Conversion of
Carrycoats Coach House
To Dwelling House
2033

DESIGN & ACCESS STATEMENT

November 2021

DESIGN & ACCESS STATEMENT: CARRYCOATS COACH HOUSE

Contents:

DESIGN & ACCESS STATEMENT: CARRYCOATS COACH HOUSE

1. Context:

Carrycoats is a modest country house dating from C16/C17, which was remodelled in 1830s when extensive gardens were laid out and walls constructed. It is located in the open countryside east of the A68 near the Colt Crag Reservoir, 2km west of Throckrington and 10.5km ESE of Bellingham on the North Tyne, at a height of 220mAOD.

The former Coach House lies approximately 8m to the northwest of the Hall across a small tarmacadam drive way (see Site Plan 2033 L0). It is of substantial construction of both visual and historic merit, and appears contemporary with, and was probably constructed during, or immediately after, the remodelling of the Hall. It shares some of the same detailing including the pronounced kneeler stones, copings and welsh slate roofs, (see photographs in Appendix 1).

The building comprises a projecting carriage house to the south with a Groom's Cottage behind to the west, a triple-bay stable to the east and a continuous loft below a steeply pitched roof (see drawings as existing 2033 L1 – L7). A C19 lean-to agricultural building appears to have been added at a lower level to the north, currently used as a byre and hen house. A system of plywood agricultural feed storage hoppers were added to the loft during the 1960s. Little remains of the original stabling, except for the two inclined timber end panels.

The Coach House is constructed in sandstone rubble with ashlar dressings to windows, doors, quoins, copings and two chimney stacks. Roofs are Welsh slate with glass lights and stone ridge tiles. Gutters are in cast iron, doors are timber plank painted green and the windows are vertical sashes painted off white.

Although mainly intact, the building is deteriorating with a leaking roof, cracking on the east and west walls, severely eroded mortar, rotten carriage house doors and widespread woodworm infestation (see photographs in Appendix 1 and Structural Inspection Report Appendix 2).

2. Proposed Use:

The proposed conversion into a separate two-bedroom dwelling house can be achieved without extension, significant rebuilding or harm to its character, or that of the nearby listed buildings and structures. The sympathetically designed proposals make the most of an opportunity to improve the character and quality of this rapidly deteriorating heritage asset to create a very pleasant environment in which to live.

3. Amount and Scale:

The proposed two-bedroom detached house over three floors will have a total floor area of 156m², though the eaves give restricted headroom at first floor.

4. Layout and Access:

The dwelling (see drawings as proposed 2033 L10 – L17) is accessible through the former stable door at the southeast into an entrance lobby with a new staircase upto the two bedrooms and bathroom at first floor, and down to a lower ground floor kitchen and utility room. A walk-in wet room is situated off the entrance hall allowing the office/snug to be used in conjunction with the sitting room for those of limited mobility.

5. Appearance:

The exterior of the building is unchanged except for the introduction of a small north facing window to the kitchen, the replacement of 8No. glass slates with small flush fitted conservation pattern rooflights, the introduction of a new sash window in a previously blocked-up opening to the bathroom, a fixed screen to the sitting room and 2No. inward-openable casements to the bedrooms. The proposed screen and casements are to be double glazed and set back 475mm so that the frames are concealed behind the stone walls. This will give the impression of unglazed openings as reflection from the glass will be minimal and no frames will be visible. The new vertical sash window on the west elevation is to match that on the east elevation. The proposed small new window on the north elevation is to match that adjacent. The two existing plank doors on the north elevation are to be made externally opening on purpose-made offset hinges to act as storm doors, with double glazed timber doors behind.

6. Amenity

The proposed new dwelling would not adversely affect the amenity of residents of Carrycoats Hall. This is partly due to a separate access driveway, window positions which do not overlook, a half-storey height differential (photo 3), a tall stone dividing wall, and the positioning of the gardens on opposite sides of the two properties. The proposed garden area to the north of the Coach House is some 30m away from the Hall, behind the three-storey property and a tall retaining wall, (photo 7).

The 2No. parking spaces and EV charging position, bike storage, shared sewage treatment plant and outfall are all east of the property and on land retained by the hall (see Block Plan 2033 L10).

7. Environment

1. **Transport**
   1.1. The property shares a vehicular access off the C210 with Carrycoats Hall and the Lodge, as shown on the Location Plan. This has adequate sightlines and capacity to accommodate the extra vehicular movements.

1.2. Two parking spaces are shown on the macadam surface to the south of the property on the Block Plan (2033 L10), each 5m x 3m, though there is space for more parking if required. An EV charging point is also shown to the east.

1.3. The property will use the existing shared recycling bin facility concealed behind the entrance wall from the C210 (photo 22). The applicant will deposit refuse in these bins as current arrangement for Carrycoats Hall.

2. Ecology

2.1. An Ecology Impact Assessment and Bat Survey was carried out by Ryal Soil & Ecology in September 2021. Bats were found to be using a crevice above the south hayloft door though were not found to be using the interior of the building. No nesting birds were seen and there is no still water nearby to provide habitat for newts.

2.2. Bat mitigation is to be provided by means of 3No. bat boxes prior to the commencement of the development by the introduction of new bat roost beneath the main ridge, towards the west and by retention of the existing crevices above and between the existing lintels on the south gable hayloft door (see drawing 2033 L10).(N.B. the existing inward-opening plank door is to be fixed externally to allow permanent bat access to these crevices.) Only bat-friendly timber preservative chemicals are to be used in conjunction with tradition bitumen felt near roosts.

2.3. The building will be kept locked prior to commencement of the work to prevent bird entry. A breeding bird survey will then be carried out over three morning visits and an evening visit before the schedule start date. (N.B. The alteration of 2No. external plank hayloft doors will provide additional nesting sites for house martins which regularly make use of Carrycoats Hall adjacent.)

2.4. A net gain in biodiversity will result from the mitigation and enhancement proposals.

2.5. Natural England Mitigation Licence will be sought prior to commencing the development.

2.6. The site lies adjacent areas of deciduous woodland which are a Habitat of Principal Importance. The applicant manages this woodland under Countryside Stewardship Higher Tier Agreement No. 941779. No trees will be felled as a result of the proposed development.

2.7. The proposed garden area to the north of the property is currently under grass. This will be planted with native and pollinator species prior to completion to provide a biodiversity gain.

2.8. During building work, material storage and mortar mixing facilities will be contained within this area. There will be no encroachment onto wooded or valued habitats, nor potential for disturbance of species in the wider environment.

3. Sustainability

3.1. Noise generated during the work will only affect the Applicant and their family currently living in Carrycoats Hall.

3.2. The Environment Agency categorizes the site as Flood Zone 1 with less than 1 in 1000 annual probability of river flooding. In reality there is zero risk as the land falls continously to the Colt Cragg reservoir some 1½km to the southeast.

3.3. Surface water drains currently run directly from the roofs into the burn. This will be unchanged.

3.4. In the absence of a mains sewer system nearby, a Foul Drainage assessment form has been prepared (Appendix 5). An application will be made for an Environmental Permit to discharge water from a new package treatment plant (e.g. WPL Diamond DM54, 10 – 15 person) directly into the burn, (see drawing 2033 L10). This will also replace the *Klargester* septic tank which currently serves Carrycoats Hall, and will result in a net reduction of pollution into the environment.

3.5. The attached Contamination Assessment Form (Appendix 4) confirms that there are no signs of contamination.

3.6. Energy use will be minimised by high levels of insulation, over and above the current requirement of Building Regulations.

3.7. External light pollution will be minimised by the use of fittings only where necessary, and use of PIR movement detectors where light is needed.

3.8. The attached water supply statement (Appendix 6) confirms that there is an adequate water supply for the extra dwelling.

8. Appendix: 1. Photographs

Photo 1 – cover: View of the Coach House from the south

Photo 2
Carrycoats Hall from south

Photo 3
Carrycoats Hall north wing from south with Coach House behind.

Photo 4
Carrycoats Hall north wing from northwest.

Photo 5
Coach House from southwest with west end of Carrycoats Hall behind.

Photo 6
Coach House from west.

Photo 7
Coach House from north with lean-to in foreground and Carrycoats Hall behind.

Photo 8
Coach House from northeast.

Photo 9
Coach House from east.

Photo 10
Internal view of stabling partition with chewed surface and woodworm infestation.

Photo 11
Internal view of former stable east end panel behind 1960s feed hopper.

Photo 12
Internal view of former Groom's Cottage fireplace.

Photo 13
Internal view of hayloft with cracked masonry and wet floor after recent water ingress through slates.

Photo 14
Internal view of former hayloft with 1960s feed hoppers and weak floor saturated after recent water ingress through slates.

Photo 15
Internal view of damaged lath and plaster caused by water ingress through roof.

Photo 16
Internal view of damaged lath and plaster caused by water ingress over window.

Photo 17
Close up of floor boards in former hayloft in fragile condition owing to woodworm infestation.

Photo 18
Close up of cracked masonry on east gable.

Photo 19
Close up of cracked and broken kneeler stone to west.

Photo 20
Existing birds-mouth fencing to west.

Photo 21
Proposed garden area to north.

Photo 22
Existing bin provision to west of entrance gate.

Digital Structures Limited Ashes House, Wolsingham, Co. Durham DL13 3BQ
Tel/Fax: 01388 526989 E-mail: mail@digitalstructures.co.uk

DIGITAL STRUCTURES
STRUCTURAL CONSULTANCY & ARCHITECTURAL PHOTOGRAMMETRY

Structural Consultancy & Architectural Photogrammetry

CARRYCOATS HALL
STABLE BLOCK

STRUCTURAL INSPECTION REPORT

For

Mr David Burn
Carrycoats Hall
Birtley, Northumberland
NE48 3JG

Author: D M Ramsay BSc CEng FICE

Digital Structures Limited
Ashes House
Wolsingham
Co Durham
DL13 3BQ

Tel: 01388 526989

Fax: 01388 526989

Project No: 461/DS

Issue No:	1					
Date:	15-09-21					
Prepared by:	D M Ramsay					
Approved by:						

CONTENTS

1.0 INTRODUCTION

1.1 This report describes the findings of a Structural Inspection of a two storey Stable and Coach House building at Carrycoats Hall, Northumberland.

1.2 Mr Burn has submitted details for planning approval to Northumberland County Council which propose the conversion of the building, currently used as a garage and for storage, to accommodation.

1.3 Plans of the proposed conversion have been prepared by JABA Architect, Mr John Barnes.

2.0 OBJECTIVES

2.1 To undertake a Structural Survey of the outbuilding to assess the general structural condition.

2.2 To make a specific comment on the suitability, in structural terms, of the building for the proposed conversion.

2.3 To bring to attention any matters in relation to proposed alterations to the existing fabric which may in structural terms have an impact on the details submitted for approval.

2.4 Make recommendations for further investigations or structural repairs as appropriate.

3.0 SCOPE

3.1 A non-invasive visual inspection of external elevations, ground floor space, first floor and roof structure viewed from the first floor. The external inspection was carried out from ground level. Internally most of the floor joists could not be seen and assessment is based on the feel of the floor while walking. Some areas of roof and floor structure are hidden by large feed hoppers.

3.2 No damp metering was carried out.

3.3 An assessment of the condition of electrical services are outside of the scope of this survey.

3.4 External pavings and drainage are not included. Nor are matters of a cosmetic or decorative nature which do not have a significant bearing on the structural integrity.

3.5 No samples were obtained, no chemical tests and no asbestos surveys were carried out.

3.6 No investigation of official geotechnical or mining records was carried out.

3.7 The opinions expressed in this report are based on normal methods of inspection of those parts of the structure visible at the time of the survey. There may be underlying faults in other parts of the fabric of the building which by virtue of the design or form of the construction which have not been discovered and could not be reviewed during normal inspections and which might affect the future life of the building.

4.0 DESCRIPTION

4.1 The Stable Block, which is the subject of this report, is located to the northwest of the main house. The Stable Block is Grade II Listed, No 1155103, and is believed to have been built around 1830. Location NGR NY92397999.

4.2 The site is at an altitude of 220 metres.

4.3 The general construction of the building is ashlar with Welsh slate roof containing two-storey carriage house with an additional lean-to stables to rear. The building is L-shaped with the south facing leg containing the coach house, with a workroom and stables behind and hay lofts above. The lean-to stables on the north side is at a lower level, (photos 1, 2, 3, 4).

4.4 The external walls are generally 500mm thickness, and the internal wall dividing the workroom from the stables is 450mm thickness.

4.5 First floor construction comprises timber joists, approximately 175x70mm at 450mm centres, with a clear span of approximately 5.0m, and 145x28mm boards.

4.6 Roof construction to the main building comprises A-Frame timber trusses, constructed from 225x82 softwood timbers, with purlins 125x82 at 1400mm max centres, with 75x63 common rafters at 450mm centres, and battens 40x18 at 225mm centres. The slates are secured with lime torching.

4.7 The roof to the stables on the north side is supported on simple triangular trusses. Details of these were not recorded.

5.0 OBSERVATIONS

5.0.1 The inspection was carried out on the morning of Tuesday 14th September 20021. The weather at the time was dry, following showers.

5.1 Roof Structure

5.1.1 The slate roof covering appears to be in fair condition, with a small number of slipped slates. It is understood that it is proposed to strip the roof and re-slate using the existing materials supplemented with some new matching slates as required.

5.1.2 The supporting structure comprises four A-Frame trusses, purlins and common rafters. Most of these are visible internally. No significant decay was found in any of the trusses or purlins. Some parts were hidden by the food hoppers, (photo 10, 12).

5.1.3 The upper parts of the common rafters appeared to be in reasonable condition however the eaves end of the rafters and the outer wall plate could not be closely inspected. These will require a detailed inspection when the roof has been stripped and defective timbers, if any, cut out and replaced.

5.2 Main Walls

5.2.1 The external walls of the building are in fair condition for the age of the building. No evidence was noted of any significant movement or bulging of any areas.

5.2.2 The pointing is generally in poor condition and is in need of refurbishment. In many areas it is heavily weathered. Past pointing repairs have used inappropriate material and should be raked out and replaced as part of general repointing.

5.2.3 A continuous line of vertical cracking was noted on the west elevation (photo 5). This may be associated with the location of a chimney flue within the wall thickness. This cracking is also seen in the workroom (photo 8). Normal repair by repointing is considered sufficient provided care is taken to insert the mortar to at least 150mm where the crack width permits.

5.2.4 Similar cracking is evident on the east elevation (photo 7), extending from the hayloft door to the ground. Neither of these two areas are considered to be of structural concern provided appropriate repointing is carried out to prevent water ingress.

5.2.5 Stone repairs to the southeast corner have previously been carried out, (photo 6).

5.3 First Floor

5.3.1 The timber elements of the first floor are mainly hidden due to boarding above and lath and plaster ceiling below. No areas appeared to exhibit excessive deflection when walked over, which suggests that the joists are generally sound.

5.3.2 The timber floor boards are in fairly poor condition with numerous areas of decay. At locations where the boarding had failed parts of the joists were visible. No significant decay could be seen in the joists. It is understood that it is intended to replace all of the boarding which will enable a more thorough inspection of the joists to be carried out. The joist ends should be closely inspected when exposed.

5.3.3 At some time in the past part of the floor has been altered to enable the installation of feed hoppers, (photo 9, 12). This has involved cutting out parts of some joists which are now left supported by timber props (photo 9). The joists affected will require to be replaced.

6.0 PROPOSED STRUCTURAL ALTERATIONS

6.1 The following notes are based on a review of the details shown on JABA Architect Drg. No. 2033/L11-L17, dated August 2021. These notes only relate to significant structural alterations, and are not intended to address issues of prevention of water or damp penetration. These are matters which the architect will consider.

6.2 It is understood that the building will be subject to full repointing with lime mortar. It is considered that this will be sufficient to secure the masonry at the areas of cracking identified (photo 5, 7). No additional reinforcement in the form of steel ties or mesh is recommended.

6.3 It is also understood that the existing roof covering will be fully stripped and reinstated and that the first floor boarding will be stripped and replaced.

6.4 To create adequate headroom in the first floor areas it is proposed to raise the existing ties on each of the four trusses. It is presumed that the ties will be raised a maximum of 450mm so that the joint with the upper line of purlins is not compromised.

6.5 Raising the ties is likely to result in overstress of the principal rafters due to the extended cantilever effect. Simple fixing of the rafter to the wall plate is likely to be insufficient to prevent lateral movement of the toe of the truss. It is proposed to resolve this by pinning L-Brackets to each toe of each truss. The L-Bracket will then be fixed rigidly to the floor joists. The detail of the fixing will depend on the location of the joists relative to the trusses. A schematic sketch of this arrangement is included in Appendix A. Detailed calculations will be required at a later stage to confirm section sizes and connections.

6.6 The new stairs down to the kitchen/utility is likely to pass below the level of the footing of the internal wall between the snug and the stairs. It is likely that the footing to this wall will require to be extended down to enable the stair construction. The extent of this work cannot be determined until the location is opened up. The footing of the main wall on the south side of the kitchen/utility is not likely to be affected, provided the depth of excavation required for insulation under the floor of the kitchen/utility does not exceed the depth of the footing.

7.0 RECOMMENDATIONS

7.1 Any retained timbers should be exposed for detailed inspection and subject to preservative treatment.

7.2 External masonry to be repointed with lime mortar, ensuring penetration of the mortar to at least 150mm where wider cracks are present.

7.3 External pointing repairs should be carried out as follows. Minor cracks in existing masonry should be repaired as follows. Old pointing should be raked out and re-pointed in order to maintain weather resistance. The contractor should take special care to match the colour, texture and style of the existing pointing. In order to prepare damaged areas for repair the existing mortar should be raked out to a depth of 25 to 30mm (at least twice the joint width). The joints should then be brushed and cleaned out. Mortar for pointing should consist of 1 part lime putty to 3 parts sand mixed with the minimum amount of water required to achieve workability. Detailed specifications to be agreed with the architect.

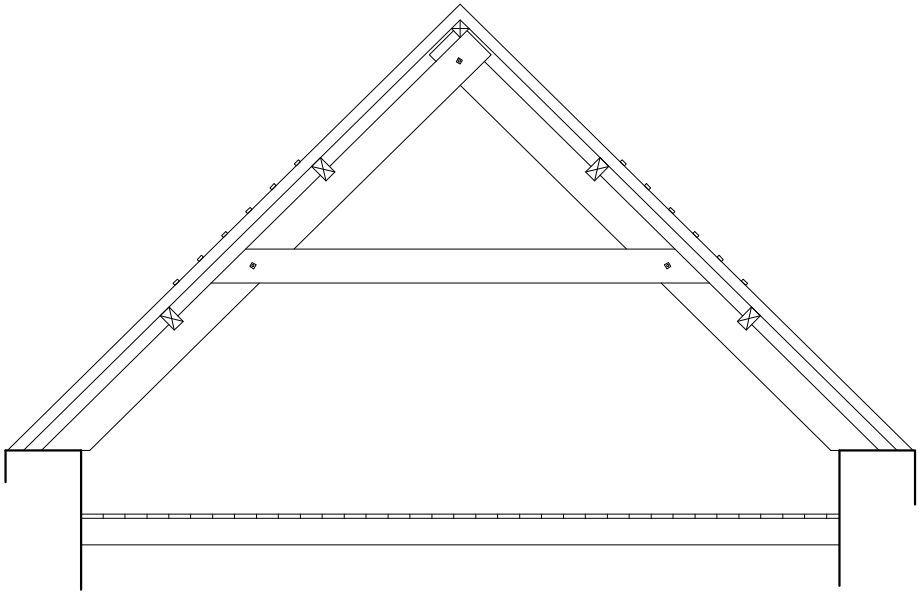
7.4 Where truss tie beams are being raised then an effective additional tie should be provided at the toe of the truss, as shown on the schematic sketch in Appendix A, or alternative approved scheme.

7.5 As the works progress to form the stairs down to the kitchen utility the depth of the footing to the internal wall between the snug and the stairs must be investigated and works to extend the wall downwards carried out as required.

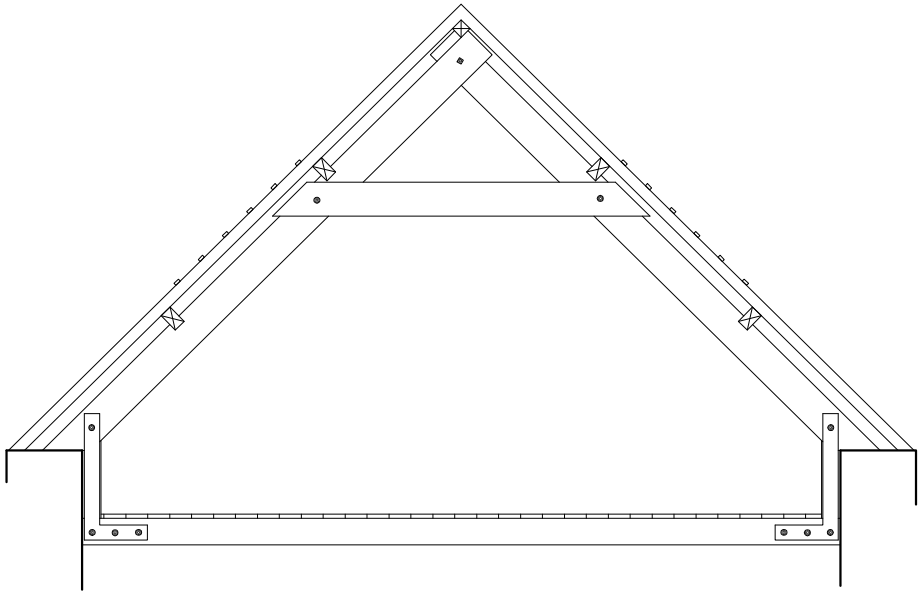
7.6 Use of timber preservatives and details of re-pointing may be influenced by the presence of bats. Reference should be made to the Bat Report prior to finalising details.

7.7 The work should be undertaken by a suitably qualified builder experienced in work of this type. All critical dimensions should be checked and confirmed by the builder prior to proceeding. If the scheme is subject to Building Regulations approval, then this should be obtained prior to proceeding.

APPENDIX A
PHOTOGRAPHS



Truss 4 - Existing



Truss 4 - Proposed

PHOTO 1 – Front Elevation (south)

PHOTO 2 – West Elevation

PHOTO 3 – Rear Elevation (north)

PHOTO 4 – East Elevation

PHOTO 5 – Crack to northwest wall of main building (showing past repairs)

PHOTO 6 – Replaced Kneeler to southeast gable

PHOTO 7 – Cracks to east gable – below hayloft door

PHOTO 8 – Workroom between coachhouse and stable. – cracks to northwest corner

PHOTO 9 – Timber Props to Joists in Stables – joists cut to accommodate hoppers

PHOTO 10 – Truss above coach house

PHOTO 11 – Truss end detail – timber wall plates

PHOTO 12 – Main Hayloft over stables – 3 trusses, top of hoppers to left.

PHOTO 13 – Triangular trusses to roof of stables on north side

Ecological Impact Assessment and Bat Survey

CARRYCOATS HALL, BIRTLEY, NORTHUMBERLAND

SUMMER 2021

Ruth Hadden, BSc. MCIEEM
Ryal Soil and Ecology
Ryal
Northumberland

Tel: 01661 886562

Document Title:	Carrycoats Hall, Birtley, Northumberland Ecological Impact Assessment and Bat Survey	
Principal Author	Ruth Hadden	
Client/Agent	James Brown	
Date and version	September 2021	
Author Contact Details	01661 886562	
	Author	**Date**
Originated	R Hadden	17 September 2021
Reviewed		
Approved for issue	R Hadden	24 September 2021

Disclaimer:

Ecology 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 or trees are in relation to the use of the building/tree by bats and birds and should not be considered as a building survey or arboricultural opinion on the condition of those features.

The client should be aware that the mitigation recommendations in ecology 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.

Contents

Ecological Impact Assessment for Carrycoats Hall, Birtley, Northumberland

Summary

- An ecological survey was requested primarily for bats and birds for a coach house at Carrycoats Hall, Birtley, Northumberland by James Brown on behalf of the owners, Mr and Mrs Burn.
- The coach house lies immediately to the west of the Hall which is 2km east of Birtley. The buildings surveyed are stone with pitched slate roofs.
- The proposals are to convert the coach house to one residential unit.
- The immediate area to the southwest and east of the building is deciduous woodland with Carry Burn running through the woodland. Agricultural land surrounds the woodland in all directions, consisting of mainly improved and semi-improved permanent pasture with boundaries of fences and walls. There is good potential for feeding bats following the woodland edge where sheltered foraging will be present, however this area within 500m of the building appears isolated, with no typical commuting corridors.
- Inspection results of the exterior revealed that the stone coach house was in a poor condition with pitched, slate roofs with a single storey lean-to section to the north, Evidence of bats was located within the building as the occasional bat dropping was present on the loft floor, however a higher concentration of droppings was located below a well-worn crevice around the upper door frame into a lintel crevice. Due to the moderate roost potential and subsequent bat activity, three emergence/dawn surveys were carried out.
- Known bat activity in the area within 2km of the site is a roost of occasional Pipistrelle 45kHz 1.6km to the southeast. Foraging Pipistrelle sp., Whiskered/Brandt's, Pipistrelle 45kHz and Pipistrelle 55kHz bats and Noctule bats have also been recorded in the area.
- The initial emergence survey confirmed bat emergence of the occasional Pipistrelle 55kHz and Pipistrelle 45kHz together with interesting Natterer's activity. The dawn survey identified 20+ Natterer's entering a crevice around the upper door frame. Pipistrelle 55kHz and Pipistrelle 45kHz bats also entered crevices on the south gable wall or around the door frame. The third survey only had one Pipistrelle 45kHz bat emerging. Foraging Whiskered/Brandt's and Daubenton's bats were also heard or seen during the surveys.
- Three bat day roosts including a transitional roost are likely to be disturbed due to the proposals. Mitigation will be put in place, to provide crevices in the renovated/converted building, however as the disturbance of roosting places for bats will take place, the site requires a Natural England Licence to proceed. Timing of any destructive works to avoid the hibernation period (November to March inclusive) for the building will ensure that the works have as little negative affect as possible on bats.
- Provision of bat boxes, bat roost crevices and retention of the crevices where possible will be required.
- Any nesting bird species will be allowed access to the nest until the young have fledged.

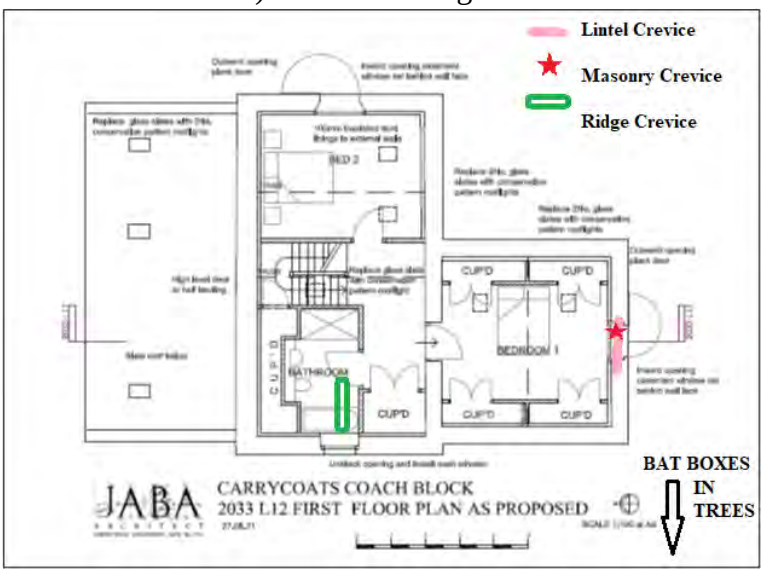


Figure 1. Ecological Mitigation Plan

1. **Introduction.**

The inspection was carried out and reported by Ruth Hadden BSc an experienced Ecologist and Licensed Bat Surveyor.

Figure 2. Survey area - within the redline

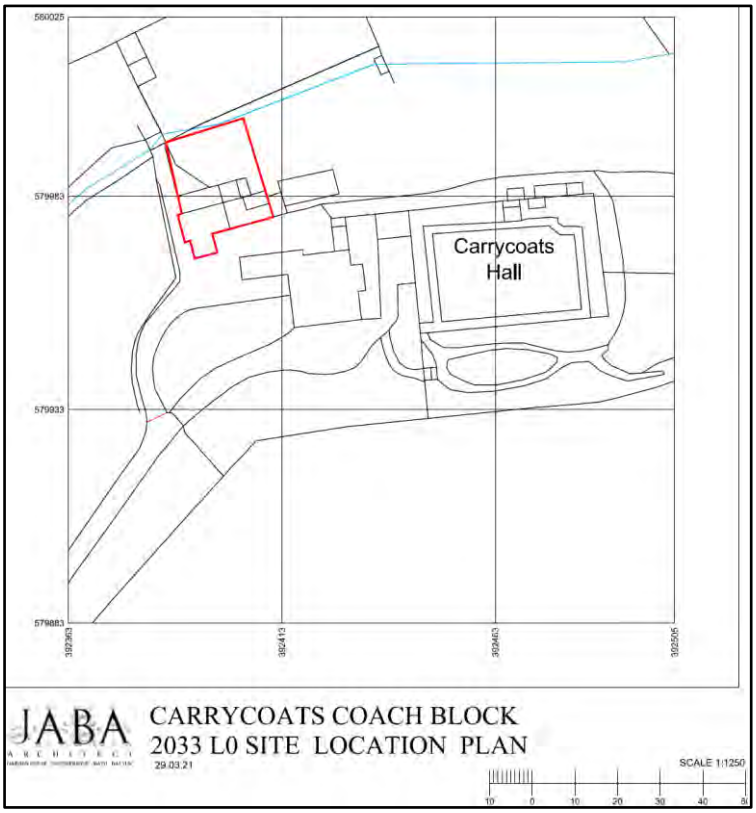
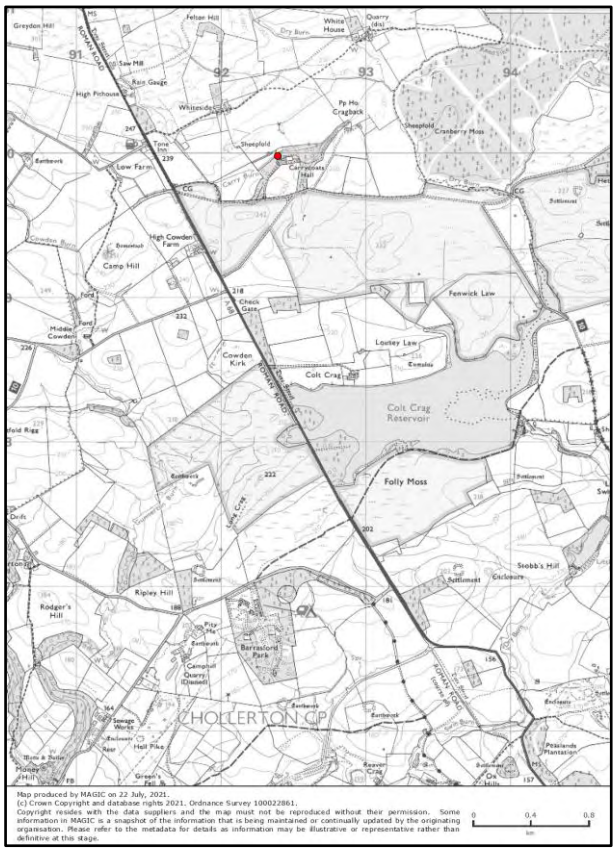


Figure 3. Location of site.



2. Relevant Policies and 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.

The National Planning Policy Framework (NPPF) states "*When determining planning applications, local planning authorities should apply the following principles:*
a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;" (paragraph 175).

ODPM Circular 06/2005/Defra Circular 01/2005 states that the presence of a protected species is a material consideration when considering a development proposal that could harm the species or its habitat. Appendix 1 details legislation relating to applicable species.

Section 41 of The Natural Environment and Rural Communities (NERC) Act (2006) requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. This includes planning decisions.

2.1 Designated Sites

Site of Special Scientific Interest (SSSI) citations are for special features of importance to nature conservation. Sites of Special Scientific Interest (SSSIs) are nationally important sites protected under laws including The Wildlife and Countryside Act 1981, Countryside and Rights of Way Act 2000. LPAs must consult Natural England on planning applications that might affect SSSIs. Operations that could damage special interests require consent by Natural England. It is an offence for any person to intentionally or recklessly damage or destroy any of the features of special interest of an SSSI, or to disturb wildlife for which the site was notified.

3. Methodology.

3.1 Scope of the Assessment.

The zone of influence of this development is defined as being the site itself and habitats to the immediate boundaries within 2km.

The assessment has included consideration of:

- designated sites
- habitats and species of principal importance for conservation of biodiversity
- protected species, namely bats.

3.2 Desktop Survey.

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

The Environmental Records Information Centre North East (ERIC) data search has been restricted to bats, as this is the major constraint to any destructive building works.

Natural England's Magic on the Map and OS Explorer 1:12500 maps were used to assess the distance to habitat features close to the site.

3.3 Site Survey

The survey area covered the buildings and paddock within the red line boundary as shown within Figure 2 and included searching for signs of any wildlife using the site with the key aspects listed below.

The survey included an assessment of habitats on site for use by bats following the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists, Good Practice Guidelines* (3rd edition, 2016) and Natural England's definitions except where indicated. The survey effort at the site has taken account of the recommendations of the BCT Good Practice Survey Guidelines, taking proportionality into account and the proposals.

Field Survey for Bats and Birds

Visual Inspection

A close inspection of the building was made in good light, and by torch where required. The exterior, lofts and interiors of the building were examined as far as was feasible for signs of bats: droppings, urine streaks, clean cobweb-free areas on the ridge boards or crevices and potential roost exit holes. All external and internal crevices were checked using a torch and possible roosting sites were noted. Crevice loving bats can be difficult to find especially when bats are present between the roofing felt and slate/tiles. Emergence surveys were therefore used to check for the presence of bats missed during the visual inspections. Beneath ledges the ground was examined for feathers, pellets and birdlime that could indicate occupation by barn owls.

Emergence Survey

As dusk fell 3 surveyors, each using visual observations and bat detectors (Echo Meter Touch/ EM3's and Duet), and two-way radios, carried out the evening emergence surveys, covering all aspects of the buildings. Bat detectors convert bat echo-location signals into audible sounds, enabling the identification of some species, and aid the monitoring of the number of bats present. Two-way radios help to determine the emergence and flight paths of a bat seen by surveyors around the site and allow the bat activity of the whole site to be understood, whilst at the site.

Surveyors are on site for at least quarter of an hour before sunset and up to 1½ hours after sunset or until darkness falls as reduced visibility does not allow bats to be seen emerging from the building being surveyed. After this time any bats picked up by detector, cannot be guaranteed to have emerged from the building in question, but confirms if additional species are present in the area or not. If bats or a maternity colony is present the bats are counted until no bats have left the roost for 10 minutes for as long as it takes.

Re-entry Survey
A dawn survey was also carried out. For a dawn survey surveyors are on site one and a half hours before sunrise until a quarter of an hour after sunrise.

Timing and Weather Conditions

Survey	Date	Timings	Weather
Inspection	28 July 2021 7 September 2021	Externally (40 mins) Internally (30mins)	Fine and dry
Emergence	28 July 2021	9.00 pm – 10.50pm (Sunset 9.18pm)	Fine, light cloud and slight breeze 14-13°C
Re-entry	24 August 2021	3.25am – 6.15am (sunrise 5.59am)	Fine, clear and still. 11°C
Emergence	7 September 2021	7.30 pm – 9.15pm (Sunset 7.45pm)	Fine, clear and still. 21-17°C

Personnel

Ruth Hadden – Bat Consultant since 1996, Class Survey Licence CL20 2015-13665-CLS-CLS (Bat Survey Level 4). Licensed to handle bats and enter known roosts since 1986. Qualifications BSc Joint Honours Zoology & Plant Biology, Newcastle upon Tyne. MCIEEM
Ben Hadden – Class Survey Licence WML CL18 (Bat Survey Level 2). Registration number 201514223-CLS-CLS. 15 years of experience.
Sean Gilmour (10 years experience), Lesley Rymer (15 years experience) and Marc Purdy (3 years experience)

3.4 Assessment.

The assessment has been conducted according to the *Guidelines for Ecological Impact Assessment in the UK and Ireland Terrestrial, Freshwater, Coastal and Marine*, CIEEM, September 2018. Impacts are considered for during construction and occupation.

Preliminary Ecological Appraisal Reports (PEAR) which CIEEM guidelines[1] states can be used to support a planning application where it can be determined that the project would have no significant ecological effects, no mitigation is required, and no further surveys are necessary. PEARs though can also provide;

- the results of initial ecological surveys associated with a proposed development
- identify further ecological surveys necessary to inform an EcIA

[1] *Guidelines for Ecological Report Writing Second Edition* December 2017

- identify ecological constraints to a project
- make recommendations for design changes
- highlight opportunities for ecological enhancement.

4. Baseline Ecological Conditions

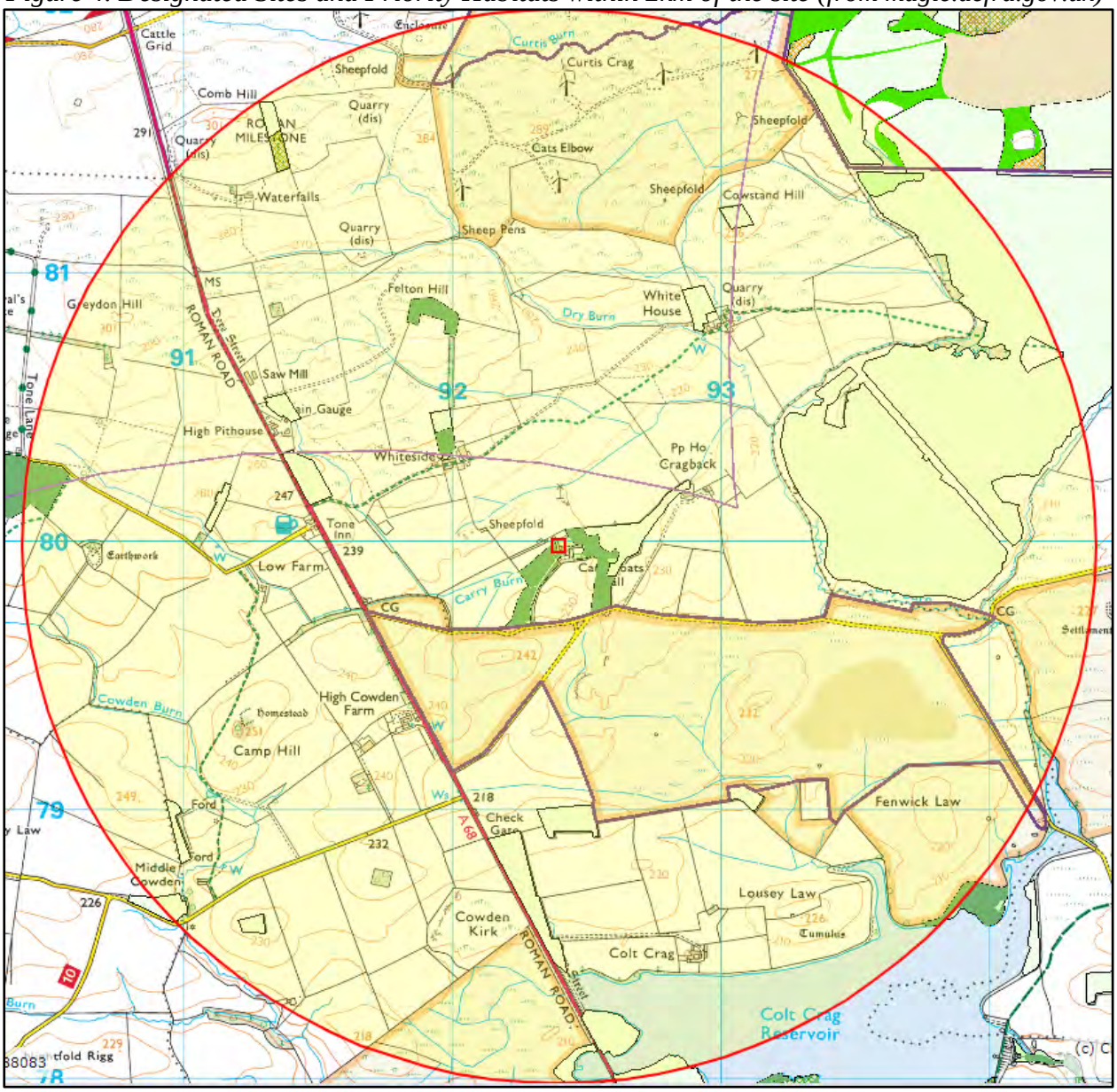
4.1 General

The building surveyed is located at NY923799 as shown below

4.2 Designated Sites

There are no statutory designated sites within 2km of the site. The development site falls within the impact risk zones for the SSSI's in the wider area.

Figure 4. Designated Sites and Priority Habitats within 2km of the site (from magic.defra.gov.uk)



4.3 Habitats

Figure 4 shows BAP Priority Habitats, within 2km (listed under Section 41 of the Natural Environment and Rural Communities Act 2006). These habitats consist of upland heathland, blanket bog and deciduous woodland, present within 2km of the site.

4.4 Species and Species Groups

4.4.1 Desktop Search

Records from the Environmental Records Information Centre North East (ERIC) show results from within 2km of the site for bats. There are no ponds within 500m, and no granted European Protected Species licence for bats or great crested newts within 2km.

4.4.2 Habitat

The immediate area to the southwest and east of the building is deciduous woodland with Carry Burn running through the woodland. Agricultural land surrounds the woodland in all directions, consisting of mainly improved and semi-improved permanent pasture with boundaries of fences and walls. There is good potential for feeding bats following the woodland edge where sheltered foraging will be present, however this area within 500m of the building appears isolated, with no typical commuting corridors.

The area has good sheltered feeding and protection immediately present within 500m. Bat roost potential will be present in the scattered local residences and any suitable mature trees present in the area.

4.4.3 Bats

Pre-existing information on the species at the site.
There are no known pre-existing records for the site.

Status of species in the local/regional area.
Known bat activity in the area within 2km of the site is an occasional roost of Pipistrelle 45kHz 1.6km to the southeast (2015). Foraging Pipistrelle sp., Whiskered/Brandt's, Pipistrelle 45kHz and Pipistrelle 55kHz bats and Noctule. bats have also been recorded in the area within 2km (1999/2017) (ERIC North East. A full data set available upon request).

Locally and regionally, the Common Pipistrelle is the most common bat. Both Pipistrelle 45kHz and 55kHz bats are frequent in northern England, although Pipistrelle bats are the most abundant species, they are thought to have declined by 70% between 1978 and 1993 (National Bat Colony Survey). Since 1997 monitoring by the National Bat Monitoring Programme (NBMP) has shown that bat numbers seem to be steady with small fluctuations up or down depending on the species and survey type carried out. The Brown long-eared bat is occasional with colonies much smaller in numbers than the Pipistrelle. Daubenton's, Natterer's and Whiskered/Brandt's bats are also occasional but widespread in Northumberland with an average colony size being about 35 adult bats. The majority of DNA testing to differentiate these two latter species have confirmed Brandt's in Northumberland, with only two previous known sites confirmed by DNA as whiskered (downed bat and bat droppings), however no counts were undertaken. The Nathusius'

Pipistrelle is a rare bat, has migratory habits and has been proved to fly across the North Sea from Bristol to Holland and has occasionally been recorded in Northumberland throughout the season.

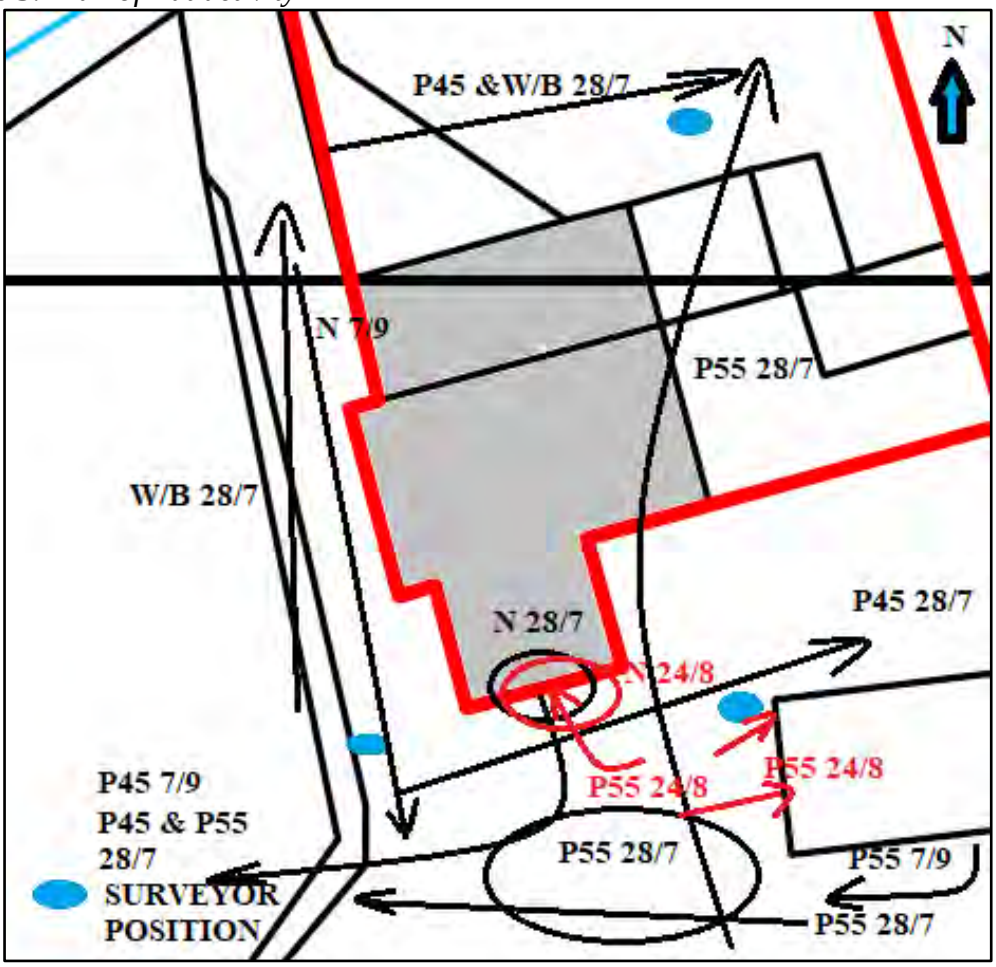
Bats – Daytime Risk Assessment

Inspection results of the exterior revealed that the stone coach house was in a poor condition with pitched, slate roofs with torching, a single storey lean-to section is present to the north, all with no sarking, ridge vents and rooflights present. A stone cornice is present below the gutter and a triangular (in cross-section) water table is present on the gables. Inside the walls are open topped. Evidence of bats was located within the buildings as the occasional bat dropping on the southern loft floor, however a higher concentration was located below a well-worn crevice around the upper door frame into a lintel crevice on the south gable wall.

Bats – Activity Surveys

The initial emergence survey confirmed bat emergence of the occasional Pipistrelle 55kHz and Pipistrelle 45kHz together with interesting Natterer's activity. The dawn survey identified 20+ Natterer's entering a crevice around the upper door frame. Pipistrelle 55kHz and Pipistrelle 45kHz bats also entered crevices on the south gable wall or around the door frame. The third survey only had one Pipistrelle 45kHz bat emerging. Foraging Whiskered/Brandt's and Daubenton's bats were also heard or seen during the surveys. No bat activity was noted in the region of any tree in the near vicinity. Please see Appendix 2 for further detail.

Figure 5. Plan of Bat activity



4.4.4 Great Crested Newts

There are no ponds within 500m as shown on the Magic Site. No granted European Protected Species Licences for great crested newts have been granted within 2km. A pond has been surveyed 1.8km to the southwest with a positive result for great crested newt.

There is no standing water on site. There is minimal risk that great crested newts are present.

4.4.5 Bird Assessment

No nesting birds were noted.

5. Photographs of the Site

From the northwest

The coach house from the south

East aspect from the northeast

From the southeast

Southern loft floor

Lower floors plastered however some ceilings have fallen

South gable

Interior of the lean-to on the north aspect

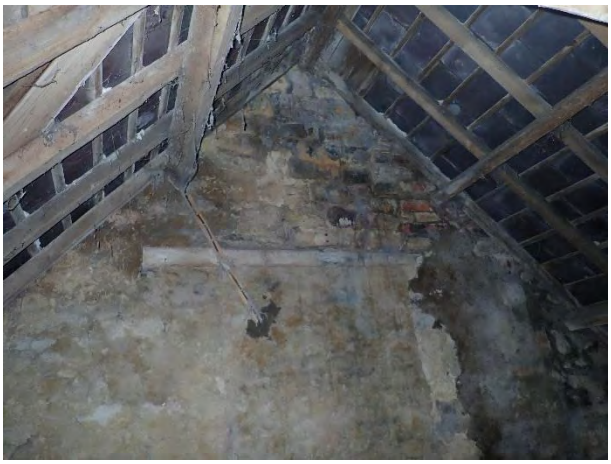
Crevices within the masonry

Blocked window on west gable

masonry crevices

Gaps below the ridge tiles

West eaves, showing raised slates



Interior of north loft

Crevices between the lintels behind the upper south gable door. Note marking on the timber

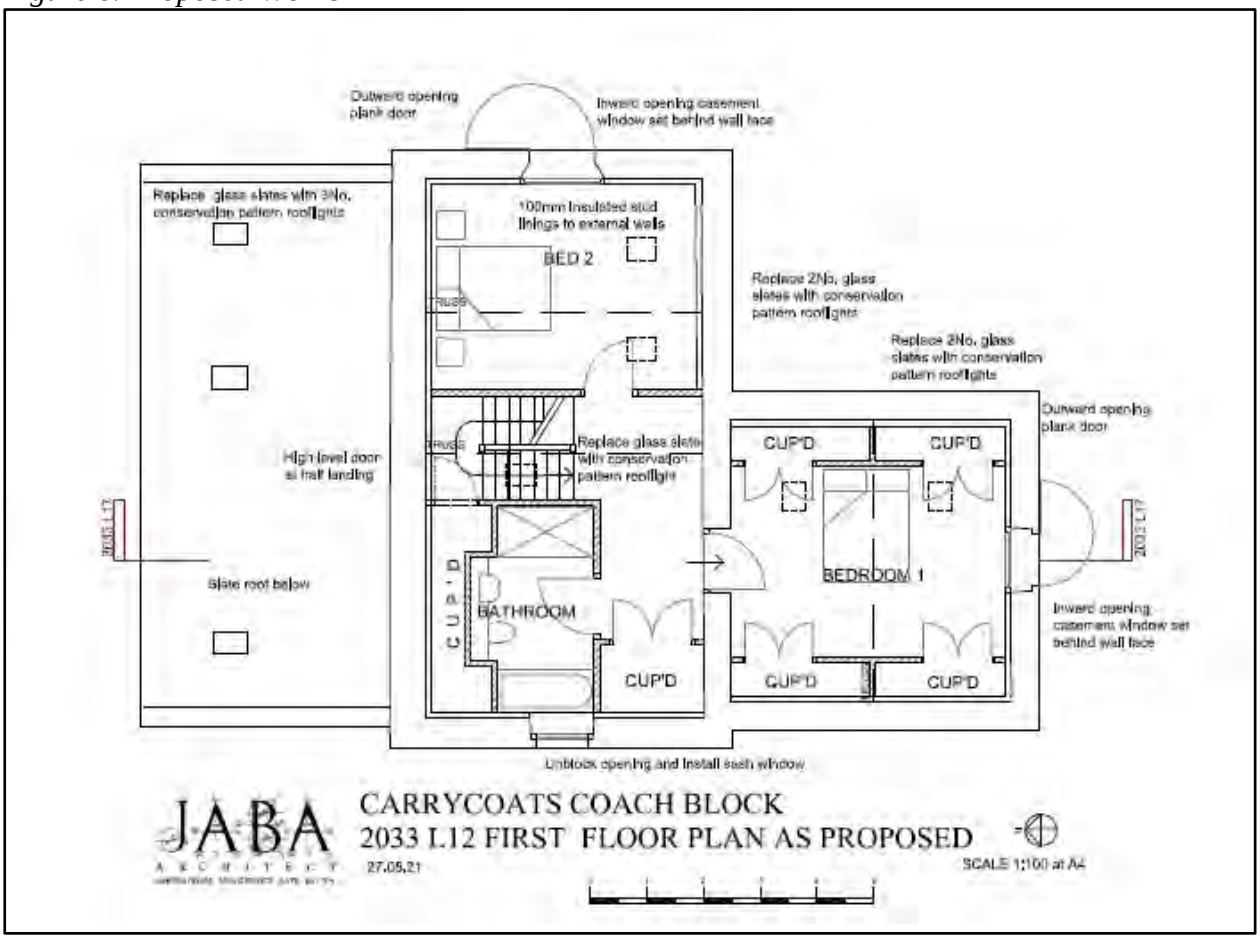
Lintel crevice

Interior of the north loft

6. Description of Proposed Development.

The proposals are to convert the coach house to one residential unit

Figure 6. Proposed Works



7. Assessment of Impacts

7.1 Constraints

No constraints to the survey.

7.2 Site Based Impacts.

The coach house due to be converted has moderate/high conservation significance for bats as a roost site at present. This assessment takes into account the isolated location of the site (as in no commuting lines or links to other areas) and outwith, the good feeding habitat and shelter present within 300m, the results of the inspection and surveys, the crevices within the buildings and the potential of the building as a maternity bat roost site.

Pre-activity impacts are negligible with no changes being made to the use of the buildings.

Mid-activity impacts will be high for bats. The works may cause disturbance, injury and death to bats or birds, if no mitigation is carried out in the eventuality of an animal being located during any destructive works. Roosts may be lost due to disturbance, felling of nearby trees to the building and if timing and care are not taken in the development.

Site Assessment
The site is considered to have high conservation significance for bats and low conservation significance for nesting birds.

7.3 Impacts on the SSSI.

The development site falls within the risk impact zones for nearby SSSI's in the area, however the works are unlikely to greatly impact the designated areas.

8. Mitigation and Enhancement.

The National Planning Policy Framework (NPPF) requires that the planning system minimizes impacts on biodiversity and provides net gains. The following recommendations will likely be translated into conditions placed on any planning consent. They are intended to reduce the risk of this development to protected species and habitats.

Natural England guidelines on mitigation states timing constraints and like-for-like replacement is a minimum requirement.

8.1 Pollution Prevention

To protect any nearby waterways, measures to be made to ensure that there is no runoff (herbicides, wheel washing, cement washings etc.) either during construction to prevent pollution or sediment issues, or after development. (See Environment Agency's Pollution Prevention Guidelines (PPG5) for guidance.

8.2 On Site Mitigation

Timing

As bat roosts are present which will be impacted, the site will require a Natural England Mitigation Licence before the works can proceed. This is applied for after any necessary consents are granted and can take up to 6-12 weeks (30-60 working days). Surveys must be recent within the last two years. The surveys in this report are current up to May 2023.

Bat Mitigation

To ensure that bats have an alternative site available during the development 3 Low Profile Woodstone bat boxes will be erected on a tree to the west of the existing buildings. The boxes will have an access gap of 15-20 mm wide and be permanently positioned to provide roosting places for bats, prior to the development commencing. The box will be positioned at a height of 3m facing southeast and southwest with no branches or anything obstructing the flight path. These bat boxes are to be maintained for at least 5 years. Please see plan at Figure 7 for location.

The masonry crevice will be retained as at present. Please see plan at Figure 7 for locations.

The lintel crevice will be retained with the new window frame being set back allowing bats to access the existing crevices.

Bat access will also be created through the mortar fillet to beneath the ridge tiles and above the ridge/sarking board by ensuring that the ridge tile is not totally filled with mortar. Access through the mortar fillet measuring 20x20+mm will be created leading to a larger gap measuring 400mm long below the ridge tile, a section of split pipe can be used to give access from ridge tile to ridge tile.

Wooden beams and timbers will be treated only with 'bat friendly' products, permethrin or cypermethrin as insecticides for example. Further information is available if the contractor requires it.

A traditional bitumen felt (F1) or wood sarking that would give bats some grip will be used in the region of any bat roost potential and not a more modern smooth or breathable roofing membrane (BRM) that may fray and entrap bats. No BRM (Breathable Roofing Membrane) to be used in any areas where bats could gain access to roof as a result of new roost provisions.

Any external lights will be set on a motion detector and short timer and be positioned in such a way that they do not shine on any of the bat access positions or the buildings, as this can deter bats. Please see references Bat Conservation Trust/Institute of Lighting Engineers' Guidance 2018.

8.3 Mitigation Summary

To maintain bat and bird populations in the area the following will be carried out:-

- The site requires a Natural England Licence before work can proceed.
- Bat boxes to be erected prior to works commencing.

- Provision of bat roost crevices and reinstatement of crevices in the converted coachhouse will be required. Please see plan at Fig. 7 for locations.
- Any external lighting will be on a relatively short timer, directed away from bat roost access points and flight paths and motion-sensitive only to large objects.
- Any nesting bird species that may be present will be allowed access to the nest until the young have fledged between April and October.
- A Method Statement will be followed for bats and birds, please see the Appendix 3.

Figure 7. Mitigation Locations

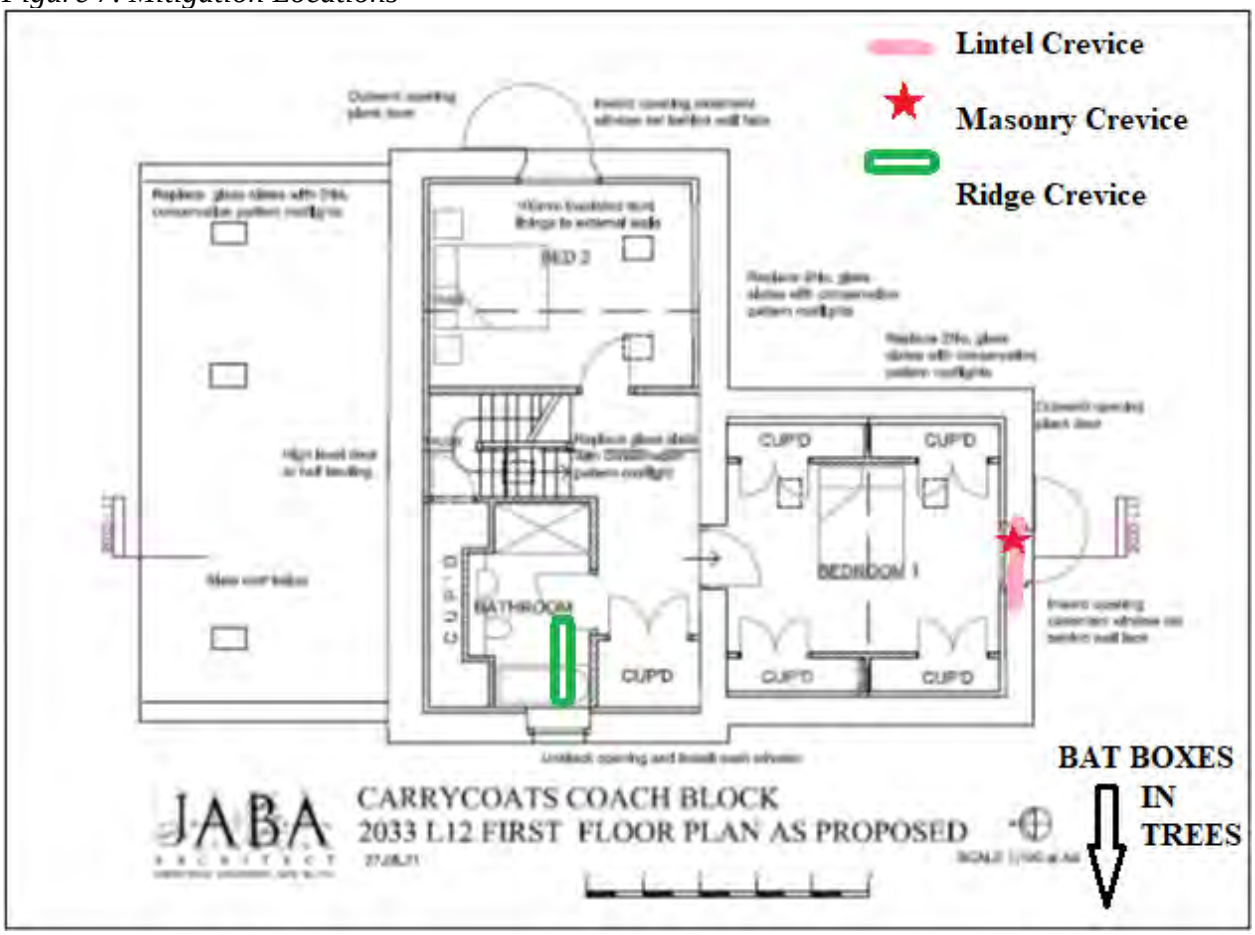


Table 1 Mitigation Summary

Location	Mitigation Type
Coach House south gable	Bat crevices and roosts retained in the masonry as at present and access to the lintel crevices above the proposed window retained with access
Coach House Ridge	Crevice below the ridge to be provided
South west of the Coach House	Three Low Profile Woodstone bat box to be erected in a tree

8.4 Enhancement

Post construction, landscaping on the site will use locally native species and pollinator friendly species where possible.

In areas to be planted with hedging (such as the site boundaries) native shrubs are recommended for any plantings, these are Elder, Hawthorn, Crab Apple, Dog Rose, Field

Maple, Guelder Rose, Honeysuckle and Hazel. A mix of species shown on the proposals will add a net gain to the biodiversity of the site.

8.5 Monitoring

Due to moderate impact on bat activity on site, by the proposals monitoring after the development is completed will be required for one year to assess the success of mitigation. (Bat Mitigation Guidelines 2004, Section 7.2). Ruth Hadden available to liaise with the owners as required regarding the mitigation.

8.6 Conclusions

- Without any mitigation the proposed works will result in high impact on the bat population present.
- The provision of mitigation in the form of the retention of roosting opportunities in the building and provision of an additional crevice and bat boxes will help maintain and give a net biodiversity gain for this site.

9. References

Barn Owl Trust (2002), Barn Owls on Site. English Nature

Chartered Institute and Ecology and Environmental Management (CIEEM) (2017). Guidelines for Ecological Report Writing 2nd Ed.

Collins J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). Bat Conservation Trust, London.

Corbet and Harris (1991). The Handbook of British Mammals. Blackwell.

Durkin J L (2016) Amphibian Atlas of North East England.

English Nature (2004) Bat Mitigation Guidelines. EN

Environment Agency's (2007) Pollution Prevention Guidelines: Works and maintenance in or near water: PPG5 **https://www.sepa.org.uk/media/100531/ppg-5-works-and-maintenance-in-ornearwater.pdf**

Institution of Lighting Professionals/Bat Conservation Trust (2018) Bats and artificial lighting in the UK, Guidance Note 08/18.

Joint Nature Conservancy Council (2004) The Bat Workers Manual. JNCC.

Bat boxes: https://www.nhbs.com/low-profile-woodstone-bat-box
https://gardenature.co.uk/product/large-multi-chamber-woodstone-bat-box?gclid=EAIaIQobChMIyoC3_dLV7wIVj-7tCh2tEQczEAQYASABEgKcffD_BwE
Build-in WoodStone Bat Box https://www.nhbs.com/build-in-woodstone-bat-box
Barn Owl Box : http://www.barnowltrust.org.uk/infopage.html?Id=41
Sparrow Terrace: www.nhbs.com/1sp-schwegler-sparrow-terrace
Swift boxes: https://www.nhbs.com/vivara-pro-cambridge-swift-nest-box
Bird box : https://www.nhbs.com/1b-schwegler-nest-box

APPENDIX 1. LEGISLATION RELATING TO PROTECTED SPECIES

Bats

All bats are protected under the Wildlife and Countryside Act (Schedule 5). They are also included in Schedule 2 of the Conservation Regulations 2017. The Act and Regulations make it illegal to:

Intentionally or deliberately kill, injure or capture (take) bats

Deliberately disturb bats (whether in a roost or not)

Damage, destroy or obstruct access to bat roosts

The Countryside and Rights of Way Act 2000 extended the protection given to bats to cover *reckless* damage or disturbance.

A bat roost is interpreted as 'any structure or place which is used for shelter or protection', whether or not bats are present at the time.

Barn Owls

Similarly, the Barn Owl is protected under Part 1 of the Countryside Act 1981 and is listed on Schedule 1, which gives them special protection. It is an offence, with certain exceptions to:

- Intentionally or deliberately kill, injure or capture (take) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing young.
- Intentionally or recklessly disturb any dependant young or wild barn owls.

Biodiversity

The National Planning Policy Framework (NPPF) 2012 requires Local Planning Authorities (LPA's) to seek to deliver biodiversity enhancement through the planning system, see paragraphs 9, 109 and 118. In particular Paragraph 109 includes a statement:

The planning system should contribute to and enhance the natural and local environment by:

- 'minimising impacts on biodiversity and providing net gains in biodiversity.'

APPENDIX 2. SURVEY DATA

Table 2 Emergence survey results.

Date	Bat Activity
28 July 2021	
9.10pm	Pipistrelle 55kHz bat flew from the east to the west (trees).
9.18pm	Sunset.
9.20pm	**Pipistrelle 55kHz bat emerged from the south gable.**
9.27pm	Pipistrelle 45kHz bat heard not seen.
9.30pm	Pipistrelle 55kHz bat heard to the north.
9.30-9.40pm	**3** Pipistrelle 55kHz bats flew from the southeast to the northeast.
9.31pm	**2 Pipistrelle 45kHz bats emerged from the south gable.**
9.34pm	Whiskered/Brandt's bat flew south to the north.
9.40pm	Whiskered/Brandt's bat flew to the east, north of the building.
9.42pm	Pipistrelle 55kHz bat foraging over the yard.
9.51pm	Pipistrelle 45kHz bat flew west to east.
9.54pm	Noctule bat briefly heard not seen.
9.55pm	Daubenton's bat foraging to the south.
10.06pm	Natterer's bat heard not seen.
10.06-10.12pm	Daubenton's bat foraging to the south.
10.18-10.23pm	Natterer's bat flying around the south gable apex showing interest.
10.40pm	Survey concluded.
24 August 2021	
4.30-5.17am	**Natterer's bats flying swarming around the south gable apex. 20 + bats entered a crevice over the door top and entered a lintel crevice.**
4.38am	Pipistrelle 45kHz bat foraging in the garden (to the south).
4.39am	Pipistrelle 55kHz bat foraging in the garden, social calling.
5.19am	Daubenton's bat heard not seen.
5.21-5.35am	**2 Pipistrelle 55kHz bats entered the vertical masonry crevice on the south gable.**
5.27am	**P**ipistrelle 45kHz bat foraging to the east
5.30-5.37am	3 Pipistrelle 55kHz bats showing interest in the south gable.
5.39am	Pipistrelle 55kHz bat entered crevice on the house west gable above quoin stone.
5.40am	Pipistrelle 55kHz bat entered at the base of the house chimney stack
5.42am	Pipistrelle 55kHz bat flew out of the south gable masonry crevice
5.55am	**Pipistrelle 55kHz bat entered over the door top on the south gable.**
5.59am	Sunrise
6.15am	Survey concluded
7 September 2021	
7.45pm	Sunset.
7.56-8.08pm	8 Pipistrelle 55kHz bats emerged from the south aspect of the house and foraged in the area.
8.05pm	**Pipistrelle 45kHz bat emerged from the south gable masonry crevice.**
8.10-8.17pm	Pipistrelle 55kHz bats foraging in the garden, chasing and social calling.
8.23pm	Pipistrelle 45kHz bat foraging.

8.26-8.50pm	Pipistrelle 55kHz bat intermittent foraging.
8.29pm	Daubenton’s bat briefly heard not seen
8.36pm	Daubenton’s bat briefly heard not seen
8.42pm	Natterer’s bat flew north to south.
9.15pm	Survey concluded.

APPENDIX 3. BAT METHOD STATEMENT FOR CONTRACTORS

This statement should be copied to the site owner, architect, clerk of works and to those contractors whose work may affect bat roosts including those involved in conversion, wood treatment, roofing and building works.

Bats are fully protected by law. To avoid breaking the law by damaging or disturbing bat roosts, resulting in possible imprisonment, fines or confiscation of equipment, certain procedures have to be followed.

Legislation
All bats are protected under the Wildlife and Countryside Act (Schedule 5). They are also included in Schedule 2 of the Conservation Regulations 2017. The Act and Regulations make it illegal to:

Intentionally or deliberately kill, injure or capture (take) bats

Deliberately disturb bats (whether in a roost or not)

Damage, destroy or obstruct access to bat roosts

The Countryside and Rights of Way Act 2000 extended the protection given to bats to cover *reckless* damage or disturbance.

A bat roost is interpreted as 'any structure or place which is used for shelter or protection', whether or not bats are present at the time.

Similarly the Barn Owl is protected under Part 1 of the Countryside Act 1981 and is listed on Schedule 1, which gives them special protection. It is an offence, with certain exceptions to:

- Intentionally or deliberately kill, injure or capture (take) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being ‘built’.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst ‘building’ a nest or whilst in, on, or near a nest containing young.
- Intentionally or recklessly disturb any dependant young or wild barn owls.

Identifying roosts
Pipistrelle the most common bat, favours small crevices and spaces between brickwork, stone and roofing felt. Bats are small mammals and when at rest the bodies are only 4-6 cm long, their fur colour can range from brown to pale and dark grey. When disturbed the bat is likely to be torpid and unable to fly effectively for some minutes, because of this they are vulnerable to injury as they are not fast moving and may fall to the ground, breaking bones or be accidentally crushed. Basically, when material from the roof and tops of the walls is removed any crevices underneath should be checked to ensure that no bat has been disturbed.

Other traces that can indicate a past presence of bats are their droppings. These resemble mouse droppings but unlike mouse droppings can be crumbled to dust between finger and thumb. Droppings may be found on wall tops and beneath slates and tiles on top of any sarking.

Photo showing disintegrated bat droppings beneath coping stones. If examined carefully, in the black dust exoskeletons of insects can be seen shining.

Timing

As bat roosts are present which will be impacted, the site will require a Natural England Mitigation Licence before the works can proceed. This is applied for after any necessary consents are granted and can take up to 6-12 weeks (30-60 days). Surveys have to be recent within the last two years. The surveys in this report are current up to April 2023.

Any development work involving the removal of the existing roof materials or stonework will be carried out avoiding the hibernation period (November to March inclusive). In addition no destructive works to be undertaken on the Farmhouse in the bat breeding period (May to September inclusive). Periods of cold weather (below 5ºC including night temperatures) will also be avoided if possible as any bats present will be in hibernation torpor and be extremely vulnerable. If torpid bats are encountered and disturbance is unavoidable the bat will be taken into care and fed until suitable conditions for release at the site is possible.

Contractors

All contractors will be aware that bats may be present in the area and could be present within the loft space and may be found torpid in crevices if any. Table 1 below highlights where bats may be found and the recommendations. Any bats found during operations will have the cavity re-covered for its safety and any work in the vicinity will cease. Ruth Hadden to be informed for advice immediately (01661 886562). As only licensed bat handlers can move bats and the contractors are not permitted to handle bats, the bat will be allowed to disperse of its own accord overnight.

Table 1 General Methodology for Conversion/Renovation Works

STRUCTURE	METHOD	INSPECT
Roofs	Remove any ridge tiles, tiles/slates or roof coverings including loose felt by hand, lifting vertically to prevent any bats from being crushed. Removal of any timbers/beams.	Check any crevices underneath the roofing materials including the underside, as it is removed. Check any crevices around the beams as work proceeds.
Walls/Eaves	Expose the wall tops. Remove any gutters. Dismantle any walls required, by hand.	Examine for bat droppings and any wall cavities for bats.
Walls - Pointing	Only point crevices where the full depth can be seen otherwise leave as at present.	Check deep crevices for the presence of bats using a torch.
Windows/doors	Remove windows, doors and frames by hand, where gaps exist around the frames.	Examine any wall cavities exposed. Avoid blocking any external pre-existing gaps.

If a barn owl is found unexpectedly during operations the cavity will be re-covered or protected and work will cease in that area. Ruth Hadden to be informed (01661 886562) immediately for assistance. Any nesting bird species will be allowed access to the nest until the young have fledged between April and October.

Mitigation Summary

To maintain bat populations in the area the following will be carried out:-

- To ensure that bats have an alternative site available during the development 3 Low Profile Woodstone bat boxes will be erected, on a tree to the southwest of the existing building. The boxes will have an access gap of 15-20 mm wide and be permanently positioned to provide roosting places for bats, prior to the development commencing. The box will be positioned at a height of 3m facing southeast and southwest with no branches or anything obstructing the flight path. These bat boxes are to be maintained for at least 5 years. Please see plan below for location.
- Bat access will also be reinstated/maintained to the lintel crevice on the south gable door of the coach house as at present.
- The bat roost crevice identified below the south gable apex will also be retained as at present.

South Gable crevice to be retained

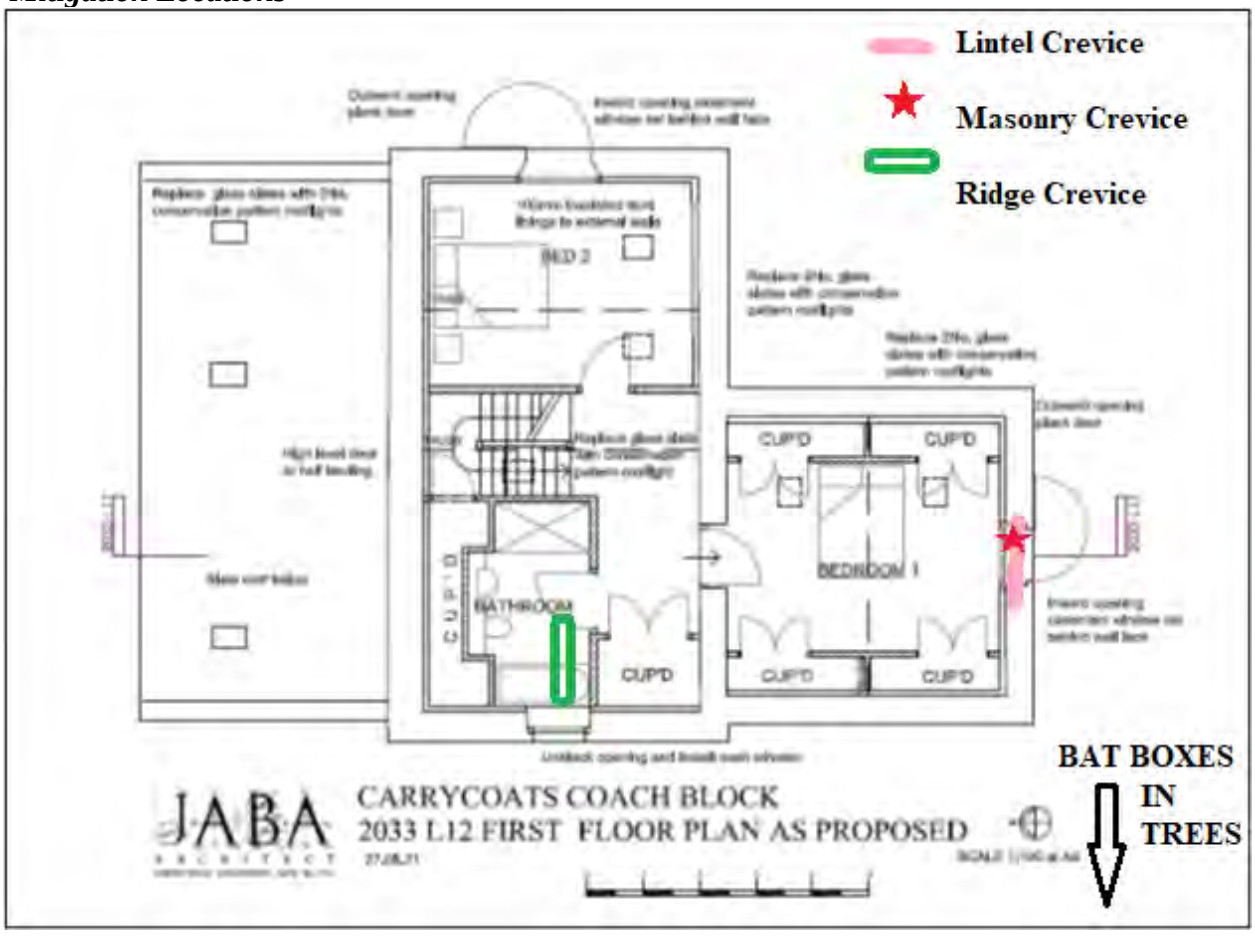
- Wooden beams and timbers will be treated only with 'bat friendly' products, permethrin or cypermethrin as insecticides for example. Further information is available if the contractor requires it.
- **A traditional bitumen felt (F1) or wood sarking that would give bats some grip will be used in the region of any bat roost potential and not a more modern smooth or breathable roofing membrane (BRM) that may fray and entrap bats. No BRM (Breathable Roofing Membrane) to be used in any areas where bats could gain access to roof as a result of new roost provisions.**
- Any external lights will be set on a motion detector and short timer and be positioned in such a way that they do not shine on any of the bat access positions or the buildings, as this can deter bats. Please see references Bat Conservation Trust/Institute of Lighting Engineers' Guidance 2018.
- To protect any nearby waterways, measures to be made to ensure that there is no runoff (herbicides, wheel washing, cement washings etc.) either during construction to prevent pollution or sediment issues, or after development. (See Environment Agency's Pollution Prevention Guidelines (PPG5) for guidance.
- Any nesting bird species will be allowed access to the nest until the young have fledged.

- If a barn owl is found unexpectedly during operations the cavity will be re-covered or protected and work will cease in that area. Ruth Hadden to be informed (01661 886562) immediately for assistance.

Mitigation Summary

- The site requires a Natural England Licence before work can proceed on the coach house.
- A watching brief and a toolbox talk will be undertaken when the ridge of the building and door frame is removed by a suitable licensed ecologist.
- Bat access will also be reinstated/maintained to the lintel crevice on the south gable door of the coach house as at present.
- The bat roost crevice identified below the south gable apex will also be retained as at present.
- Bat boxes to be erected prior to works commencing.
- Any external lighting will be on a relatively short timer, directed away from bat roost access points and flight paths and motion-sensitive only to large objects.
- Any nesting bird species that may be present will be allowed access to the nest until the young have fledged between April and October.

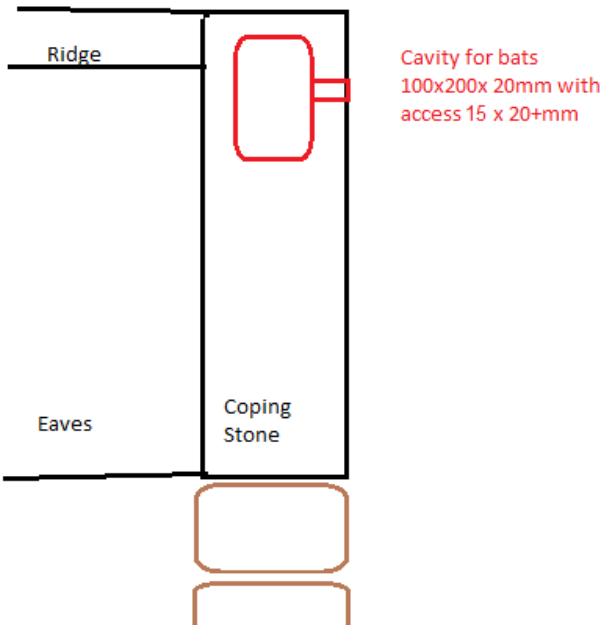
Mitigation Locations



Mitigation Features

Low Profile Woodstone Bat Box

Gable wall crevice



Screening Assessment Form (Version 11.2)

If you are undertaking a small development (i.e. one house in a garden) this Screening Assessment Form can be used as a basic contamination assessment, which fulfils the requirements of the 'Existing Use' section of the planning application form. This form may be used in other circumstances at the discretion of the Local Planning Authority, but please check with them first.

This Screening Assessment Form is not suitable for larger housing developments, allotments, schools, nurseries, children's play areas, playing fields, or if there has been a potentially contaminating land use on or adjacent to the land. In these instances you will need to submit a Phase 1 Report (Preliminary Risk Assessment) and if appropriate, subsequent Phase 2 (Site Investigation and Risk Assessment), Phase 3 (Remediation Strategy) and Phase 4 (Verification) Reports.

NOTE: Failure to provide the required information at this stage may result in a delay in the application process and the imposition of planning conditions relating to land contamination.

If at any point when completing the form you suspect there is a likelihood that contamination may exist on the site (or on an adjacent site) which could affect the proposed use, it is strongly advised that you contact the Council's Contaminated Land Officer before proceeding, as your findings may necessitate the submission of a more detailed Phase 1 Report.

Please complete this form in BLOCK LETTERS and submit with photographs to the Local Planning Authority with your completed Planning Application Form.

APPLICANT / AGENT DETAILS

	Applicant	Agent
Full Name	DAVID BURN	JAMES BROWN
Address	CARRYCOATS HALL BIRTLEY, HEXHAM	SLATEFIELD FARM SIMONBURN HEXHAM
Telephone	01434 270228	01434 689822
Email	carrycoats@btopenworld.com	james@jamesrobsonbrown.co.uk

DEVELOPMENT DETAILS

Site Name	CARRYCOATS COACH HOUSE			
Site Address	CARRYCOATS, BIRTLEY, HEXHAM			
Site Grid Reference	Easting	9239	Northing	7997

SITE DESCRIPTION

Please provide a detailed description and photographs of the land being developed. Include details of the layout and ground covering, any evidence of former buildings or site activities, any evidence of made/filled ground, and any signs of subsidence or contamination (e.g. ground staining/discolouration, odours, vegetation distress/dieback).
COACH HOUSE ADJOINING LISTED CARRYCOATS HALL BUILDING CURRENTLY USED FOR DOMESTIC STORAGE AND AS A HEN HOUSE, SURROUNDING AREAS EITHER TARMAC DRIVE OR GRASS CARRYCOATS BURN IS NORTHERN SITE BOUNDARY. NO EVIDENCE OF ANY MADE GROUND OR SIGNS OF CONTAMINATION

SITE HISTORY, LAND AND BUILDING USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Proposed land use (tick all that apply)	☑	☐	☐	☐	
Current land use (tick all that apply)	☑	☑	☐	☐	
Past land use – last 150 years (tick all that apply)	☑	☑	☐	☐	

NOTE: If the site has a past or current industrial use, this Screening Assessment Form should not be used and you will need to submit a Phase 1 Report (Preliminary Risk Assessment) instead.

If the past land use has changed, please give date of change(s) (please use category types from the previous table).	From	To	Land Use

What have the existing buildings onsite been used for? (please state if applicable)	DOMESTIC STORAGE, DOMESTIC GARAGE, HEN HOUSE, FEED STORE	
Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes ☐	No ☒
If any buildings are constructed from suspected asbestos containing material, please state whether an asbestos survey has been carried out and whether the material will be removed as part of the development.		

Have any fuels/chemicals been stored onsite?	Yes ☒	No ☐
Have there been any fuel/chemical spills or leaks?	Yes ☐	No ☒
If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.	CHAINSAW AND LAWNMOWER PETROL IN 5L CANS	

Have there been any pollution incidents, either reported or unreported? For information please refer to Environmental Pollution Incidents on data.gov.uk	Reported		Unreported	
	Yes ☐	No ☒	Yes ☐	No ☒

Provide details of any surface water present onsite (including drains, ponds, streams and rivers).	CARRYCOATS BURN TO NORTH OF SITE
Provide details of any groundwater or surface water abstractions (including wells and boreholes).	

WASTE DISPOSAL ACTIVITIES

Landfill sites can sometimes contaminate surrounding land. For more information and to check if any current or historical landfill sites are located near your site, please refer to the Environment Agency's section on data.gov.uk or contact the Council's Contaminated Land Officer.

Have any waste disposal activities (including the burning of waste) been carried out onsite?	Yes ☐	No ☒
Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?	Yes ☐	No ☒
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes ☐	No ☒
If 'Yes' to any of the above, please provide details.		

ADJACENT LAND USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Current land use (tick all that apply)	☑	☑	☐	☐	
Past land use – last 150 years (tick all that apply)	☑	☑	☐	☐	

Provide details of any surface water present on adjacent land (including drains, ponds, streams and rivers).	CARRYCOATS BARN TO NORTH OF SITE
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	

PREVIOUS LAND CONTAMINATION REPORTS

Have any land contamination reports previously been completed for the site?	Yes ☐	No ☑

If 'Yes', please provide a copy of the land contamination report(s) to support your planning application.

IMPORTED SOIL

Do you intend to import any soil or soil forming materials onto the site for use in garden areas, soft landscaped areas or to raise ground levels?	Yes ☐	No ☑

If 'Yes', please refer to the YALPAG guidance on Verification Requirements for Cover Systems (available to download from most council websites in the region).

SUSPECTED CONTAMINATION

Based on the information you have provided in this form, do you think that contamination could be present at the site?	Yes ☐	No ☑
If yes, please provide details:		

INFORMATION SOURCES

Please provide details of the sources of information you have used to complete this form.
DISCUSSIONS WITH OWNER WHO HAS LIVED ON SITE FOR OVER 60 YEARS

Please sign below to confirm that all the information given on this form is correct to the best of your knowledge and belief.

Signed ..... Date 30.9.21

Please submit this completed form and photographs to the Local Planning Authority with your completed Planning Application Form.

OFFICE USE: Please ensure that this form is forwarded to the Council's Contaminated Land Officer for consideration.

CARRYCOATS COACH HOUSE

WATER SUPPLY STATEMENT

The present private water supply emerges from a spring to the North of the Property as shown on the plan below marked pumping station. The supply currently serves 5 houses and 2 farms and the water supply pump works a maximum of 12 hours each day to service this need.

The water supply has never failed to supply the water required by the above properties. The supply itself is owned by the applicant.

The supply therefore has ample capacity to serve the additional development proposed.