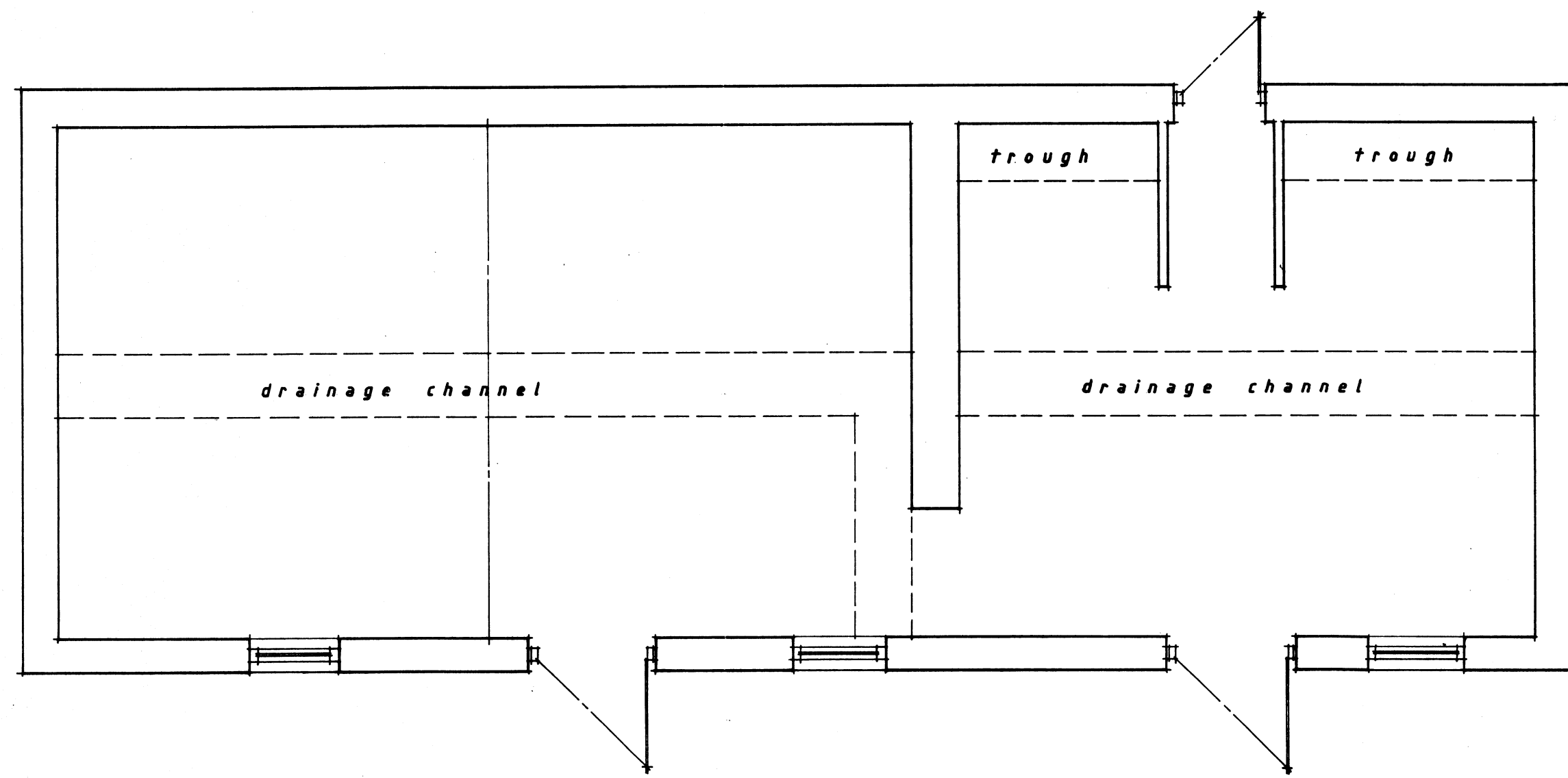


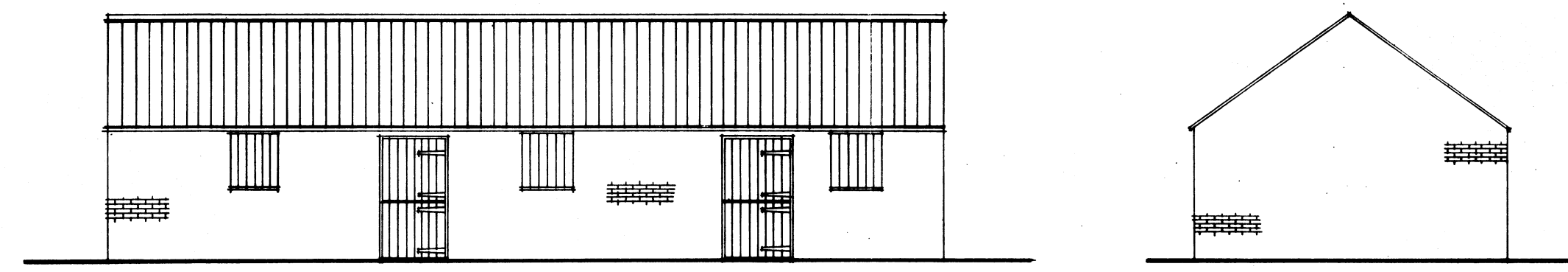
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ADDITIONAL AMENDMENTS

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development - as indicated on the previous page
- Change in site boundaries
- Other (as specified below)

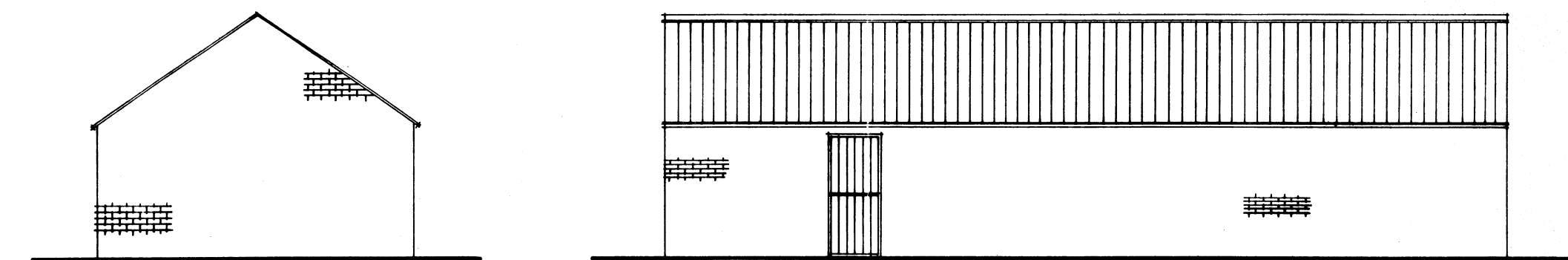


existing plan



front

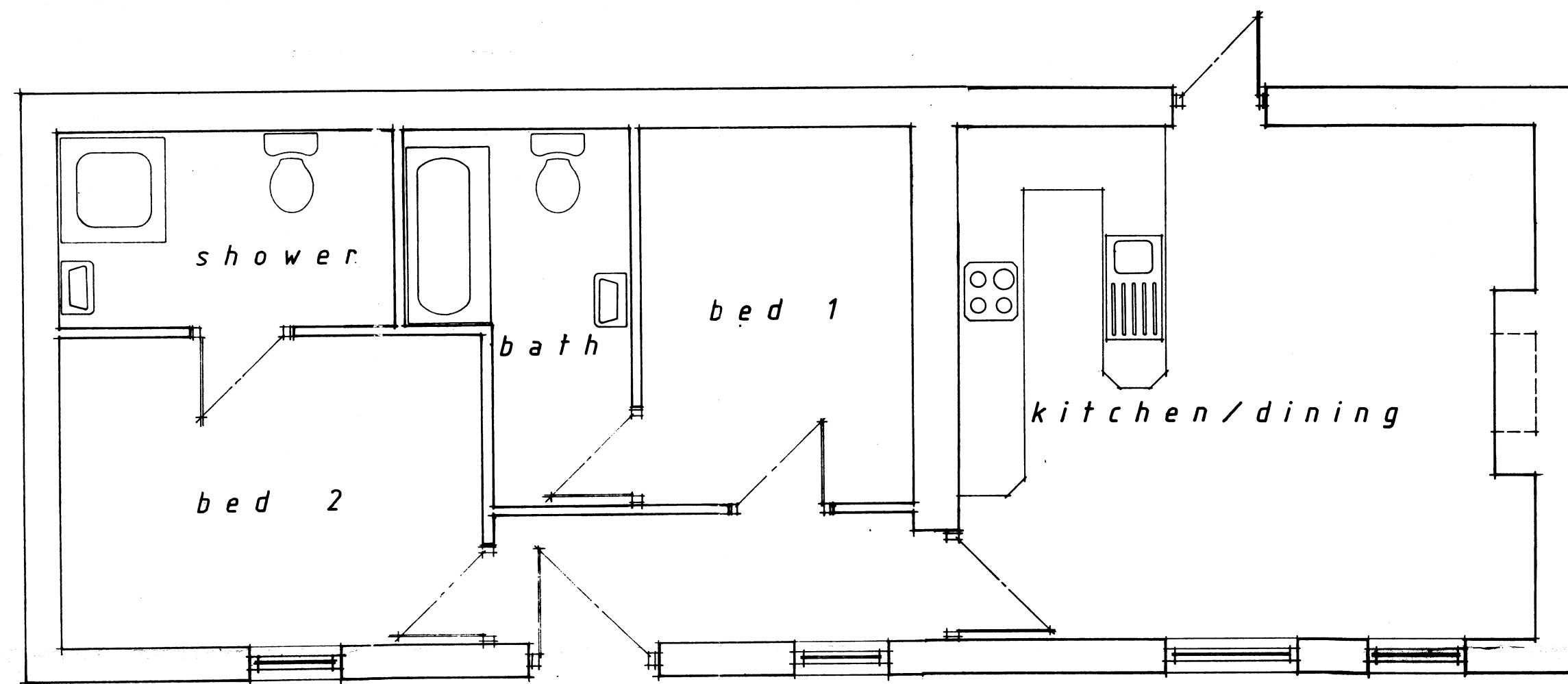
east side



west side

rear

existing elevations

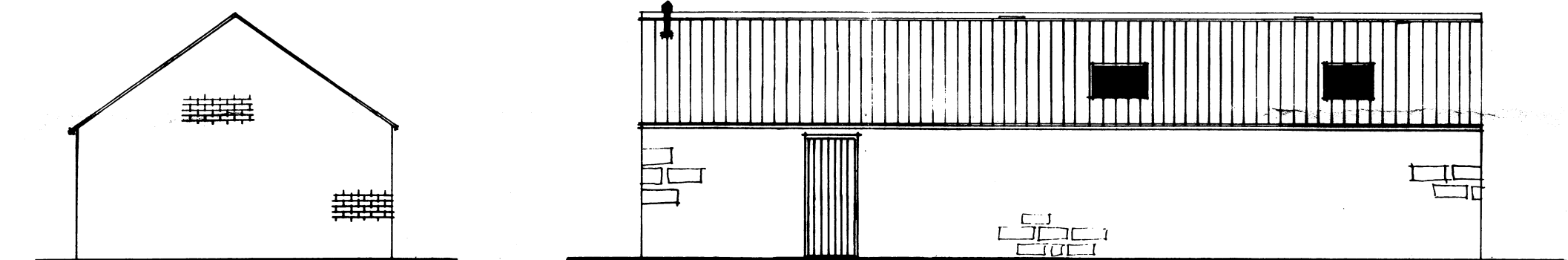


proposed plan



front

east side



west side

rear

proposed elevations

AMENDED
Notes

NYMNP
10 APR 2008

No.	DESCRIPTION	CHK'D	APP'D	DATE
D	SUN ROOM REMOVED			13.12.07
C	LAYOUT AMENDMENTS - CLIENT REQUEST			8.12.07
B	LAYOUT AMENDED - BETH DAVIES COMMENTS			24.11.07
A	SHOWER REMOVED			
ALTERATIONS				

PROPOSED CONVERSION OF BARNS TO BUNK HOUSE / HOLIDAY COTTAGE,
LOW WAUPLY FARM, EASINGTON, SALTBURN BY SEA

CLOSE, GRANGER, GRAY & WILKIN
BUILDING AND ENGINEERING CONSULTANTS
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
J.G.				NOV 07	1:50 1:100

DRAWING No. 07/130/01^D





Bat Survey
Low Waupley Farm
Easington
Whitby
North Yorkshire.

NYMNP
09 APR 2008

Bat Survey carried out by;
Christopher Needham BSc. (Hons) MSc. MIEEM
Ecoloserve Ltd.
Sergeants House
36 Edderthorpe Lane
Darfield
Barnsley.
S73 9AT
Tel. 01226 751105
Email ecoloserve@btinternet.com

Client;
Close, Granger, Gray and Wilkin
28 Market Place
Guisborough
Cleveland
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email cggw@globalnet.co.uk

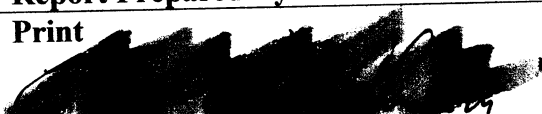

Address of Bat Survey;
Low Waupley Farm
Easington
Whitby
North Yorkshire.

Report Prepared By	Date
Print  Signed 	24th March 2008

Bat Survey carried out by;
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Report Prepared By	Date
Print 	24th March 2008
Signed 	

All information regarding the location of protected species is **HIGHLY CONFIDENTIAL** and **MUST NOT** be circulated beyond that which is strictly necessary.

A) Contents

B) Introduction

C) Survey and Site Assessment

D) Impact Assessment

E) Mitigation

F) Summary

G) References

H) Note

I) Diagram 1 (appendices)

Report compiled in concise format.

B) Introduction

Background to development.

Christopher Needham was commissioned by Close, Granger, Gray and Wilkin (site architects) to undertake a bat survey at Low Waupley Farm, Easington, Whitby. A planning application is to be submitted to the local authority to demolish some of the buildings and develop other buildings on the site for living accommodation.

C) Survey and Site Assessment

C1 Pre-existing information was not available on protected species at the survey site.

C2 Status of Protected Species in the Local/Regional Area.

All bats in the United Kingdom are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 1994. It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Bat roosts are protected against damage, destruction or obstruction, irrespective of whether or not bats are present at the time, and that current guidance issued by Natural England state that once bats have occupied a roost, it is, under normal circumstances, protected indefinitely.

C3 Objective(s) of Survey.

To discover if bats were utilising or could potentially use the outbuildings at Low Waupley Farm, Easington, Whitby.

C4 Survey Area.

The area to be surveyed consisted of the buildings (excluding the farmhouse) outlined in Diagram 1, see appendices.

C5 Habitat Description.

Diagram 1 (appendices) must be used in conjunction with the Habitat Description.

The area consists of a farm and farm buildings.

For the purpose of this report the farm and farm buildings have been separated into different sections.

- 1) Stores to be retained and re-roofed. Stone built 18 inch wide walls. Pan tile roof with wooden slats under tiles. Dividing walls 18 inch wide creating separate rooms. Open space from floor to roof.
- 2) Farmhouse. Unaffected by development and NOT included in the survey.
- 3) Barn. Re-roofed and converted into bunk house. Stone built 18 wide inch walls. Pan tile roof but mostly in a very dilapidated state. Open from floor to roof.
- 4) Chicken Shed. To be dismantled. Breeze block with metal corrugated roof. Open from floor to roof.
- 5) Barn. Converted into holiday cottage. Single brick front. Rear and interior walls stone built 15 inch wide. Open from floor to roof. Rear of building adjacent to Timber Store is open to the weather.
- 6) Timber store. Large wooden shed constructed of single wooden planks.

Low Waupley Farm is within the North Yorkshire Moors National Park. The surrounding area of the farm consists of scrub and open moorland.

C6 Field Survey.

C6.1 Methods.

The buildings were assessed on their suitability for bat roosts.

The perimeter and interior of the buildings were thoroughly examined for signs of bats such as bat droppings and also scratch marks and urine marks at potential bat access / exit points.

Equipment taken to the site consisted of;

- Ladders
- Hand held lamps
- Head lamps (not used)
- Compass
- GPS unit Explorist 500 (not used)
- Tally counter (not used)
- Swarovski 10 x 40 binoculars
- Endoscope PV 300
- Batbox Duet (not used)
- Canon A710 digital camera

C6.2 Timing.

The survey was carried out on the 13th March 2008.

C6.3 Weather Conditions.

Cloudy day with occasional bright spells. 11 degrees centigrade. Westerly wind.

C6.4 Personnel.

The survey was carried out by;

Christopher Needham, who is a member of the South Yorkshire Bat Group has been an ecologist for 14 years and is a full member of IEEM.

Natural England bat licence number 20073103.

C7 Results.

Diagram 1 (see appendices) must be used in conjunction with the results.

Hibernating bats require a place that has a constant temperature free from changes in weather conditions.

The Chicken Shed and the Timber Store (4,6) are open structures and do not have sections/compartments/crevices within these buildings that could potential hold roosting bats. No signs of bats were found.

The majority of the other buildings (Diagram 1 – buildings 1,3,5) are open from floor to roof and most roofs are made of pan tiles in various stages of disrepair.

1) Stores. This is the most likely place that bats would occupy if any bats were present in these buildings. However, no signs of bats were found. There are wooden lats under the pan tiles but a cold wind was blowing straight through the building and through openings in the dividing walls within this building making the building unsuitable for roosting bats.

3) Barn. Derelict barn completely open to the weather. No signs of bats found.

5) Barn. Cold wind was blowing through the barn from the openings between the barn and the Timber Store. No signs of bats were found.

C8 Interpretation and Evaluation

The results reveal that no signs of bats were found.

D) Impact Assessment.

Work on the building should be allowed to proceed. Single bats, usually pipistrelle, can turn up in all types of unusual places. It is always stressed in cases like this that in the unlikely event that a bat is found, work should stop immediately and advice sought from the person that carried out the bat survey or Natural England.

E) Mitigation and Compensation.

No mitigation and compensation measures are necessary.

F) Summary.

The survey revealed that no signs of bats were found at the outbuildings at Low Waupley Farm, Easington, Whitby.

G) References.

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3rd Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

H) Note

All breeding birds are protected by law and must be considered during the building development. Make sure there are no birds breeding in the buildings if development is to take place between early March and August.

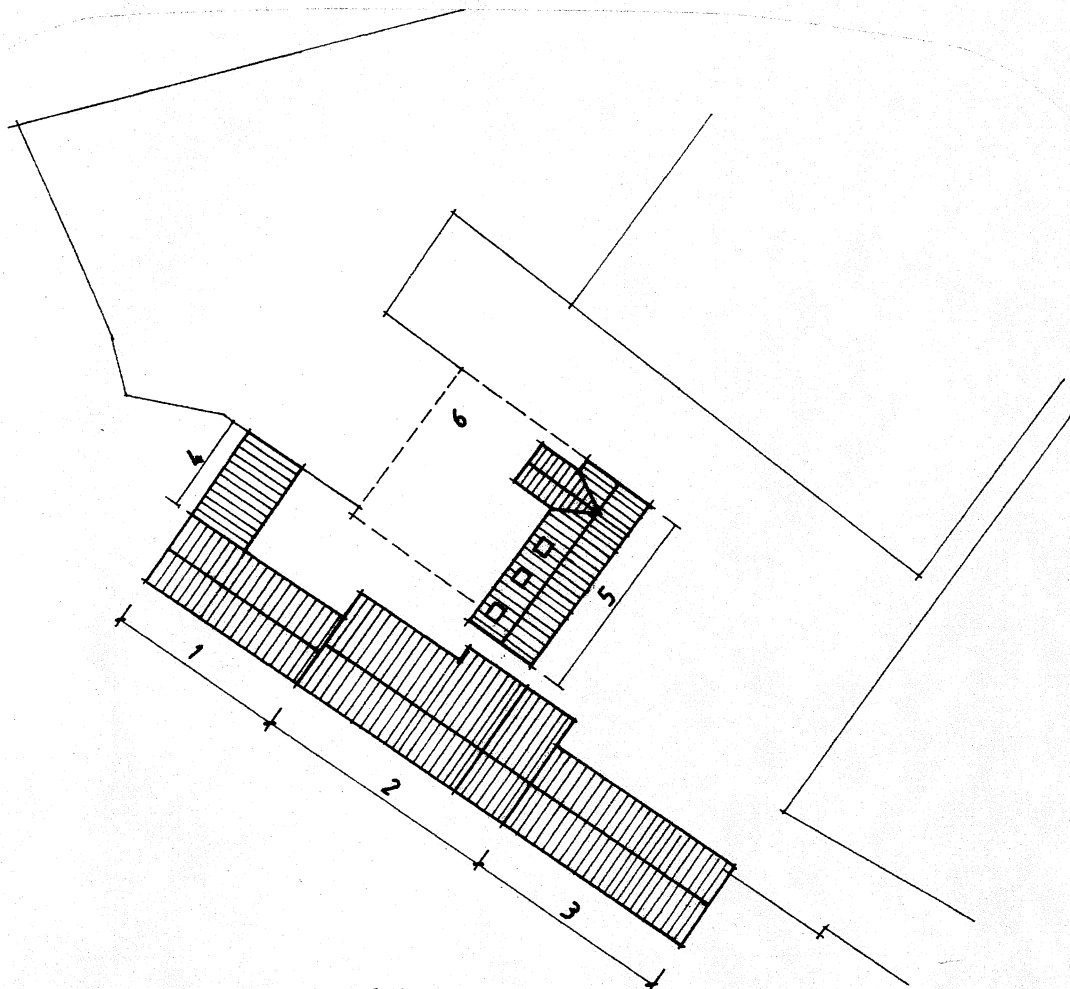
CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND ENGINEERING CONSULTANTS, SURVEYORS AND
PLANNING SUPERVISORS

Diagram 1.

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- 1 - stores - retained & re-roofed
- 2 - farmhouse - unaffected
- 3 - barn - re-roofed & converted to bunk house
- 4 - chicken shed to be dismantled.
- 5 - barn to be converted to holiday cottage
- 6 - timber store to be dismantled.

1:500 site plan - proposed

CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND ENGINEERING CONSULTANTS, SURVEYORS AND
PLANNING SUPERVISORS

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF.

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email [REDACTED]

NYMNPA

09 APR 2008

PRELIMINARY VISUAL STRUCTURAL APPRAISAL

REPORT

FOR CONVERSION OF UNITS WITHIN

CURTILAGE OF LISTED BUILDING TO

HOLIDAY COTTAGE, BUNK HOUSE

& BARN RE-ROOFING

LOW WAUPLEY FARM, EASINGTON

FEBRUARY 2008

07/130/JG

THE REPORT

1.0 INTRODUCTION

- 1.1 A preliminary visual structural appraisal was carried out to Low Wapley Farm, Grinkle Lane, Easington on Thursday 14th February 2008 on behalf of Mr & Mrs Snee of the same address.
- 1.2 This appraisal was with specific reference to outbuildings proposed for refurbishment and conversion, i.e. conversion of an attached barn to a bunk house, a detached barn to a holiday cottage and the re-roofing of an attached barn.
- 1.3 For the purpose of this report the front elevation of the main dwelling house, i.e. that facing away from the main entrance yard, is deemed to face West.
- 1.4 Reference to each structure and its exact location can be made to the attached 1:500 block plan;
- 1.5 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible, nor have we inspected for damp and are therefore unable to report that any such part is free from defect.

2.0 INTERNAL OBSERVATIONS - HOLIDAY UNIT

- 2.1 The rear elevation is solid coursed stonework, with the remaining elevations being solid brickwork.

- 2.2 Apart from some slight spread at eaves level local to the left hand front doorway and some deflection over the rear doorway due to the poor condition of the timber lintol, the walls generally appears in sound condition.
- 2.3 The floor is concrete construction, of modern timescale, again in good condition, although it will require breaking out to reduce the level and introduce insulation to meet current regulations. This should not pose a problem in respect of levels etc.
- 2.4 The main rafters to the West half of the structure are generally in sound condition, although there are some area of dampness noted that are probably treatable. This section is pantile clad.
- 2.5 The rafters to the East section are of a lesser section size and clad only in a corrugated sheeting, with areas of weather ingress evident. Although some timbers could be retained, many will require replacement due to damp and rot.
- 2.6 The main purlins to the East section are of rough hewn timber and are generally in poor condition and as such will require replacement with new to match existing.
- 2.7 The main purlins to the West section are generally in sound condition although some splicing to specific areas may be required.
- 2.8 The truss to the West section is generally in sound condition, however the main chords to the East section, which are rough hewn timber, are in very poor condition and considered beyond repair even by splicing methods. As such therefore, these will require replacement with new to match existing.

2.9 Due to the requirements of complying with current building standards and due to the overall condition of the mixed type of roof coverings, the whole of the external recovering will require stripping and making good as necessary to match existing, incorporating as much of the existing tiles as necessary and making good with new of a type and style to match existing.

3.0 **INTERNAL OBSERVATIONS - BUNKHOUSE**

3.1 The Northern section is open to the underside of the roof.#

3.2 The floor is stone paviours which will require lifting to facilitate the introduction of the insulation into the proposed habitable areas. As such, these paviours would be retained for re-laying, along with new paviours to match the existing to some areas where the paving is damaged or missing.

3.3 The main walls, which are all stonework, and with the exception of general weathering generally appear in sound condition; apart from the West wall which bows outwards towards eaves noticeably, apparently as a result of roof spread.

3.4 The roof timbers show signs of rot and timber damage, as well as noticeable undulations throughout, and as such will require a combination of treatment and replacement with new to match existing.

3.5 In respect of the trusses, parts of the ends will require cutting out and splicing with new to match existing.

3.7 The stone stairs, although not in the best condition, could be retained and made good to current standards to facilitate access to the first floor of the Southern section.

- 3.8 Due to the requirements of complying with current building standards and due to the overall condition of the roof coverings, the whole of the external covering will require stripping and making good as necessary to match existing, incorporating as much of the existing tiles as necessary and making good with new of a type and style to match existing.
- 3.9 The ground floor of the South section, although generally in sound condition, will require uplifting and reducing in level to provide serviceable headroom to the ground floor proposals. With the current construction, this should be a relatively straightforward technique, although some nominal underpinning/wall retention methods will need to be adopted.
- 3.10 In general, apart from some general weathering, the main walls appear in sound condition, although selective raking out and repointing will be required.
- 3.11 The first floor timbers are in very poor condition, both to joists and floor coverings, due to excessive weather ingress from above. As such, all the timbers will require replacement with new, with support being offered by a new internal wall as part of the floor lowering exercise.
- 3.12 The main rafters show excessive weather damage with several tiles missing or displaced, and many undulations throughout, and to the rear West side, large sections of tiles and laths are missing entirely, allowing excessive weather ingress, obviously for some time.
- 3.13 The main truss generally appears in sound condition, although some sections will require treatment and at least one end will require careful cutting out and splicing.

3.14 Due to the requirements of complying with current building standards and due to the overall condition of the mixed type of roof coverings, the whole of the external recovering will require stripping and making good as necessary to match existing, incorporating as much of the existing tiles as necessary and making good with new of a type and style to match existing.

4.0 **INTERNAL OBSERVATIONS - NORTH BARN**

4.1 This structure is earmarked for re-roofing only, and is split into two main sections.

4.2 Although the main trusses and rafters generally appear in sound condition, there are some minor areas of damp ingress which will in the main require treatment, although there may be some minor areas that require splicing or possible replacement.

4.3 The laths in the main appear in sound condition, with the exception of specific sections which show excessive weather damage beyond treatment or repair. As such, these sections will require cutting out and replacement with new to match existing.

5.0 **EXTERNAL OBSERVATIONS - HOLIDAY UNIT**

5.1 The North elevation is totally precluded due to timber ply sheeting within the current store, which is attached to the North elevation; thus comment is not possible until this sheeting is removed.

5.2 The East elevation does show some slight cracking to bed and perpend joints, indicative of minor structural settlement, although this does not appear recent or progressive in nature.

- 5.3 As such therefore, nominal raking out and repointing will be sufficient as a reparation method, although the residue of a lime wash render will require removal in the first instance.
- 5.4 The South elevation has been lime wash rendered in the past, with many areas having spalled away in the past, exposing underlying masonry. Apart from specific bricks which show spalling to the faces, as well as bed and perpend joints, the exposed brickwork generally appears in sound condition, although an extensive raking out and repointing exercise, as well as replacement of specific bricks, will be required to the elevation as a whole.
- 5.5 To some areas where render is still evident , but clearly hollow and de-bonding, when pulled away by hand, the underlying brickwork does appear in sound condition.
- 5.6 The West elevation, apart from nominal spalling, generally appears in sound condition throughout.
- 5.7 The roof coverings, as noted, to the West side are interlocking tiles and to the East side are corrugated sheeting.
- 5.8 The overall poor condition, in conjunction with ensuring the weather tightness for habitable use, indicate the necessity for re-roofing using as many of the reclaimed existing tiles as possible.

6.0 **EXTERNAL OBSERVATIONS - BUNK HOUSE**

- 6.1 As with the holiday cottage, the main issues with the South and East elevations are weathering and some spalling of stonework and bed and perpend joints. As such, a general raking out and repointing exercise will be necessary as part of the project as a whole.

- 6.2 The West elevation however, shows the most noticeable signs of structural movement, mainly towards the upper central section where the wall bows outwards on both a horizontal and vertical plane.
- 6.3 Although as part of the works some lateral restraining measures could be adopted from internally, it would be recommended for the upper half of this specific area to be rebuilt plumb. Any lesser extent of work would not guarantee the future structural stability of the wall, regardless of internal measures undertaken.
- 6.4 Several coping stones have been displaced and/or are missing requiring reinstatement and/or replacement with new to match existing.
- 6.5 The main roof coverings, which are interlocking pantiles, are in very poor condition and are missing in many areas through both roof slopes.
- 6.6 There are very noticeable undulations in the roof, both to the slopes and especially to the ridges of both the North and South sections and, as noted previously, large sections of tiles and laths towards the South West, are missing entirely.

7.0 **EXTERNAL OBSERVATIONS - NORTH BARN**

- 7.1 There are several areas of missing and/or displaced tiles throughout, which will require either replacement and/or reinstatement with new to match existing.

8.0 **COMMENTS & CONCLUSIONS**

- 8.1 Although the main structure of the proposed holiday unit generally appears in serviceable condition, there are some areas of reparation required, due primarily to lack of attention and maintenance over the years.

- 8.2 This is primarily in respect of both the roof coverings and of the main roof timbers themselves, generally affected by displacement or missing sections of the former.
- 8.3 Although the greater extent of timbers could be retained, albeit with some treatment and specific area splicing, some parts will require replacement with hew altogether, although these will be of similar section size and shape to match existing.
- 8.4 Specific recommendations and requirements of all elements of the structure are detailed within the written Building Regulation Specification, which identifies sections by specific location and area and which was submitted as part of the Planning Application documentation.
- 8.5 Similar comments also apply to the proposed bunk house, although due to some roof spread resulting in bulging brickwork on both horizontal and vertical planes to the West area, some nominal rebuilding will be required, although it should be possible to use the existing materials throughout with limited replacement with new.
- 8.6 The main roof however, is in very poor condition and as such will require replacement with new on the majority of the area. It should be possible however, to retain the existing trusses albeit with some limited splicing.
- 8.7 Specific recommendations and requirements of all elements of the structure are detailed within the written Building Regulation Specification, which identifies sections by specific location and area and which was submitted as part of the Planning Application documentation.

9.0 **SUMMARY**

- 9.1 Parts of the structures have suffered some structural distress predominantly due to lack of maintenance and attention over the years and as such require making good to ensure further distress does not occur, and in respect of the West wall of the proposed bunkhouse, that eventual limited collapse does not occur.
- 9.2 All reparation works are specifically area detailed in the written Building Regulation Specification, all of which ensure as much of the existing structure and materials are retained and all required works, both due to reparation and as an enhancement to meet current Building Regulation Standards, are sympathetic to the type and nature of the structures and the original usages.
- 9.3 All recommended works are deemed necessary and as far as is possible, have been recommended in conjunction with comments and requests by a Planning Officer as part of pre-application discussions.
- 9.4 Full reference to the recommendations should be made to the written specification report in conjunction with this report.