

WINKFORD FARM, BROOK, GODALMING GU8 5PR  
PROPOSED COUNTRY HOUSE

Design and Access Statement for Waverley Borough Council: VOLUME III - APPENDICES

February 2017



on behalf of Kirkby Homes Ltd

## APPENDICES

- MLA1 Sept 2010 Ecological Assessment
- MLA2 Sept 2012 Addendum Bat Survey
- MLA3 Oct 2012 Winkford Farm Application Supporting Statement
- MLA4 Oct 2012 Structural Report Rev A
- MLA5 21 Feb 2013 WBC Planning Permission
- MLA6 Jan 2016 Biodiversity Management Plan and January 2017 Update Survey Report



**ECOLOGICAL ASSESSMENT & BAT SURVEY**

**FARM BUILDINGS AT WINKFORD FARM  
WHITLEY, SURREY**

Version 1. 10<sup>th</sup> September 2010

Confidential

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Appendix 1: Bat legislation

Colin Menendez

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Disclaimer: While all reasonable effort has been made to ensure that the following information is correct and up to date it should not be relied upon as a definitive guide to wildlife and wildlife law. The exact requirements and habits of wildlife can vary and not be fully understood. Surveys and assessments can be restricted snap shots in time and space. Any conclusions and recommendations are made here in good faith. Also, the implementation of law can vary. Those needing to limit impacts and their risk should consult the original legislation and/or a lawyer conversant with wildlife law.

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**EXECUTIVE SUMMARY**

A walk-over ecological assessment of the site has been carried out. This was followed by evening and dawn surveys for bats.

The site is a cluster of disused agricultural buildings isolated within agricultural land. There is little noteworthy habitat except for some mature holly trees.

There is a small common pipistrelle bat roost in one of the buildings.

Evidence (skin) from a grass snake was found.

The site is likely to support nesting birds.

An assessment of the findings and recommendations are given in Section 5.

**1. INTRODUCTION**

The surveyed site is a cluster of redundant farm buildings within agricultural land. It is understood that there is a proposal to refurbish the buildings.

This ecological assessment was requested in order to determine whether there are any ecological considerations for the proposal. It was extended to include a survey for bats, due to the initial findings.

**2. OBJECTIVES**

- *To assess the presence or potential presence of noteworthy habitat or species at the site.*
- *To determine whether they are a consideration for the proposal and to assess any implications.*

**3. METHODOLOGY**

**3.1 Habitat**

The site was initially surveyed on 22<sup>nd</sup> June 2010. This was carried out by an ecologist with over 20 years professional ecological experience (BSc (Hons), MIEEM, CEnv) including habitat and protected species surveys, and whose Natural England survey licenses include bats and great crested newts.

The site was walked and the habitat mapped and checked for any noteworthy features or species – based on a Phase 1 Habitat Survey. This was extended to include a search for signs of protected species and a visual assessment of the site's habitat in terms of its likelihood to support them:

- Potential bat roost sites in buildings and trees
- Badger setts and signs of badgers
- Bird nesting habitat
- Potential reptile habitat
- Potential great crested newt habitat
- Other noteworthy species.

**3.2 Bats**

The initial survey for bats was a systematic search, inside and outside the buildings, metre-by-metre, for bats, potential roosts for bats and for any sign that bats had used the buildings such as the presence of bat droppings and feeding remains on surfaces and walls, urine drops and staining at crevices. The survey was aided by the use of a high-powered torch and binoculars. Two holes in a tree were checked using an endoscope.

The site was assessed as requiring further survey for bat roosts so two evening and one dawn survey were carried out plus a data search with the Surrey Bat Group for bat records within 2km of Winkford Farm.

The first evening survey was conducted after the habitat survey on 22<sup>nd</sup> June. The surveyor was positioned overlooking the south side of the traditional brick and timber-framed barns in the middle of the site and next to the aforementioned tree. The survey was from before dusk, checking for any bats emerging from the buildings a tree, for an hour and twenty minutes until it was too dark for a meaningful survey. Equipment used was a hand-held bat detector and a static, automated bat detector. Conditions were suitable: dry, warm (21°C at the start) and a light breeze.

The second evening survey was carried out on 28<sup>th</sup> July. It was by a team of three surveyors: the first surveyor and two other ecologists experienced in carrying out bat emergence surveys. They were positioned overlooking all sides of the two barns (that butted each other) and next to the tree. The survey was from before dusk and for an hour and twenty minutes until it was too dark for a meaningful survey. Equipment used was hand-held bat detectors, a static, automated bat detector and a low-lux video recorder positioned on the east end of the brick building (a blind spot from the surveyors). Conditions were suitable: dry, warm (19°C at the start) and a light breeze.

The dawn survey was carried out on 19<sup>th</sup> August by the same lead surveyor. It was for an hour from dark and through dawn until daylight. The survey was principally at the east end of the traditional barn (where a bat was seen during the second evening survey) and occasionally patrolled around and in the buildings and at the tree. Equipment used was a hand-held bat detector and a static automated detector. Conditions were suitable: dry, 10°C and calm.

**3.3 Constraints**

The initial survey was a walkover search and assessment. The experienced judgement of the surveyor helps reduce any limitations and the recommendations given take them into account. It was not an arboriculture survey of the trees or a landscape assessment. The assessment of structures as bat roosts can be problematic. Bats can roost in crevices with no or few outward signs of their presence. Therefore, a lack of signs of bats does not necessarily show that bats do not use a building. However, a roost of several bats is unlikely to be missed inside a building. Also, there are inherent constraints in emergence surveys, due to the varied behaviour of bats between roosts and evenings and difficulties in locating the source of bats in flight in the dark at emergence time. Dawn surveys help reduce this constraint. The diligence and experienced judgement of the surveyors help reduce these constraints, and the time of year of this survey and suitable conditions. Data searches are limited to the records that are available and available from organisations.

Figure 1. Location of the site (outlined in red). Grid reference SU 939 389. [www.getamap.co.uk](http://www.getamap.co.uk)

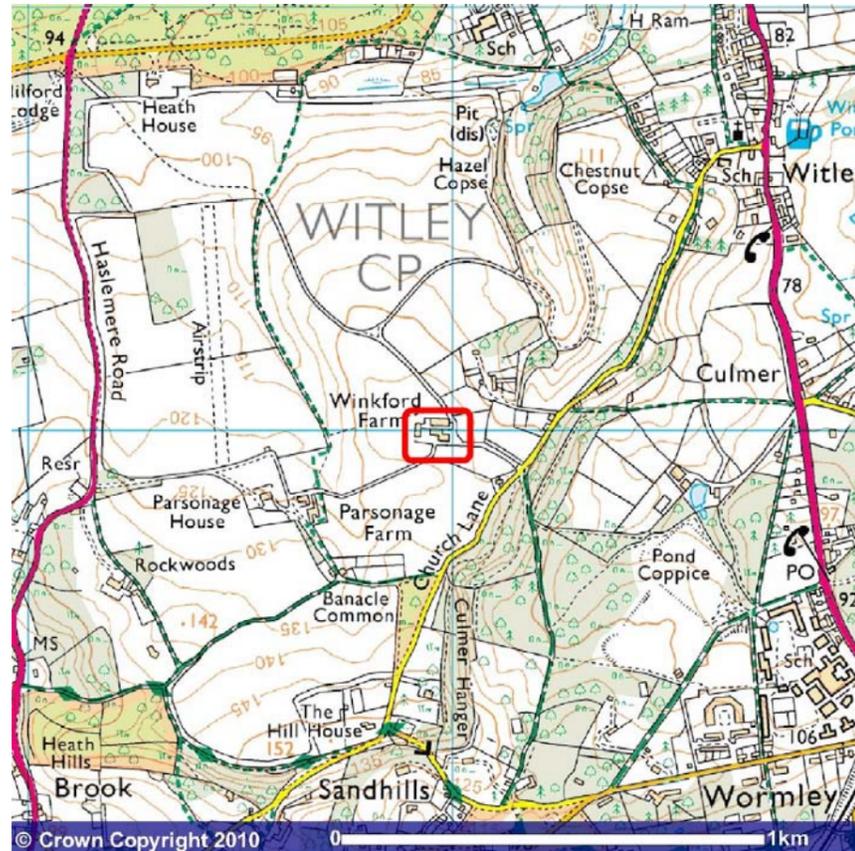


Figure 2. Aerial view of local landscape. [www.google.co.uk](http://www.google.co.uk)



## 4. RESULTS

### 4.1 Habitat

#### 4.1.1 Site description

The site is in a rural location. It is approximately 90x75m (0.7ha), consisting of a group of disused farm buildings; apart from for the north-east corner building that had signs of recent use to hold stock (none were present during the surveys).

It is an exposed, isolated location, on slightly raised ground, with cattle pasture on all sides. Field boundaries are wire and iron fencing with some bramble. Access to the site is via gravel tracks.

There are the grounds of a house and woodland 80 and 230m to the east - pasture in the other directions.

Figure 3. Annotated aerial photograph of the site, supplied by the client. [www.google.co.uk](http://www.google.co.uk)

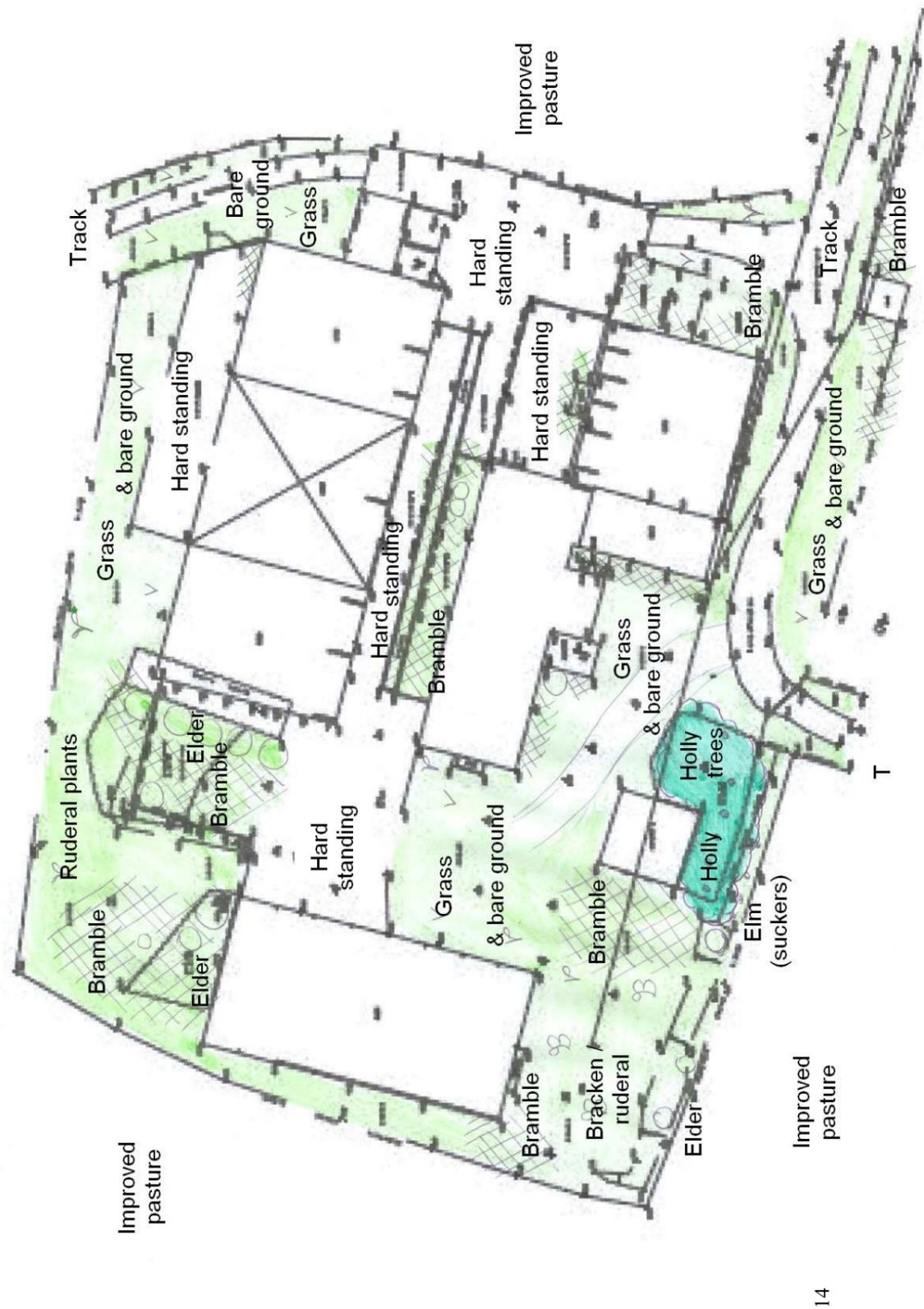


#### 4.1.2 Habitat around buildings

It was predominately hardstandings next to and between the buildings.

Vegetation had colonised the disused site; bare ground with some young bramble, grass (grazed short in places by rabbits) and ruderal plants (e.g. nettle). This vegetation was more established in the less disturbed areas: bramble, nettle, creeping thistle and elder in the north-west corner and bramble, nettle, bracken and elder in the south-west corner. Along part of the south-west boundary were five mature holly trees and a couple of small suckering-elms.

Figure 4. Sketch of habitat types.



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## 4.2 Bats

Refer to Figure 3 for the locations of the buildings.

### 4.2.1 Building 1: Traditional brick barn

#### Description

This building was single storey; except at the east end where there was a former feed store above a milking parlour. The walls were red brick and in comparatively good condition. The roof was small clay tiles, which were missing in many places – sometimes entirely. The tiles were on wood sarking and underlay that were disintegrated or missing and there were relatively recent repairs using plastic sheets. There were no features along the wall tops. The roof frame was collar beams inside that were in good condition. Along both sides of the twin-pitched roof were dormer-style windows – some were boarded-up. On the face of the dormers, around the windows, there were hanging clay tiles (with some tiles missing) on wood weather boards. At the east gable end of the building the wall was a wood frame with horizontal weather boards on a bitumastic underlay over straw and metal sheets – all missing in places. At the west gable end was a hipped roof and open window.

Figure 5. Building 1: Traditional barn – north side.



#### Potential for bats

There was good potential for crevice roosting bats behind the hanging tiles on the faces of the dormer windows and behind the weather boards on the east gable end of the building. There was some potential for bats behind the roof tiles.

#### Signs of bats

During the second emergence survey, one common pipistrelle (*Pipistrellus pipistrellus*) was seen to fly from the east gable end of the building. The location of the roost was confirmed during the dawn survey: two common pipistrelle entered a gap to behind the weather boards (Figure 11). There were no signs found of bats inside the building, which was light and airy inside.

#### 4.2.2 Building 2: Wood-framed barn

##### Description

This building was a two storey barn, inside of which was a single space. The building appeared to have been partly restored a few years ago. The walls were horizontal weather boards over wood chipboard panels on the inside that were in comparatively good condition but with some gaps between boards. The roof was small clay tiles on wood chipboard sarking. It was in good condition; there were some gaps between tiles and missing tiles. It had hipped ends. The wood frame inside the building had several crevices in it at open mortise joints. These were shallow and could be checked using binoculars and a high power torch. There were two open doorways on both sides and a large opening at the top of the south gable end.

Figure 6. Building 2: Wood-framed barn – south-west side.



##### Potential for bats

There was good potential for crevice roosting bats behind the weather boards and below the tiles. It was considered too light and airy inside for bats to roost in the open.

##### Signs of bats

**There were a few bat droppings (about half a teaspoon's worth), of mixed age, scattered on horizontal surfaces; not concentrated in one place.** No bats were seen at this building during the night-time surveys.

#### 4.2.3 Building 3: Breeze block barns

##### Description

These were three large, relatively modern, abutting, metal-framed barns. They had single-skinned walls of breeze blocks to eaves height. Large openings at one or both ends. Above eaves height on the gable ends were a mix of vertical, hit-and-miss wood slats and corrugated sheets. The roofs were a single skin of corrugated sheets on the metal frame. Light and airy inside.

Figure 7. Building 3: metal-framed barns – south side.



##### Potential for bats

Negligible.

##### Signs of bats

None.

#### 4.2.4 Buildings 4 & 5: Derelict metal barns

##### Description

These were two separate sets of metal-framed, Dutch-style barns. The walls and roofs were largely missing; those that remained were single-skins of corrugated sheets. Open to the elements inside.

Figure 8. Buildings 4 & 5 Derelict metal barns.



##### Potential for bats

None.

##### Signs of bats

None.

#### 4.2.5 Buildings 6 & 7: Stores

##### Description

These were two separate stores. Building 6 was a large store/garage with a dual-pitched roof of corrugated sheets and rendered walls. There was a large, open doorway with wood slats above eaves height. Building 7 was a smaller concrete shed with a flat, corrugated roof and was clad in vegetation.

Figure 9. Buildings 6 & 7: Stores.



##### Potential for bats & signs of bats

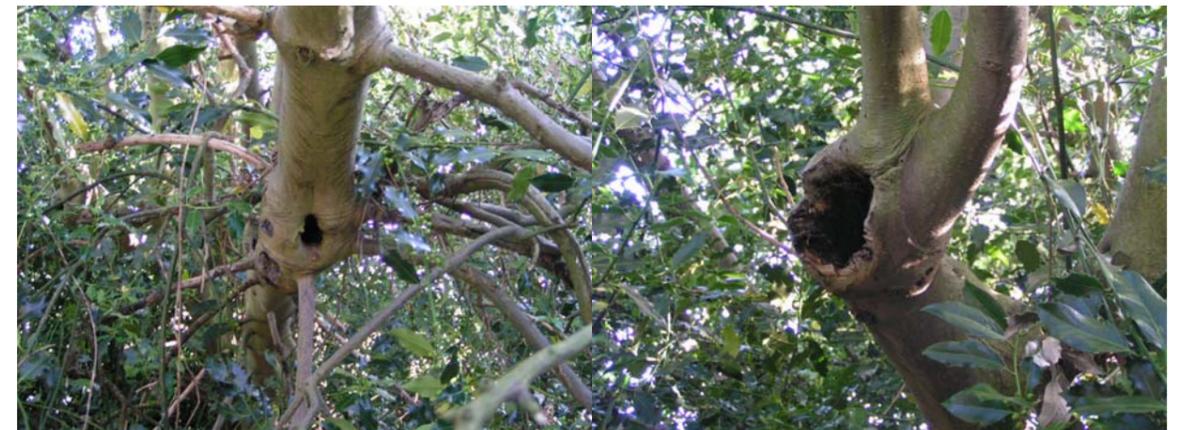
Building 6 had a low potential for roosting bats and no signs of them were found. Building 7 had negligible potential for roosting bats; it could not be entered by the surveyor.

#### 4.2.6 Trees

##### Description & potential for bats

One of the holly trees on the south-west edge of the site next to Building 6 had good potential for roosting bats. This potential was in two holes in branches. Both holes were approximately 1.5m from the ground. They were 10cm+ deep, extending in to the branches. They were shaded from the sun, due to being under the canopy of the trees.

Figure 10. Potential bat roost hole in holly trees.



##### Signs of bats

None, both holes were checked using an endoscope and during the night-time surveys.

#### 4.2.7 *Bat activity around the site*

There was very limited activity from bats flying around the site at night. During the two evening surveys overall there were six passes by common pipistrelle, two passes by noctule (overhead) and a pass possibly by a long-eared bat (not certain).

#### 4.2.8 *Data search for bat records*

Surrey Bat Group had no records of bats from Winkford Farm. Species recorded within 2km were: common pipistrelle, soprano pipistrelle, noctule, serotine and brown long-eared bats.

### 4.3 **Other protected species**

#### 4.3.1 *Badgers*

There were no setts and no evidence found of badgers using the site. A badger was seen approximately 200m away at Church Lane after one of the evening bat surveys. There were rabbit burrows on the south-west edge of the site below the trees behind Building 6.

#### 4.3.2 *Birds*

The denser bramble and the trees are suitable for nesting birds. Swallows had nested in the traditional and framed barns (Buildings 1 & 2). Little owl pellets were found in the framed barn (Building 2). This species often nests in cavities in suitable buildings, in the ground and below materials. A kestrel roosted in the framed barn during the first evening survey and was seen nearby during each visit to the site.

#### 4.3.3 *Reptiles*

A bit of a snake slough (skin) was found underneath a piece of corrugated metal on the ground on the east side of the site. It was identified to be a grass snake due to the presence of keeled scales.

The habitat was assessed to have some potential; for the commoner species of reptile; this potential was limited due to the open nature of much of the ground on the site.

#### 4.3.4 *Great crested newt*

There were no ponds on the site, none seen on adjacent land and the nearest discernable on the Ordnance Survey map are 600m+ away. To the best of our knowledge, great crested newts are unlikely to occur on the surveyed site.

## 5. **ASSESSMENT & RECOMMENDATIONS**

### 5.1 **Habitat**

#### 5.1.1 *Designated habitat*

The site is not of national importance for its wildlife (e.g. it is not a SSSI – Site of Special Scientific Interest) and, to the best of our knowledge, it is not recognised to be of regional importance (i.e. is unlikely to be a SNCI – Site of Nature Conservation Interest).

#### 5.1.2 *Ancient woodland and other important natural habitats*

The site is not woodland and contains no priority habitat of principal importance as identified in the Countryside & Rights of Way Act 2000.

The five holly trees were mature specimens. They are likely to continue to make a useful contribution to wildlife for at least the medium term (20-40 years). Their importance is raised at Winkford Farm due to them being the only trees within approximately 100m. They are considered to be of moderate, local value; not ancient 'veteran' trees. NB: This is not an arboriculture assessment.

- **It is recommended that the holly trees are retained during any refurbishment of the site and protected from harm. For example, by basing protection on BS5837 Trees in Relation to Construction.**

#### 5.1.3 *Networks of natural habitats*

The site is not part of a network of continuous natural habitat. It is surrounded by species-poor cattle pasture; there are grass verges along the gravel tracks that lead to the site.

- **It is recommended that, as an enhancement, any landscaping of the site includes hedges and/or trees that connect the site to the woodland to the east. Retain grass verges where possible or recreate them (using nutrient-poor soil and a conservation grade seed mix or allow it to colonise naturally).**

## 5.2 Bats

### 5.2.1 Use of site by bats

Common Pipistrelle roost behind weather boards on the east gable end wall of the traditional barn (Building 1). At dusk and dawn they fly directly to/from the site – they do not remain foraging on the site. Common Pipistrelle usually roost in crevices in the summer.

The surveys indicate that it is a small summer roost.

Elsewhere at Winkford Farm, there are numerous possible gaps for crevice roosting bats in the traditional and framed-barns but this is constrained by the isolated and exposed position of the site.

**Figure 11.** Location of common pipistrelle roost



### 5.2.2 Legislation

All bat roosts are protected under both British and European Union legislation (see Appendix 1). As such, bats are a material consideration for the proposed refurbishment of the buildings.

The implications for the refurbishment of the buildings are that:

- (1) It will need to be carried out in a manner that does not harm or disturb bats and that
- (2) Proportionate mitigation is put in place for the retention and/or replacement of the roost and continued use of it by bats.

This will need to also be in a precautionary manner at other parts of the site with potential for roosting bats.

### 5.2.3 Mitigation

Bat roosts are legally protected, but the conservation significance of the small summer roost at Winkford Farm is considered to be low. Common Pipistrelle is one of Britain's most common bat species. Although their reliance on buildings makes them vulnerable to building work. Natural England's guidance on proportionate mitigation for a small summer roost of individual bats of a common species of bat is flexible. The general principal is to have:

- Provision of suitable, new roost facilities where possible. These need not be like-for-like.
- There are minimal timing constraints; start works at a time when the bats are least vulnerable (spring or autumn).

The key features for the mitigation are likely to be as follows, which will need to be incorporated in to the design and planning of the refurbishment of buildings.

- **Initial works affecting the roost (and ideally all of Buildings 1 & 2) be carried out in mid-September – April inclusive. Ideally, mid-September – October or mid March – April inclusive in order to avoid any hibernating bats. Although hibernation is unlikely here, it is possible and torpid bats may occur. Natural England may prohibit demolition during the winter (as well as the summer).**
- **Alternative roosts are put in place for the bats for at least the duration of the demolition and refurbishment works and ideally retained post-refurbishment. Ideally, these to be retained in the long term. For example, the erecting of bat boxes throughout the site. It is recommended that the boxes be put in place ASAP, which will give the bats time to find and use them before the works. This will increase the likelihood of them being used.**
- **A procedure be in place to check for and exclude and/or rescue any bats present during demolition.**
- **Replacement roosts are created in the refurbished building. This should be the protection or re-creation of the existing roost, in exactly the same position, and, as compensation for the loss of other potential roosting crevices, the re-creation of gaps into the roof structure of the framed barn as potential bat roosts and behind the hanging tiles on the traditional barn. Access gaps to be 5cm wide and 1.8cm high at the entrance leading directly in to the cavities/spaces.**
- **It will be important that there be no external lights that illuminate the bat roost and there be a dark corridor between it and the surrounding countryside, especially the woodland to the east.**
- **It is recommended that the branches in the holly trees that contain suitable holes for roosting bats are retained and protected, including not lit at night.**
- **It is recommended that the site is enhanced for foraging bats by the planting of trees and shrubs, creating rough grassland along the tracks, and the creation of a large pond if possible.**

### 5.2.4 Licensing

- **The fact that the proposed work to the buildings will affect a bat roost that is protected under European Union legislation means that it will have to be carried out under licence.**

Licences for development work affecting bats are issued by Natural England and include a Method Statement detailing measures to be taken to avoid, mitigate or compensate for any potential impacts upon bats. These measures are likely to be along the lines of those given above in this report and must be approved by Natural England before a licence is granted. The objective is to maintain the local bat population in a favourable condition.

The licence holder is generally the site owner or developer with a named ecologist who usually prepares the licence mitigation and oversees it on behalf of the licensee due to the exacting requirements of the bats and licence.

Natural England requires 30 working days to process each licence application and amendments to it.

### 5.3 Other protected species

#### 5.3.1 Badgers

Badgers are not considered to be material consideration for the proposal.

#### 5.3.2 Birds

Birds are likely to nest on the site – and swallow do. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to damage or destroy the nests of breeding birds.

- **As a standard precaution, it is recommended that any work to trees or shrubs be done outside the nesting season, which is usually February – August. If the clearance is in the nesting season, a check be made first by a competent person and clearance stopped if an occupied nest is found.**
- **If birds begin to nest or are found on site during works, the nesting birds, their eggs and access to the nest must be protected until the young have fledged. For example, swallows or little owls, which occur on the site.**

The number of swallows breeding in Britain has dropped dramatically in recent years:

- **The voluntary provision for nesting swallows incorporated into the refurbished buildings or elsewhere at the site will mitigate for the loss of nest sites.**

Swallow nests benefit from being positioned so the birds have easy access to the surrounding countryside. Suitable provision is access to outbuildings with rooms with dark ledges and nooks and crannies for nesting and perches, which are not accessible to cats and rats. There needs to be flying access at least 5 cm high and 7 cm wide (ideally larger), under the eaves or through an unglazed window or door. Artificial swallow nests can be bought and fixed high in the roof or alternatively a small low sided platform can be constructed. If necessary, place something below the nest to catch droppings. An open-sided solution would help deter nesting doves.

Little owls are not of conservation concern in Britain, but are an enigmatic species:

- **The voluntary provision of little nesting boxes on the site will help mitigate for the loss of possible nesting habitat in the buildings. Nest boxes are available commercially.**

Little owls prefer dark, undisturbed locations in buildings or as a last resort on buildings and trees. Boxes can be at any height providing it is free from predation (cats, rats) and interference from humans or stock. Install several, due to jackdaws being likely to use them too.

#### 5.3.3 Reptiles

The site has some potential to hold reptiles but the habitat is not considered to be suitable and extensive enough for a large, resident population.

The Wildlife and Countryside Act 1981 (as amended) protects reptiles from harm (killing, injuring and sale). The habitat of the commoner species (e.g. adder, grass snake, slow-worm and viviparous lizard) is not specifically protected. Their presence will not materially affect the proposal for the site but measures would be needed to avoid harm to any reptiles present during the works.

A grass snake has been on the site; this species is wide-ranging with a home range in excess of 1km. The site will be a small part of a grass snakes' territory. Also, there is no water on site – grass snakes tend to live close to water and travel a long way as they hunt for amphibians – and there are no piles of composting vegetation or similar that they could use to lay eggs amongst or to overwinter.

On balance, at this site, a precautionary approach is recommended in order to protect reptiles from inadvertent harm and to avoid a breach of the legislation that protects them. It is recommended that:

- **Affected vegetation on the site be carefully cut and cleared in the advance of works – ideally within August – September or failing this in the winter and before April. This is to keep the habitat unsuitable for reptiles. Do not create piles of composting plant material. Work from the middle of the site towards the outside – to carrel any reptiles away from harm.**

### Appendix 1.

#### - Brief summary of relevant legislation in the UK -

#### Bats

All species of British bat are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the European Conservation (Natural Habitats etc.) Regulations 1994. As well as giving full protection from intentional and deliberate killing, injuring, disturbing and taking of bats, the cited legislation protects bat roosts from damage, destruction and preventing access to such places. The legislation regarding roosts applies irrespective of whether the bats are present or not. The Countryside and Rights of Way Act 2000 added the word “reckless” to existing protection against “intentional and deliberate” actions.

The law requires that reasonable effort be made to ensure that any actions, plans or projects do not detrimentally affect bats or their roosts. Proposed developments that affect bats or bat roosts may require a licence from Natural England.

End.



**UPDATE BAT SURVEY 2012**

**ADDENDUM TO**

**ECOLOGICAL ASSESSMENT & BAT SURVEY 2010  
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WITLEY, SURREY**

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This document assesses the impact of the proposal. It is an independent assessment, and not a statement of support or otherwise to the proposal for the site.

Disclaimer: While all reasonable effort has been made to ensure that the following information is correct and up to date it should not be relied upon as a definitive guide to wildlife and wildlife law. The exact requirements and habits of wildlife can vary and not be fully understood. Surveys and assessments can be restricted snap shots in time and space. Any conclusions and recommendations are made here in good faith. Also, the implementation of law can vary. Those needing to limit impacts and their risk should consult the original legislation and/or a lawyer conversant with wildlife law.

**1. INTRODUCTION**

The document reports on a single visit update bat survey commissioned in September 2012 due to the time that has elapsed since the survey in 2010.

In 2010 there was a small common pipistrelle roost on the site. Refer to the report in 210 for further information on this and the site.

**2. METHODOLOGY**

**2.1 Personnel**

The update survey was carried out by three ecologists. Led by a professional ecologist (MSc in Ecology & Management of the Natural Environment) licensed by Natural England to survey bats, who had been part of the survey team in 2010, and who was assisted by two others experienced in bat surveys.

**2.2 Daytime search**

Prior to the emergence survey, a systematic search was carried out of the buildings for bats and for any signs of bats, such as the presence of bat droppings, feeding remains on surfaces and urine drops. A comparison was made with the buildings in 2010.

**2.3 Night-time survey (21<sup>st</sup> September 2012)**

This was an evening bat emergence survey, with the surveyors positioned at three opposing points around the barn and brick building (Buildings 1 and 2). It was a watch for any bats emerging from the buildings from shortly before dusk for one and a half hours. Equipment used was two Batbox Duets and one IID bat detector, and calls recorded on a Zoom H2 recorder. Conditions were dry (with some brief drizzle), light to breezy, patchy to full cloud and 12°C.

**2.4 Constraints**

The survey was within but at the end of the survey season for bats.

There are inherent constraints in emergence surveys, due to the varied behaviour of bats between roosts and evenings, and difficulties in locating the source of bats in flight in the dark at emergence time.

### 3. RESULTS

Figure 1. Annotated aerial photograph of the site and numbering of the buildings.



#### 3.1 Building 1 (Brick cow shed)

Numerous tiles have fallen from the roof resulting in the building being very light and draughty. A door has also fallen off. Fairly dense cobwebs were observed along the ridge beam and no bats were seen. No bat droppings or insect remains were found in the building.

The south gable end of the cow shed has collapsed; originally this was composed of two back to back brick walls with a 50 mm cavity between them. The external herringbone wall has fallen away leaving the internal wall exposed (Figure 2).

Figure 2. Building 1, south gable showing collapsed external wall.



This missing tiles on the south facing gable end have been replaced with hardboard (Figure 3), and three openings result in the internal aspect of this part of the building being very light and draughty: there was no evidence of bats using this part of the building.

Figure 3. Building 1, hardboard roof and light interior.



Figure 4 shows the east facing gable end of Building 1. This is the location of the pipistrelle roost recorded in 2010. Considerably more of the timber cladding has fallen away since the previous survey was carried out revealing the metal sheeting behind and reducing the roosting opportunities for bats (Figure 5). **During the emergence survey no bats were seen to leave from this aspect of the building.**

Figure 4. Building 1, east gable end.



Figure 5. Building 1, location of pipistrelle roost in 2010 pictured in 2012..



Figure 6. Building 1, location of pipistrelle roost in 2010 pictured in 2010..



A search revealed **bat droppings (< 20)** on the left hand side wall. These looked quite old.

No evidence of bats was recorded in the first floor area, which was quite light due the opening at the end of the building.

Figure 7. Building 1, interior of first floor at east gable end.



### 3.2 Building 2 (Barn)

Three large open doorways (Figures 8 & 9) to the barn mean that it is fairly light inside, it is however darker at the rear end. **Bat droppings (<10) were found on timber planks below the ridge beam at the far end of the barn.** Some of the droppings were fresh and some looked older. Judging by their size the droppings were from two different species of bat, the smaller ones where thought to be pipistrelle droppings and the others were large. The internal aspect of the barn was clad in hardboard and due to the paucity of cracks or small gaps/holes offered what appeared to be little or no roosting opportunities to crevice dwelling bats. No bats were discovered in the barn during the building survey.

The timber cladding on the east facing aspect of the barn has become quite warped and may provide roosting opportunities for crevice dwelling bats (Figure 9).

**During the emergence survey four to six noctules flew from the barn – from the interior, the roof and roof underside. Noctule was also seen foraging over the adjacent fields.**

A common pipistrelle was seen flying around the site.

Figure 8. Building 2, west aspect.



Figure 9. Building 2, east aspect and warped boards.



### 3.3 Buildings 3, 4 & 5 (metal)

Buildings 3, 4 and 5 offered limited roosting opportunities for bats, although a common pipistrelle was observed foraging in Building 3 during the emergence survey.

### 3.4 Holly trees

A search of the holes in the holly trees on the south edge of the site revealed no evidence of bats.

## 4. ASSESSMENT & RECOMMENDATIONS

### 4.1 Common pipistrelle

This update survey indicates that the east end wall of the brick cow shed (Building 1) where the bats roosted in 2010 has deteriorated and may no longer be suitable for roosting bats; although old bat droppings occur here and it is possible that bats may be familiar with and still occasionally roost here.

Pipistrelle droppings were found in the barn (Building 2) both in 2010 and 2012, but no bats were seen to emerge from it. A bat was also seen foraging around the site in 2012. A bat potentially could occasionally roost at the barn – or fly in it due to its large interior.

### 4.2 Noctule

Noctule was not found roosting at the site in 2010. This survey in 2012 indicates that this species has either started to use the barn (Building 2) as a roost or has increased its intermittent use of it. This increased use may be due to recently losing a local roost but this is only speculation.

Noctules most frequently use trees to roost; they will use buildings but not a lot. The small quantity of droppings suggests that use of the barn by this species is not regular. It could be a post breeding roost.

### 4.3 Legal considerations

All species of British bat and their roosts are protected by law (Appendix 1).

### 4.4 Implications

The site is still used by roosting bats and the key features for bat mitigation given in the 2010 report are still applicable with the following amendments:

- Work affecting bats and their roosts to ideally also avoid mid – late September.
- Replacement roosts to include those that are suitable for the larger noctules. This can be as part of the external structure of the barn (i.e. it need not affect proposals for its interior).

## Appendix 1

### - Brief summary of relevant legislation in the UK -

#### **Bats**

All species of British bat are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (which consolidates the European Conservation (Natural Habitats etc.) Regulations 1994). As well as giving full protection from intentional and deliberate killing, injuring, disturbing and taking of bats, the cited legislation protects bat breeding and resting places (roosts) from damage, destruction and preventing access to such places. The legislation regarding roosts applies irrespective of whether the bats are present or not.

The Countryside and Rights of Way Act 2000 added the word “reckless” to existing protection against “intentional and deliberate” actions.

The law requires that reasonable effort be made to ensure that any actions, plans or projects do not detrimentally affect bats or their roosts. Proposed developments that affect bats or bat roosts may require a licence from Natural England.



**SUPPORTING STATEMENT (INCORPORATING THE DESIGN  
AND ACCESS STATEMENT**

**WINKFORD FARM  
CHURCH LANE  
BROOK  
GU8 5PR**



**PLANNING APPLICATION FOR CONVERSION OF FORMER BARN TO  
RESIDENTIAL UNIT & ASSOCIATED REPLACEMENT ANCILLARY  
OUTBUILDING**

Application submitted on behalf of:  
Mr M. RHODE

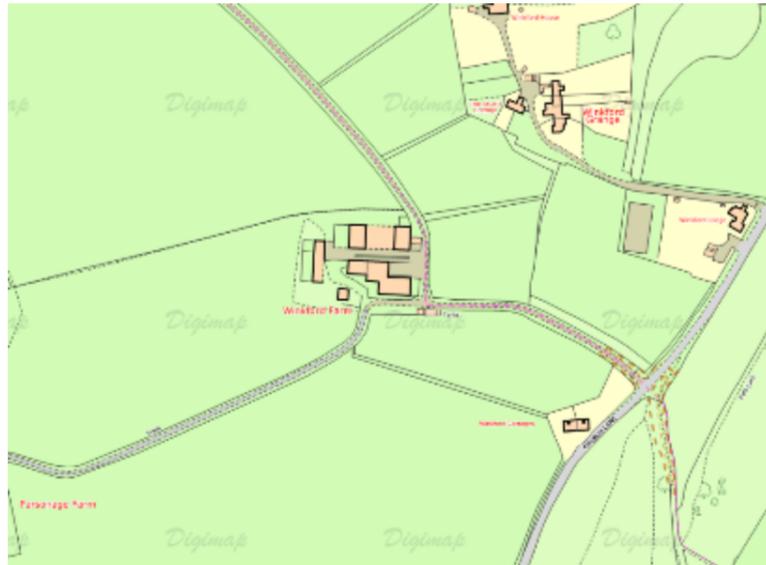
**OCTOBER 2012**

**1. INTRODUCTION & BACKGROUND**

- 1.01 This document outlines the design principles, which have been applied to the proposed 'Change of Use' to form a single residential unit and an associated outbuilding for ancillary residential use from a series of former barns at Winkford Farm, Brook. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements' and with Waverley Borough Council's - 'A Developer's Guide to Design and Access Statements'.
- 1.02 This Statement supports the application for Planning Permission for the refurbishment and re-use of an existing brick and timber built barn and the demolition of a series of brick/corrugated iron barns and their replacement with a smaller ancillary residential building. The scheme is illustrated on the submitted application drawings prepared by the scheme Architects.
- 1.03 In considering this application we draw officers attention to a recent Appeal Decision at the site for an alternative scheme (reference APP/A/11/2167707). Although this was dismissed the Inspector raised no objection to the conversion and reuse of the principal buildings on site and agreed with the opinion of the Council that the change of use and alterations to these buildings to form a dwelling was in accordance with saved Local Plan Policy RD7(a). This revised scheme retains the proposal to convert the main brick and timber barn buildings, but amends the size and arrangement of the adjacent ancillary residential barn to ensure that the issues, which led to the dismissal of the appeal, can be overcome.
- 1.04 Below we set out further details of the scheme and explain why this is an appropriate re-use and form of redevelopment for this property.
- 1.05 Photographs of the existing buildings are also included, whilst the submitted scheme drawings illustrate the proposed works of conversion, replacement and demolition.

## 2 THE APPLICATION SITE AND BUILDINGS

2.01 The site is located off Church Lane, Witley to the south west of Godalming in the east of the District. The former barns, which made up Winkford Farm, lie to the north west of Church Lane and are set back from the road by some 175 metres; Access is via a track, off the aforementioned Church Lane. The access track leads to the buildings on the site and various areas of hard standing; the access, is shown on the mapping extract below.



*Mapping Extract showing the Application Property*

2.02 Winkford Farm is a considerable distance from any neighbouring properties; with Winkford House and Winkford Grange to the north east, Winkford Lodge to the east and the smaller residential properties Winkford Cottages to the south east. Parsonage Farm is located to the south west of the property (the marked farm track, is no longer in use).

2.03 The entirety of the property in the ownership of the appellant includes 379 acres of land. The barns are adjacent to predominantly open countryside, and the site has a rural feel; The surrounding land is mainly pasture with areas of woodland. The property is afforded extensive views due to the land's topography to the north and west toward the Hogs Back and Charterhouse School in Godalming.

2.04 The site currently comprises a series of former farm buildings, as shown on the site photographs and in the submitted block plan. These lie relatively close to one another. In this respect the built development on the site is contained within the central area, and does not lead to 'sprawl' across the plot. This pattern of development is not proposed to be altered by this application scheme; in fact the number and size of built structures on site will be reduced significantly by this scheme.

2.05 The farm buildings on site are currently disused and are generally in a dilapidated state. The buildings are substantial and range from more traditional brick built structures to modern barn types. The traditional farm buildings lie in a central position and have been used in the past for cattle and agricultural storage. The cattle shed / milking parlour is a one and a half storey building, constructed in brick with clay roof tiles. The traditional barn located alongside the cattle shed is timber framed and externally clad in weatherboarding with clay roof tiles. It is these buildings which are proposed to be retained and converted. The photographs below show these structures.



*Photographs of buildings to be retained and refurbished*

2.06 This building (including cattle shed and timber barn) has an overall footprint of **419 sq.m.**

2.07 The adjacent more modern buildings, proposed to be demolished, vary from large robust concrete structures to lightweight steel framed structures. These are constructed in blockwork at the lower courses with corrugated roofing and cladding. The size of the existing buildings is given below:-

- Large Atcost barn - **874 sq.m.**
- Dutch barn - **467 sq.m.**
- Modern agricultural barn - **255 sq.m.**
- Store building - **63 sq.m.**

**Total = 1,659 sq.m.**

2.08 Overall this is a typical group of farm buildings comprising a mix of agricultural 'cheaply' built and very bulky structures. The photograph below illustrates the condition of some of the existing substantial barns on the property.



*Photograph of buildings to be removed*

2.09 The associated (former) agricultural land surrounding the farm buildings, has not been actively farmed for some years. Similarly the farm buildings have not been used for their intended purpose for in excess of 10 years. This scheme provides an opportunity to remove a significant proportion of the buildings from the site and enhance the overall visual appearance of the farm.

## 2.10 Relevant Planning History

2.11 Planning Permission was refused by the Council under reference WA/2011/1450 in November 2011 for the part refurbishment and part reconstruction of buildings on the site to form a single residential property. This decision was appealed by the appellants under reference APP/A/11/2167707 and the appeal was dismissed in June of this year - by the Inspectors decision letter dated 20<sup>th</sup> June 2012).

2.12 Of note, in paragraph 7 of the Inspector's report, is the agreement of the Inspector with the Councils stated position that they raise no objection to the Change of Use and alterations of the existing brick and timber building to form a dwelling as this accords with Local Plan Policy RD7(a). The principal concern of the Inspector related to the size and scale of the ancillary 'leisure' building being proposed as a replacement to those barns not suitable for conversion. This was considered to be of such a scale that it would have *'little affinity within its very rural setting or the proposed house that would result from the barn conversion (para 12)*. Accordingly the Inspector concluded that whilst there would be benefit to the landscape from the proposed removal of the agricultural buildings this would outweighed by the harm of the 'leisure' building, and associated scale of the residential curtilage.

2.13 For this reason the new amended scheme proposes no change to the proposed conversion and alterations to the brick and timber barn as per the application WA/2011/1450, but significantly alters the size and scale of the 'leisure building (ancillary outbuilding) and the associated residential curtilage. The size of the new building has been significantly reduced to alleviate concerns over its size, such that we consider there will be clear and recognisable visual benefits to the countryside resulting from the scheme. The full scheme details for this proposed barn conversion and replacement barn are set out below.

2.14 Having regards to these changes we submit that that the development now proposes a form of buildings which constitutes 'Very Special Circumstances' to overcome the fact that new building is generally considered inappropriate development in the Green Belt.

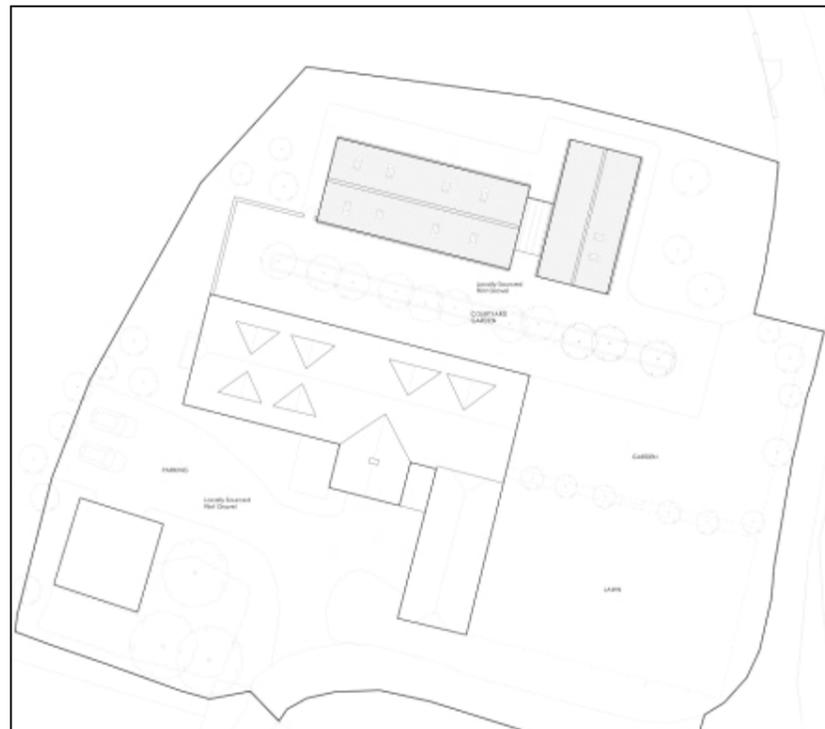
### 3 APPLICATION PROPOSAL

3.01 This application proposes a change of use of the site to form a single residential dwelling with ancillary barn. The scheme involves the conversion of the principal brick and timber barn (here after referred to as the principal barn) and the replacement of the adjacent barns and other former farm buildings from the site.

3.02 Within the principal barn the scheme will incorporate living space at ground floor and bedroom accommodation at first floor level. The proposal is to create an interesting living environment that utilises the potential of the existing principal barn with minimal alteration.

3.03 The scheme also includes for the erection of a new ancillary building, which has been designed as a traditional timber clad farm building. This replacement barn is laid out in an 'L' shape and will be viewed as two small connected barns, with single storey link. Openings are limited to a minimal number of windows and doors, designed as traditional cart door openings.

3.04 The site layout is illustrated below.



Block plan extract

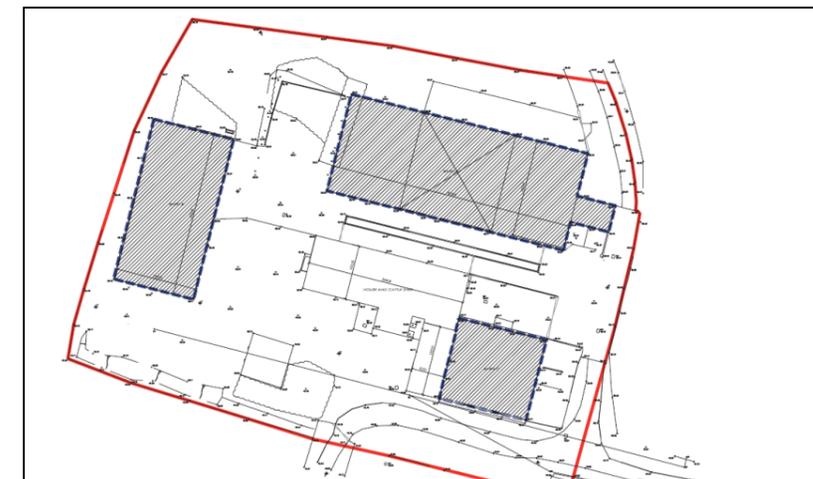
3.05 The relative position of the two barns to be converted will ensure the consolidation of built form on the site, which will significantly reduce the visual impact of the existing buildings.

3.06 The site will retain its existing access track from Church Lane, which approaches from the east. Cars will be parked to the south west of the principal barn and a turning area will be formed adjacent to the retained barns.

3.07 The buildings will be surrounded by a small private garden, whilst a large area of the site will be converted back to open land. An extract from the submitted block plan is shown above. This shows the layout of the two barns and the associated residential curtilage. The amount of residential curtilage and access track has been reduced considerably over the previously refused scheme. This responds directly to the Inspectors comments regarding the large area of curtilage, and does we consider represent a far more acceptable and limited garden area for the development.

#### Demolitions

3.08 An important consideration in the design of this scheme has been the need to reduce and minimise the amount of buildings on the site. This is required in order to ensure the improvements to the countryside outweigh the harm caused by new building. This is achieved through the demolition of three substantial buildings which lie on the site, as illustrated in the demolition plan submitted (extract of this below). This shows the existing site and marks those structures to be removed, hatched grey.

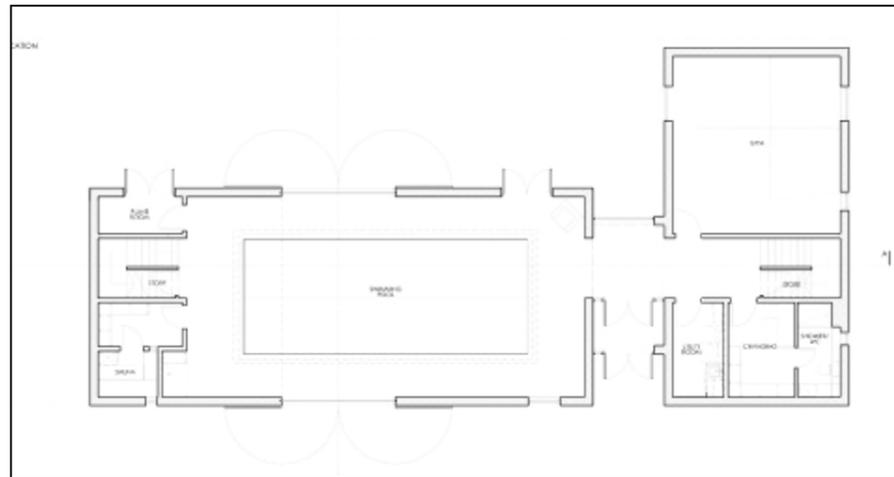


Drawing extract to show demolitions from the site.

3.09 The floorspace within these three structures amounts to a total of **1,659 sq.m** of space. As set out below this is being replaced by new buildings having a total footprint of **245 sq.m.** (this represent just 15% replacement of the buildings currently on site)

A) Replacement Barn – Ancillary Outbuilding

3.10 It is proposed to replace the existing agricultural barns on the site with a far smaller new barn, which will provide Ancillary recreational space. This replacement structure will be an 'L' shape barn having a floor area of just 245 sq.m. square metres. The drawing extract below illustrates the proposed layout of the ground floor. The building will include a mezzanine floor at the eastern end of the building which will include a further 100 sq.m. of floor space.



*Proposed ground floor layout of new leisure barn*

B) Converted Barn

3.11 The scheme also includes for the conversion of the Principal Barn on the site. This comprises the conversion of the former dairy building and attached timber barn. The dairy building is brick built and already has the appearance of a domestic structure. It should be noted that the Inspector in determining the Appeal acknowledged that these buildings were capable of conversion.

3.12 The floor areas for which planning permission is sought, are set out below.

3.13 Footprint :

3.14 The following areas are contained within the new scheme

	Square metres	Percentage change
Existing gross external footprint	2,078 sq.m.	
Proposed gross external area - footprint	419 sq.m. (house) 245 sq.m. (barn)	
<b>Total Proposed</b>	<b>664 sq.m.</b>	<b>Reduction of 68 %</b>

*Table of existing and proposed areas*

3.15 Internal Areas:

	Square metres	Percentage change
Existing gross external	2,078 sq.m.	
Proposed gross internal area – Principal Barn over 2 floors	668 sq.m.	
Proposed gross internal area – Ancillary barn over 2 floors	345 sq.m.	
<b>Total</b>	<b>1,013 sq.m.</b>	<b>Reduction of 50 %</b>

*Table of existing and proposed internal floor areas*

3.16 The scheme dismissed on Appeal proposed an Ancillary barn containing 560 sq.m. As now proposed the new building has been reduced considerably in both size and bulk, (in order to meet the Inspectors comments given for refusing to grant permission).

## 4 DESIGN CONSIDERATIONS

4.01 Within this section we explain the Design Principles which have been applied to this scheme, this constitutes the 'Design and Access Statement' which is required to be submitted as part of this application.

### 4.02 Context

4.03 In designing the proposal for the change of use, careful regard has been made to the rural character of the area resulting in minimal changes to the principal barn, whilst the design of the replacement ancillary barn will ensure the scheme overall, is in keeping with the character of the area.

4.04 The scheme comprises the conversion of one existing brick and timber built barn on the site (the principal barn), and the replacement of the adjacent barn with a smaller 'L' shaped barn structure, (which will be viewed as two small barns with single storey link). The scheme will not result in any detrimental impact on any neighbouring amenity, nor will any visual harm result from the proposed works.

4.05 The area of new build is restricted to the replacement barn, which will be significantly less in terms of floor area and volume than the buildings being removed. This will take the form of a traditional timber clad barn with tile hung roof. The size of this ancillary residential barn, which was the issue of contention regarding the previously refused application, is shown as significantly reduced in drawing number 2827 AL(0)14 when compared with the refused scheme. The previously proposed total floor area of 560 sq.m. has been reduced to just 349 sq.m.. A reduction of **40% in size**.

### 4.06 Materials and Appearance

4.07 It is proposed to use locally sourced and natural materials to ensure a strong sense of place whilst also creating continuity between the existing principal barn and the proposed replacement barn.

4.08 The vernacular, both locally, and across the Weald and Down land region uses brick and tiles, which similarly are proposed for this scheme. The

colours and materials selected echo those present in the region and are applied with a traditional barn interpretation.

4.09 In terms of external works the edge of both buildings will be laid with local flint gravel to allow for natural drainage, with entrance areas block paved.

4.10 Below we outline the proposals for each structure in more detail.

### Principal Barn

4.11 The principal barn (referred to as house & cattle shed on the submitted plans) is to be retained and the proposed change of use will extend to conversion and repair works, whereby all openings will remain as existing and all materials used will match the existing.

4.12 The appearance of the brick and timber building will be improved and includes the retiling of the roof. The external appearance of the barn is shown below.



*Elevation of Principal Barn*

### 4.13 Replacement Barn

4.14 The barn to be demolished lies adjacent to the principal barn and the existing (to be removed) large corrugated iron clad barns. The proposed replacement structure will be of a traditional barn style not dissimilar to part of the existing timber barn being converted. This will be timber clad with a clay tile roof. The proposed materials will match that of the principal barn. The south elevation of the building is shown below.



*South elevation of proposed new timber barn*

- 4.15 In terms of both buildings, windows will respect both existing and traditional barn openings, but will include a limited number of new windows as required to light rooms internally. However, these will be discreet in order to preserve the rural feel of the barns. Two large cart doors are proposed to the north and south elevations of the new building, which have been designed to provide sufficient light to the swimming pool. Other windows are small in size and limited to only essential openings, (windows and doors).
- 4.16 Overall the changes to the external appearance of the existing buildings (principle barn) will be minimal, whilst the design of the replacement barn will be entirely in keeping with the retained buildings.
- 4.17 **Layout**
- 4.18 This application proposes the conversion and replacement of two existing farm buildings along with demolition of the remaining buildings, to create a single residential unit and adjacent ancillary residential leisure building. The scheme does not propose to increase the existing maximum ridge height of any of the buildings onsite and overall heights will be lowered.
- 4.19 Internally the dwelling will comprise kitchen/breakfast room, dining room, living room, utility and WC on the ground floor. A staircase will provide access to the first floor accommodation, which comprises six bedrooms, and five bathrooms, of which three are ensuite.
- 4.20 The existing derelict buildings and areas of hardstanding around those buildings, will be removed and landscaped. A small area will be used to form a garden for the house, and additional planting around the perimeter of the site will be provided. The new area of garden will relate well to the new dwelling, and will not adversely impact upon any neighbouring properties.

4.21 **Scale**

- 4.22 In terms of the conversion works to the principal barn, the existing scale of the building will not be affected, and the existing dimensions will remain unaltered. The drawings submitted as part of this application show that there are no changes to the scale of the building, only repair, and works of conversion are proposed to the principal barn.

- 4.23 The replacement barn, which will lie adjacent to the principal barn, has been designed in scale to be appropriate and is positioned to consolidate built form on site, to eliminate sprawl of development.

- 4.24 The replacement barn has adopted a barn like typology, and the building appears as two small barns with a single storey link between. The footprint of the barn has also been considerably reduced over the existing and the previously refused barn as shown clearly in drawing reference 2827 AL(0)14. The proposed building is 245 sq.m., which is a **86** % reduction over the existing 1659 sq.m. of buildings currently on site. This will improve the openness of the adjacent Green Belt.

4.25 **Landscaping**

- 4.26 Additional landscaping is proposed within the site as depicted in the submitted drawings. A small garden will be created although the size will be a significant reduction over the previous proposal. This will lie to the east of the barns and will provide a private amenity area for future occupiers. Other areas, principally to the north and west will be top soiled and seeded with meadow grass allowing the pastures to be brought up to the new curtilage area, particularly in the areas where structures are to be removed and views are to be opened up.

- 4.27 These works will ensure a significant increase in green areas. No trees will be affected by this proposal.

4.28 **Access Issues**

- 4.29 The access to the site will remain unchanged and will allow for the parking in excess of two private cars in the driveway.

4.30 With regard to disability standards within the converted building, it is the case that the conversion and replacement barn will be constructed in accordance with Part 'M' of the Building Control Regulations, as required. In all these respects the building will be accessible to all, in accordance with Government Advice.

## 5 Sustainability

5.01 The project will use the following :

- Ground Source Heat Pumps
- Photovoltaic Panels
- Rainwater Harvesting
- Heat Recovery System

5.02 Furthermore the barns will also be insulated to exceed the standards required to comply with Building Regulations. The scheme would also provide cycle storage, recycling facilities, private space, and appropriate sound insulation.

## 6. POLICY CONTEXT

### 6.01 The National Planning Policy Framework (NPPF) 2012

6.02 The NPPF follows on from the advice contained within PPG2 and allows limited forms of new development the Green Belt. The re-use of redundant rural buildings is identified as one of the 'appropriate' forms of development allowed.

6.03 Replacement of agricultural buildings is not considered to be an appropriate form of development, and the NPPF advises that permission should only be granted where 'Very Special Circumstances' exist such that the potential harm to the Green Belt is outweighed by other considerations. In this respect the proposed ancillary building has been designed to ensure a reduction of 1,400 sq.m. of floorspace representing a 86 % reduction. The replacement ancillary outbuilding and associated garden curtilage will significantly improve the appearance of the countryside in this location, which taken together with the reduction in built floorspace, will outweigh the harm caused by the new building. Accordingly we submit that the proposal does amount to 'Very Special Circumstances'.

6.04 Furthermore the Proposal will help conserve and enhance the natural environment as specified by the NPPF at section 11. The development will assist in "*remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land*" (Para109). In line with advice of paragraph 111 the proposal will also involve "*re-using land that has been previously developed.*" . In all these respects we submit that the development accords with this newly published Government Policy on development in the Countryside.

### 6.05 Waverley Borough Local Plan 2002

6.06 The Policies contained within the Local Plan also have weight in the determination of this application, although given the plan was adopted in 2002, the NPPF advises the due weight should be given to these policies accordingly to their degree of consistency with the framework.

6.07 In this respect Policy RD7 remains applicable and relevant to the determination of this application. This Policy supports the re-use and adaptation of buildings within rural areas and lists 7 criteria which must be complied with for the re-use of buildings to be permissible. Below we describe how the proposed residential use accords with Policy RD7:

- a) The principal building to be converted is capable of re-use without substantial reconstruction or any enlargement as the original structure and fabric of the barn will be largely retained. This is confirmed in the accompanying Structural Report. The use of the building for residential purposes will not detract from the appearance or character of the building or site, as confirmed in the recent Inspector's Report.
- b) The barn buildings to be retained, are entirely in keeping with their surroundings and will not detract from the character or appearance of the area by reason of form, bulk or general design;
- c) The residential use will not result in the introduction of an activity which will adversely affect the character of the area. The use does not attract a large number of vehicle movements and is low key;
- d) The amount of traffic generated by the residential use is minimal and as such will not prejudice highway safety or cause harm to the environmental character of country roads;
- e) Satisfactory access is already available at the site.

6.08 The former barns are of a substantial construction and as such are appropriate for re-use. The conversion and refurbishment of the principal barn has already been recognised as appropriate and having no detrimental impact on the surrounding countryside. This revision of the application proposal will therefore not conflict with the purposes of the Green Belt or conflict with its openness.

6.09 In finalising the application proposal the future commercial use of the building was considered, however, the use of the building for residential purposes is considered the only viable future option.

6.10 In summary the proposal will result in a form of re-use and an activity which accords with the aims of Policy RD7 and accordingly should be acceptable to the Council.

#### 6.11 **Policy D1 – Environmental Implications of Development**

6.12 This policy seeks to ensure that development does not result in any visual harm to the character of the area nor cause any loss of amenity to

neighbours. In this respect the application proposals have been carefully designed to result in a change of use, which will complement the existing buildings and be appropriate to the rural locality, whilst also ensuring no overlooking of neighbours. The resulting scheme design will cause no visual harm to the character or amenity of the area and therefore accords with Policy D1.

6.13 The buildings proposed to be converted and replaced, will result in a single residential unit with adjacent ancillary leisure barn. All these elements have been designed to ensure that there will be no overbearing impact or overlooking to the neighbouring properties or the surrounding Countryside. The boundary treatments to be retained and enhanced will screen views into the property from the surrounding area. The characteristics of the site and proposed layout will therefore ensure no environmental impact results from this proposal.

6.14 Accordingly the resulting scheme design is entirely in keeping with the rural surroundings, and in accordance with Policy D1.

#### 6.15 **Policy D4 –Design and Layout**

6.16 This Policy requires that the Council will seek to ensure that development is of a high quality design which integrates well with the site and compliments its surroundings. It then gives 8 criteria that development should meet. These criteria have been considered as part of the scheme design such that the proposed conversion and replacement works are appropriate to the original appearance of the buildings.

6.17 The provision of a new residential unit will be wholly within the footprint and volume of the existing building, and as such the overall scheme will have no impact on the surrounding rural area. The proposed new dwelling will provide self-contained residential living accommodation. Likewise the replacement barn for ancillary residential use will have the outward appearance and height of the traditional farm buildings associated with the area.

6.18 The use of local materials will ensure the buildings blend well with the surrounding area and rural style. In this respect the two barns will make a positive contribution to the local area.

6.19 In all the above respects the application proposal accords with adopted Plan Policy D4.

6.20 **Highways**

6.21 The proposal can provide satisfactory access arrangements. Furthermore adequate parking provision can be provided within the site, and the vehicles of future occupiers can enter and leave the site in forward gear. Accordingly the requirements of Waverley Council and Surrey County Highways Policy can be met.

7 **SUMMARY**

7.01 This application proposes a form of design, which will enhance the application site, and will have a beneficial impact on the area by virtue of the continued upkeep of a rural building and the reduction of built form on site. The re-use for residential purposes is appropriate, as confirmed by the Inspector of the previously appealed application, and can be undertaken without impacting upon any neighbouring occupier. The commercial use of the building has been looked into, and has been shown not to be appropriate for this site and buildings.

7.02 The proposal will result in a low key, residential use with associated ancillary residential leisure barn. In all respects there will be no detrimental impact on the Green Belt nor upon any neighbouring occupier, rather the scheme will greatly enhance the site and original farm buildings. In all respects the proposal accords with adopted Local Plan policies.



## Structural Report

On

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**Winkford Farm  
Witley  
Surrey**

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**10056/A**

\*\*\*\*\*

For

**Ms V Swarbreck**



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## 1.00 INTRODUCTION

This report has been prepared following instructions received from Planit Consulting, on behalf of Ms Swarbreck to inspect the existing former milking parlour and attached timber barn at Winkford Farm and to comment on their suitability for conversion into a single dwelling.

The report has been compiled without the benefit of a detailed ground investigation or desktop study of the geology of the area. The report does not consider the market value of the property, rights of access, tenure or the condition of adjoining outbuildings where these do not form part of the proposed development.

## 2.00 GENERAL DESCRIPTION

There are five buildings on the Winkford Farm site, of which two are being considered for retention as indicated above. The buildings are located to the southwest of Winkford Grange and were formerly part of the Winkford Estate. Access to the site is gained via an existing farm track, off Church Lane, which will be retained as within the new scheme.

The Buildings being considered for retention are, the Traditional Barn and the Timber Framed Barn, both of which are described below.

### 2.1 The Traditional Barn

The main barn which is located at the centre of the site, comprises a timber framed and masonry structure with 9 inch loadbearing masonry external walls to the front and rear elevations, and similar external side walls with the masonry finishing at eaves height, above which are the remnants of timber framed gables. There is a further brick masonry cross wall, again extending up to eaves height between the front and rear elevations, separating the stable area from the remainder of the structure.

Within the stables the roof is supported on a series of trusses which stand over timber posts either positioned side of the central span, taken down onto concrete stools set within the dwarf masonry walls dividing the loose boxes. The trusses extend to meet the external walls, resting on a sole plate that is secured to the top of the masonry. The floor of the stables appears to be a mixture of concrete slabs and flags.

The remaining area of the main barn appears to have been set up as a treatment area with the lower cord of the trusses supported on two concrete block walls that run parallel to the front and rear elevations. The floor is a stepped concrete slab with a deep trough running centrally for the full length of the treatment room. The walls also support a series of steel beams that span over the treatment area, which appear to support first floor joists spanning between them, over which a boarded floor has been laid.

The single storey projection to the main barn is constructed in similar masonry walling, with a number of large openings on the rear and side elevations. The two corners of this projection are supported on brick piers which, at 150mm wide x 100mm deep, appear to have been trimmed at

some point but which support lintels over openings on both the gable and the side elevations. The roof consists of rafters bolted to ceiling joists that span the width of the projection, a distance of approximately 5.5m. The rafters are 125mm deep and are supported by a single purlin on each roof slope, spanning from the block wall surrounding the treatment area to the rear gable, again a distance of the order of 5m.

External ground levels are generally set at or slightly below internal floor levels.

### 2.2 The Timber Frame Barn

The structure has a dwarf brick on all sides, wall approximately 450mm thick upon which an oak frame has been erected, which that appears to be a relatively recent replacement to the original structure. The oak frame has a sole plate bolted to the top of the wall with oak columns on each corner and to each side of the large openings on the main elevations. There is an additional column on each elevation, between the opening and the gable that adjoins the traditional barn.

Between the main posts there are vertical studs at 400mm centres which are split by a horizontal oak beam at a height of approximately 2300mm above floor level, with further studs extending from this beam up to the wall plate that runs the perimeter of the building at eaves level. "Sterling" board has been fixed to the outer face of the timber framing on the elevations. The floor appears to be a concrete slab, which is stepped alongside the cart entrances, with the section to the south approximately 300mm lower.

The roof structure comprises a total of three pine beams spanning across the width of the building between the main columns. Each beam has a pair of vertical posts extending to support the purlins, which are tied at these points with a horizontal collar. The purlins, which appear to be approximately 180mm deep, span a distance of the order of 4m and support jack rafters, with "Sterling" board laid as a sarking. There is no visible bracing within the roof structure.

## 3.00 SITE OBSERVATIONS

### 3.1 The Traditional Barn

- The timber structures within the main barn are all in very good condition with the roof fully triangulated and no evidence of significant distortion or movement.
- There is evidence of movement of the purlins on the front roof slope immediately adjacent to the internal wall, alongside a breach in the roof covering.
- There is no evidence of movement or distortion on the steelwork or the first floor structure, the block work supporting walls or the slab around the treatment pit.
- On the single storey projection there is notable distortion to the roof structure with deflection of the rafters, purlins and joists clearly visible.
- On the exterior rear corners of the addition, where the piers have been altered, the outer leaf of masonry has fallen away from the gable, with the remnants lying on the ground outside.

### 3.2 The Timber Frame Barn

- The wall plate has suffered rot and deterioration at the point where the intermediate column extends up through the plate.
- The columns constructed either side of the large openings, have been taken down past the brickwork, beyond the level of the DPC that has been laid under the sole plate.
- As highlighted above, there is no bracing in any of the planes of the structure and it appears reliant on the sterling board that has been applied to the external elevations for stability.
- The floor slab appears is breaking up in places and has a crack extending across the floor between the cart openings.
- The timber framing on the gable is interrupted above wall plate height with the collar running across the purlins propped with a single temporary timber at the middle of its span.

#### **4.00 PROPOSED CONVERSION**

The proposals for the buildings are believed to encompass the formation of a single dwelling within the living accommodation arranged on two floors within the existing footprint of The Traditional and Timber Framed Barns.

#### **5.00 DISCUSSION**

The existing structural framework to the Traditional Barn is in sound condition, as are the original masonry walls, which show no signs of recent movement or distortion. The existing first floor structure over the treatment room is likely have a load capacity in its present condition that exceeds the requirements for a domestic floor. The conversion may incorporate the removal of a number of internal masonry walls, which is likely to require the introduction of additional beams within the first floor. Levelling of floor slabs and lowering of the slab in the treatment room may be required, together with the introduction of a damp proof membrane, insulation and a floor screed.

The removal of the posts and stools in the existing stable can be achieved if required without disturbing the roof trusses by constructing the new internal walls on new foundations so that they can support beams within the first floor, which can be positioned directly under the trusses.

The roof construction on the main barn is sound and capable of supporting the additional weight of a renewed covering plus insulation and ceiling. The arrangement of the existing dormers is such that first floor windows can be introduced without undertaking and structural alteration to the roof and without changing the pitch of existing outline.

The roof on the single storey addition is showing signs of excessive deflection even without the additional load that a new ceiling and insulation would generate. Given the degree of movement on all of the timbers it would appear likely that the most appropriate form of strengthening would be replacement with a new timber roof structure, designed with an increased number of larger. This will allow any weaknesses to be addressed without compromising the existing loadbearing structure or altering the external envelope.

The loadbearing walls to the rear addition have been altered to such a point where they are considered to be at risk of movement. The slenderness of the piers on the rear corners is such that they cannot be considered adequate. Renewing the outer leaf of brickwork on the rear elevation will provide some additional strength but this in itself is unlikely to be sufficient. Extending the piers along both the front and side elevations in brickwork that is fully bonded and tied would address this and provide support for new lintels over the adjoining openings.

On the Timber Framed Barn there is also clear evidence of deflection of the timber beams supporting the roof. This framing appears to be a relatively recent replacement to the original structure and in its current form could not be considered adequate. The purlins span a greater distance than would be considered appropriate for their size and the current arrangement for tying of the wall-plates to prevent lateral spread is largely ineffective. The ties installed across the purlins do not provide full triangulation of the roof. Again, given the current arrangement, the most appropriate

form of strengthening would appear to be renewal of the roof structure, which can be done with a series of traditional trusses, spanning between the main columns, supporting purlins and rafters.

The main vertical framing appears sound and whilst the detailing at the base of some of the columns may need to be adapted to prevent damp penetration this can be incorporated within the works without difficulty. The provision for overall stability of the external elevations should be improved either by introducing dedicated diagonal bracing within the oak framing or by using masonry panels set between the vertical timbers to act as shear walls. Either option will provide a robust solution and allow the exterior timber cladding to be retained.

#### **6.00 CONCLUSION**

From our inspection of the existing structures it would appear that the conversion to habitable accommodation can be carried out without extensive alterations to the external envelope of the buildings. The existing structural frames in the Traditional Barn can be retained without significant reconstruction, with methods of working that are straightforward, do not involve high levels of risk and will not disturb the loadbearing elements of the existing structure. There is a requirement for renewal of the roof structures to the Timber Framed Barn and the addition to the Traditional Barn, which can however be carried out without altering the profile of the roofs or undertaking extensive reconstruction of the supporting walls.

The structures lends themselves to the proposed conversion and as there are no obvious signs of significant ground movement, there would appear to be no requirement for extensive demolition or replacement of the original structure. As a result the structures do therefore satisfy requirement RD7 of Waverley Borough Council's policy in relation to conversion for an alternative use.

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02 October 2012