

Miss R. Naya
Flat 1
12 Harrison Street
Hereford
HR1 2JH
07/08/13

Dear Ms Buttery,

Re: Barn at Traphouse Nurseries, Allensmore, Hereford HR2 9BP

Application No: S122006/F

Please find attached payment and information for your approval regarding the discharge of planning conditions 3, 5, 9, 13. A further application will be submitted for the discharge of the remaining conditions.

Condition 3.) The driveway has been constructed to allow visibility splays from a point 0.6 metres above ground level at the centre of the access to the application site and 2 metres back from a distance of 25 metres in each direction along the nearside edge of the adjoining carriageway.

This condition was adhered to by the previous vendor of Traphouse Barn.

Condition 5.) The vehicular access has been constructed by the previous vendor. The specification is:

Surface: 200mm of consolidated 40mm stone scalpings (to aid drainage).
Surface covering: 50mm of decorative 40mm Hereford stone chipping.

Decorative stone chipping will be maintained lower than the level of the kerbing at the interface of the driveway to avoid spillage onto the highway.

Gradient: Level



Condition 9.)

Please find attached a detailed survey and schedule of works for the timber roof, floor and wall frames carried out by Mr Martyn Peters. This report was submitted directly to Mr Robert Walker (Conservation Officer) by Mr Peters for his approval. This plan was agreed by Mr Walker on 25th June 2013.

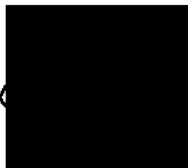
Under the guidance of Mr Peters and with the supervision from Building Control, preliminary works have been started. This work has solely been to preserve the integrity, stability and safety of the building. The main development construction has yet to be commenced – please find attached the schedule of works.

Condition 13.) Prior to any significant ground works commencing the recommendations of the Ecologists report dated 26 June – 16 September (as attached); section 4.7 will be strictly followed.

The back garden area (only area of grass land/vegetation) will be trimmed down to near ground level in two successively shorter cuts at least 24 hours apart. This ground will be kept short so to deter reptiles from using the site during the construction period. Please see attached Method Statement.

If you need any further information, please don't hesitate to contact me.

Yours sincerely

A black rectangular box redacting the signature of Miss R. Naya.

Miss R. Naya

Barn at Trap House Nursery, Cobhall Common

Inspection/meeting 21st June 2013

It was discussed that this barn is very marginal in terms of meeting the requirement that the building can be converted without major structural alteration and repair and works should be carried out with this in mind.

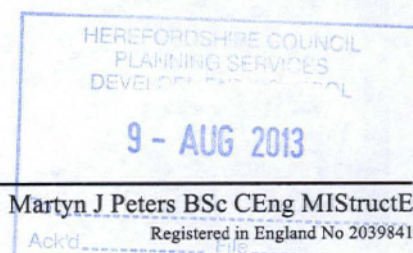
Basically agreed to 'reverse' the question about the timbers of the walls - all timbers are to be kept unless agreed otherwise with the conservation officer.

The soleplates are to be replaced but all other timbers are to be retained with the exception of the obviously planted on timbers. This can be achieved by having a 75x50mm stud frame ply faced on the outside of the existing frame which acts as the main structural frame. The timber frame timbers themselves will have a 50x75mm frame either around each timbers for the fixing of plasterboard or as infill.

The procedure is to be as follows:

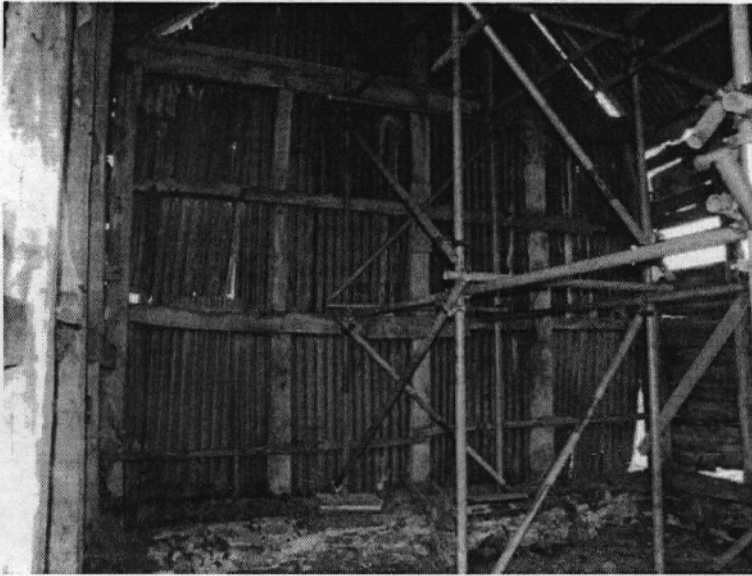
1. The building has been cleaned out and the ivy removed. Some of the weatherboarding is still in place.
2. The building has an internal supporting scaffold down the centre supporting the trusses and providing lateral support and support to the gables.
3. An addition line of scaffolding standards is to be added to allow the front and rear walls to be supported at wallplate level off the internal scaffold.
4. The timbers of the frame are to be supported off the scaffold with the wall timbers hung or otherwise strapped to the scaffold so that work can be undertaken on the plinth walls and foundations.
5. The frame is to be lifted to level and to alignment into its proper position as part of this process.
6. Work is to be carried out on the plinth walls one bay at a time - re-building or underpinning - see following sketch. Note that it was agreed that the blockwork would be blocks laid flat lined on the inside.
7. All the wallplates are to be replaced.
8. Where the soleplate will be exposed within the building the wallplate will be replaced in Oak. Wallplates will be set at 150mm above the level of the existing to allow the posts to be shortened where decayed - see attached sketch.
9. On completion of works on the plinth walls, the weatherboarding will be removed. New 75x50mm at 400mm centres will be fixed to the frame and lined with OSB sheeting.
10. Inspection to be carried out by engineer and conservation officers to agree any timbers of the frame that are to be removed.
11. Only timbers that are to be removed will be those that it is agreed with the conservation officer that it would be nonsensical to keep. Others that are in decayed condition or have decayed joints are to be framed with 50x75mm timbers bolted or nailed through.
12. Planted on timbers to the gables are to be removed.

Other issues and comments are below.



Barn at Trap House Nursery, Cobhall Common

Inspection 21st June 2013



Internal view of the right gable and the internal scaffold.

Note the planted on timbers inside the original timbers.



Front wall - the remains of the 1st floor supporting timbers are to be removed.



Roof and truss. Truss to be retained.
Timber braces to be retained.

New purlins.

Barn at Trap House Nursery, Cobhall Common

Inspection 21st June 2013



Trial pits on the gable shows that there is little masonry below ground level. Underpinning is required.

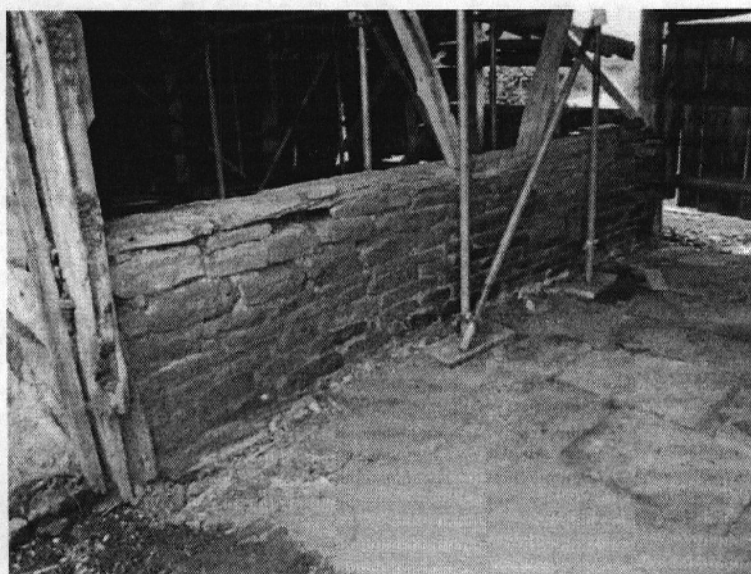
The gable wall plinth wall stonework is to be retained.

Note that there is an issue concerning the first 1.5m on the front wall return which is in reasonable condition and has to be retained but the proposal for re-building has the stone face out from the existing.

Issue to be resolved.

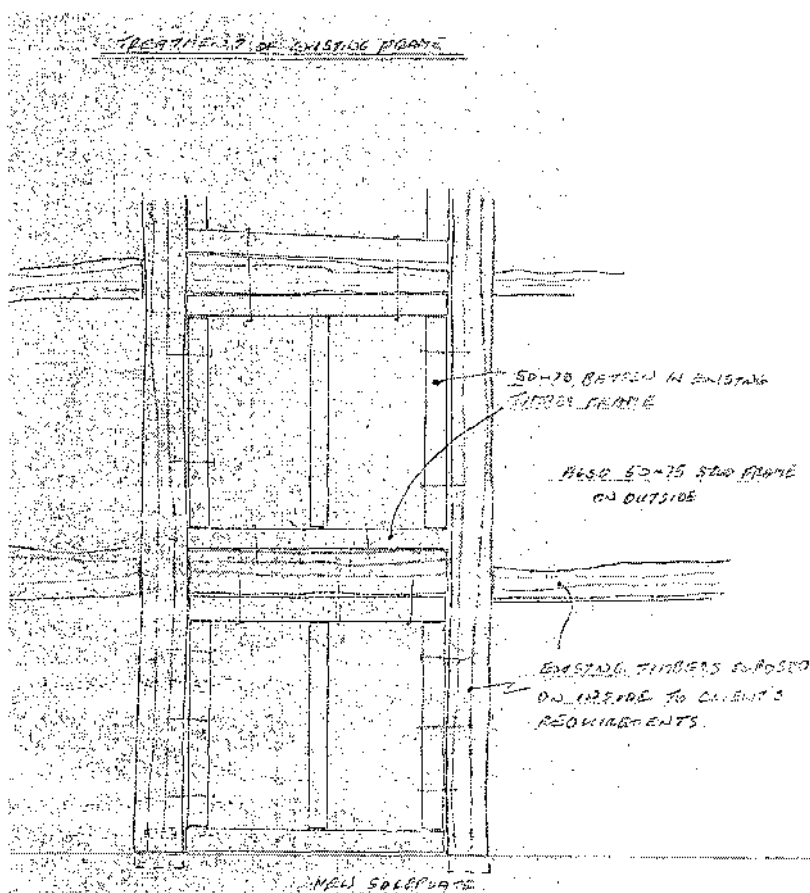
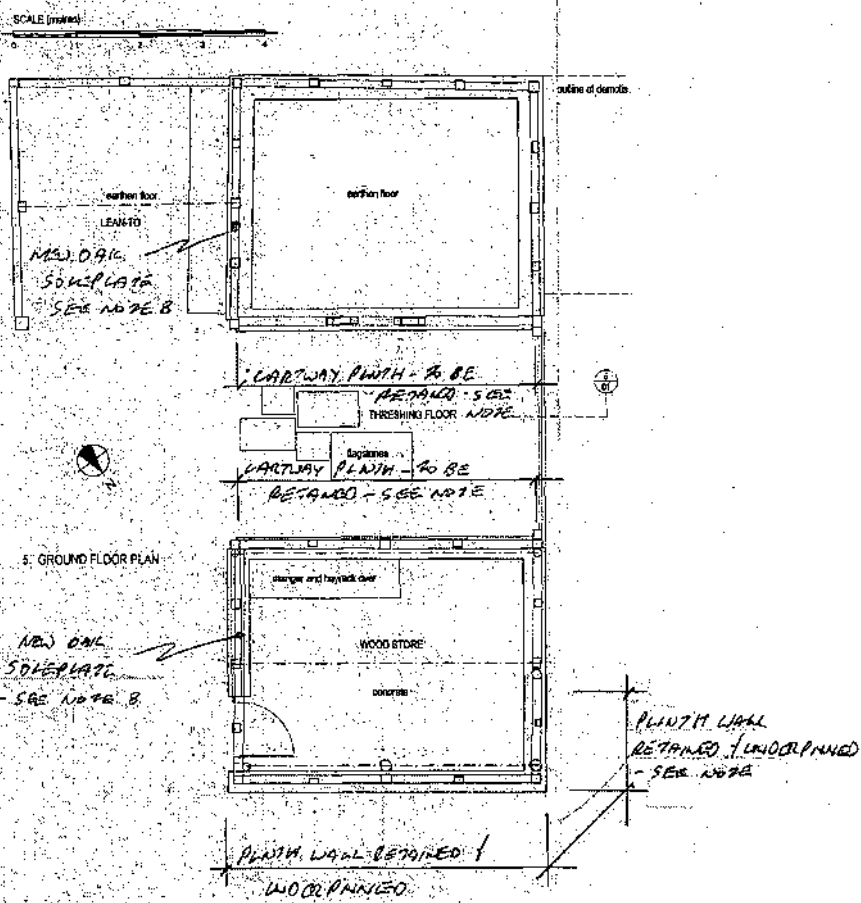


Walls either side of the cartway. Both lean into the cartway, one worse than the other. Both are to be retained, if possible - procedure to be agreed.



Barn at Trap House Nursery, Cobhall Common

Inspection 21st June 2013



Barn at Trap House Nursery, Cobhall Common

Inspection 21st June 2013

Condition 9.

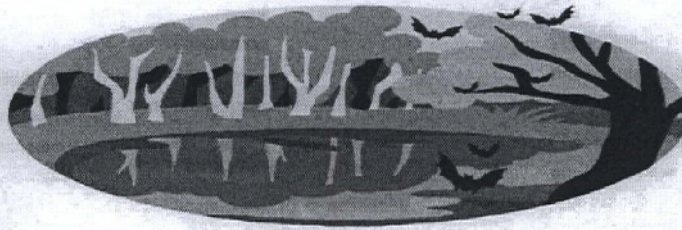
Schedule of timber works for Traphouse Barn HR2 9BP

Application No: S122006/F

June 2013	July 2013	August 2013	September 2013	October 2013
A full and detailed survey to be conducted by Mr Martyn Peters.	Preliminary works to be carried out to maintain the integrity, stability and safety of the walls. This work will be carried out under the guidance of Mr Peters and Building control	The Oak timber frame will be strengthened, sole plates and wall plates replaced. New 75x50mm at 400mm centres will be fixed to the frame and lined with OSB sheeting as per Mr Peters' scheme of work. Any timbers to be removed will be agreed with the conservation officer and Mr Peters	Work will commence on replacing new purlins, roof beam and rafters. Work will be carried out under the guidance of Mr Peters.	Feather edge boarding will be fitted to the external frame work. Boarding samples to be agreed with Herefordshire Planning Dept

122006

Clarke Webb Ecology Limited
ECOLOGICAL SURVEYORS & CONSULTANTS



Traphouse Barn and Nursery
-
Protected Species Survey

Survey date: 26th June 2012
Surveyor: Dr Peter Webb MIEEM



Clarke Webb Ecology Ltd Company No 4339567
111 Stackpool Road Bristol BS3 INX
Tel: 0117 9662348 Email: clarkewebb@googlemail.com

1 Background and site description

- 1.1 This survey relates to an application to convert a timber-framed barn (Traphouse Barn) into a single dwelling. Associated works include 'conversion' of an adjacent brick/stone shed into a refuse and recycling store, removal of a number of large commercial glasshouses and conversion of existing areas of garden or paddock into parking or garden respectively
- 1.2 A plan of the site can be found at Figure 1 with photographs at Figure 2.
- 1.3 Brief descriptions of affected buildings are as follows:

Barn	Timber-framed barn with a double-pitched roof fitted with corrugated tin sheeting with no underlay. Other than some small remnant sections single-skin timber weatherboarding walls are either missing or of corrugated tin sheeting. The structure is very open. There is a mezzanine floor at one end. Timber joints are tight.
Shed	Small, single-storey brick and stone shed with a double-pitched roof fitted with clay pantiles with a bituminous felt underlay. The ridge is also clay-tiled. Attached is a small brick and stone lean-to with a mono-pitched roof fitted with slates with no under-lay. There are no roof spaces. Brick and stone-work are sound. There is flying access into the lean-to but not the shed. There are some gaps between overlying roof tiles. The ridge appears secure. Timber fascias, where present, are generally of a tight fit.
Glasshouses	A series of parallel, large (commercial scale), metal-framed glasshouses. Largely redundant. Intervening land ground is either largely bare or occupied by nettles.
- 1.4 Other than the above the site also includes limited areas of existing hard-standing, cattle-grazed pasture and/or garden lawn.
- 1.5 The location is that of a rural hamlet. Surrounding land is given over to road, adjacent dwellings and gardens (though that to the north is derelict/untended) and/or cattle-grazed pasture.

2 Survey method

- 2.1 The site and accessible immediately adjacent land were searched during fair weather by day on the 26th June 2012 for sign of use or likely use by protected species including:

Bats

- 2.2 The buildings were thoroughly searched, inside and out, for any sign of use by bats including:
 - the presence of free-hanging bats or bats within crevices;
 - bat droppings, urine stains or feeding remains on horizontal and vertical surfaces (eg floors, walls, foliage) within and around them;
 - the presence of potential access routes for bats into likely roosting sites and indications (such as scattered droppings or urine staining around or within entrances) of use of such potential access points by bats;
 - any other sign of use by bats.

- 2.3 Where appropriate, survey was aided by the use of binoculars, a powerful hand torch, an endoscope, a mechanics mirror, a penlight torch and a 5 m ladder.
- 2.4 Notwithstanding the above, buildings were assessed as to its potential to house roosts that may not have been apparent during the survey.
- 2.5 There are no trees of any size present upon the site.

Badger

- 2.6 All accessible land within 30 m of the proposed works was surveyed during daylight for the presence of badger setts or any other sign of use by badger.

Nesting birds

- 2.7 Buildings were checked for birds having nested recently within or upon them. Habitats otherwise present were assessed as to their potential for use as nest sites by birds though a thorough search for recently-used nests was not necessarily carried out.

Reptiles

- 2.8 An assessment was made of the general suitability of habitats present for use by reptiles.

Other species

- 2.9 Any other sign of use by protected species and/or the presence of habitats with a reasonable potential to support protected species was noted. In this regard we note that there are no ponds present upon or apparent adjacent to the site or marked on the OS 1:25000 map within 500 m of it.

3 Survey results

Bats

- 3.1 No evidence was found for use of any of the buildings by bats.
- 3.2 We note that:
 - i. the Barn appears too draughty to be suitable for significant use as a night roost or as a day roost by free-hanging bats;
 - ii. the Barn lack crevices suitable for use as roosts;
 - iii. the Glasshouses do not appear suitable for any use as roosts;
 - iv. there are some gaps between overlying roof tiles on the shed that are large enough to allow bats crawling access between the tiles and underlay and are therefore potentially suitable for use as minor (though not major) or occasional/one-off roosts by individual or small numbers of crevice dwelling bats.

Badgers

- 3.4 No evidence was found for use of the site or immediately adjacent land by badgers.

Nesting birds

- 3.5 No evidence was found for birds having nested recently within or upon any of the buildings.

- 3.6 There is a small risk of common, garden birds nesting within denser vegetation elsewhere on the site during the spring and summer months though generally vegetation is too low-lying and sparse to be suitable for significant use.

Reptiles

- 3.7 Some habitat (pasture/garden/nettle beds), is relatively rough and thus appears suitable for low-level use by common reptile species if they are otherwise present locally.

Other

- 3.8 No other evidence was found for use or likely use of the site or immediately adjacent land by protected species.

4 Interpretation and recommendations

Bats

- 4.1 There are some gaps between roof tiles on the shed that appear potentially suitable for use as minor/occasional/one-off roosts by individual or small numbers of crevice-dwelling bats. The buildings interior does not appear particularly suitable for use by bats and any significant use of it would most likely have been apparent during survey.
- 4.2 The shed is currently used as a store and the proposals are to continue using as such (though the contents will change). We understand that there are no actual proposed works to the shed and the roof in particular will remain as is.
- 4.3 Given the above, the works will not impact upon any minor bat roosts even if present within the roof. We are therefore of the opinion that no further bat survey of this building is warranted.
- 4.4 Notwithstanding the above, no evidence was found for use, or likely use, of any of the buildings by bats.

Nesting birds

- 4.5 It is an offence to damage or destroy the nest of any wild bird while that nest is being built or in use. Any significant clearance of vegetation should therefore take place between the months of September and February inclusive (so as to avoid the nominal bird nesting season) or otherwise only following a thorough check to confirm that no active birds nests are present at the time. Should birds commence nesting upon or within the existing dwelling at any time then all works liable to impact upon such nests should be delayed until they are no longer occupied.

Reptiles

- 4.6 It is an offence to injure or kill any wild reptile. Given the nature and small scale of the proposals we are of the opinion that the risk of reptiles being harmed or adversely impacted upon by the proposed works is low enough not to warrant any further survey for them prior to the commencement of works.
- 4.7 Notwithstanding the above, we do recommend that, prior to the commencement of works and to deter reptiles from using the site during the construction period, all vegetation within the

works footprint is trimmed down to near ground level in two successively shorter cuts at least 24 hours apart prior to the commencement of any significant site clearance or ground works.

Other

- 4.8 No evidence was found for significant use, or likely significant use, of the site or immediately adjacent land by any other protected species.
- 4.9 Notwithstanding the above, we see no need for any further ecological survey in relation to the proposed works.

Disclaimer. All reasonable effort was taken to ensure an accurate assessment of the situation at the time of the survey. However, the absence of recorded sign should not be taken as an absolute guarantee that the site was not being used by a particular species. There is also no guarantee that any particular species will not use the site at any time in the future. Survey results may be weather or seasonally dependent.

Figure 1. Site plan.

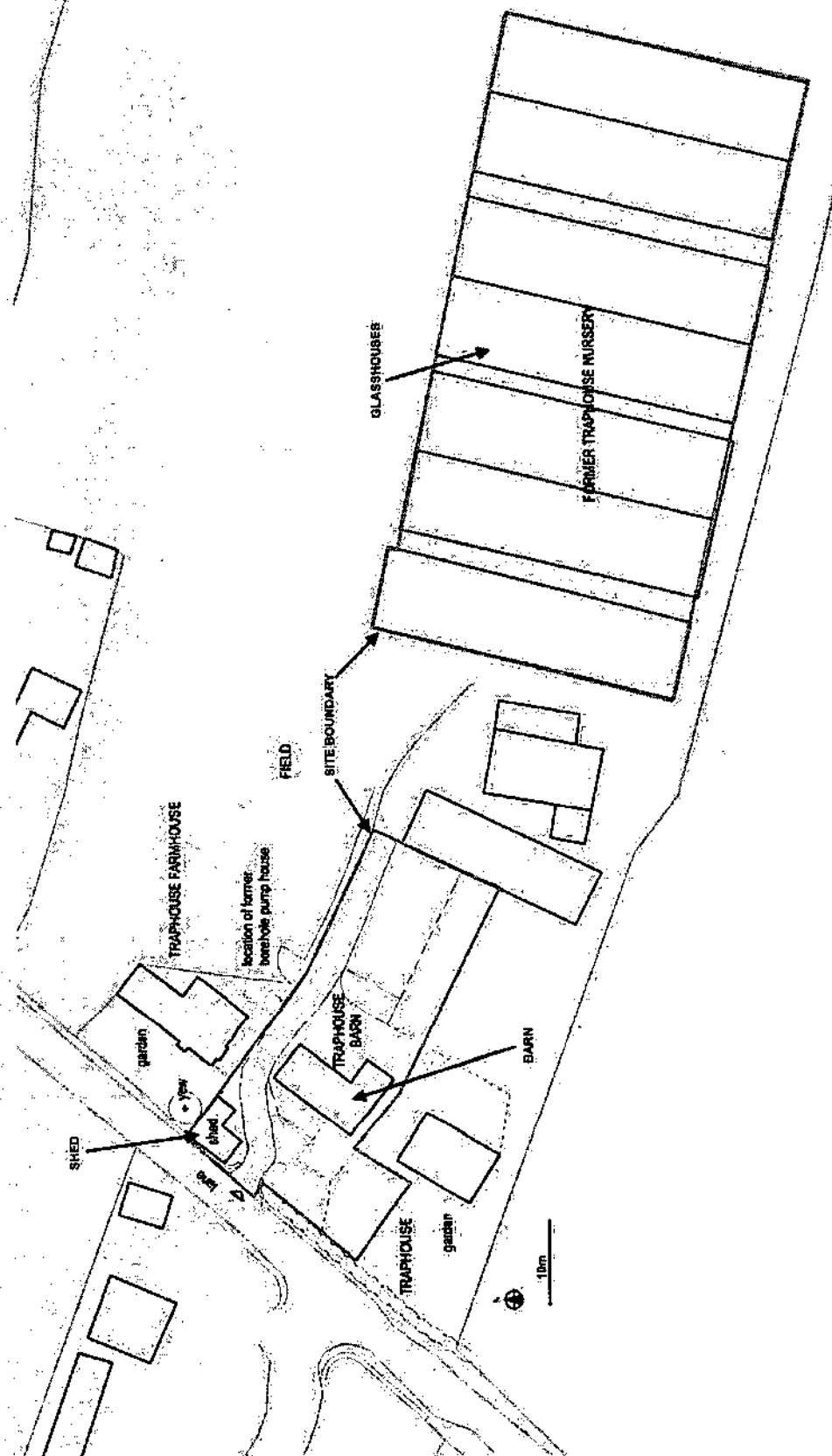


Figure 2. Photographs.



P1 and P2. The Barn as seen from the northeast and west respectively.



P3 and P4. The Glasshouses.



P5. The shed as seen from the south. This building will be retained essentially as is (as will the large Yew tree off site behind).



P6. Indicative photo of habitats present to be converted into garden and/or car parking.

Condition 13

Ecology Method Statement for Traphouse Barn HR2 9BP
Application No: S122006/F

August 2013

Friday 16th August 2013	Saturday 17th August 2013	Sunday 18th August 2013	Monday 19th August 2013
<i>The back garden grass/vegetation will be strimmed to half of its present height. Therefore, giving chance for any reptiles to leave the area.</i>	<i>No works to be commenced</i>	<i>No works to be commenced</i>	<i>The back garden grass/vegetation will be strimmed to near ground level</i>

The back garden grass/vegetation will thereafter be strimmed weekly to deter reptiles using the grounds

