sycamore (TN2) can be seen



Figure 12. Looking north up access road



Figure 13. TN4



Figure 14. Area proposed for carparking (TN6)



Figure 15. Scrubby grassland (TN16) dropping downhill towards the woodland



Figure 16. Woodland



Figure 17. Hardstanding next to the south eastern elevation



Figure 18. North eastern elevation



Figure 19. South eastern elevation with fascia board present



Figure 20. Window frames are rotten and in a poor state of repair



Figure 21. Example of potential access point

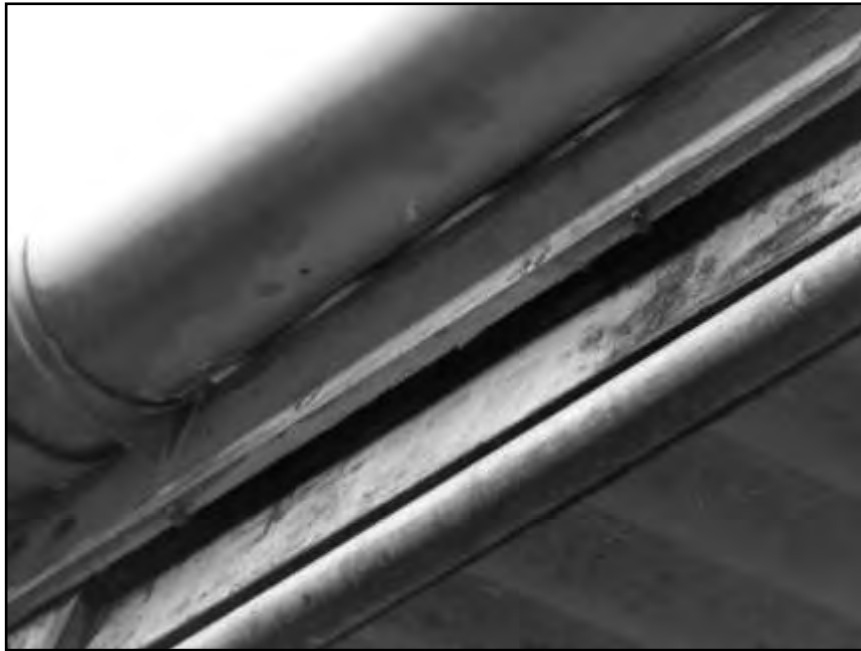


Figure 22. Gap behind fascia board on south eastern elevation



Figure 23. South western elevation



Figure 24. Example of first floor window sills



Figure 25. First floor open room (W.C. in far corner)



Figure 26. W.C.



Figure 27. First floor – some area heavily cobwebbed



Figure 28. Gaps present in the ceiling below the asbestos sheeting



Figure 29. Butterfly wings – possible bat feeding remains



Figure 30. Bird droppings noted on floor first



Figure 31. Bat droppings scattered across the first floor – on the floor, walls and wall tops



Figure 32. Figure 31. Bat droppings scattered across the first floor – on the floor, walls and wall tops



Figure 33. Open barn on south eastern elevation. Remnant bird's nest and potential bat roost entrance marked



Figure 34. Area of owl pellets in south east barn (TN12)



Figure 35. Owl pellets; possibly belonging to tawny owl (TN12)



Figure 36. Bat droppings scattered in corner of south eastern barn below possible roost entrance

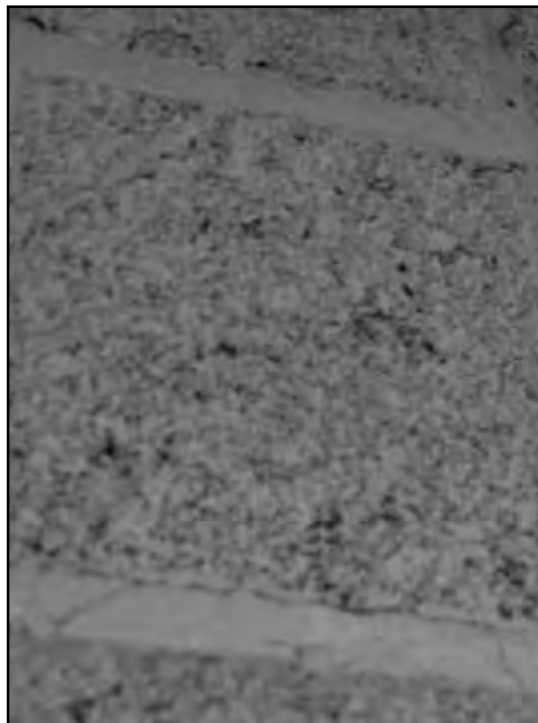


Figure 37. Bat droppings across walls in the corner of south eastern barn below possible roost entrance



Figure 38. Main room on the ground floor



Figure 39. Butterfly wings on the ground floor – possible bat feeding remains



Figure 40. Remnant bird's nest on the ground floor (TN9)



Figure 41. Bat droppings present on the ground floor

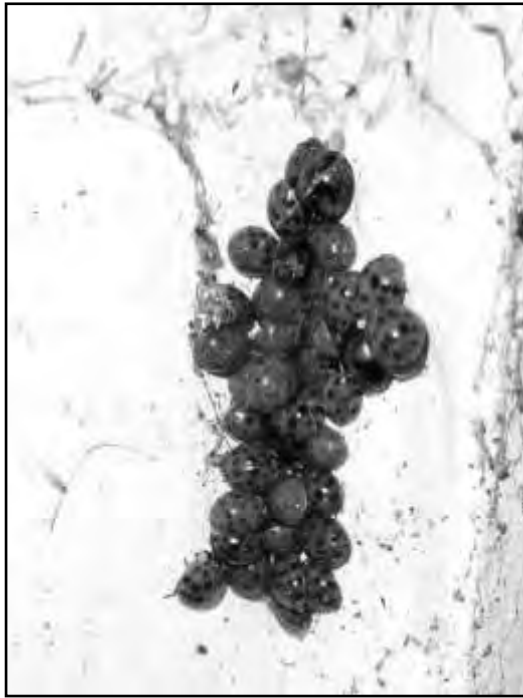


Figure 42. Harlequin ladybird



Figure 43. View from woodland edge to building



Figure 44. Woodland



Figure 45. Possible damage by deer



Figure 46. Evidence of deer (TN19)



Figure 47. Mammal tracks through the woodland



Figure 48. Ephemeral pond (TN17)



Figure 49. Holes by ephemeral pond (pen for scale) – TN17



Figure 50. Watercourse (TN18)



Figure 51. Watercourse (TN18)



Figure 52. Woodland and watercourse



Figure 53. Watercourse (TN17)



Figure 54. Watercourse (TN17)



Figure 55. Watercourse (TN17)



Figure 56. Watercourse leaving woods to the south

6. Conclusion and Impact Assessment

A full Impact Assessment cannot be completed until bat activity (dusk-dawn) surveys are completed between May and August 2019.

The site visit was undertaken outside the peak season for ecological survey so suitable areas for bats and birds were less likely to have field signs present.

Precautionary working methods are required to prevent an offence being committed with regard to bats and birds. These should be conditioned as part of a planning application.

Factors supporting the recommendations are discussed below:

Bats

No signs of bats were noted either *via* binoculars or endoscope, however there are numerous features suitable for bat access and bat droppings were found within the building proposed for development in numerous locations. The bat droppings have been collected and the client recommended to commission DNA analysis.

Connectivity to the wider countryside for foraging and commuting is available through tree lines, fields and watercourses.

North Yorkshire Bat Group have records of three nearby bat roosts; one of which is a common pipistrelle maternity colony.

Features:

- Gaps between the asbestos roof sheeting
- Damage to the external walls, creating cavities
- Gaps behind fascia boards
- Access between wall tops and roofline

At this stage it is not possible to conclude the potential roost type of the building. Any of the gaps within the building have the potential to provide a roosting space for bats. The building has the potential to be a maternity roost. The evidence of feeding remains such as butterfly wings, is often a sign of the presence of brown long-eared bat.

The surrounding habitats with connectivity to woodland and watercourse provide excellent foraging habitats for a wide variety of species.

Integrated features suitable for bats and birds are recommended to be built into the new residential development. This can be discussed with the client once bat surveys are complete. No breathable roofing membranes⁹ should be used in the renovation process; such membrane types are known to tangle bats. Due to the likelihood for

⁹ Waring, S. (2014) Bats and Breathable Roofing Membranes

bats foraging around the area additional lighting should be carefully planned and directed away from any roost entrances, commuting routes and foraging areas¹⁰.

Damage to the external breeze block walls has created additional cavities that may be used by bats.

Two or three bat surveys should be carried out between May and August 2019 to get a better understanding of the use of the buildings by bats. This should be in accordance with the Bat Conservation Trust Bat Survey Guidelines (2016).

A Natural England mitigation licence is likely to be required for the renovation works.

An additional site assessment will be carried out in 2019, and the endoscope used again to check crevices.

Birds

The building is used by nesting birds. Should any construction work take place within the bird nesting period March to August (inclusive) a suitably qualified ecologist must confirm no nesting birds are present in close proximity to the development.

Signs of bats (droppings) and birds (remnant nests and droppings) were noted in the building. Owl pellets were also found, consistent with tawny owl, but no other signs of owls. Appropriate mitigation will be proposed in the final report, such as an owl box.

Watercourse

There are approximately 30 metres between the development site and the watercourse. Precautionary working method statements, in particular pollution prevention control measures should minimise any disturbance to species if present (such as water vole).

Due to the close proximity of the waterways a Pollution Prevention Plan should be drawn up before construction work begins. This should be based on 'Works in, near or over watercourses; PPG5: prevent pollution' (now withdrawn)¹¹.

¹⁰ Institution of Lighting Professionals (2018) Advice note 08/18

¹¹ Environment Agency, 2007

Trees and hedgerows

The extent of the area proposed for carparking should be carefully considered to ensure there is enough room for large vehicles without impact to the hedgerows or nearby trees.

The overhanging branches were assessed from ground level and there were no features suitable for roosting bats on either the small branches overhanging the roof or on the large branch running parallel to the road show no such features and could be removed if required.

Other species

There is potential for species such as hedgehog, badger, rabbit and deer to be present near the site. The Precautionary Working Method Statement provided (appendix 1) should reduce any impact if followed.

Any pits or holes dug during construction phase must be covered up overnight or a ramp put into them to prevent amphibians and mammals becoming trapped.

Any storage of materials on site, or removal of the scrub, brash and rubble piles in the garden are likely to create suitable hibernacula for several species and therefore should only be moved by hand.

Designated Sites and Priority Habitats

No impact is expected on nearby Designated Sites or Priority Habitats sites within recorded within 2km. The building does fall within the SSSI Impact Risk Zone, but no impact is expected.

7. Mitigation

The following recommendations are likely to be translated into conditions placed on any planning consent. They are intended to reduce the impact of this development to protected species. These recommendations are included in the Method Statement (appendix 1) which must be followed by all of those working on the site.

Species / Group	Mitigation / Precautions
<p>Bats</p> <p><i>These are an example only – details will be provided once bat activity surveys are complete</i></p>	<p>Timing of year – <i>to be confirmed</i>.</p> <p>Two to three bat surveys (including a dawn survey) should be carried out between May and August 2019 to get a better understanding of the use of the building by bats. This should be in accordance with the Bat Conservation Trust Bat Survey Guidelines (2016).</p> <p>Mitigation may include the creation of a bat loft (bats may be light sampling in the first floor room) and supervision by the project ecologist will be requiring during the construction stage.</p> <p><u>A Natural England mitigation licence is likely to be required for the renovation works.</u></p> <p>Integrated features suitable for bats and birds are recommended to be built into the new residential development. This can be discussed with the client once bat surveys are complete.</p> <p>Integrated features suitable for bats and birds are recommended to be built into the new residential development. This can be discussed with the client once bat surveys are complete. No breathable roofing membranes¹² should be used in the renovation process; such membrane types are known to tangle bats.</p> <p>Due to the likelihood for bats foraging around the area additional lighting should be carefully planned and directed away any roost entrances, commuting routes and foraging areas¹³ should be used around the property.</p> <p>No work on the two trees on the roadside boundary should take place without consultation from the project ecologist.</p>

¹² Waring, S. (2014) Bats and Breathable Roofing Membranes

¹³ Institution of Lighting Professionals (2018) Advice note 08/18

Species / Group	Mitigation / Precautions
Birds	<p>Site contractors must be made aware of the law around the bird nesting season (March-August inclusive). Works, including any necessary vegetation clearance, will avoid the bird nesting season unless a suitably qualified ecologist has confirmed that no nesting birds are present.</p> <p>Appropriate mitigation will be proposed in the final report, such as an owl box.</p>
Watercourse	<p>Due to the close proximity of the waterways a Pollution Prevention Plan should be drawn up before construction work begins. This should be based on 'Works in, near or over watercourses; PPG5: prevent pollution' (now withdrawn)¹⁴.</p> <p>A walkover of the burns near to the site will be carried out during 2019 to check for signs of otter and water vole.</p>
Designated Sites and Priority Habitats	None required.
Trees and hedgerows	<p>The ecologist has not been informed of any proposed tree work.</p> <p>Some of the nearby trees have Potential Roost Features with regard to bats. No work should take place on the trees without consultation by the project ecologist.</p> <p>It is likely that the trees in close proximity to the buildings will have root systems that will be in the development area and therefore an ecological arborist should be consulted. A tree plan should be prepared.</p> <p>Any arboricultural work should follow the British Standard guidance: BS 3998:2010 Tree work – Recommendations. BS 5837 Trees In Relation To Construction Sites.</p> <p>Root Protection Zones should be adhered to regarding the new property and any landscaping.</p>

¹⁴ Environment Agency, 2007

Species / Group	Mitigation / Precautions
Other	<p>The Precautionary Working Method Statement should be conditioned as part of the planning decision and adhered to by all working on site.</p> <p>Any storage of materials on site, or removal of the scrub, brash and rubble piles in the garden are likely to create suitable hibernacula for several species and therefore should only be moved by hand.</p> <p>Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.</p> <p>Site planting should ideally be with species of a native and local provenance.</p>

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Bat Conservation Trust

APPENDIX 1. Method Statement

METHOD STATEMENT FOR CONTRACTORS

20 Dikes Lane, Great Ayton TS9 6HA

EXAMPLE ONLY

THIS WILL BE UPDATED WHEN 2019 BAT SURVEYS HAVE BEEN COMPLETED.

A WALKOVER OF THE BURNS NEAR TO THE SITE WILL BE CARRIED OUT DURING 2019 TO ASSESS THE POTENTIAL FOR OTTER AND WATER VOLE.

A Natural England mitigation licence is likely to be required for the renovation works.

The renovation of the building may bring contractors into contact with a range of protected species including bats and breeding birds.

The following precautions are necessary to prevent a legal offence being committed. All species of breeding birds, otter and bats are protected by law. Deliberate or reckless disturbance of these animals is a legal offence, punishable by fines and/or imprisonment.

These are likely to be translated into conditions placed on any planning consent. They are intended to reduce the impact of this development to protected species. These recommendations must be followed by all of those working on the site.

Method statement for bats:

Two to three bat surveys (including a dawn survey) should be carried out between May and August 2019 to get a better understanding of the use of the building by bats. This should be in accordance with the Bat Conservation Trust Bat Survey Guidelines (2016).

These are examples only – details will be provided once bat activity surveys are complete.

- Timing of year – *to be confirmed*.
- Supervision work – *to be confirmed*.
- Integrated features suitable for bats will be specified to be built into the new residential development. This can be discussed with the client once bat surveys are complete.
- No breathable roofing membranes¹⁵ should be used in the renovation process; such membrane types are known to tangle bats.
- Due to the likelihood for bats foraging around the area additional lighting should be carefully planned and directed away any roost entrances, commuting routes and foraging areas¹⁶ should be used around the property.
- No work on the roadside boundary trees should take place without consultation from the project ecologist.
- No work on trees without consultation with project ecologist.

Method statement for birds:

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive).
- Works, including any necessary vegetation clearance, will avoid the bird nesting season unless a suitably qualified ecologist has confirmed that no nesting birds are present.
- Appropriate mitigation for owls will be proposed in the final report.

¹⁵ Waring, S. (2014) Bats and Breathable Roofing Membranes

¹⁶ Institution of Lighting Professionals (2018) Advice note 08/18

Method statement for trees and hedgelines:

Some of the nearby trees have Potential Roost Features with regard to bats. No work should take place on the trees without consultation by the project ecologist.

- An ecological arborist should be consulted. A tree plan should be prepared with regard to trees in close proximity to the building
- Any arboricultural work should follow the British Standard guidance: BS 3998:2010 Tree work – Recommendations. BS 5837 Trees In Relation To Construction Sites. Root Protection Zones should be adhered to regarding the new property and any landscaping.

General method statement:

- Due to the close proximity of the waterways a Pollution Prevention Plan should be drawn up before construction work begins. This should be based on 'Works in, near or over watercourses; PPG5: prevent pollution' (now withdrawn)¹⁷.
- Any construction pits, trenches or foundations will be fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.
- Any storage of materials on site, or removal of the scrub, brash and rubble piles in the garden are likely to create suitable hibernacula for several species and therefore should only be moved by hand.

Signed by Owner(s)

Name(s)

Date.....

Signed by Contractor(s)

Name		Job Title	Date	Signature

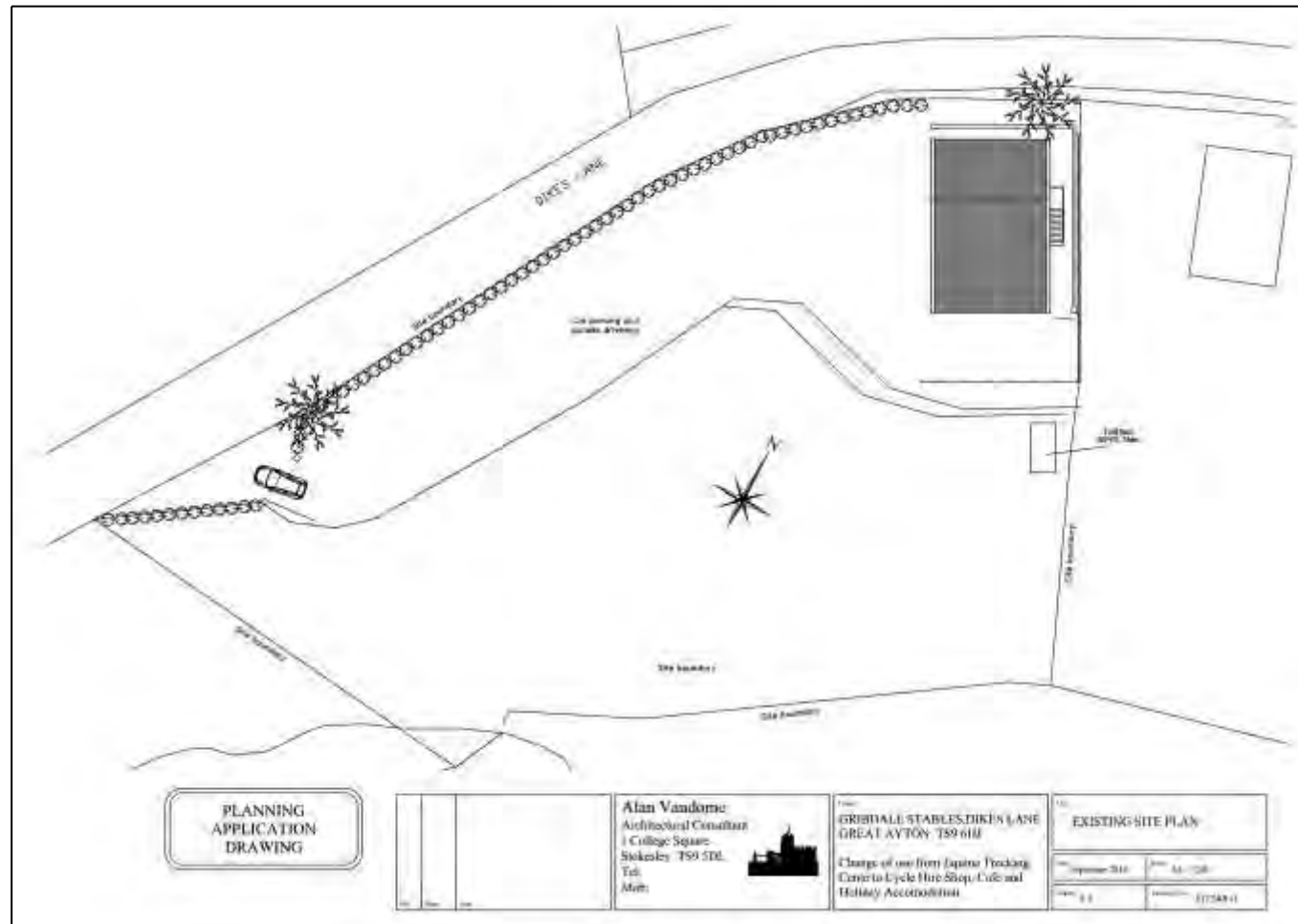
¹⁷ Environment Agency, 2007

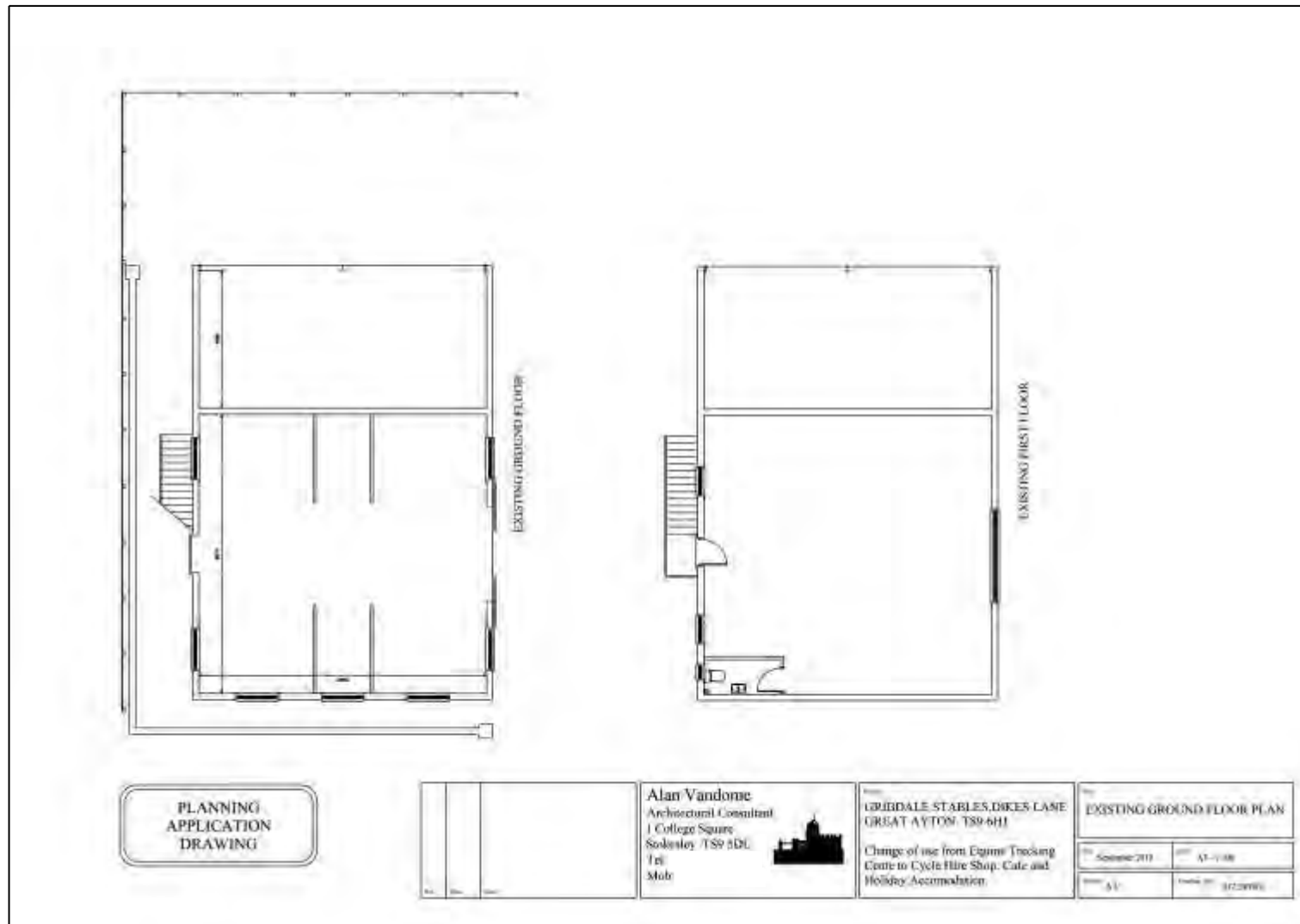
APPENDIX 2. North Yorkshire Bat Group data

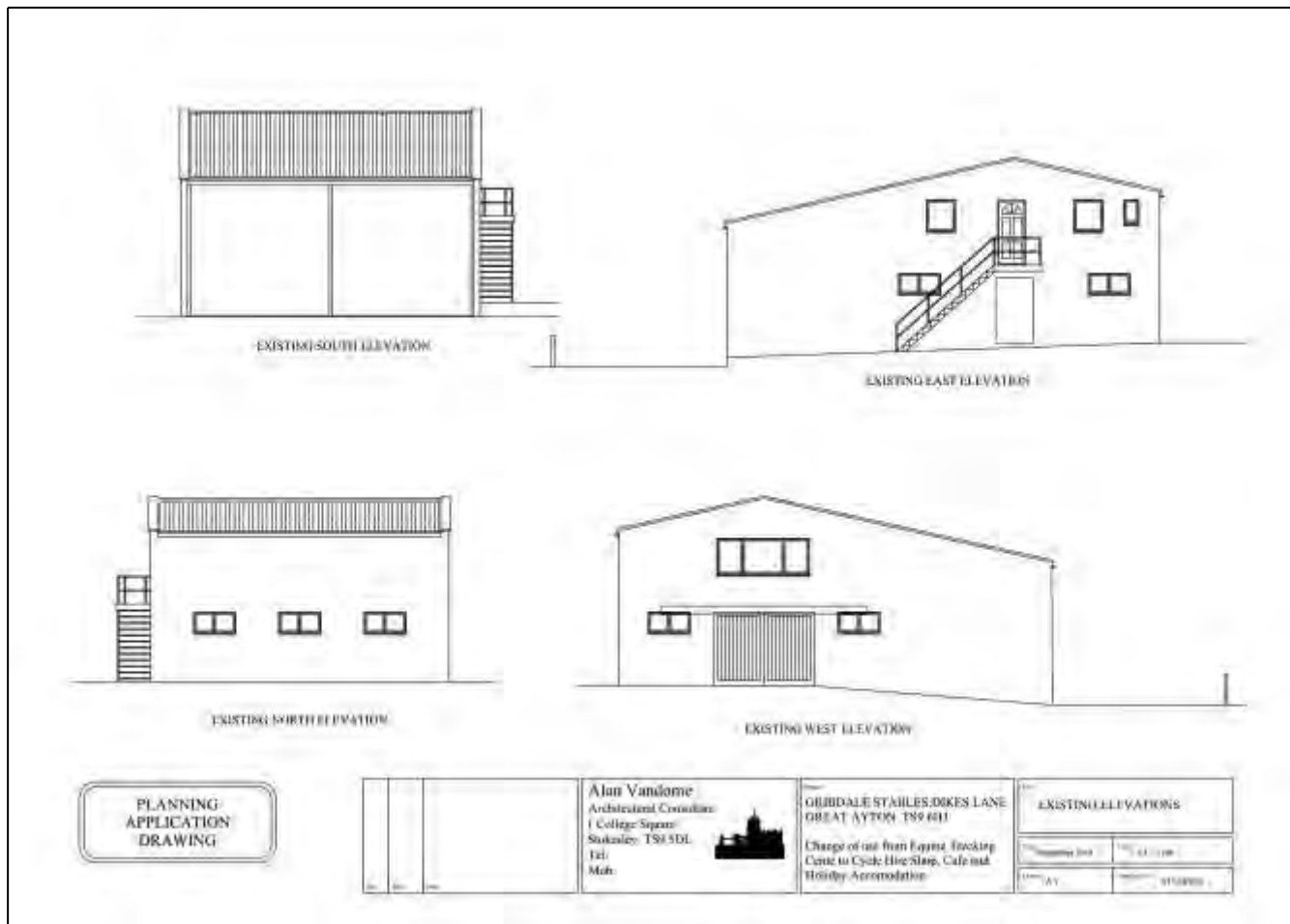
Species	Site	Grid reference	Quantity	Year	Comment
Natterer's Bat	Cliff Rigg Quarry	NZ5723611674	1	2013	Hibernating bat
Common Pipistrelle	The Barn, 3 Dikes Lane, Great Ayton	NZ583112	153	2002	Maternity roost
Common Pipistrelle	Undercliffe Hall, Great Ayton	NZ576111	60	2002	Maternity roost
Common Pipistrelle	Borough Green Farm, Low Easby	NZ587093	1	2009	In flight
Common Pipistrelle	NZ587093	NZ587093	1	2009	Dead bat
Common Pipistrelle	Aireyholme Farm, Great Ayton	NZ579116	4	2012	In flight
Common Pipistrelle	Airyholme Farm, Great Ayton	NZ579116	2	2012	Foraging
Common Pipistrelle	NZ5712	NZ5712	50	2014	In flight
Common Pipistrelle	Great Ayton	NZ570110	1	2004	
Common Pipistrelle	Greystones, Carlton	NZ580100	1	2004	
Brown Long-eared Bat	Undercliffe Hall, Great Ayton	NZ576111	2	2002	Roost
Pipistrelle species	Friends' School, Great Ayton	NZ565107		1990	Building demolished spring 1993
Pipistrelle species	Great Ayton	NZ5711	1	1992	
Pipistrelle species	Great Ayton	NZ5711	1	1994	
Pipistrelle species	NZ5610	NZ5610	1	2000	Male bat
Pipistrelle species	Friends' School	NZ5610		2000	
Pipistrelle species	NZ5711	NZ5711	1	2000	Female bat
Pipistrelle species	NZ5711	NZ5711	1	2000	Female bat
Whiskered / Brandt's Bat	NZ5712	NZ5712		2014	In flight
Unknown	3 Dikes Lane, Great Ayton	NZ583111		2001	Roost
Unknown	Cockshaw Cottage, Dikes Lane, Great Ayton	NZ584111		2006	Bats inside building

APPENDIX 3. Site plans

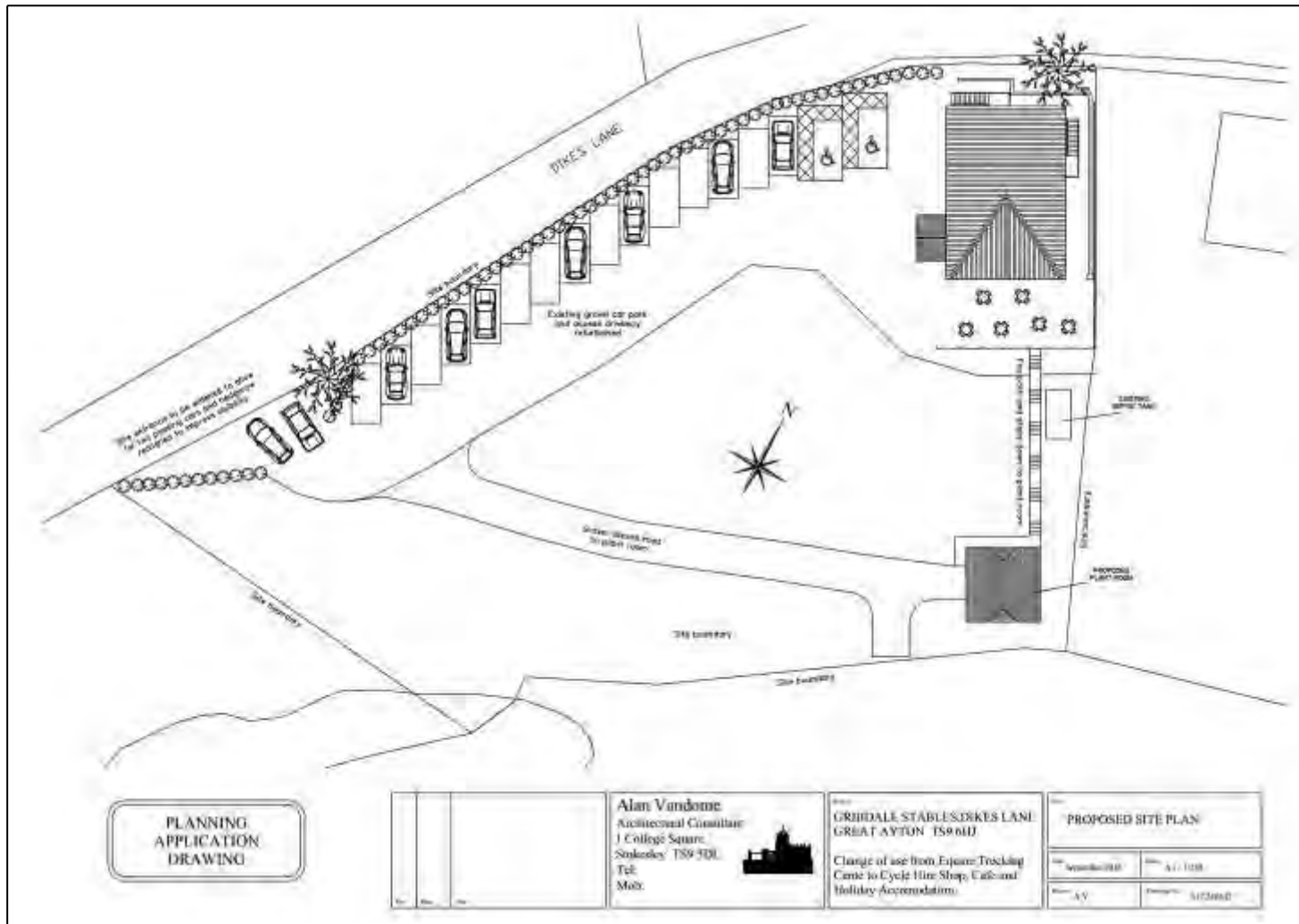
Existing site plans

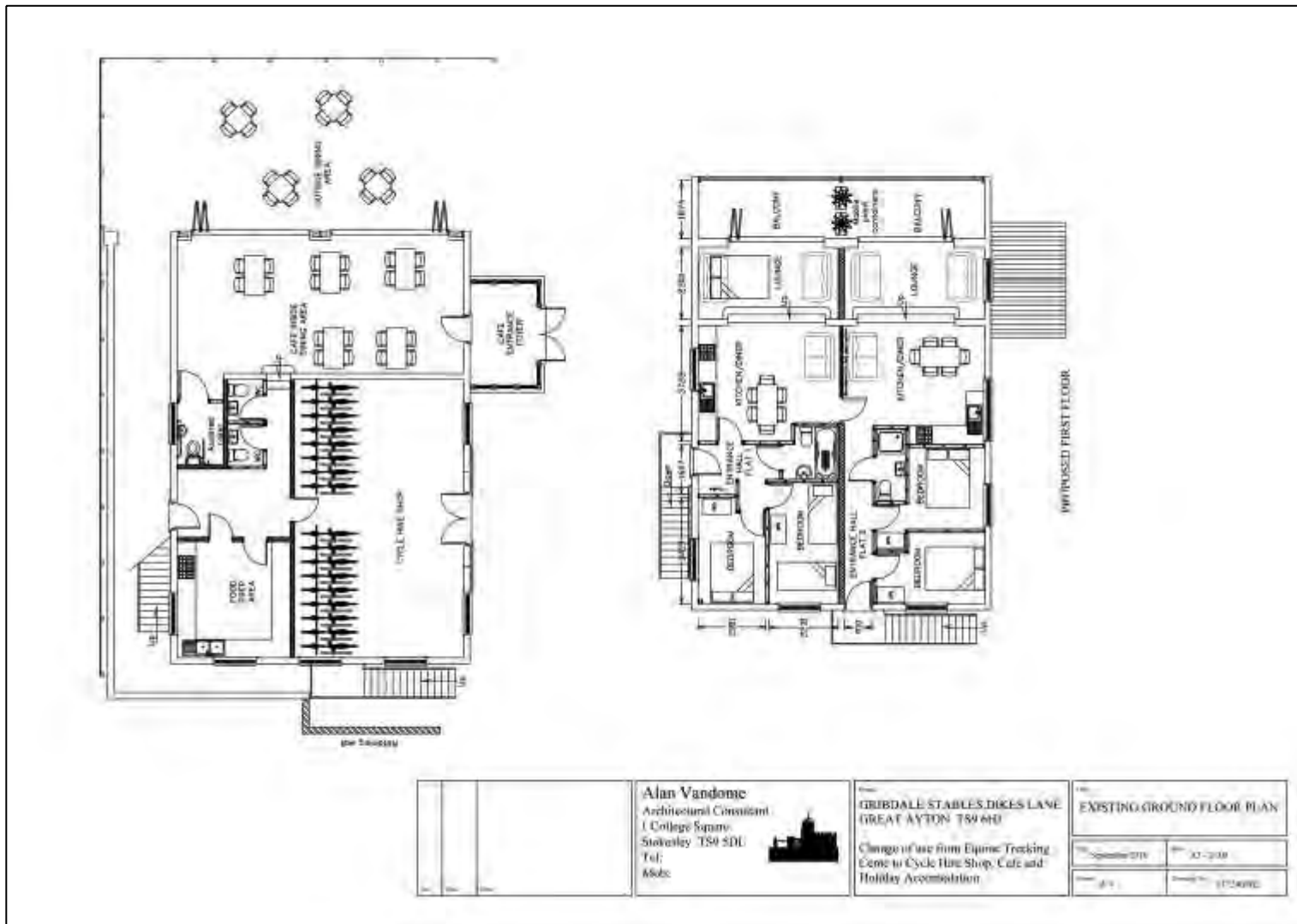


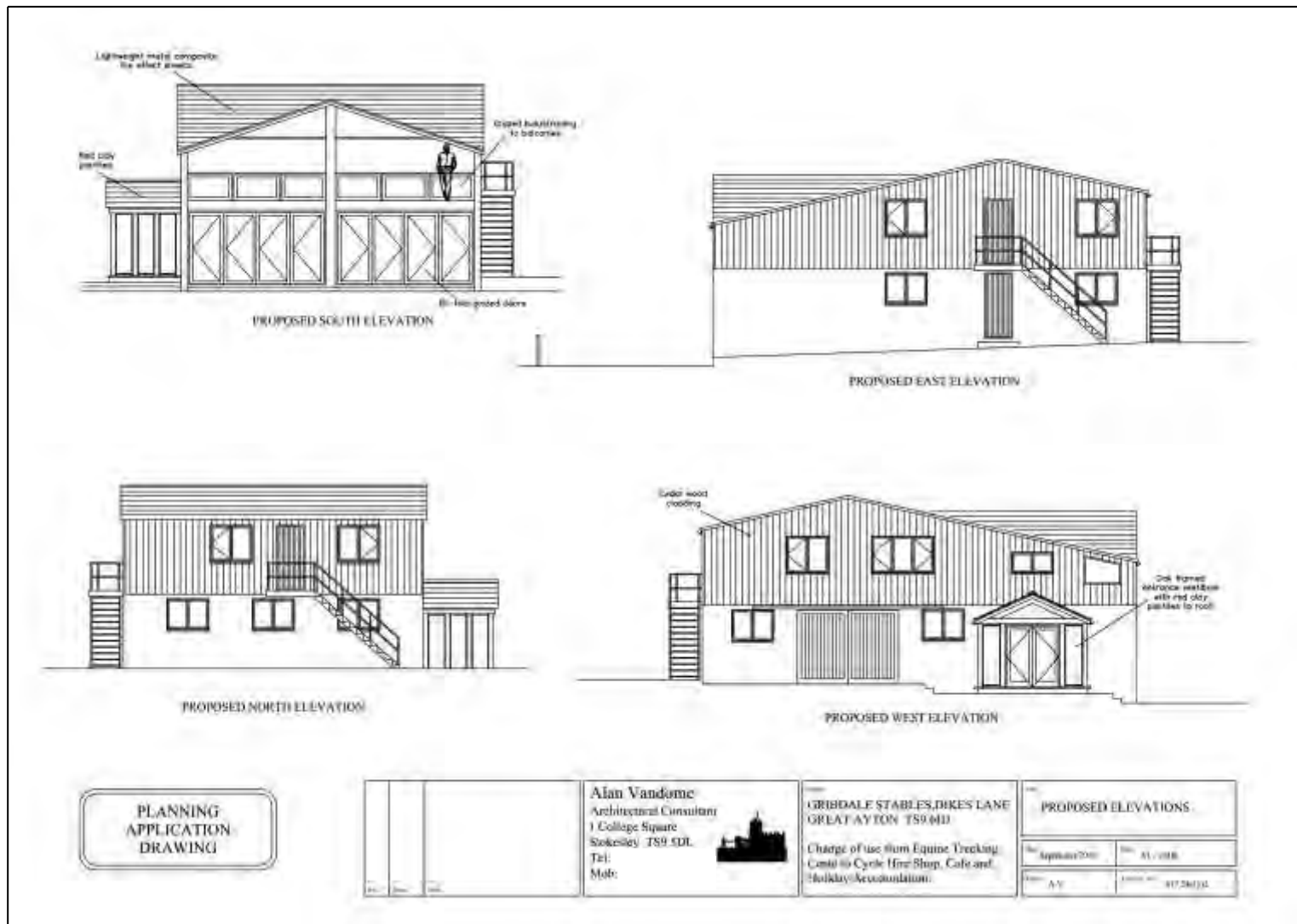




Proposed plans



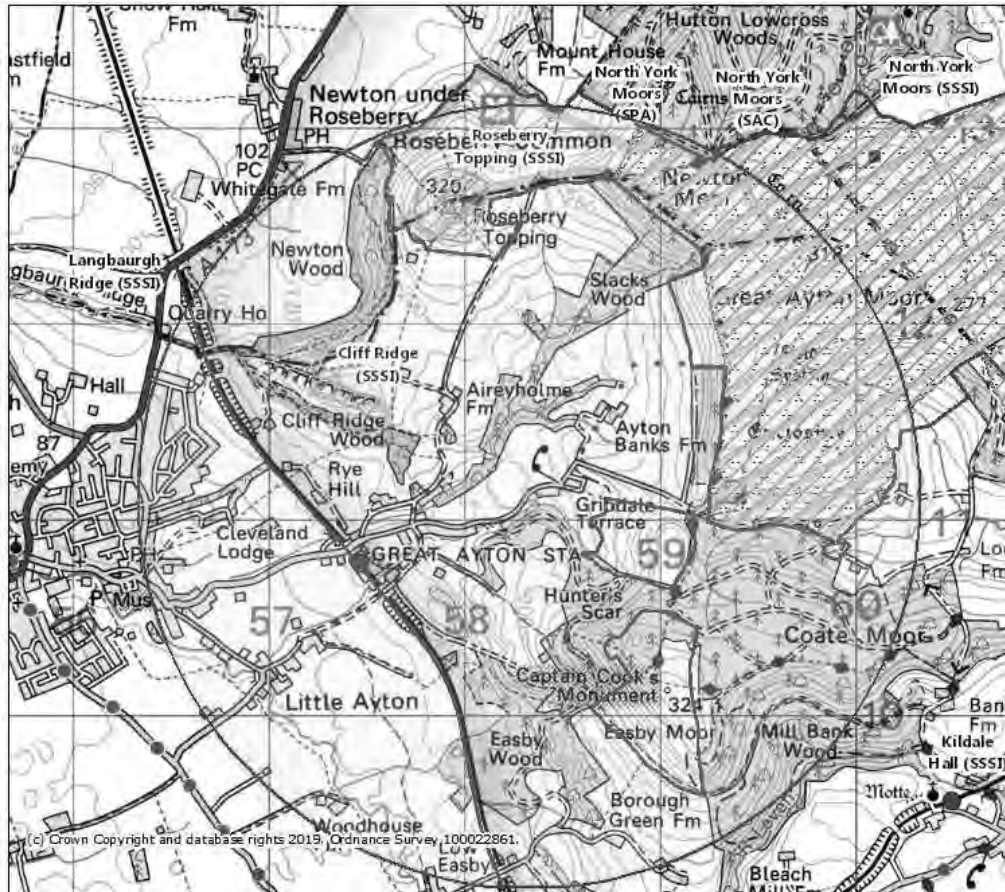




APPENDIX 4. Designated Sites

MAGiC

Designated Sites within 2km



Legend

- Moorland Line (England)
- National Parks (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)

Projection = OSGB36
 xmin = 453400
 ymin = 509200
 xmax = 463100
 ymax = 513600



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APPENDIX 5. Priority Habitats

MAGIC

Priority Habitats within 2km



Legend

- Priority Habitat Inventory - Good quality semi-improved grass land (Non Priority) (England)
- Priority Habitat Inventory - Lowland Dry Acid Grass land (England)
- Priority Habitat Inventory - Lowland Heathland (England)
- Priority Habitat Inventory - Upland Heathland (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Woodpasture and Parkland BAP Priority Habitat (England)
- Priority Habitat Inventory - Grass Moorland (Non Priority) (England)
- Priority Habitat Inventory - No main habitat but additional habitat exists (England)

Projection = OSGB36
 xmin = 453600
 ymin = 508800
 xmax = 463300
 ymax = 513600

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