

The Granary

Manor Farm

Greatham

West Sussex

RH20 2ES

Curent Situation and Light Touch Approach

April 2021

Shire Barns Developments LLP

Introduction

When I bought the Granary Barn in 2016 the property was in a sorry state, many of the buildings had collapse and those that were still standing had gaping holes in their roofs leading to ingress of water and deterioration of the buildings.

I bought the buildings with planning permission but with Planning conditions outstanding. The Planning conditions were dealt with and were signed off.

Following a Bat survey dated 28th September 2017 carried out by The Ecology Partnership, David Cramner gave us permission to proceed in his Email dated 19th June 2018 where he says *"...I am content to agree that the 2015 works should be undertaken in accordance with the recommendation of the 2017 report which represents the most up to date ecology intelligence"*

In October 2017 we installed a number of Bat Boxes on the rear of the adjacent stable block.

In June 2018 we commenced repairs to the Buildings that were still standing and were close to collapse ie The Granary Barn, Dairy Building and Cart Shed.

The Roof tiles were carefully stripped taking care to look at the back of each tile for any evidence of Bats. Our Ecologist made it clear that if any bats were found we were to notify her without delay. None were found.

Each building was carefully inspected and any rotten or defective timber was replaced with new timber to match the existing using traditional carpentry techniques.

The roofs were insulated to suit domestic use and then re-tiled using new handmade tiles.

Proposed works

The Proposed works designed by DRMM comprise the redesign of the internal arrangement of the Structures repaired in 2018 without impacting on the structure and roofs of each building.

In addition the proposal includes the rebuilding the structures that had collapsed ie the Link Building, the Stable and the Machine Shed.

The design intent was, **with a light touch**, reinstate the important group of buildings back to their former glory without disturbing any bats or any other wildlife.

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