

DESIGN & ACCESS STATEMENT

**ROBIN HILL
LANE HEAD ROAD, CAWTHORNE**

**Chris Carr Associates
6a Eastgate
BARNSLEY
S70 2EP**

**Tel: 01226 286256
Fax: 01226 207304
e-mail: mail@cca-arch.co.uk**

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1.0 Introduction

Chris Carr Associates have been instructed by Mr & Mrs Campbell to submit a Full Planning Application for the demolition of the existing bungalow at Robin Hill, Lane Head Road, Cawthorne, Barnsley, and for the construction of a new dwelling in its place.

The proposal will result in a four bedroomed family house constructed over two storeys and with integral garaging.

2.0 Site Assessment

2.1 Location

Robin Hill is an existing stone built bungalow, constructed approximately thirty/forty years ago as a part of a small development of three detached dwellings built upon large landscaped plots at the south east extremity of Cawthorne Village. The site, which covers an area of approximately 4148m² (1.03 acres) stands immediately to the north of Lane Head Road and is accessed by a private driveway which it shares with Woodlands and The Spinney, two adjoining dwellings located within the same small development.

Cawthorne is an attractive rural village located approximately 8km from the centre of Barnsley and is popular with commuters travelling to the conurbations of South and West Yorkshire.

Site location plans are attached at Appendix 1.

2.2 Background

The existing house, which is constructed of stone beneath a concrete tiled roof, was built approximately thirty/forty years ago. The house is set within extensive gardens, surrounded by mature trees and forms a part of a small development of three dwellings. Although originally constructed to a high standard, the property now requires comprehensive refurbishment and, as it does not provide the type and layout of accommodation required by the owners, the decision has been taken to demolish the bungalow and replace it with a new family house.

The site, which is generally level, is enclosed by an existing dry stone boundary wall at its boundary with Lane Head Road and by post and rail fences which separate it from adjoining agricultural land to the north. The gardens which

surround Robin Hill are largely laid down to lawns although there are a number of perennial shrubs immediately adjoining the bungalow, and mature trees enclosing the site on the southern and western boundaries.

2.3 Photographic Survey

A photographic survey is attached with this report which illustrates the existing property and its immediate surrounds. The photographs are annotated, confirming the direction from which they were taken.

2.4 Measured Survey

A detailed topographic survey of the site has been undertaken and a copy of the survey drawing is attached with the Planning Application. The survey provides details of levels across the site, the existing trees which enclose the site and confirms the existing ground floor level of the property.

The topographic survey has been used to inform the design process and the dwelling has been placed within the site area so that it takes maximum advantage of orientation and existing trees whilst, at the same time, respecting and enhancing the privacy and amenity of immediate neighbours.

2.5 Site Inspection

The site, which is located close to the south west extremity of Cawthorne Village, is close to Lane Head Road but separated from it by a high dry stone boundary wall. A shared private roadway provides access to Robin Hill, Woodlands and The Spinney and divides the property into two parts, the northern section of the site which includes the existing bungalow, and the southern section which is laid out as a woodland garden. The existing dwelling is constructed on a level platform within the site, which rises from the northern elevation of the property to the northern boundary by approximately 1m.

The site has been the subject of a walk-over survey and this, together with a check of historical records, indicates that, with the exception of the existing dwellings, the surrounding land has been in continuous agricultural use. There is no evidence of previous built structures or any sign that the site has been used for the storage of materials which might lead to contamination.

A demolition plan is attached at Appendix 2.

2.6 Drainage

Foul drainage from the existing house is connected to the mains drainage system which services Cawthorne Village. Surface water connects to soakaways on site. It is proposed that the new replacement dwelling should be connected to the same adopted foul drainage system and that surface water should continue to be taken to soakaways.

The site is located away from existing water courses and is not subject to flooding.

The demolition of the existing bungalow and its replacement with a new dwelling will not impact upon the local drainage systems and will not cause flooding elsewhere.

It is proposed to construct a rainwater harvesting system, taking all rainwater from roofs and associated hard surfaces, storing it on site for future use within the dwelling and surrounding gardens and discharging any excess to the surface water soakaway system.

2.7 Arboricultural Survey

The site has been the subject of an arboricultural survey and a copy of the survey is attached at Appendix 4. Whilst there are a large number of trees within the site boundaries and within the adjoining woodland, none of these will be affected by the proposed works.

2.8 Bat Survey

The existing bungalow has been the subject of a bat survey. The survey has included a detailed external and internal inspection of the bungalow and no signs of the property being used by bats have been found. Specific mitigation has not therefore been recommended, although the report advises that the new replacement dwelling should be constructed so as to afford access/roosting opportunities for the local bat population.

A copy of the bat survey is attached at Appendix 5.

2.9 Access

Vehicular access to the site will continue to be taken by the existing private drive which connects with Lane Head Road. The drive is shared with two neighbouring residential properties and is surfaced in tarmac. The replacement dwelling will place no greater burden of use upon the private driveway and will not intensify vehicle movements at the junction of the drive with the adopted highway.

3.0 Planning Policy

The site lies within the village envelope of Cawthorne and is outside the Green Belt. The site is allocated for residential use within the UDP and LDF documents and the proposal to construct a new dwelling as a replacement for the existing property is in accordance with planning policy.

4.0 Involvement and Evaluation

As the proposals involve the construction of a new private dwelling, located on a site which is currently the subject of residential use, on a site which is allocated for residential purposes, no informal discussions have been held with the Local Authority Planning Officer. The immediate neighbours have been consulted.

The new dwelling, which will be constructed in local stone and with a Westmorland slate roof, will provide first floor accommodation, although this has been partially located within the proposed roof structure, thereby minimising any increase in overall height. The new dwelling has been moved slightly to the north and west to enhance its position within its site boundaries and to increase the distance between it and the neighbouring property on the eastern boundary.

Although not located within the Green Belt, the detailed design proposals have been informed by Green Belt planning policy and care has been taken that the alterations and extensions that are proposed will not have any greater impact upon the openness and character of the surrounding Green Belt than the existing bungalow and the neighbouring properties at Woodlands and The Spinney. Within Cawthorne and the surrounding countryside, planning policy advises that new buildings should be constructed in appropriate natural materials and in sympathy with the local vernacular style.

The replacement dwelling at Robin Hill will occupy a slightly larger footprint than the existing bungalow. The existing property, including an integral double garage, covers an area of approximately 210m² whilst the new house, including garaging and the proposed conservatory extension, will extend to approximately 230m².

The principal residential use is already established. Due consideration has been given to the siting of the new dwelling in relation to adjoining residential property, boundaries and the surrounding woodland. Careful thought has been given to form, massing and height in an effort to safeguard the privacy and amenity for both the owners and their neighbours.

The site has been the subject of a detailed survey, a walk-over inspection, a tree survey, bat survey and photographic survey. The information gained from these surveys, together with consideration of the Cawthorne Village Design Guide has been used to inform the design process.

5.0 The Proposals

5.1 Description

It is proposed to demolish the existing bungalow at Robin Hill and to replace it with a new four bedroomed family house constructed in local stone under a natural slate roof. The new dwelling will utilise first floor accommodation within roof areas and, by raising the eaves height in sections, provide four bedroomed family accommodation.

The ground floor level will feature living accommodation including sitting room, dining room, conservatory and kitchen with a westerly aspect, a ground floor bedroom, bathroom, utility room, storage and double garage. At first floor level it is proposed to provide a further three double bedrooms with adjoining bathrooms.

The new property will stand in a central location within the site and will be enclosed from the adjoining private access roadway by a newly constructed dry stone boundary wall. The wall will act to enhance both privacy and amenity by helping to reduce traffic noise from the adjoining busy Lane Head Road.

The new dwelling will feature traditional external elevations with a mix of stone mullioned window surrounds and more contemporary design features. All principal habitable rooms will face in a southerly, westerly and northerly direction and no windows to habitable space are provided along the eastern boundary between the proposed dwelling and its neighbours. The design of the house takes account of the Cawthorne Village Design Guide and Green Belt planning policy in proposing a new dwelling which respects local vernacular style whilst, at the same time, providing for a modern family home.

The architect's drawings are attached at Appendix 6.

5.2 Use

Private residential.

5.3 Access

Vehicular access is to be taken from the existing private driveway which connects with Lane Head Road. The existing driveway is shared with adjoining residential property. The proposals will not involve any increase in vehicular traffic either using the private driveway or at the junction with the driveway and the adopted highway.

5.4 Layout and Scale

The new dwelling has been designed around an "H" form with two principal wings facing in a north/south direction, being approximately 1.5 storeys high and connected by a single storey roof over the galleried entrance hallway. Single storey extensions provide for both conservatory and garaging. The new dwelling is positioned more centrally within its site surrounds and has been designed to a scale which will not detrimentally impact upon the privacy and amenity of neighbouring properties or the surrounding Green Belt.

The new dwelling is approached via an entrance gate from the adjoining private driveway to an inner parking courtyard. The garages are designed to face away from the shared driveway and adjoining property.

5.5 Appearance and Materials

It is proposed that the new building will be constructed in natural stone with a natural Westmorland slate roof. Traditional detailing will include stone quoins, kneelers and gable copings to principal elevations, natural stone window heads and sills and stone mullions. The stonework will be pointed with a lime mortar mix featuring a grit sand aggregate which will be brushed flush with the adjoining masonry prior to final set. Traditionally detailed ogee guttering and circular rainwater pipes will be in pre-finished cast aluminium.

Door and window frames will be constructed in hardwood to an agreed stained finish and will be set a minimum of 75mm in recess to surrounding stonework. A specification of external materials and finishes is attached to the drawings.

The new house has been designed around an inner courtyard space, drawing visitors towards the central entrance wing. The span of individual built elements,

together with the use of steeply pitched roofs, reflects traditional domestic architecture within Cawthorne Village and the surrounding area.

5.6 Landscaping

Landscaping proposals for the site include the use of dry stone boundary walling adjoining the private driveway and to enclose utility space on the eastern boundary. Elsewhere, boundaries will be created with post and rail timber fencing supplemented by hedges and low level shrub planting.

Hard landscaping surrounding the property will include for bonded gravel, natural stone setts, natural stone flags and loose gravel to garden paths. Soft landscaping will maintain and enhance existing trees and will include for a mix of formal/informal garden spaces. Terraces and hard surfacing will be restricted to areas immediately surrounding the dwelling with lawns beyond. It is proposed to incorporate water features adjoining the entrance to the property and within the landscaped gardens to the south west. The whole of the garden area surrounding the new house will be the subject of a detailed landscape design scheme.

6.0 Summary

It is proposed to demolish an existing stone bungalow and to replace it with a new stone built house. The new house has been designed to reflect planning policy and in a way which is sympathetic to the Cawthorne Village Design Guide and its rural surroundings.

The new house has been designed to take full advantage of an exceptional site and is to be constructed in a mix of natural building materials which are appropriate to the surrounding area.

The new building will be traditional in scale, span, height and roof pitch, and whilst having traditional elevational treatment, will incorporate more contemporary, open plan internal living space.

Signed...

FOR CHRIS CARR ASSOCIATES

APPENDIX 1
SITE LOCATION PLANS



0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

ROBIN HILL, LANE HEAD ROAD,
CAWTHORNE,
BARNSELY

SITE LOCATION

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Scale: Not to scale

Date: JAN 2010

Ref: 24/08

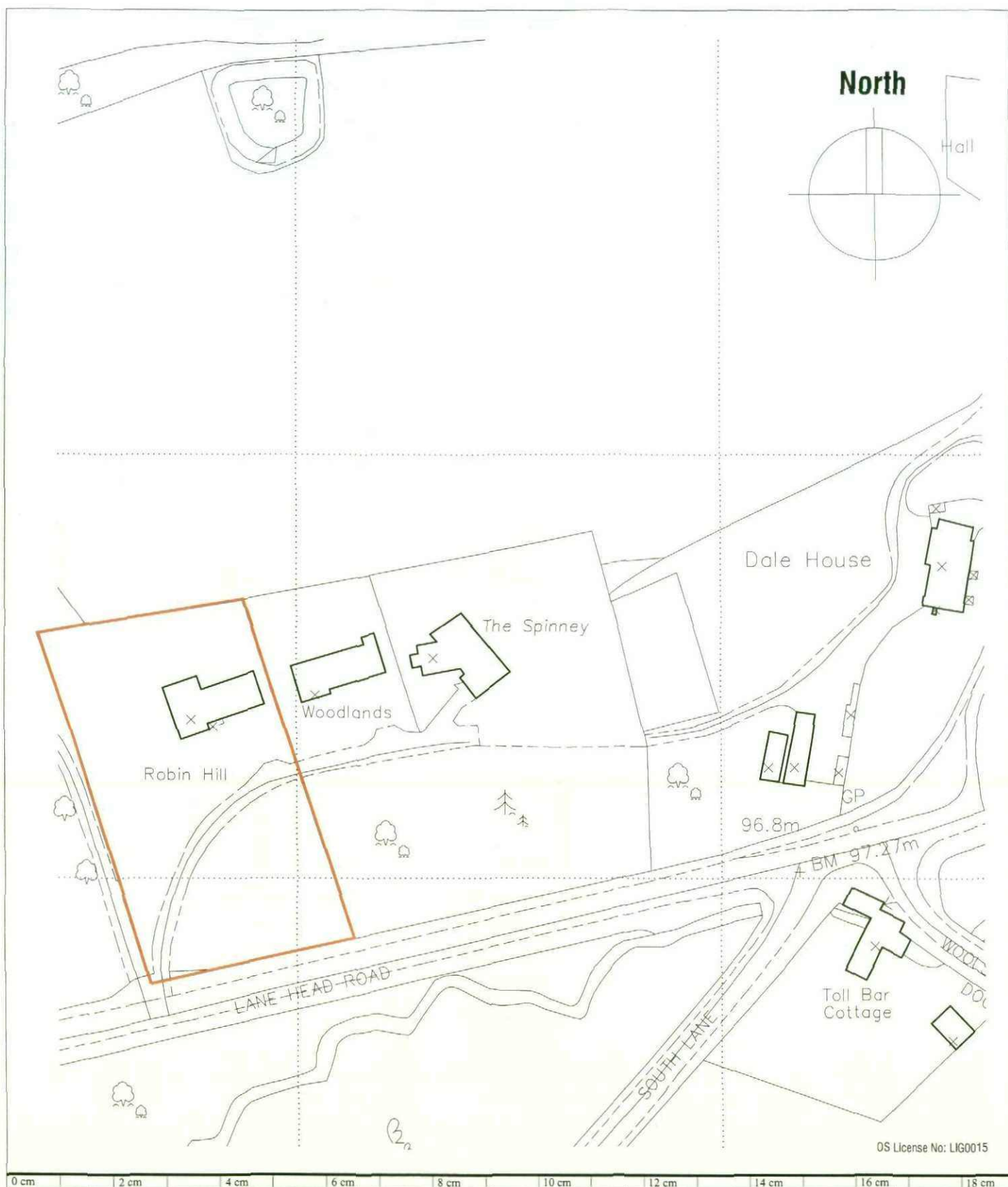
Drwg No: LP1



Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP

Tel: 01226 286256 Fax: 01226 267304
Email: mail@cca-arch.co.uk



0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

ROBIN HILL, LANE HEAD ROAD,
CAWTHORNE,
BARNSELY

SITE LOCATION

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Unless specified otherwise and subject to verification on site.

Scale: 1:1250

Date: JAN 2010

Ref: 24/08

Drwg No: LP1

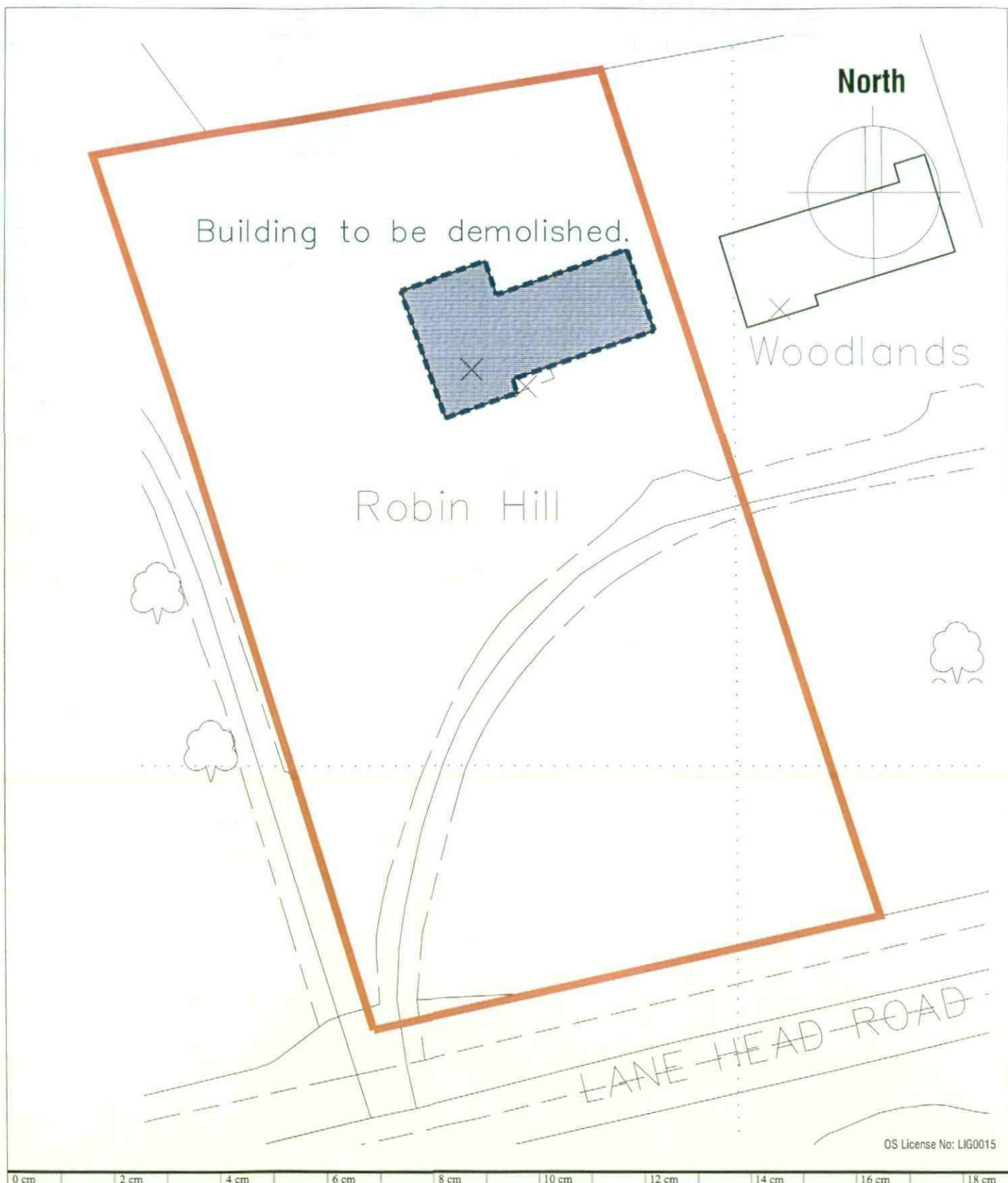


Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP

Tel: 01226 286256 Fax: 01226 207304
Email: mail@cca-arch.co.uk

APPENDIX 2
DEMOLITION PLAN



0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

ROBIN HILL, LANE HEAD ROAD,
CAWTHORNE,
BARNSELY

DEMOLITION PLAN

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Scale: 1:500

Date: FEB 2010

Ref: 24/08

Drwg No: OS2



Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP
Tel: 01226 286256 Fax: 01226 207304
Email: mail@cca-arch.co.uk

APPENDIX 3
PHOTOGRAPHIC SURVEY

Robin Hill
Lane Head Road
Cawthorne



1. Front elevation viewed from the south east



2. Rear elevation viewed from the north east

Robin Hill
Lane Head Road
Cawthorne



3. Side and rear view from the north west



4. Side elevation viewed from the west

Robin Hill
Lane Head Road
Cawthorne



5. Front and side view from the south west

APPENDIX 4
ARBORICULTURAL SURVEY



James Royston
Arboricultural Consultant

Tree Survey

in accordance with

BS5837:2005

at

**Robin Hill
Cawthorne**



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1 Summary

The area surveyed includes all trees within twelve times the stem diameter of the proposed development as specified in BS5837:2005.

The survey included a beech tree (T1) of reasonable value, but in poor condition. The base of the stem shows symptoms typical of a *Phytophthora* sp root infection. There are also signs of decay in the root crown area and the upper crown shows possible initial signs of thinning, in addition the tree is located on a waterlogged soil. It is recommended that this tree is removed as soon as reasonably practicable.

The survey also included a group of attractive birch trees with no obvious major visible defects (G3). Though these trees are not of sufficient value to be normally considered as a constraint on development, they could be retained as an attractive feature if desired.

T4 is a large mature beech with no obvious major visible defects. There were signs of minor exudate at the base of the main stem, but this could be due to a number of causes and is not believed to be a sign of decay, but as a precaution it recommended that this tree is monitored for signs of deterioration.

2 Introduction

2.1 Purpose and scope of report

To undertake a tree survey in accordance with BS5837:2005 at: Robin Hill, Lane Head Road, Cawthorne.

This report is not a tree hazard risk assessment and should not be used as such.

The recommendations in this report are of a preliminary nature and do not take into account any specific development proposals. This allows the trees to be assessed independently and without bias. It also allows the same tree report to be used should the layout or design of the site be altered.

This report is based upon a visual survey undertaken on foot from ground level. No digging, drilling, climbing, or other diagnostic technique was undertaken on this occasion.

The consultant shall not be responsible for events which happen after the date of survey due to factors which were not apparent at the time of the survey.

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that another survey is undertaken.

No liability can be accepted by the consultant unless the recommendations of this report are undertaken within the time period recommended. Where no time period is indicated then recommendations should be carried out as soon as reasonably practicable.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:1989 - Recommendations for tree work by a suitably qualified, experienced and insured contractor.

2.2 Survey conditions

The survey was carried out on 5th February 2010 by James Royston.

The weather conditions were; overcast but with no significant constraints to visibility.

3 Data collection methods

3.1 *Measurements and Observations*

Height is measured in metres from ground level to the highest point of the tree using tape measures and clinometers.

Diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using specialist tapes. Where a tree divides into multiple stems below 1.5m it will be measured at the lowest point above the root flare.

Canopy spread is measured in metres at magnetic north, south, east and west using a measuring wheel or laser measure where conditions are suitable.

Height of crown clearance is measured in metres and is an indication of the lowest significant live branches of the crown.

Age Class is divided into young, semi-mature, early-mature, mature, over mature, and veteran. This is an indication of which stage a tree is at in its natural life cycle, allowing for an assessment of how energy and growth will be prioritised within a tree. In general, younger trees are more able to cope with disturbance or stress.

Physiological condition is an assessment of the health and vigour of the tree and will include an assessment of the size, colour and density of the foliage. Trees in good physiological condition are better able to cope with disturbance or stress.

Structural condition is an indication of the structural integrity of the tree. This is given as good, average or poor. More details will be given in the observations column of the data tables if appropriate.

The observations column will include a brief description of each tree and provide further information as relevant.

Amenity value is assessed using a combination of factors such as species, size and location.

The remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

Occasionally it is impractical to obtain accurate measurements due to restricted access or other site conditions. In these circumstances the data may be estimated.

3.2 Category Rating

3.2.1 Main Categories

Category ratings are allocated based on the current condition of a tree in its current surroundings assuming the recommendations of this report are carried out. No consideration is given to any specific development proposal when allocating category ratings.

Category A trees are those which have high visual amenity value, are in good structural and physiological condition and are expected to contribute for at least another 40 years.

Category B trees are those which would be considered as category A trees but which are of lower value, poorer structural condition, or which are expected to contribute for less than 40 years.

Category C trees are those which have low amenity value, are in poor condition, or are expected to contribute for less than 20 years.

Category R trees are those which are expected to contribute for less than 10 years due to serious defects. As is common in risk management, where there is doubt, the precautionary principal may be applied.

In certain circumstances trees may be considered of higher value due to cultural or ecological reasons. If this is the case it will be made clear in the tree data tables.

3.2.2 Sub-categories

Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'other arboricultural value'

Sub-category 2 trees are those with 'landscape value'

Sub-category 3 trees are those with 'cultural or conservation value'

These subcategories do not infer any hierarchy of value. For example, a category B1 tree should not necessarily be considered any more valuable than a category B3 tree. Most trees will simultaneously fall into all three sub-categories.

4 Legal status of surveyed trees

No check has been made with the local planning authority or the Forestry Commission by this consultant.

It is advised that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order or are within a Conservation Area.

It is also advised that the local Forestry Commission Conservancy is contacted to check whether the trees surveyed are protected under the Forestry Act.

Trees may also be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

5 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

*CEnv, BSc (Hons) Forestry, ND Arb, M.Arbor.A,
Professional Tree Inspection Qualified – LANTRA Awards.
Professional member of the Arboricultural Association and the Consulting Arborist Society
Chartered Environmentalist*

Unit 18 F1 Brooke's Mill

Armitage Bridge

Huddersfield

HD4 7NR

01484 666 489

jr@jamesroyston.co.uk

Report completed 13th February 2010



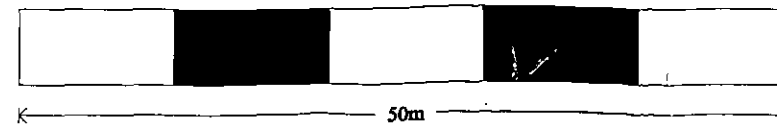
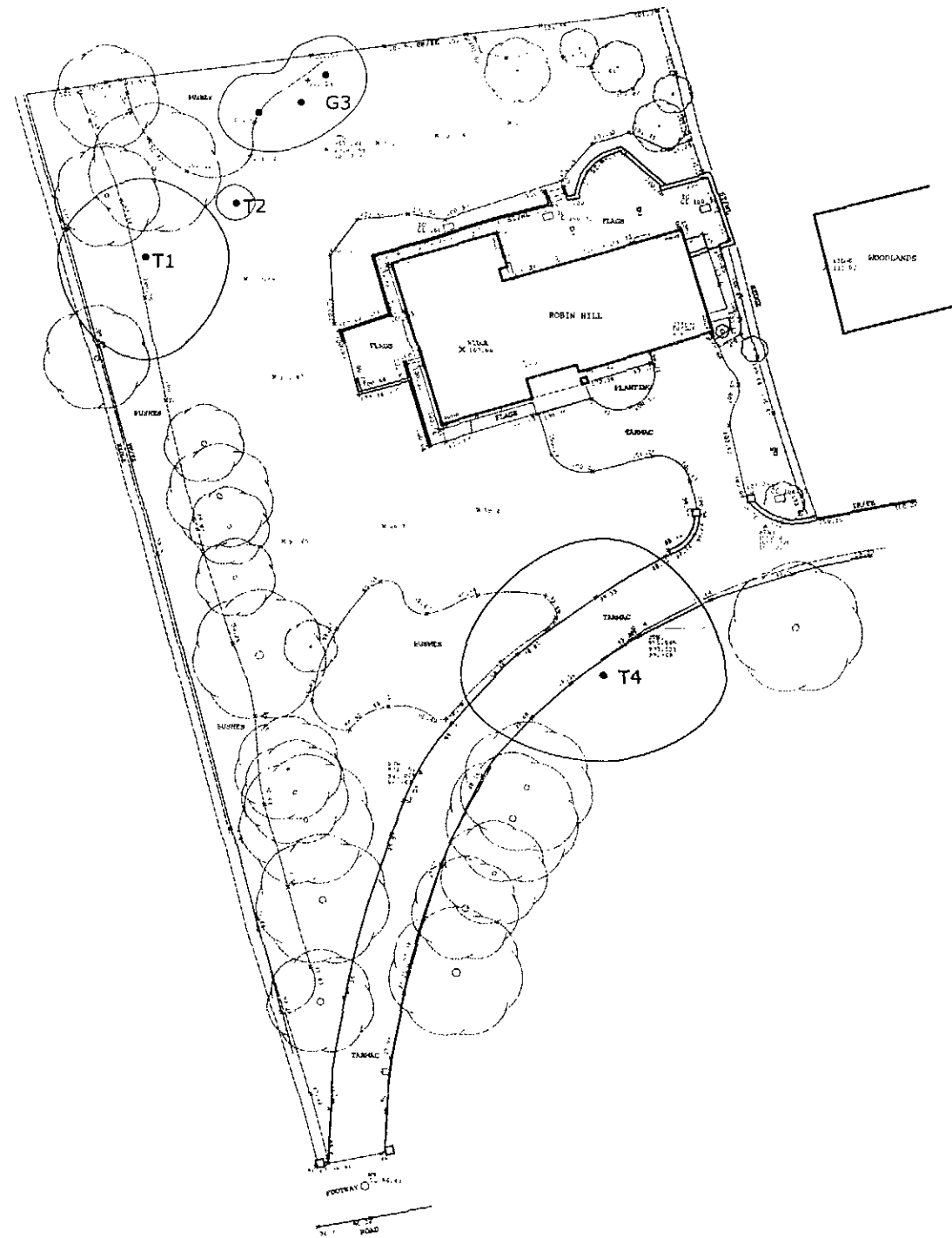
Appendix 1: Data Tables



Tree Number	Common Name	Botanical Name	Height (m)	Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading
					North	East	South	West									
1	Beech	<i>Fagus sylvatica</i>	18	500	5.8	6.4	8.0	6.5	6	Semi mature	Fair	Fair	Single stem with probable decay at base. A probable <i>Phytophthora sp.</i> Infection. Possible hazardous tree.	Fell	Low	<10	R
2	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	7	170	1.0	1.0	1.0	1.0	0	Young	Fair	Fair	A multi-stem tree with no obvious major visible defects. Not a significant tree.	No action at present	Low	20+	C2
3	Birch	<i>Betula pendula</i>	12	280	see plan	see plan	see plan	see plan	4	Early mature	Fair	Fair	A group of three trees, all single stem with no obvious major visible defects.	No action at present	Low	20+	C2
4	Beech	<i>Fagus sylvatica</i>	20	790	10.5	8.8	6.5	10.9	5	Mature	Fair	Fair	A single stem tree with possible but unlikely decay at base. No obvious major visible defects.	No action at present	Medium	20+	B2

Appendix 2: Plans





James Royston
Arboricultural Consultant

Unit 18 F1 - Brooke's Mill - Ambridge Bridge - Huddersfield - HD4 7NR
jr@jamesroyston.co.uk - 01484 668489 - www.jamesroyston.co.uk

Tree survey at:
Robin Hill, Cawthorne

1:500 PAPER SIZE A3

Key	
•	Category A Tree
•	Category B Tree
•	Category C Tree
•	Category R Tree
•	Tree not surveyed

APPENDIX 5

BAT SURVEY

Eric Bennett Consultancy Ltd

Protected species survey and advice

5 Lynwood Drive, Carlton, Barnsley. S71 3ES

Tel: 01226 723220

Fax: 01226 700998

E-mail: eric.bats@uwclub.net

**Robin Hill, Cawthorne
Barnsley**

Bat Survey

February 2010.

Details of Surveyor

Surveyor	Experience
Mr Eric Bennett	Licensed bat worker since 1988. Licensed by Natural England for all bat species in all counties. NE Licence No: 20094155

Record of revisions

Date	Details
3 February 2010.	Original Report

Report of Bat Survey

Robin Hill, Cawthorne, Barnsley.

1 Introduction

- 1.1 The survey was required in connection with proposals for the demolition of the existing dwelling house and its replacement with a new dwelling. The site was located off Lane Head Road, Cawthorne at O.S. Grid Reference SE 278074.

2 Details of work proposed

- 2.1 Demolition of existing structure.

3 Background to the special protection afforded to bats under UK and EC legislation.

- 3.1 Bats are highly specialised creatures and require a relatively narrow range of suitable conditions in order to sustain a viable population. Bats require an abundant supply of flying insect food in places where they can easily be caught and they need safe and reliable roosting sites, particularly during breeding and hibernation.
- 3.2 Bats are heavily dependent on buildings and trees for their roost sites and, therefore, extremely susceptible to disturbance from human activities ranging from simple maintenance work through major conversion and renovation schemes to building demolition. Development schemes can also isolate bat populations and sever roost sites from favoured feeding areas, by removing hedgerows and trees that bats use as commuting routes.
- 3.3 Bats are susceptible to disturbance and have been known to abandon roosts sites after instances of *disturbance*. *The effects of disturbance are more pronounced at different times of year. Serious disturbance during breeding can result in the breeding females being killed or the abandonment and subsequent starvation of dependent young. Repeated disturbance during winter hibernation can result in the death of adult animals from starvation.*
- 3.4 The level of protection afforded to bats in UK and European legislation reflects the fact that it is now generally accepted that bats have declined substantially, maybe by as much as 60% over recent years. Most species are declining and vulnerable and all are protected.

4 Details of Survey

- 4.1 Daytime survey by a single surveyor.

5 Methodology for the survey

- 5.1 A detailed internal and external inspection of the building was carried out to identify potential roost sites and access points and any signs of actual occupation such as droppings, discarded moth wings, staining etc.
- 5.2 A dusk emergence and activity survey was not carried out because of the season..
- 5.3 Assessment of site and surrounding habitats.
- 5.4 Search of existing bat roost records.

6 Description of habitats

- 6.1 The site was located on the western edge of Cawthorne village. Mature tree cover was abundant round the site and in the immediate area. Cawthorne village with Cannon Hall Park and lakes is a first class area for bats with roosts of several species known.

7 Results of daytime survey

- 7.1 The survey was carried out on 2 February 2009.
- 7.2 The property involved a large single-storey detached dwelling house with stone walls and plain flat interlocking concrete roof tiles. There were three gables facing east, west and north. All had quite deep soffits and in all cases the soffit/wall joint was completely sealed with no openings at all. The eaves had similar soffits and these too were completely sealed. General views of the building are given in Fig 1 and close views of the eaves and gable soffits are given in Fig 2.
- 7.3 There was a single brick chimney-stack close to the west gable. The flashing was examined with binoculars and there did not appear to be any suitable openings for bats. An opening under a ridge tile where pointing had come out was noted. The edges of the mortar in Fig 1 appear clean in comparison to the surface of the mortar suggesting the mortar had come out recently. On close examination with binoculars there was no evidence to suggest the opening has been used by bats.
- 7.4 Internally the loft was fully open and carefully examined. Part of the roof had trussed rafters and the remainder was open. The inner gable walls showed no signs of droppings and the way/ rafter joint was tight in all the gables. The surface of the clean loft insulation within the loft but especially around the gables showed no signs of use by bats. There was no evidence around the chimney-stack or below the ridge where the pointing was missing beneath the ridge tile. These areas are shown in Fig 3.

8 Results of dusk survey

- 8.1 A dusk survey was not carried out because of the season.

9 Existing local records

- 9.1 The following records are held for the locality. The first record in Lane Head Road refers to one of the adjacent properties.

Site Name	Roost Type	NGR	Species	Count	Date
Lane Head Road	House	SE 278074	Indet (unconfirmed report)	+	14/09/02
Tivvy Dale	House	SE279076	Brown Long-eared	105	25/07/81
Cannon Hall Deer Shelter	Folly	SE272082	Natterers	1	22/05/88
Cannon Hall Deer Shelter	Folly	SE272082	Brown Long-eared	11	22/05/88
Oakleigh	House	SE284077	Indet small bat	2	22/03/02
Kirkfield Close	House	SE286079	Pipistrelle	101	27/05/92
Brook Houses 2	House	SE282077	Whiskered	60	12/7/08
Brook Houses	House	SE282078	Indet-prob Whiskered	+	28/07/90

10 Protected species legislation

- 10.1 Bats and their roosts are fully protected at all times (whether the bats are currently present or not). This protection comes from the Wildlife & Countryside Act 1981 (updated by the Countryside & Rights of Way Act 2000) and the Habitats Regulations 1994 (updated by the Conservation (Natural Habitats) (Amendment) Regulations 2007). Under this legislation it is an offence to deliberately kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats as a breeding site or resting place.
- 10.2 Under the habitats regulations, where bats may be affected by development proposals, a licence is required from Natural England. Published guidelines on the licence procedure indicate that if, on the basis of survey information and specialist knowledge of the species concerned, the proposed activity is reasonably likely to result in an offence then, a licence is required. If, on the other hand the proposed activity is reasonably unlikely to result in an offence, then a licence is not required.

11 Evaluation of survey results

- 11.1 The survey produced no information at all to suggest the possible presence of a bat roost in the building. The soffits to all three gables and all the eaves were completely sealed with no openings at all. The

flashing round the single chimney-stack appeared tight with no suitable openings for bats. An opening in the pointing below a ridge tile appeared to be quite recent judging by the colour of the mortar around the opening compared to the rest of the pointing and no indications of possible use by bats was noted.

- 11.2 There is an unconfirmed report of a fairly long standing roost in one of the adjacent houses dating to September 2002. In addition there are several roosts known in Cawthorne village.

12 Site & species status assessment

- 12.1 No evidence to suggest the presence of a bat roost and overall considered very unlikely given the absence of potential access points at the most favoured gable locations.

13 Assessment of Impacts

- 13.1 No negative impacts are predicted.

Development effect	Scale of Impact			
	Negligible	Low	Medium	High
Destruction of roost site	+			
Temporary loss of roost site during building works.	+			
Modification of roost site	+			
Risk of entombing bats during building work	+			
Risk of killing/injuring bats during roof stripping	+			
Temporary disturbance from building works during breeding season	+			
Temporary disturbance from building works outside the breeding season	+			
Post development interference	+			

14 Mitigation guidelines

- 14.1 Mitigation is required to avoid or reduce the impact of development proposals on the population of bats present, either roosting or feeding. Licences are normally required where a roost site is threatened in some way by a scheme, but might also be necessary where the viability of a roost is threatened by the removal of the availability of crucial feeding habitat.
- 14.2 Natural England in their published guidelines (Bat Mitigation Guidelines Jan 2004) defines the key principles involved. i.e. Mitigation involving changes to the scheme or altering the timing of work to reduce or remove impacts and Compensation, the creation of new replacement roosts or habitats.
- 14.3 Natural England also requires mitigation/compensation to be proportionate to the size of the impact and the importance of the population affected and as a principle:
- There should be no net loss of roost sites and that compensation should provide an enhanced resource since the adoption of new roost sites by bats is not guaranteed.
 - The scheme should aim to replace like with like in terms of the status of the site. i.e. male roost, maternity roost, hibernation roost etc.
 - Compensation should ensure that the affected bat population could continue to function as before so attention may need to be given to surrounding habitats.

15 Mitigation proposals

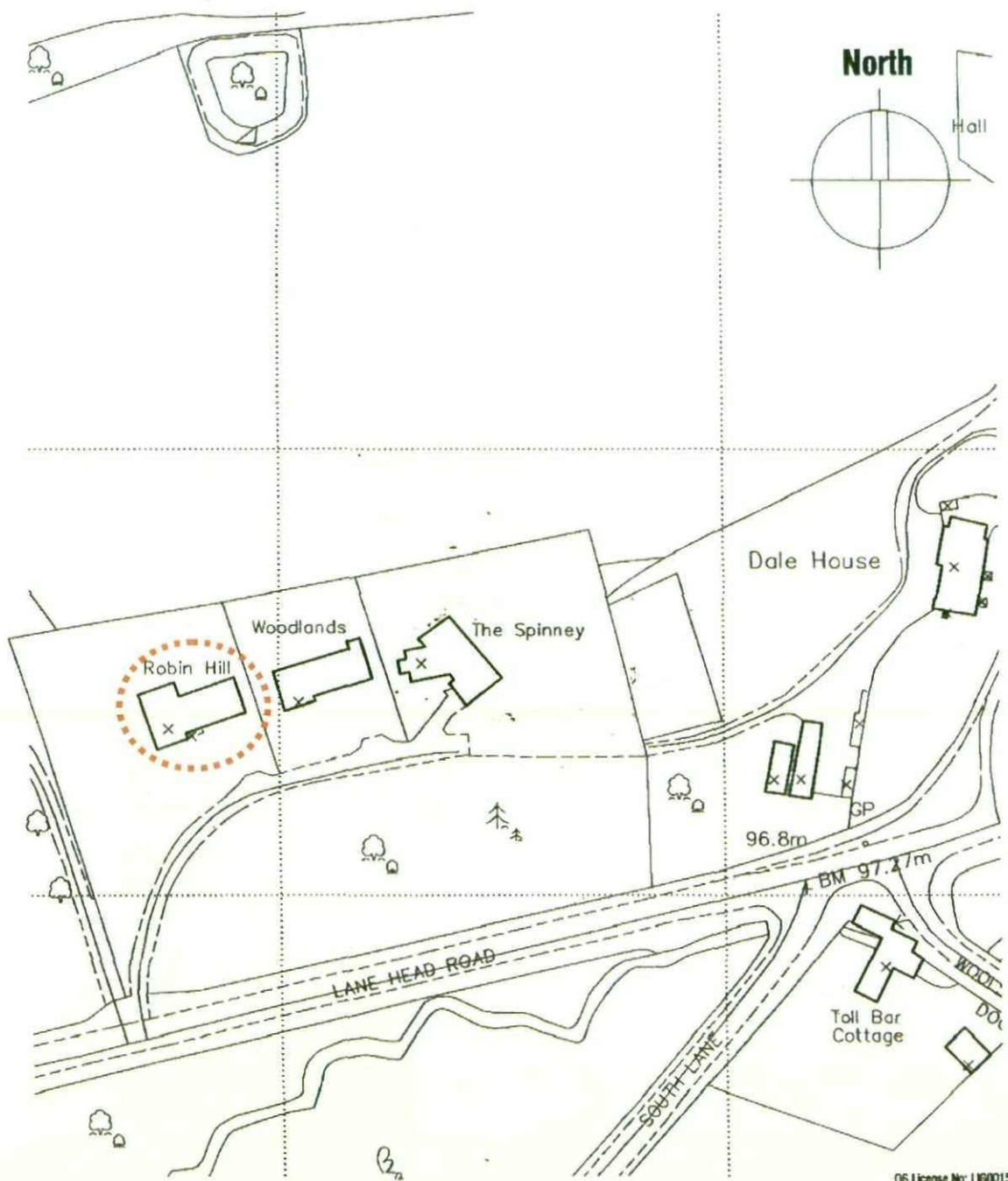
- 15.1 In this case since there are no indications to suggest the presence of a bat roost, no formal mitigation measures are required although some simple precautionary measures are recommended in all cases because single male Pipistrelle bats can be found just about anywhere and can be found hibernating below ridge tiles.

- 15.2 Purely as a precaution care should be taken during roof stripping lifting rather than sliding ridge tiles and checking beneath for signs of bats. If bats or droppings are found further advice should be sought immediately and work halted in that area. Ideally ridge tiles should not be removed during winter months when bats may be hibernating.
- 15.3 It would be beneficial in conservation terms to retain some openings for bats in the new building. These need be no more than small un-pointed openings in gable apex locations approximately 15x50mm in size or unsealed openings behind fascias. Locations over doors and windows should be avoided.

16 Conclusions & Recommendations

- 16.1 As things stand there is no evidence to suggest the presence of a bat roost and accordingly no further action is necessary. The precautionary measures are recommended.

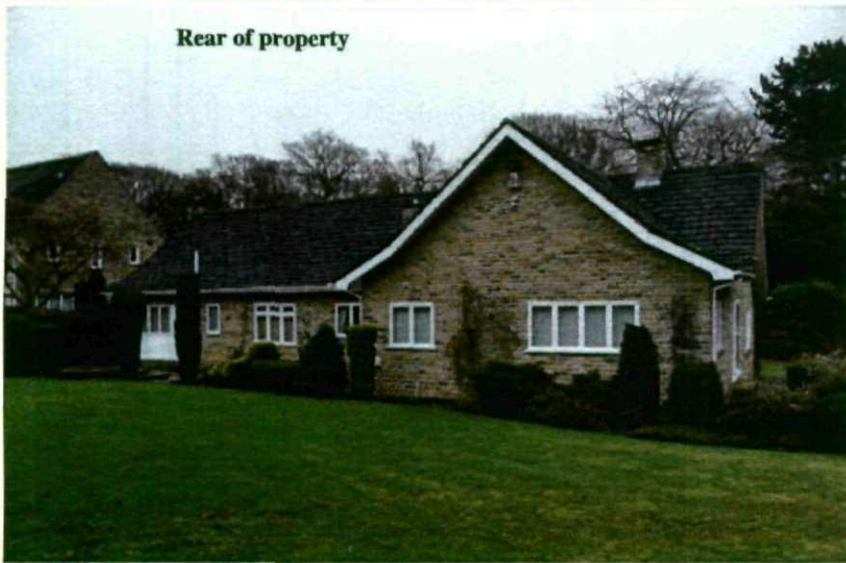
EM Bennett
3 February 2010



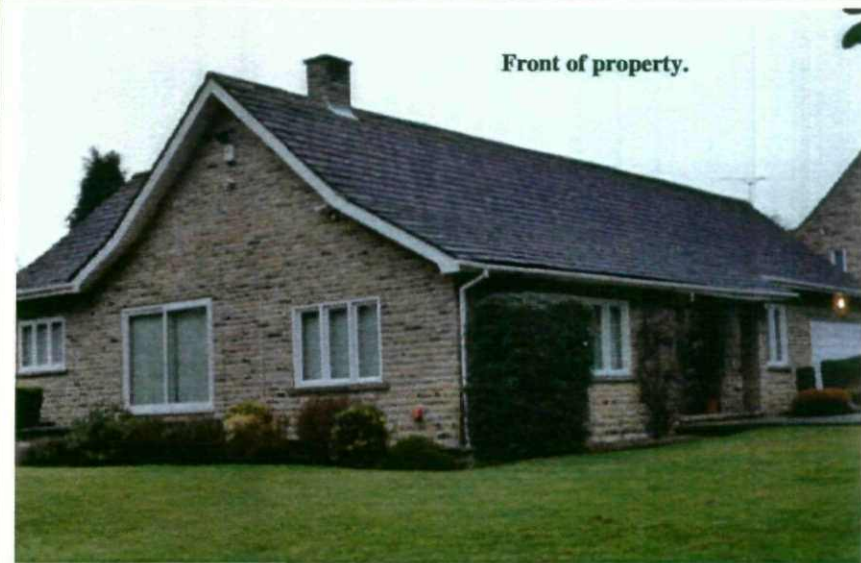
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ROBIN Hill, Cawthorne
Bat Survey – February 2010
Not to Scale

Rear of property



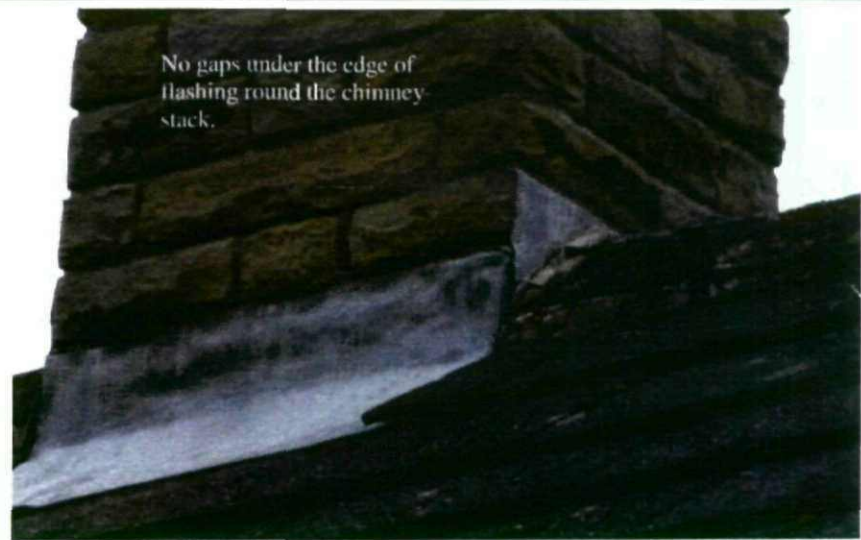
Front of property.

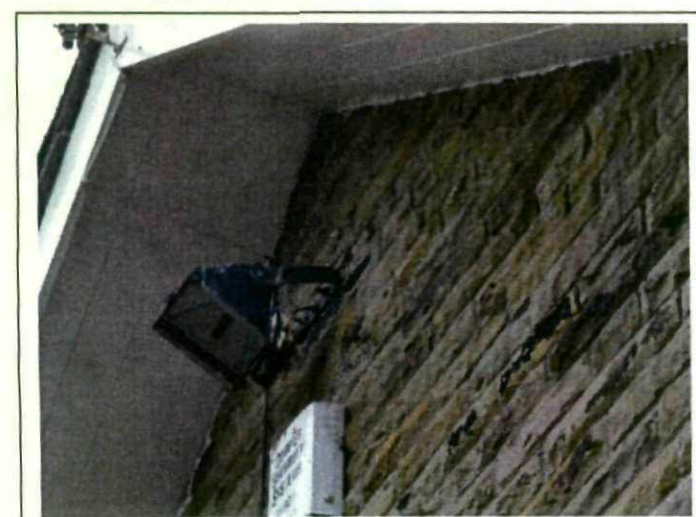
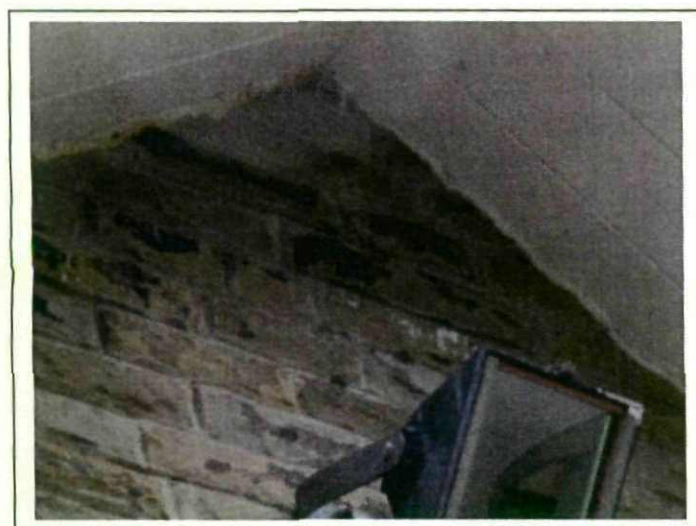
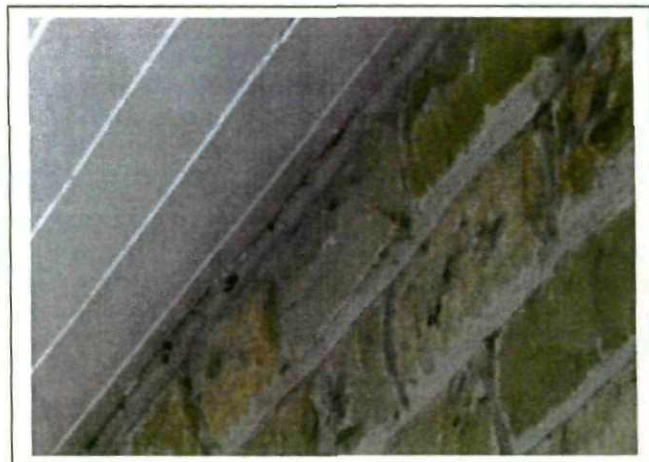
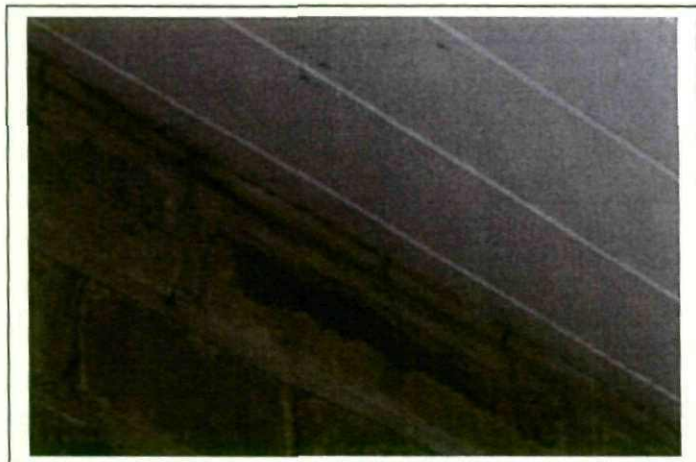


Edges of mortar appear clean
suggesting a recent break.

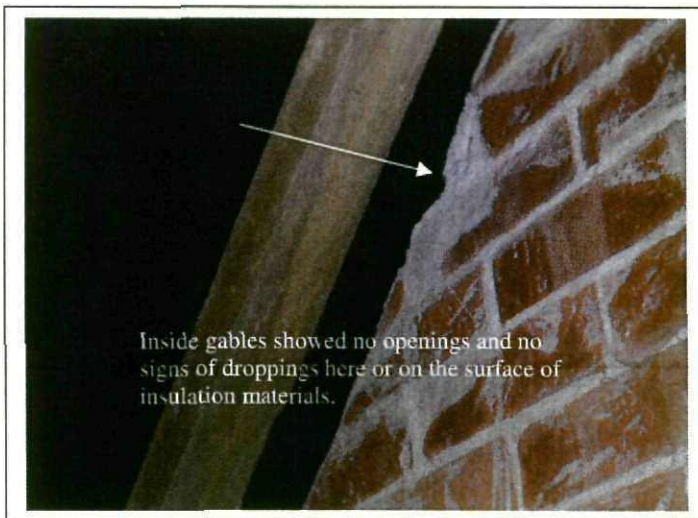
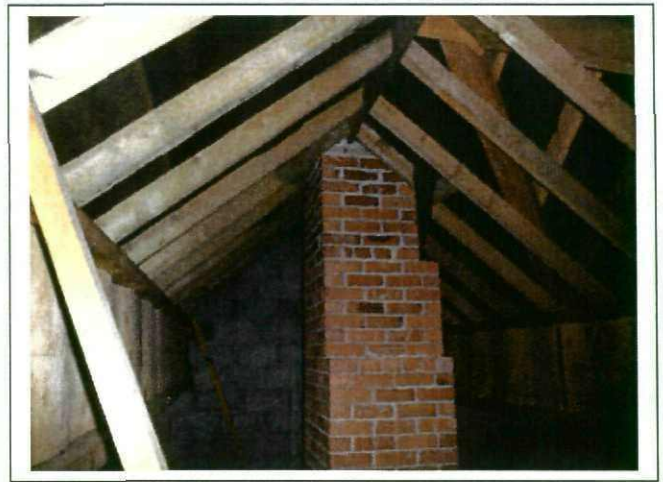


No gaps under the edge of
flashing round the chimney
stack.

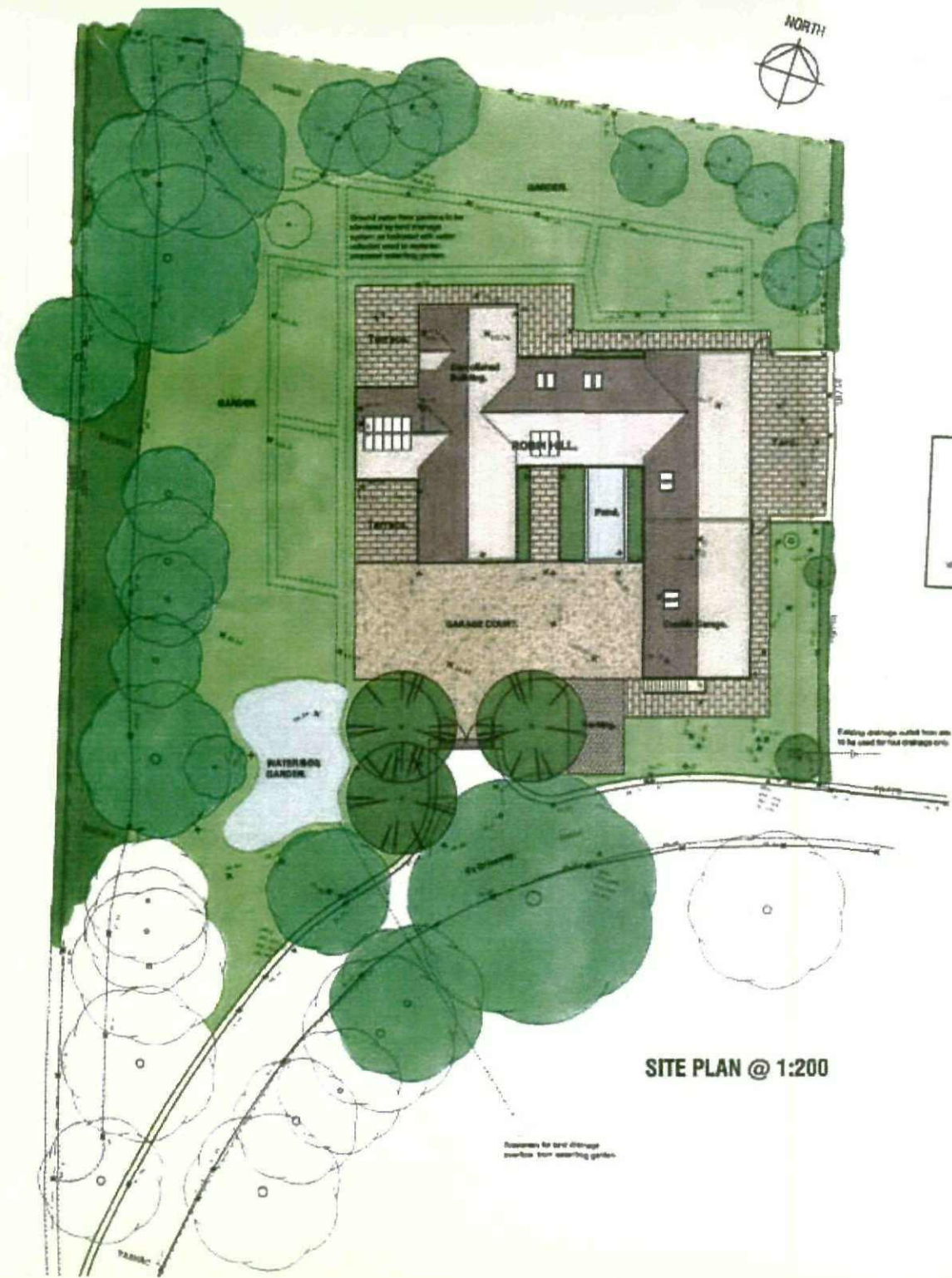




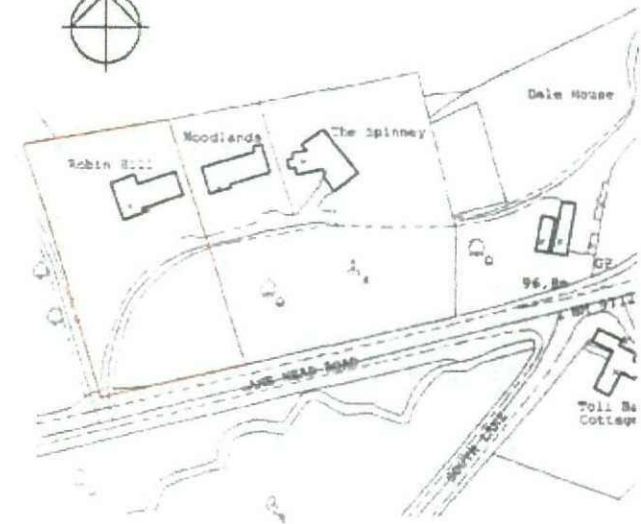
All of the soffit/ wall joints were well sealed
with no openings at all.



APPENDIX 6
PROPOSED DRAWINGS



SITE PLAN @ 1:200



SITE LOCATION PLAN @ 1:1250

SCHEDULE OF MATERIALS & FINISHES

ROOFS:
Lay all new roofs in Natural grey/ green weatherboard slates with matching angular vitified clay ridge with gabled mortar bedding and pointing.

WALLS:
Walls to be constructed in red-brown coursed raised sill faced stone with grey sand lime mortar pointing finished slightly recessed but flushed with stone and pointed off to expose aggregate.

WINDOWS & DOORS:
All windows and doors to be principal engineered system systems with steel frame & double glazing throughout with homes set in iron flower boxes to surrounding masonry.

RAINWATER GOODS:
Gutters to be finished black PFC aluminium sections with round downpipes as required with enamel sockets and hardwood brackets.

BOUNDARIES:
New boundary wall walls to be built in 'crystalline' construction with mortar filling and full rounded pointing with irregular rounded red stone 'bassard' & setting boundaries where stone to be retaining to be retained and protected throughout the works.

HARD LANDSCAPING:
Driveway to be built in basalt stone with approved artificial stone with parking area and underlayer to garage court finished with main bound gravel. Paths and terraces to be built in approved artificial stone flags with mortar bedding and bedding.

SOFT LANDSCAPING:
Planting beds to have raised fairly ground cover spirit planting with trees to positions indicated and lawn to peripheral areas with water bug garden at position indicated in accordance with Approved LANDSCAPE STRIPS.

ROBIN HILL,
LANE HEAD ROAD,
CAWTHORNE.

DESIGN PROPOSALS 1
Site & Location Plans.



Chris Carr Associates
ARCHITECTS

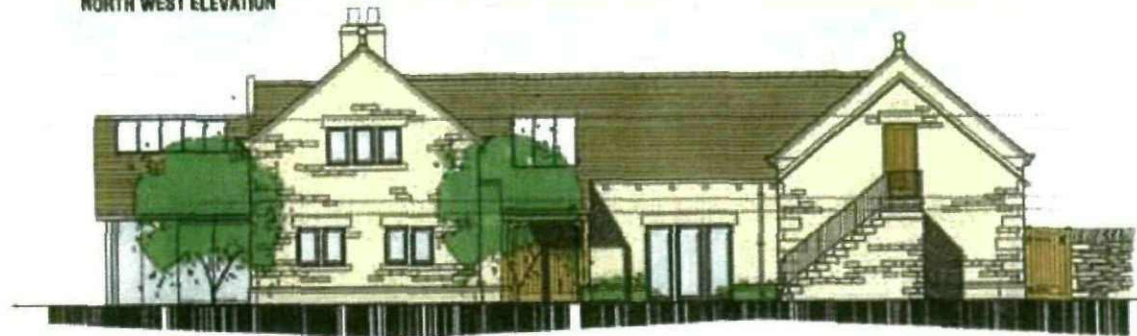
4A Sainsbury, Barmby, FYO 2EP
Tel: 01423 280236 Fax: 01423 281304
Email: mail@ccaa-arch.co.uk

Scale:	1:200 @ A2	Drawn:	J.E.
Date:	JAN 2010	Ref. No:	2408
DWG. No.	P1	Rev.	-
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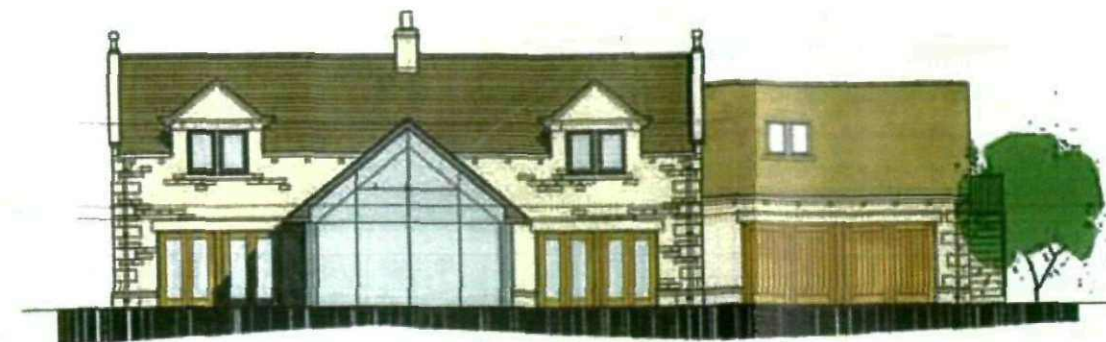
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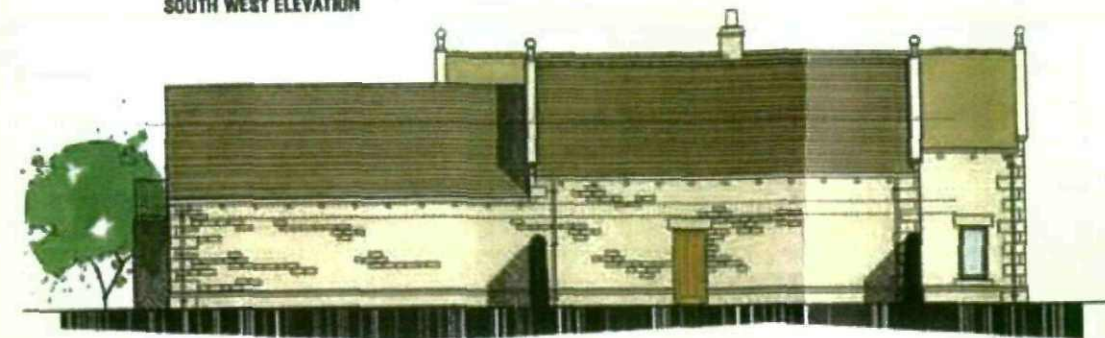
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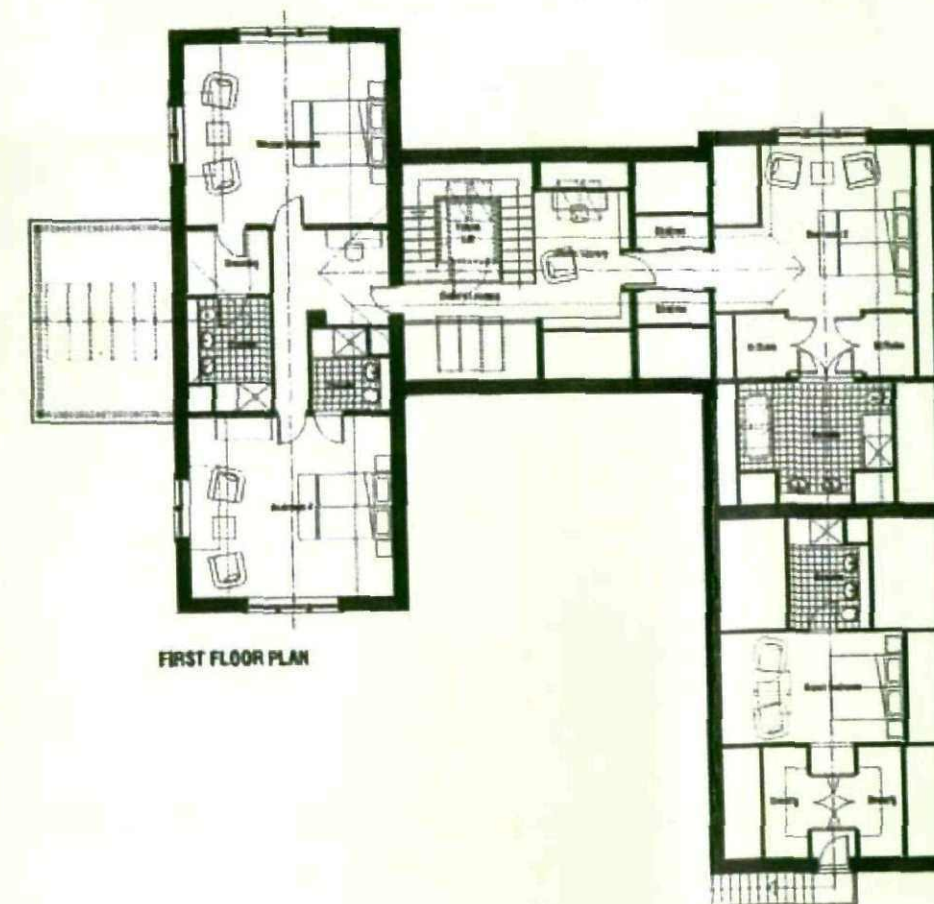
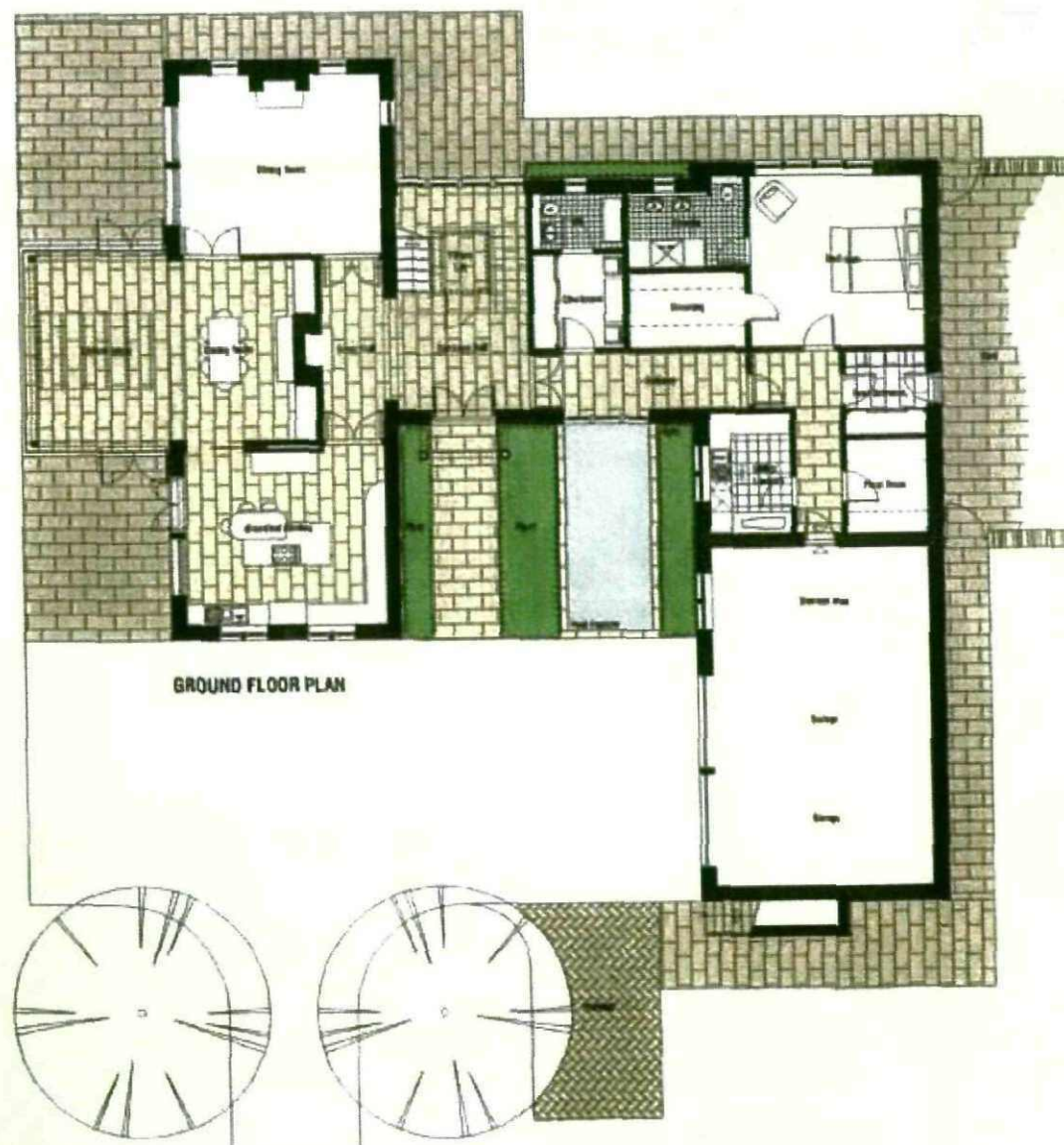
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



ROBIN HILL,
LANE HEAD ROAD,
CANTHORPE.

DESIGN PROPOSALS 2

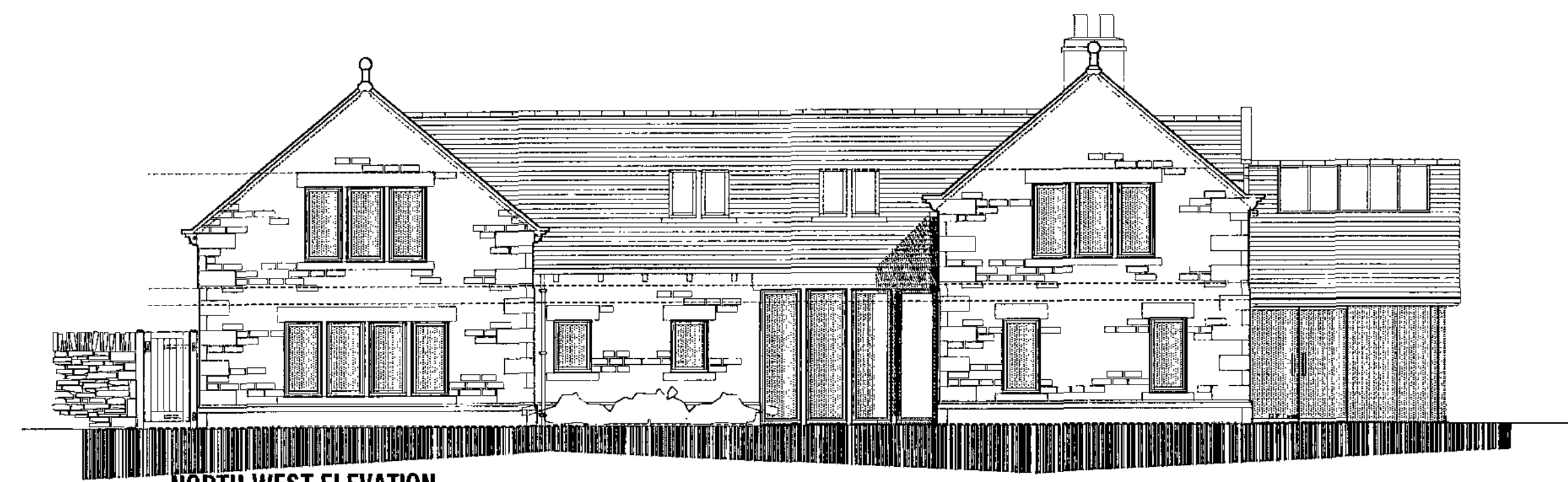
Floor Plans & Elevations.



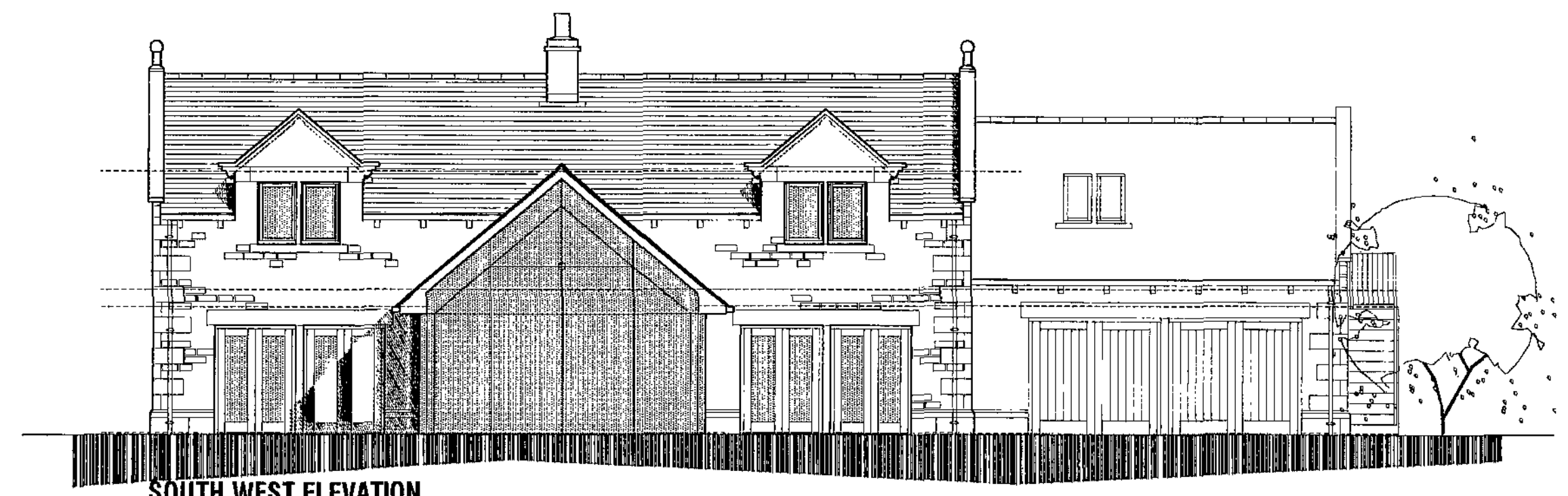
Chris Carr Associates
ARCHITECTS

6A Canopus, Macclesfield, ST9 2DP
Tel: 01625 286254 Fax: 01625 287534
Email: hannah@ccarassociates.co.uk

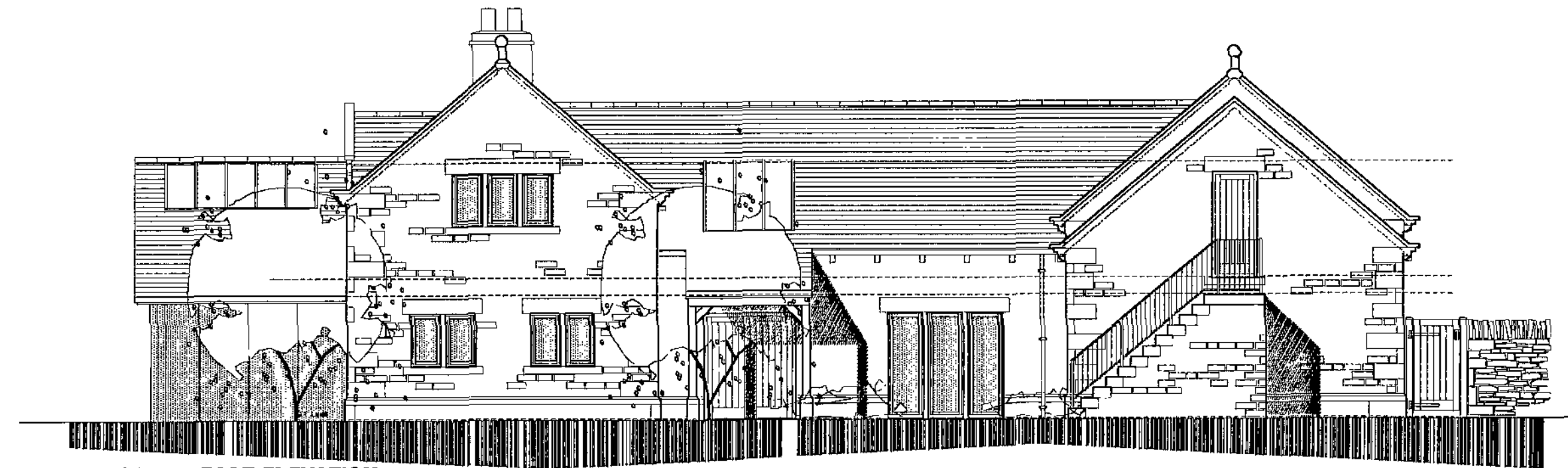
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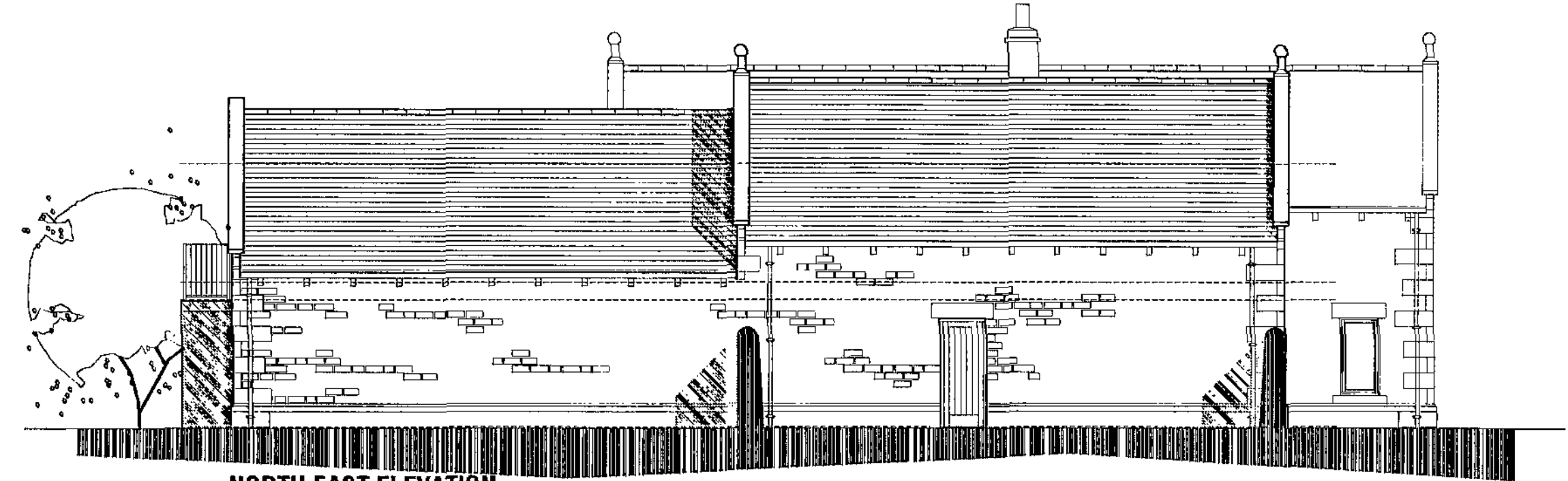
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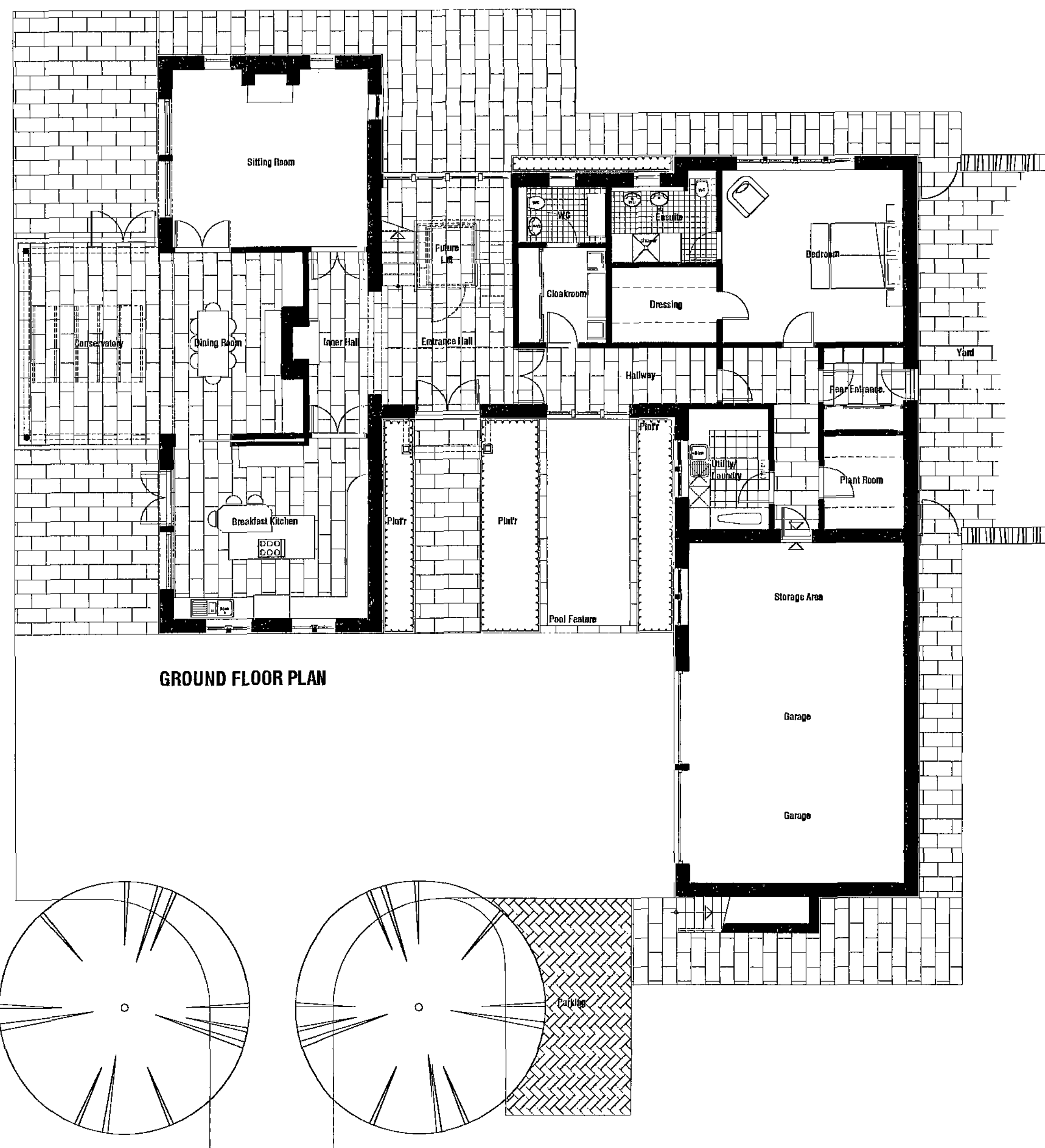
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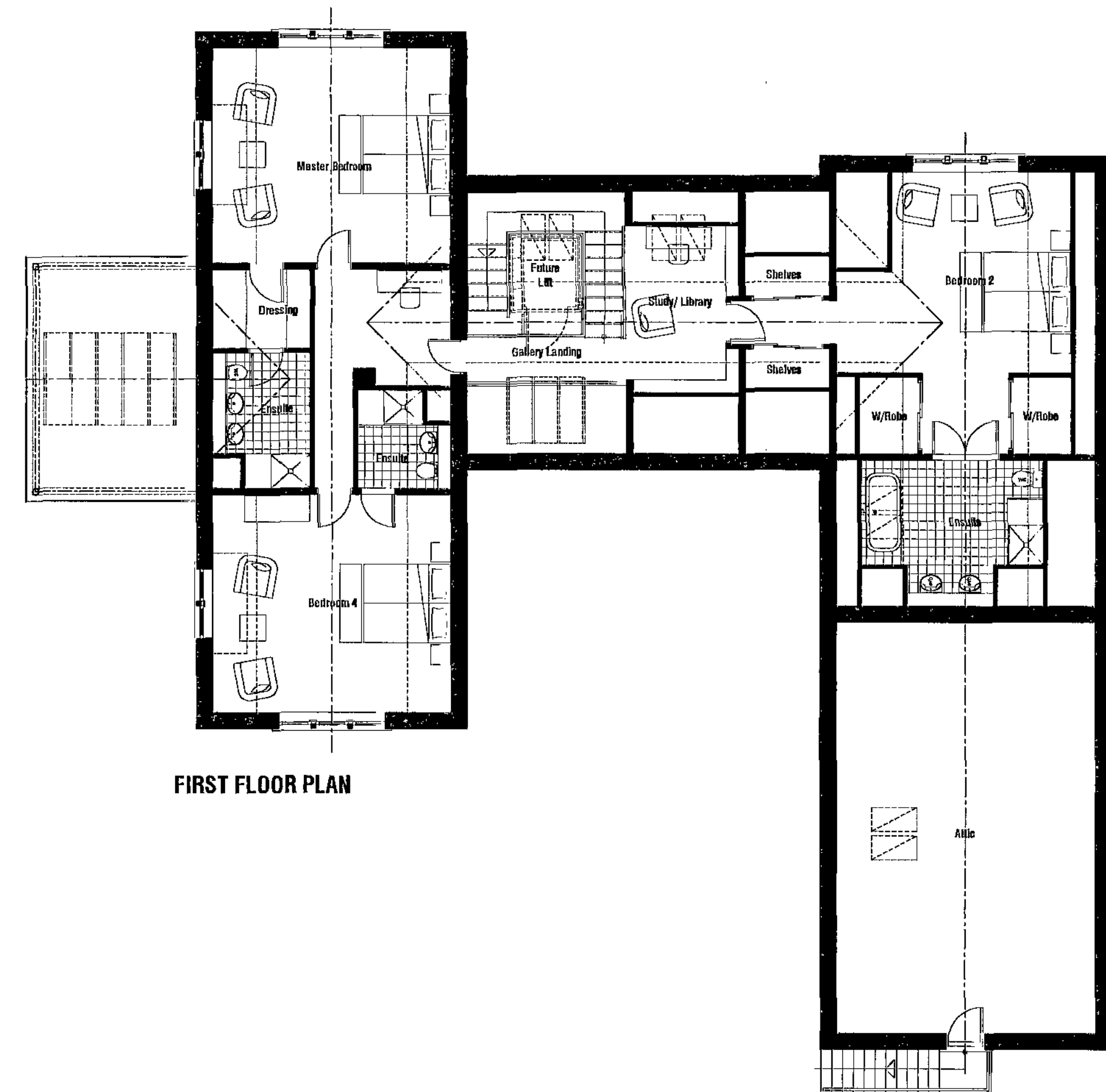
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ROBIN HILL,
LANE HEAD ROAD,
CAWTHORNE.

DESIGN PROPOSALS 2

Floor Plans & Elevations.

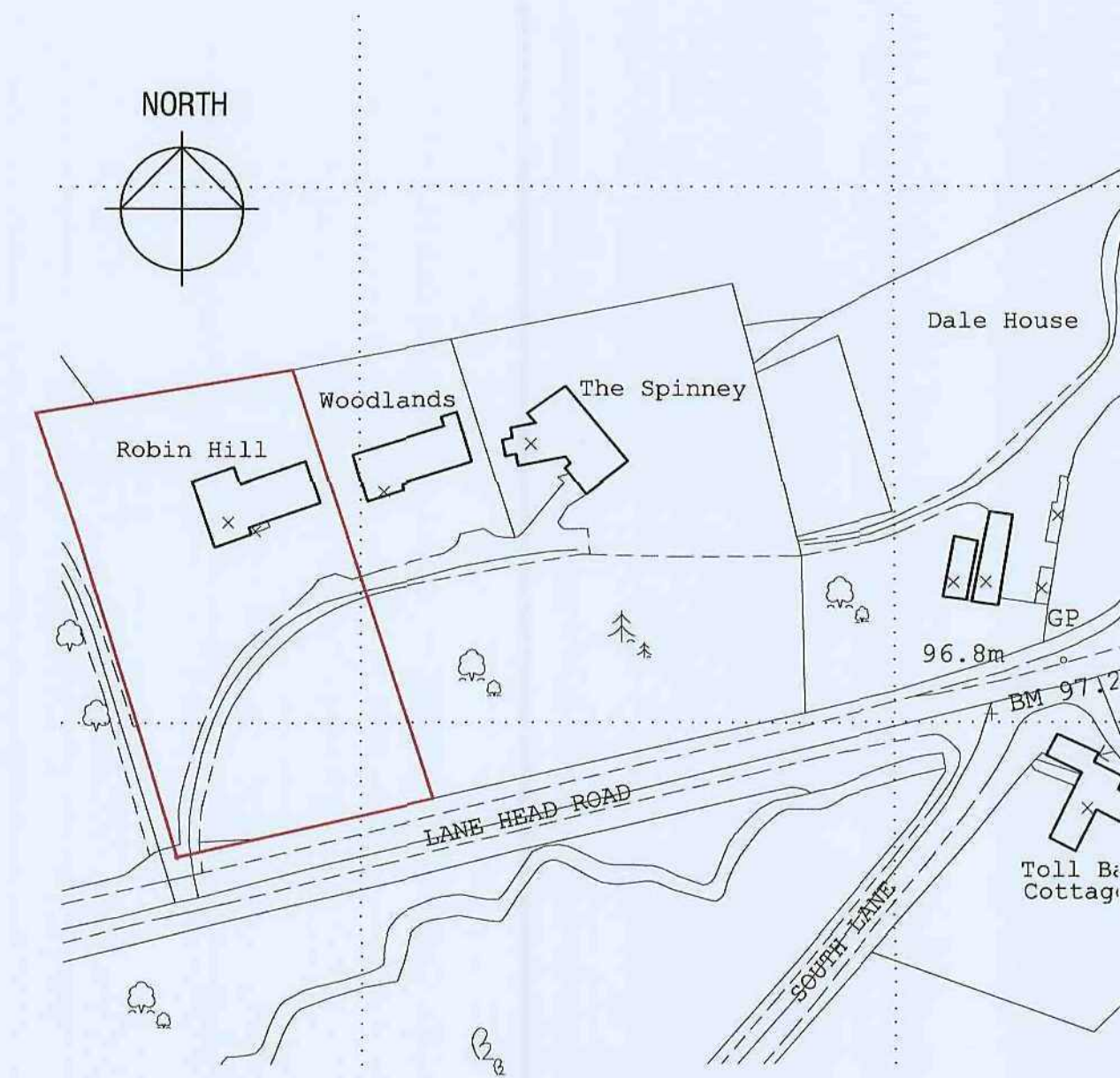
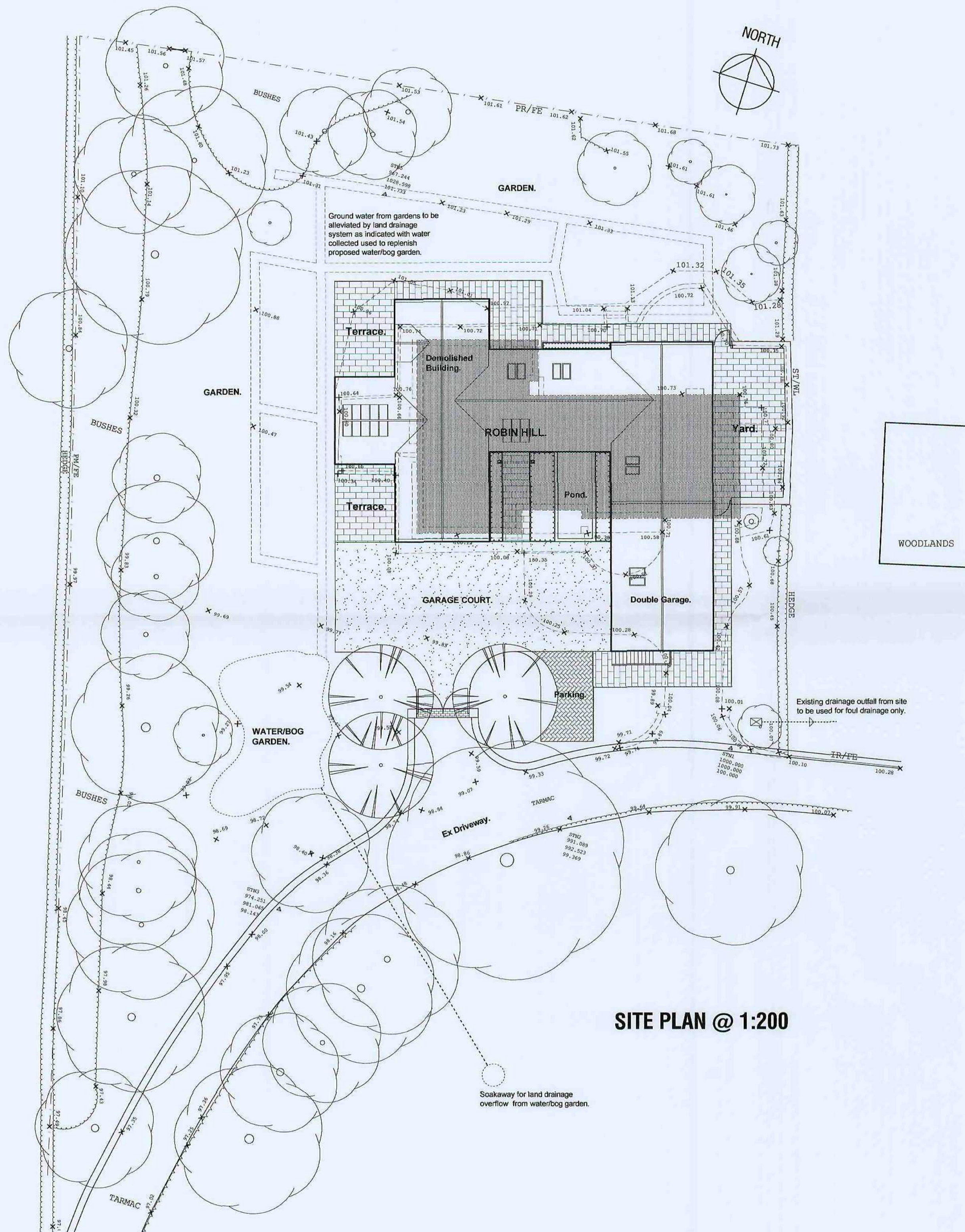


Chris Carr Associates
ARCHITECTS

6A Eastgate, Burnley, S70 2BP
Tel: (01226) 286256 Fax: (01226) 207304
Email: mail@cca-arch.co.uk

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DWG. No.	P2	Rev.	-
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SCHEDULE OF MATERIALS & FINISHES

ROOFS:
Lay all new roofs in Natural grey/ green westmorland slates with matching angular vitrified clay ridging with gauged mortar bedding and pointing.

WALLS:
Walls to be constructed in reclaimed coursed natural split faced stone with grit sand lime mortar pointing finished slightly recessed but flushed with arrises and brushed off to expose aggregate.

WINDOWS & DOORS:
All windows and doors to be proprietary engineered timber systems with stain finish & double glazing throughout with frames set in min 75mm rebate to surrounding masonry.

RAINWATER GOODS:
Gutters to be moulded black PPC aluminium sections with round downpipes as required with eared sockets and hardwood bobbins.

BOUNDARIES:
New boundary/ yard walls to be built in "drystone" construction with mortar filling and fully recessed pointing with irregular rounded nat stone "toppers". Existing boundaries where shown to be remaining to be retained and protected throughout the works.

HARD LANDSCAPING:
Driveway to be laid in tarmacadam finish with approved artificial stone sett parking area and crossover to garage court finished with resin bound gravel. Paths and terraces to be laid in approved artificial stone flags with mortar bedding and pointing.

SOFT LANDSCAPING:
Planting beds to have mixed hardy ground cover shrub planting with trees to positions indicated and lawns to peripheral areas with water/ bog garden at position indicated in accordance with Approved Landscape details.

ROBIN HILL,
LANE HEAD ROAD,
CAWTHORNE.

DESIGN PROPOSALS 1

Site & Location Plans.



Chris Carr Associates
ARCHITECTS

6A Eastgate, Barnsley, S70 2EP

Tel:(01226) 286256 Fax:(01226) 207304

Email: mail@cca-arch.co.uk

Scale. 1:200 @ A2 Drawn. JE

Date. JAN 2010 Ref. No. 24/08

DWG. No. P1 Rev. -

0 cm 2 cm 4 cm 6 cm

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