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Report prepared for: Victoria Carter

For the Site of: Black Barn, Deadman's Hill, Sandon, Herts SG9 0RJ

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Draft	Cleo Featley 30/05/2024		
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Cherryfield Ecology has prepared this report for the named clients' use only.

Ecological reports are limited in shelf life, Natural England usually expects reports for licenses to be from the most recent or current season. Therefore, should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Cleo Featley MSc, BSc (Hons), AMRSB
cleo@cherryfieldecology.co.uk
07546 987 309

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Preliminary Roost Assessment (PRA) and Emergence & Activity Bat Survey (EBS)

0.0 Non-Technical Summary

0.1 Background

The survey follows national guidelines Collins (2023) allowing for daytime, dusk and dawn surveys and recommends mitigation if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Black Barn, Deadman's Hill, Sandon, Herts SG9 0RJ.

The client commissioned Cherryfield Ecology to undertake an update EBS as the proposals include for the construction of a residential dwelling. Plans have been provided (Appendix I). A previous EBS survey was conducted on 14/09/2021 and found no evidence of roosting bats.

0.2 Results and Findings

The site consists of a timber-built disused barn (B1). The Preliminary Roost Assessment (PRA) has been conducted as part of a single nighttime survey. One emergence survey has been carried out. The dusk emergence survey found no evidence of bats roosting in B1. However, ~50 barn owl, *Tyto alba*, pellets were found within B1.

0.3 Impact Assessment and Recommendations

Bats - No impacts are foreseen; however, if bats are found during the development, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is

recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

A barn owl mitigation plan is required prior to planning permission being granted.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage, however, if further surveys are required additional and unexpected impacts may result.

1.2 Background Information

The client, Victoria Carter, has commissioned Cherryfield Ecology to undertake a PRA and EBS for the site of Black Barn, Deadman's Hill, Sandon, Herts SG9 0RJ. Planning permission is being sought for the construction of a residential dwelling.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or habitat value e.g. crevices, gaps or holes. In addition, surveyors have been positioned around the building, tree or structure to allow for emerging/re-entering bats to be watched for.

The inspections were conducted on 21/05/2024.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find see emergence and/or evidence.

Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and, therefore, a synopsis is provided and the full data is released separately for verification.

The survey can be conducted between May and September with the optimal season for surveying maternity colonies limited to mid-May to August inclusive, however, it can also be limited due to bad weather, when bats are less active.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex

II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the ‘resting place’ of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

1.3 Roost definitions

Roost definitions from Natural England’s licensing documents (NE, 2024).

Day roost - a place where individual bats, small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost - a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be regularly by the whole colony.

Feeding Roost - a place where individual bats or a few individuals rest or feed during the night but are rarely present in the day.

Transitional/occasional roost - used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site - where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites - sites where mating takes place from late summer and can continue through winter.

Maternity roost - where female bats give birth and raise their young to independence.

Hibernation roost - where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost - an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other - roosts not meeting the above definitions.

2.0 Methods

The survey follows the national guidelines Collins (2023) and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting droppings and feeding evidence.
- Echo Meter Touch, EM3, and Pettersson D240X.
- IR night vision (when required) Sony HD Camcorder, Spec IR lights.
- FLIR one Thermal Imaging Camera (when required).

The assessment allows for a detailed inspection of the site looking for bats, evidence of use by bats e.g. droppings/feeding remains and features known to be used by bats for roosting e.g. gaps, crevices and holes. Trees are assessed from ground level only and may require climbed surveys of holes, cracks and crevices.

Surveyors are positioned around the building(s), tree or structure in order to cover all elevations. The survey then observes for emerging or re-entering bats from suitable features such as holes, cracks and crevices. Notes on commuting and foraging bats in the surrounding area are also made.

If a deviation from the guidelines has been made the reason and justification will be explained below:

No deviation from the standard guidelines has been undertaken.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey(s) only. Bats are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 44, Table 4.1.*

Likelihood of bat presence (Habitat Value)	Features that bats can use, regardless of evidence being present.
Confirmed Bat Presence	Bats were found to be present during the survey. Evidence of bats was found to be present during the survey.
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls and bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south-facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.
Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.
None	No features suitable for roosting.

3.0 Results

The following section details the results of the desk study, inspection and survey, it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TL 30320 35639 and Postcode - SG9 0RJ.

3.1.1 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	N/A	N/A
Granted protected species licenses (bats)	N/A	N/A
Priority habitat	~1,235.9m, SE	Good quality semi-improved grassland
	~762.2m, S	Deciduous woodland
	~659.2m, SE	Traditional orchards

MAGiC

Magic Map

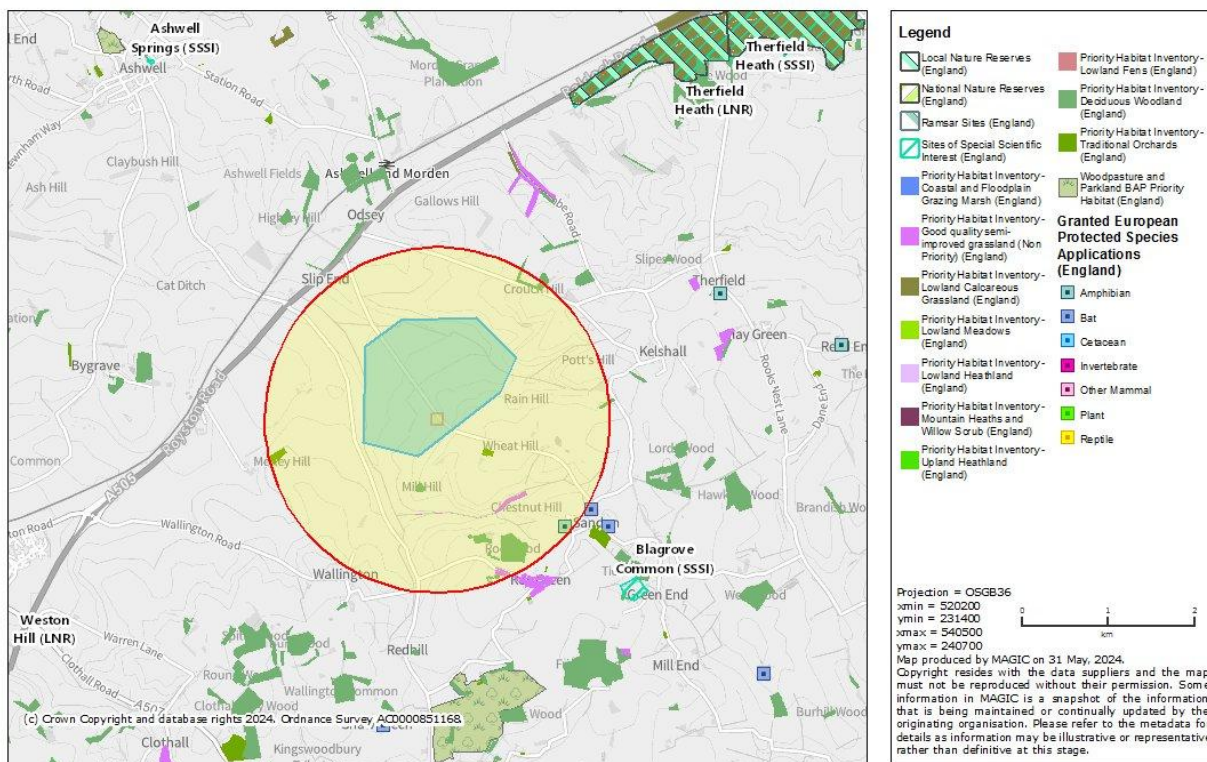


Figure 1: Magic Map Search

3.1.2 Biological Records Data

A standard search of existing records for protected species and nature reserves has been commissioned, below details the results and site context.

Biological records were obtained from Hertfordshire Environmental Records Centre (2024).

Table 3: Biological Records

Species	Number of Records	Closest record (accuracy)	Most recent record (year)
Barbastelle <i>Barbastella barbastellus</i>	1	150m (10km)	2020
Brown Long-Eared <i>Plecotus auritus</i>	1	1260m (100m)	2005
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	6	350m (100m)	2012
Daubenton's <i>Myotis daubentonii</i>	0	-	-
Leisler's <i>Nyctalus leisleri</i>	0	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	0	-	-
Natterer's <i>Myotis nattereri</i>	0	-	-
Noctule <i>Nyctalus noctula</i>	0	-	-
Serotine <i>Eptesicus serotinus</i>	2	350m (100m)	2002
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	1	1360m (100m)	2002
Unidentified Bat <i>Chiroptera</i>	0	-	-
Unidentified Long-Eared <i>Plecotus sp.</i>	0	-	-
Unidentified Myotis <i>Myotis sp.</i>	0	-	-
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	2	1590m (100m)	2008
Unidentified Vesper <i>Vespertilionidae</i>	0	-	-
Whiskered <i>Myotis mystacinus</i>	0	-	-
Whiskered/Brandt's <i>Myotis mystacinus/brandtii</i>	0	-	-

3.1.3 Site Location and Surrounds

The site is located in Sandon, Hertfordshire and is surrounded by arable fields in the immediate local area. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for bat use.

Feature	Description
Watercourses	Cat Ditch is ~806.77m West. A tributary off of Cat Ditch is ~979.09m North.
Waterbodies	There are no significant waterbodies within the search area.
Woodland	To the Southeast is a small thicket ~620.09m away. There is a small spinney ~736.9m South.
Linear e.g. hedgerows	Field margin hedgerows dominate the search area.
Pasture/arable/grassland	Arable fields, and to a lesser extent pasture, dominate the search area.
Other	N/A

3.2 Field Survey Results

The site consists of a timber-built disused barn (B1) surrounded by arable fields.

Table 5: Weather Records.

Date	Survey	Time: from/to	Weather: Start	Weather: Finish
21/05/2024	PRA and Dusk	20:42 to 22:30 SS:20:57	Temp: 15 °C Humidity: 90% Cloud: 100% Wind: 0/12 Precip: Light	Temp: 13 °C Humidity: 92% Cloud: 100% Wind: 1/12 Precip: None

Table 6: Building/Tree/Structure description(s)

Building/Tree/Structure Number	Description
B1	External B1 is a timber built, two-storey barn, with a brick plinth. The roof is gable ended and pitched with metal roofing sheets covering it. The rear of the barn is open access.  21 May 2024 20:05:50 Figure 2: Front of B1.  21 May 2024 20:06:35 Figure 3: Rear of B1.

Internal

The barn has a vaulted ceiling with a king post truss beam structure. The walls are unlined, exposing the timber cladding internally.



Figure 4: Example of interior.



Figure 5: Example of interior.

3.3 Bats, Evidence or Likelihood of Bat Presence

The following table details the results of the survey.

Table 7: Bats, evidence or likelihood of bats being present.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Level of likelihood of presence - B1 - Low B1 provides low potential for roosting bats due to the limited roosting features. The roofing sheets lack crevices that could be utilised by roosting bats. B1 does have open access due to an absence of doors at the rear, but internally the roosting features are limited to the timber beams. However, there is an absence of roosting features to the exterior of the building and in the roof due to a lack of crevices within the metal sheets.

3.4 Observations

Table 8: Results and observations of the building, tree or structure.

Surveyor	Building, Tree or Structure	Dates, Times and Survey Type	Bat Activity Observed
CF	B1	20:42 to 22:27 SS:20:57	A single common pipistrelle was observed commuting along the hedgerow to the Southeast at 21:53.
SD	B1	20:42 to 22:27 SS:20:57	Two noctules were heard passing but not seen. These occurred at 21:29 and 21:54.
Summary of surveys and supplementary observations: 21/05/2024 - Limited activity in the surrounding area. Any other protected species that would be affected by the development: Barn Owl			



Figure 6: Barn owl pellets.



Figure 7: Barn owl nest.

IR at the darkest point:



Figure 8: Darkest point of the interior.



Figure 9: Darkest point at the rear.



Figure 10: Darkest point at the front.



Figure 11: PRA and EBS Site Plan

4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion and recommendations in the context of the proposed works.

Building/tree/structure reference - B1 (Main Building)

4.1 Conclusion and Discussion

The proposals include for the construction of a residential dwelling. A previous EBS survey was conducted on 14/09/2021 and found no evidence of roosting bats.

The site consists of a timber-built disused barn (B1). The Preliminary Roost Assessment (PRA) has been conducted as part of a single nighttime survey. One emergence survey has been carried out. The dusk emergence survey found no evidence of bats roosting in B1. However, ~50 barn owl, *Tyto alba*, pellets were found within B1.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 9: Impact Assessment.

Impact	A barn owl nest will be lost in the development.
Characterisation of unmitigated impact on the feature	A barn owl nest will be destroyed when works are carried out resulting in a low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual barn owl could be killed, injured or trapped during the works.
Mitigation and or enhancement	See Table 10 and 11
Significance of effects of residual impacts (after mitigation)	If a Barn Owl Mitigation Plan is followed, the effects would be negligible.

4.3 Recommendations

The following table details the recommended mitigation and compensation required; it also recommends for a Natural England Protected Species Licence (NEPSL) to be applied for.

License type required: None

Table 10: Mitigation and Compensation

Work	Specification
General Information	A Natural England Protected Species Licence must be applied for in order to allow the works to proceed, post-grant of planning. The Three Tests to be answered before planning can be granted (NE, 2017): <i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”. Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent. <i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”. Test 2 would be achieved on the grant of consent as no other sites have been considered for the development. <i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.” Test 3 will be achieved once full mitigation appropriate to species and population has been designed and implemented via a NEPS licence issued from the statutory authority (Natural England).
Roof and tile linings	‘When a bat roost is present and being mitigated/compensated we advise that the type of linear for the tiles/roof used is a bitumen type 1 traditional felt. The reasoning for this is twofold; firstly, bats can damage the Modern Roofing Membrane (MRM), meaning that the MRM will become useless allowing water to pass

	through from above and, secondly, bats will become trapped in the fibres and die from dehydration and starvation. There is no reason that building regulations will not allow a traditional ‘cold roof’ and, therefore, this should be designed into any project where bats will be able to access the roof/loft or hung tile/weatherboarding, etc. However, Natural England will accept an MRM being used in a bat roost under the following circumstances - The MRM must have passed the testing regime set out in Essah <i>et al.</i> (2020) and a certificate must be provided as proof of this.’ Natural England will accept an MRM being used in a roost of any type with evidence of the MRM having passed the propensity snagging test.
Mitigation and compensation to be installed via a Bat Mitigation Class or Standard Licence application	The following is recommended: No roost found: As no roost has been confirmed in the building the works can proceed. The Local Planning Authority has a duty to ask for enhancement under the NPPF and The Environment Act (2021) therefore, bat boxes should be installed in the grounds of the site to provide an enhancement. These should be of the Chillon type (Figure 12) e.g. Woodstone and a minimum of one box will be installed on retained trees or the new building within the grounds.  Figure 12: Chillon Woodstone Bat Box (British-made)

	The box should be no less than three metres off ground level and face south/southwesterly. No artificial light should shine on the boxes and clear flight paths to and from the boxes should be considered. Commuting bats were using the grounds and surrounds, therefore, any tree, hedges or linear feature should be retained where possible. <i>If at any time bats are found during works, works must stop and further advice sought from a licensed bat worker.</i>
Lighting	Any lighting near or shining onto any trees, especially those with bat boxes in or commuting routes shown to be present at further survey stage, will be designed to minimise the impact it has on potential bat roosting and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2018) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimized to 0.5lux. This will ensure that the roosting and commuting resources that the bats are likely to be using are maintained.

The local planning authority has a duty to impose enhancements. The following table details the affordable and simple enhancements suitable for the site (Table 9).

Table 11: Enhancements to allow a net gain for protected species.

Work	Specification
Enhancements to provide a net gain as per the LPA's duty.	A minimum of one Chillon Woodstone bat boxes or similar boxes (Figure 13) will be hung on the trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void-dwelling species.  Figure 13: Chillon Woodstone Bat Box (British-made) Bat tubes can also be built into the building (Figure 14); these require no maintenance and can be hidden by facing the tube with the cladding/brick etc. for aesthetics.  Figure 14: Example of bat tube

5.0 References

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland:

Terrestrial, Freshwater and Coastal, September 2018. Chartered Institute of Ecology and Environmental Management, Winchester, online at

<https://www.cieem.net/data/files/ECIA%20Guidelines.pdf>

Collins, J. (ed.), (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition, BCT, London

Google Earth (2024), Located on site postcode, online

MAGIC (2024): Magic maps, EPS licences and designated sites, online

<http://www.magic.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx>, accessed as report date.

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield

National Planning Policy Framework, 2012

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Office of the Deputy Prime Minister (2005). Circular 06/2005: Biodiversity and Geological Conservation. Para.99

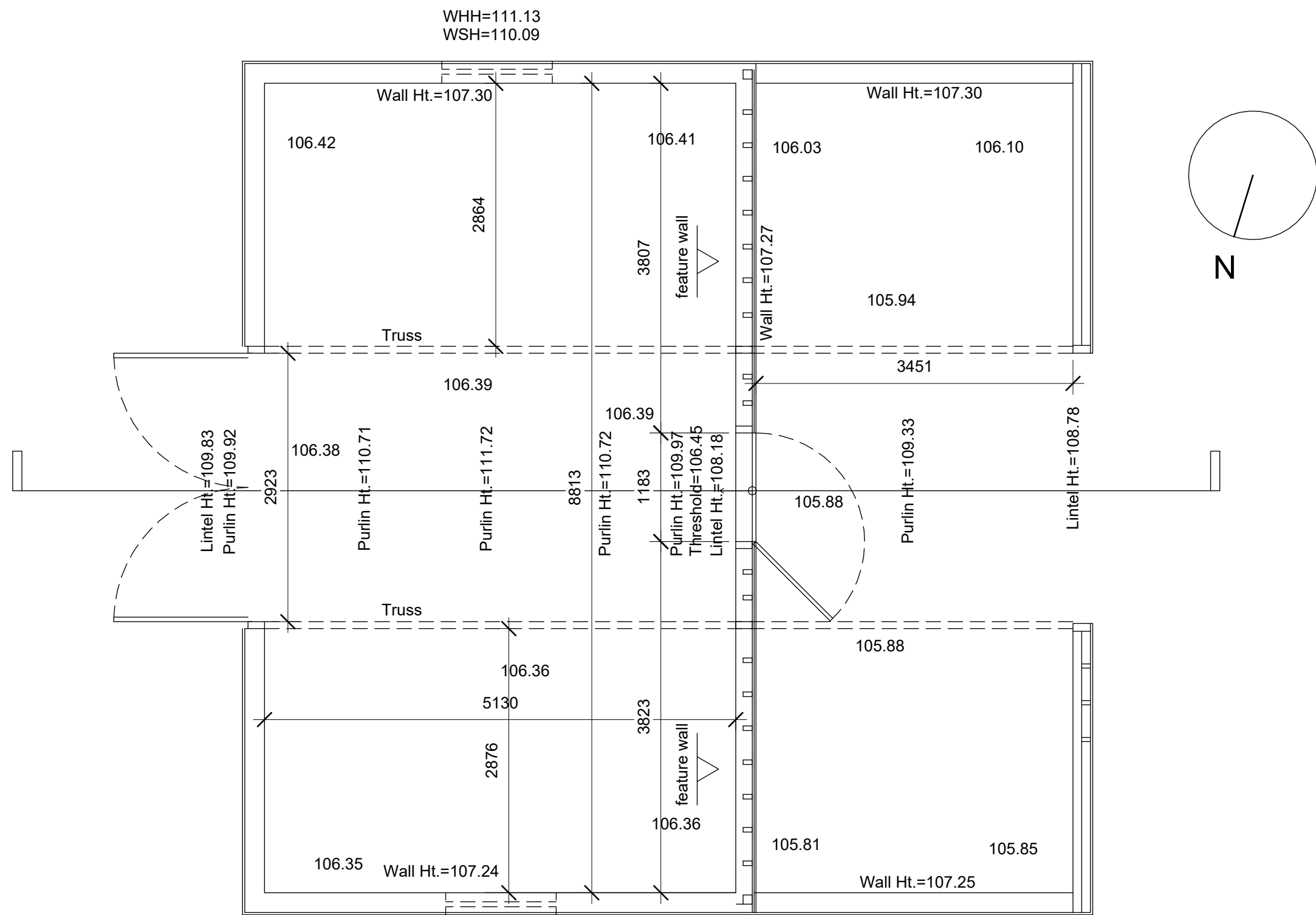
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147570.pdf>

Records: Hertfordshire Environmental Records Centre (2024)

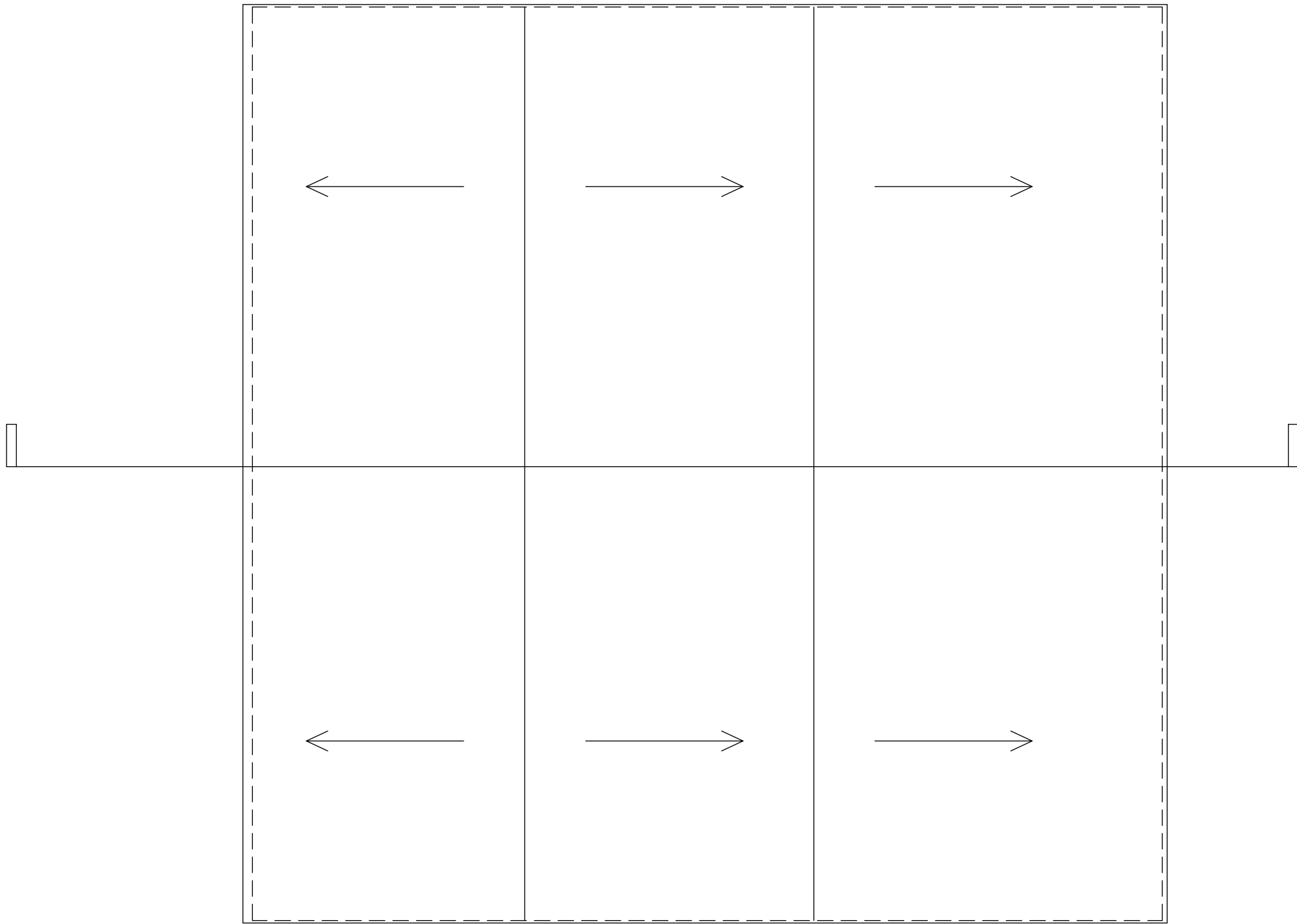
Appendix I - Site Plans



Internal feature wall



Floor plan
Footprint = 86.7m²
Gross internal area = 79.4m²



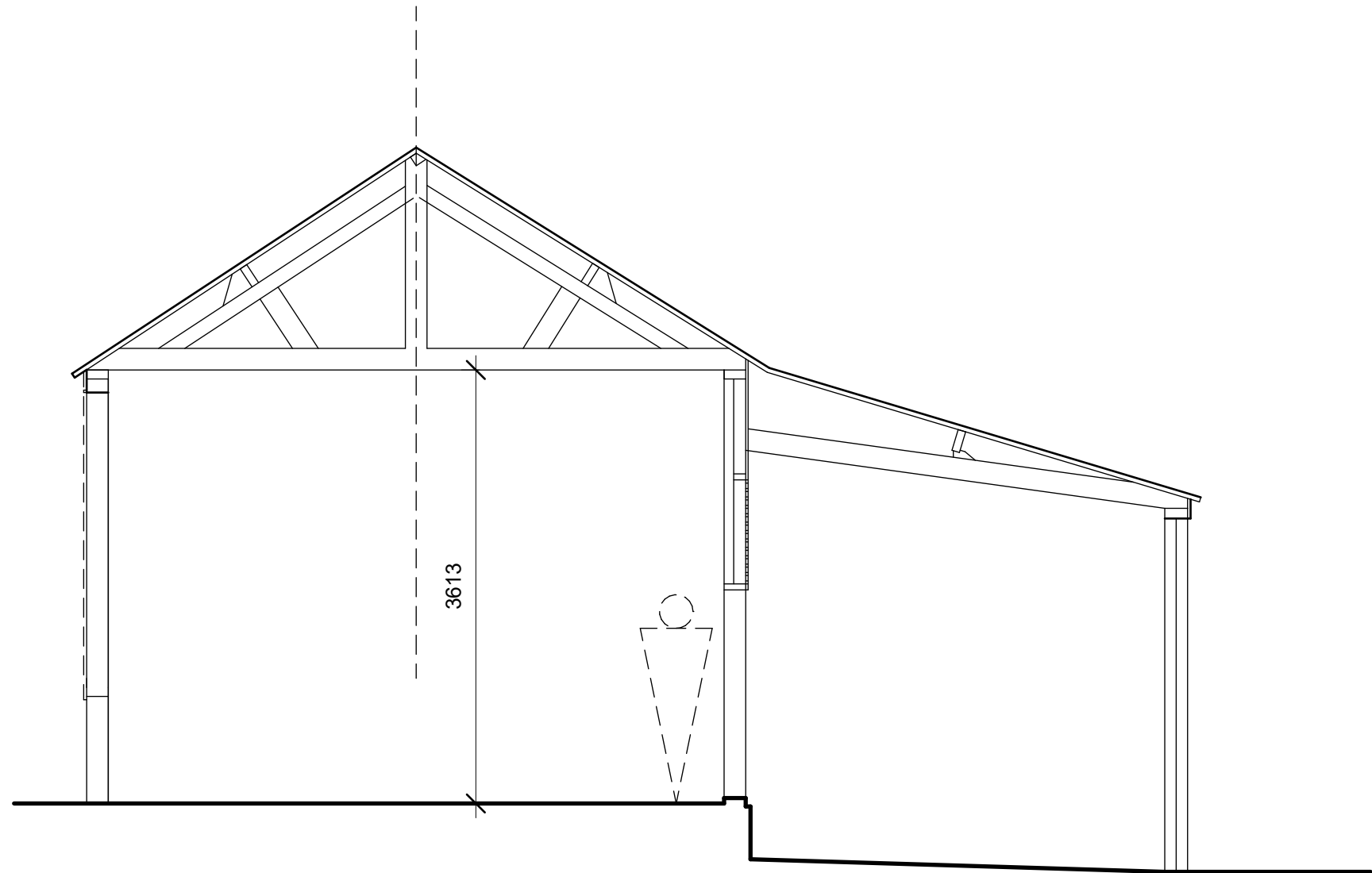
Roof plan



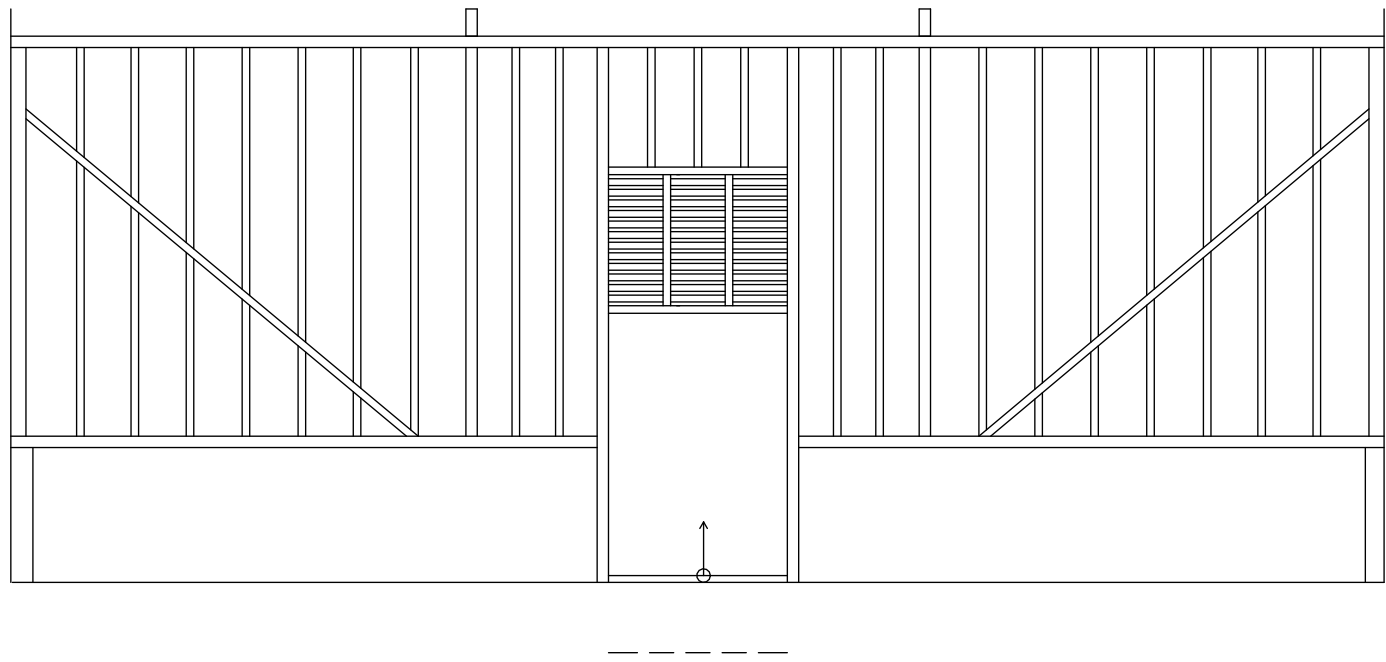
Roof truss



Internal feature wall



Section

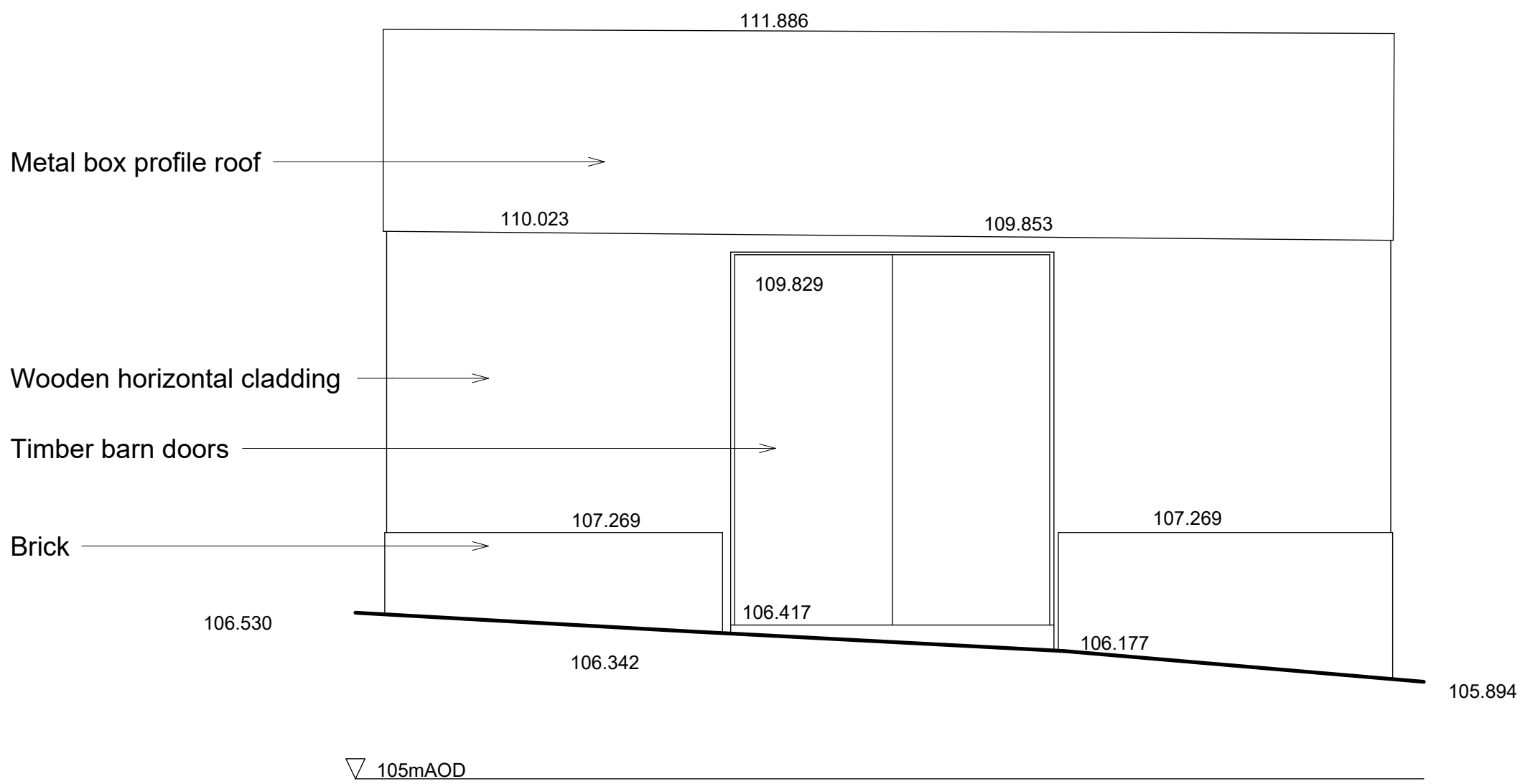


Internal feature wall

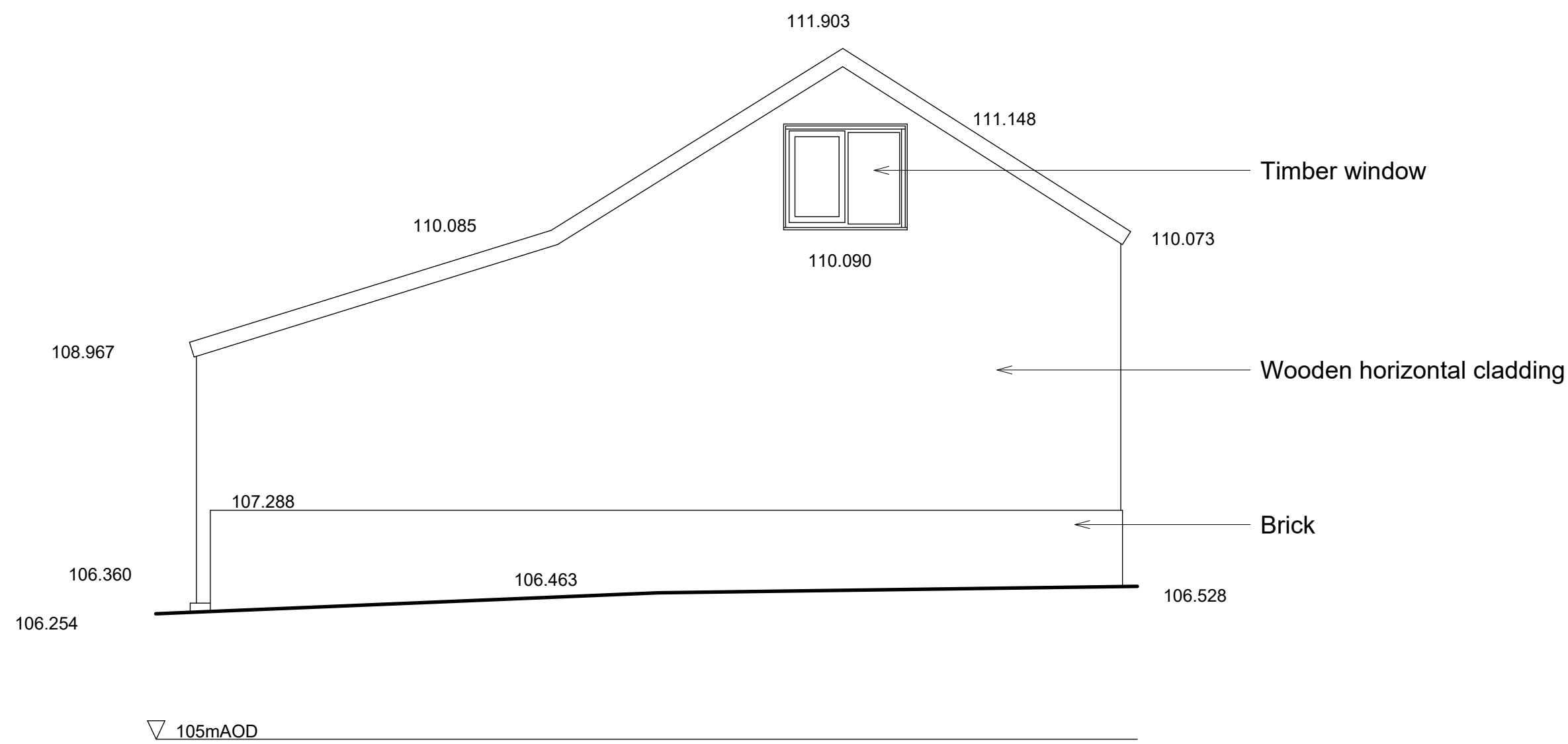


					--		NOTES All dimensions to be checked on site. All drawings to be read in conjunction with other contract documentation. Any discrepancies to be reported to the Contract Administrator before any work commences. © Copyright Bidwells LLP
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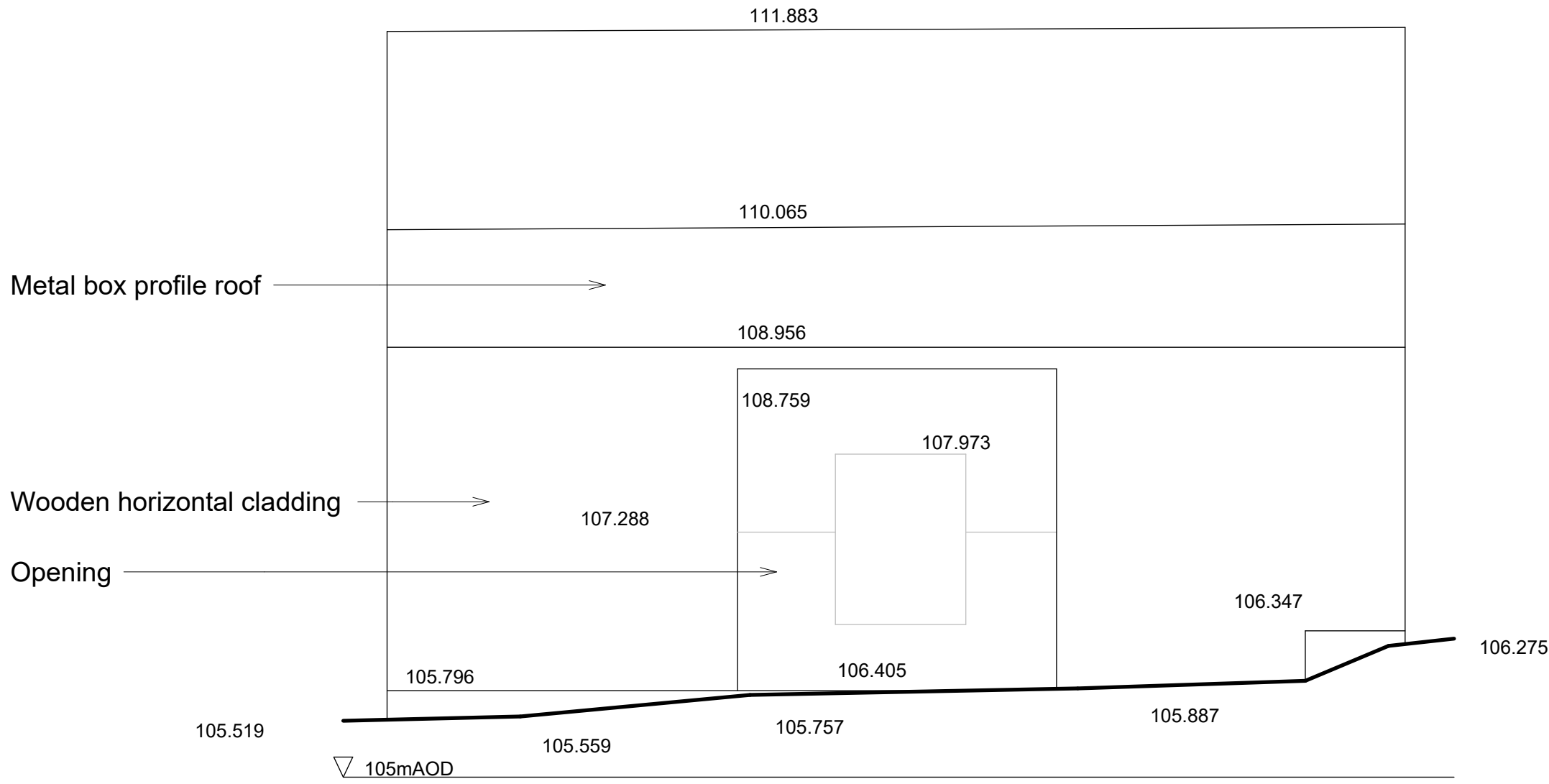
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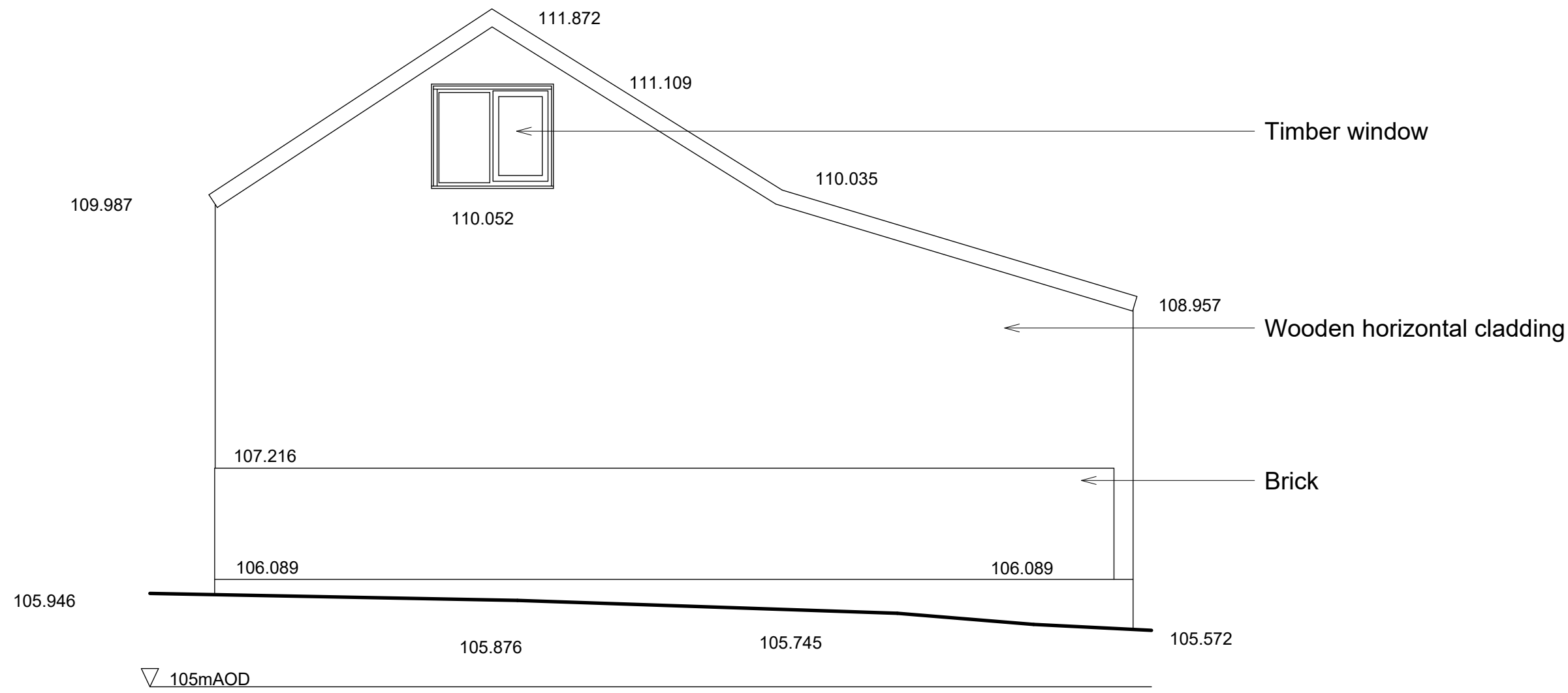
East elevation



South elevation



West elevation



North elevation



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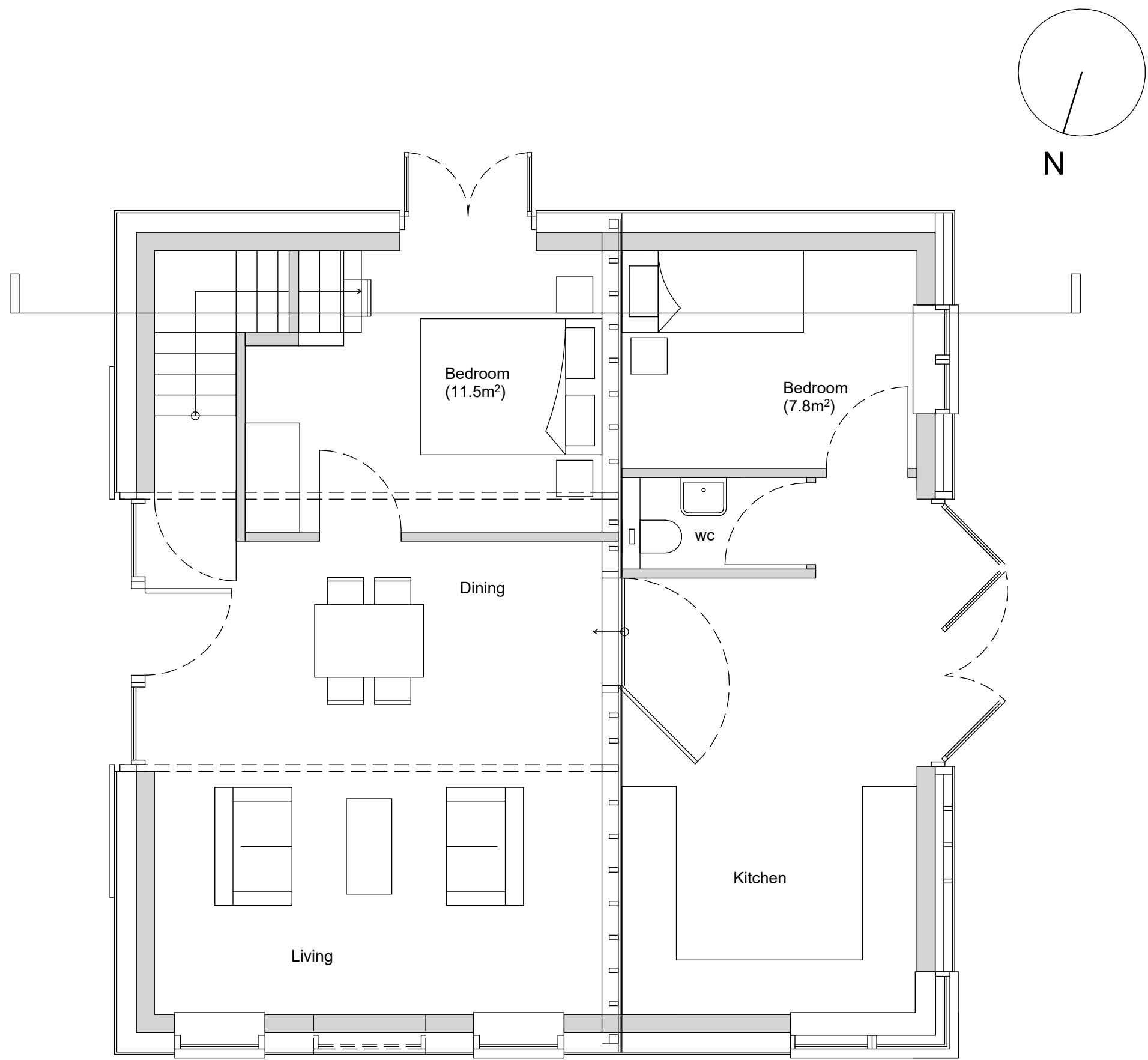
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client: Victoria Carter
project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ

dwg title: Existing Elevations

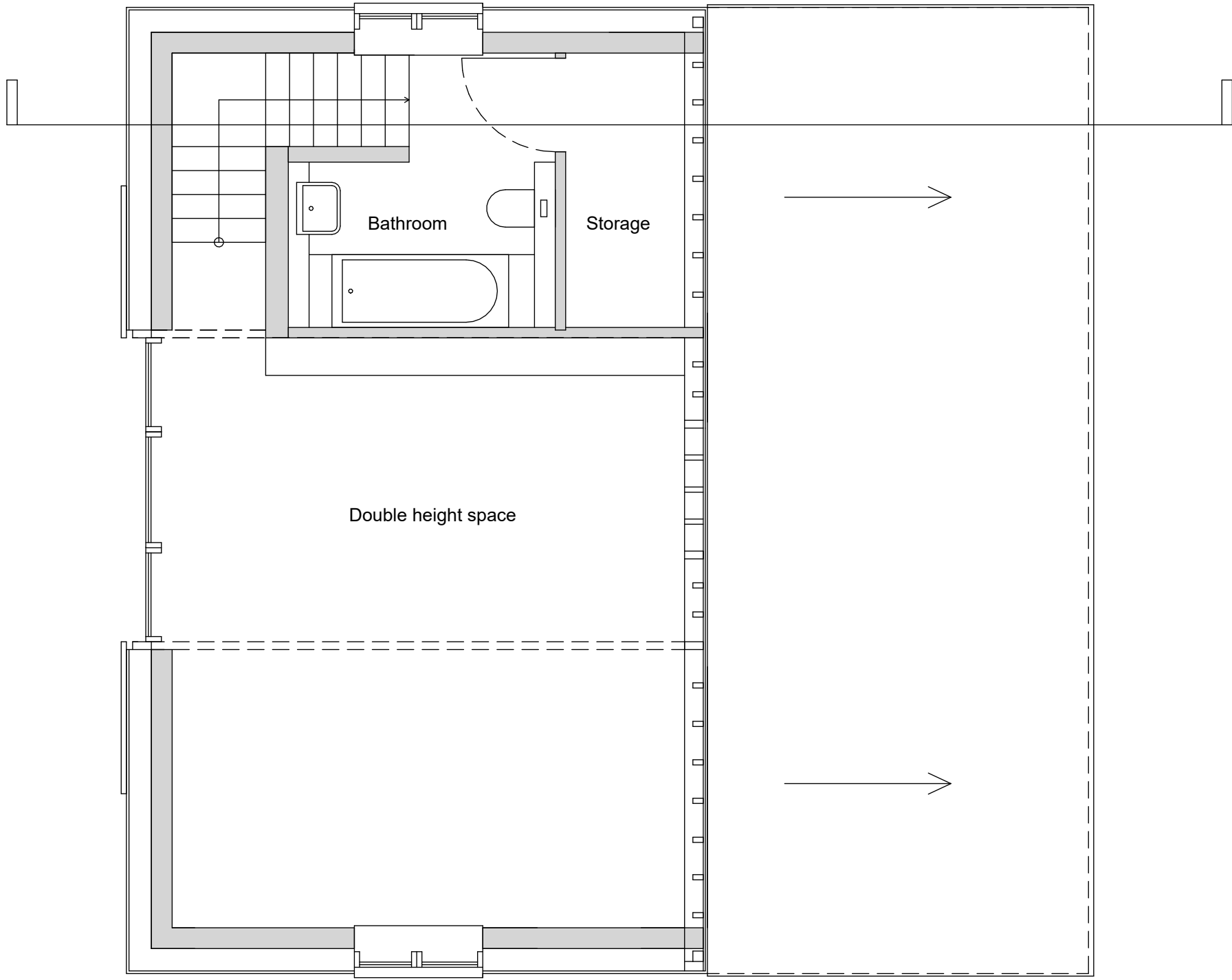
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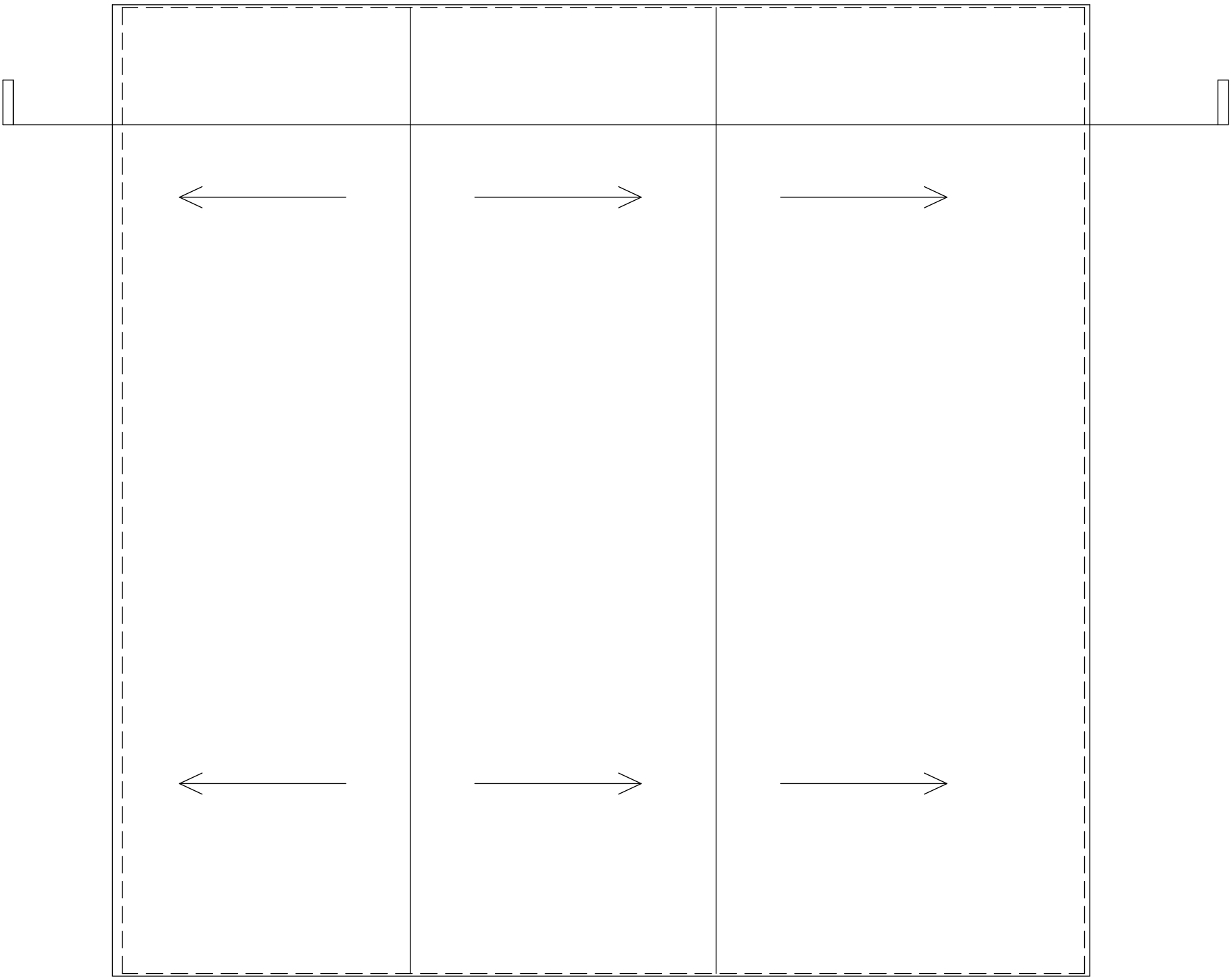
Ground floor plan

Footprint = 86.7m²
Ground gross internal area = 70.7m²

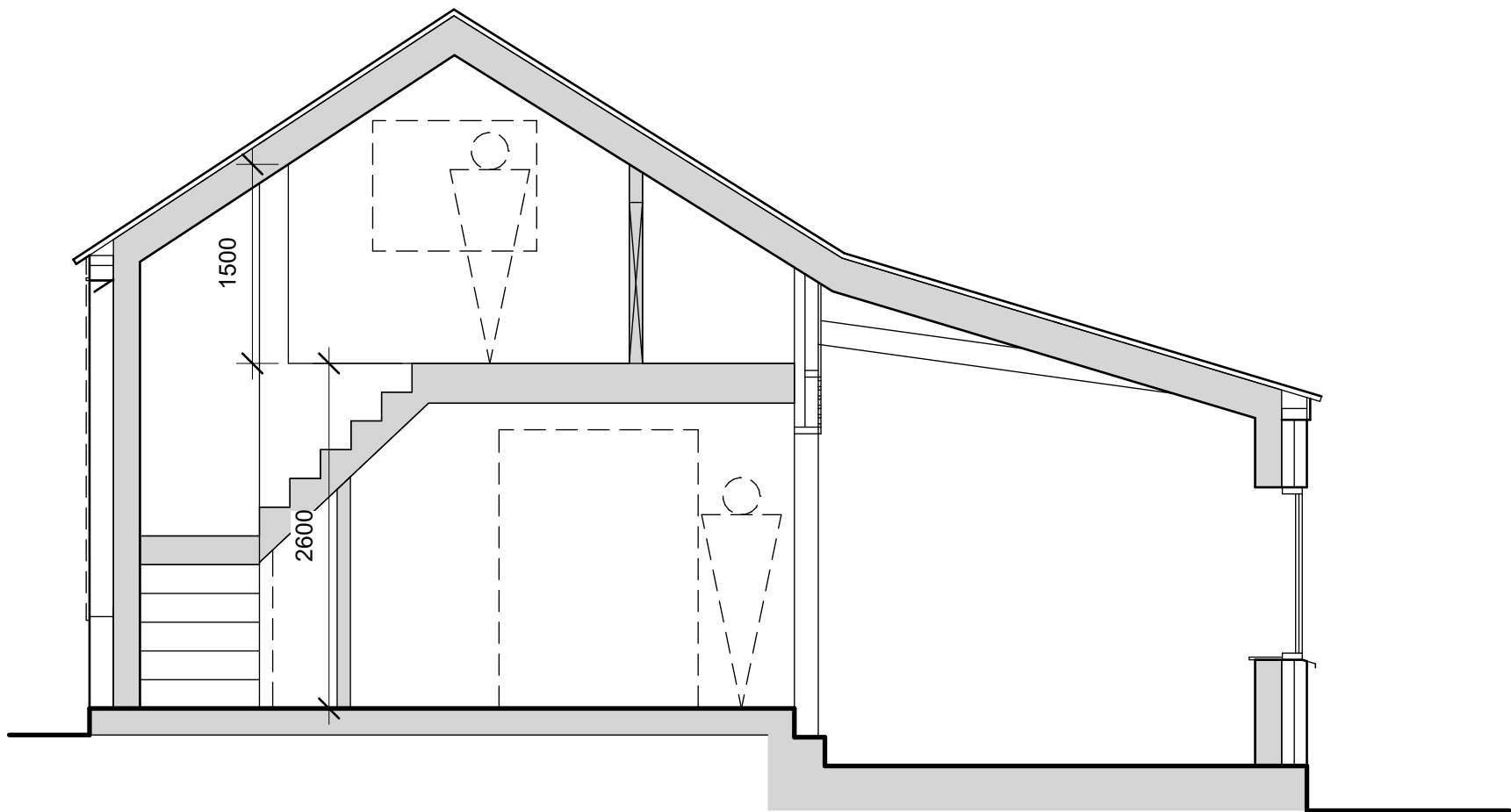


1st floor plan

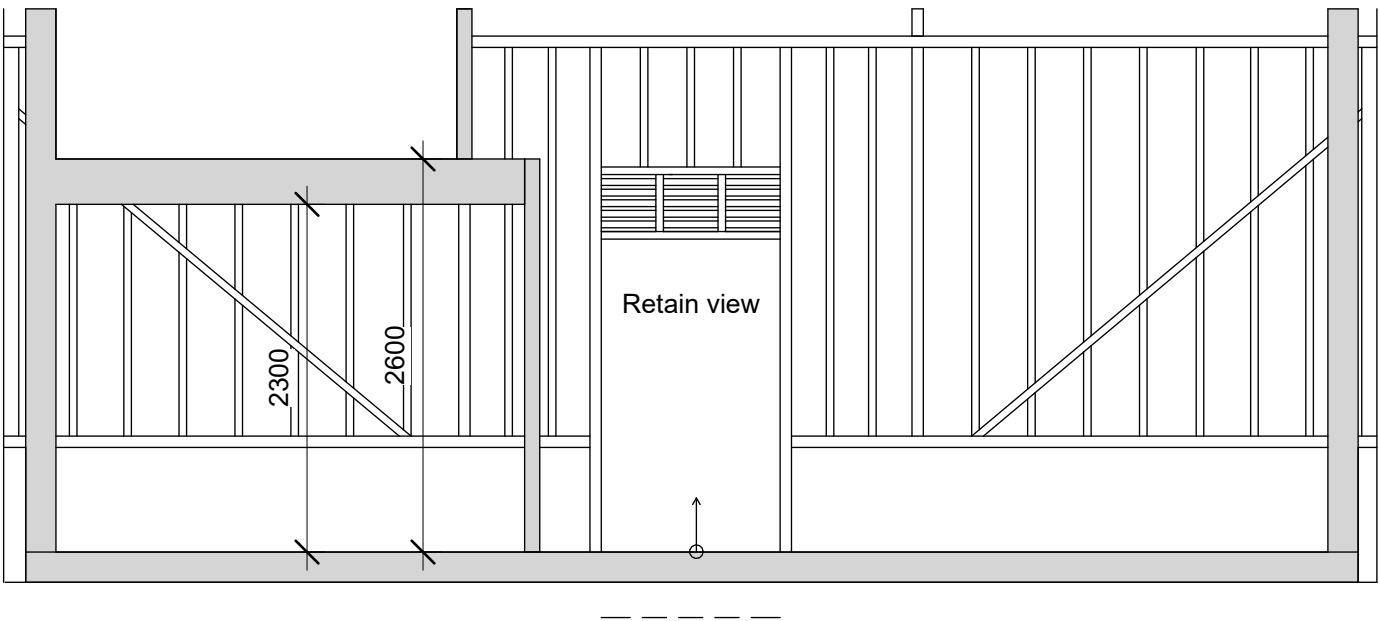
First gross internal area = 5.6m²
Total gross internal area = 76.3m²



Roof plan



Section



Internal feature wall

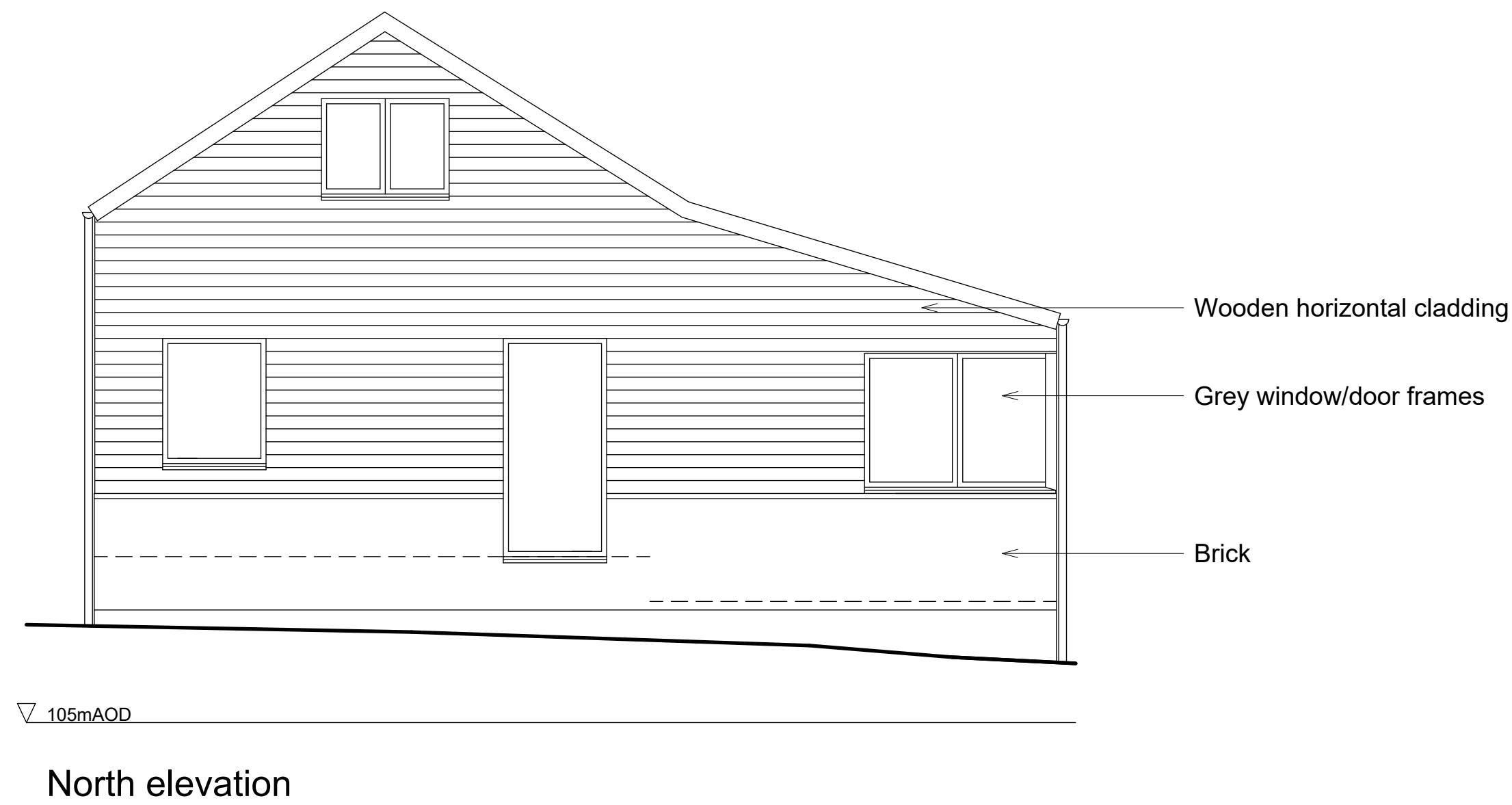
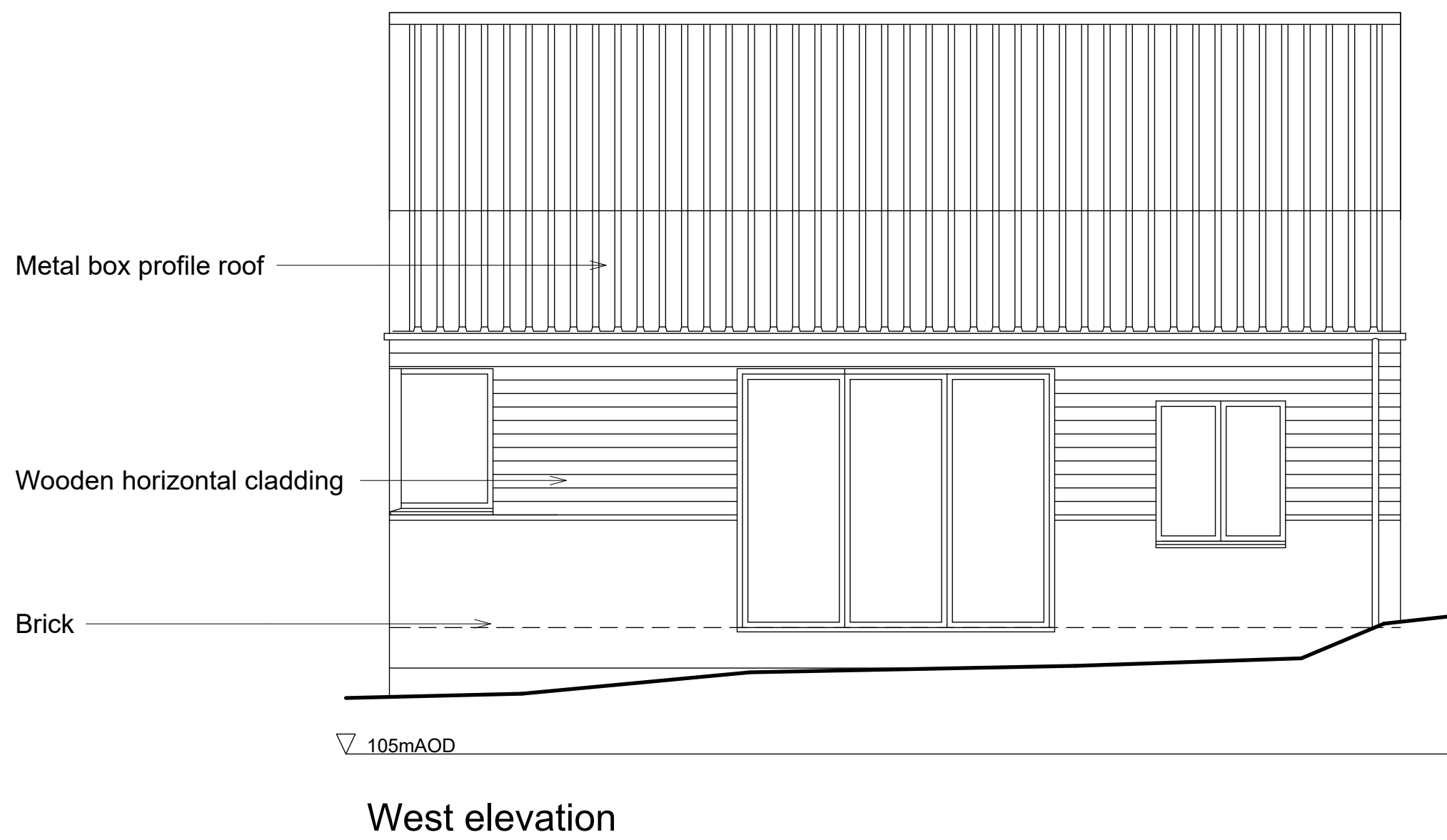
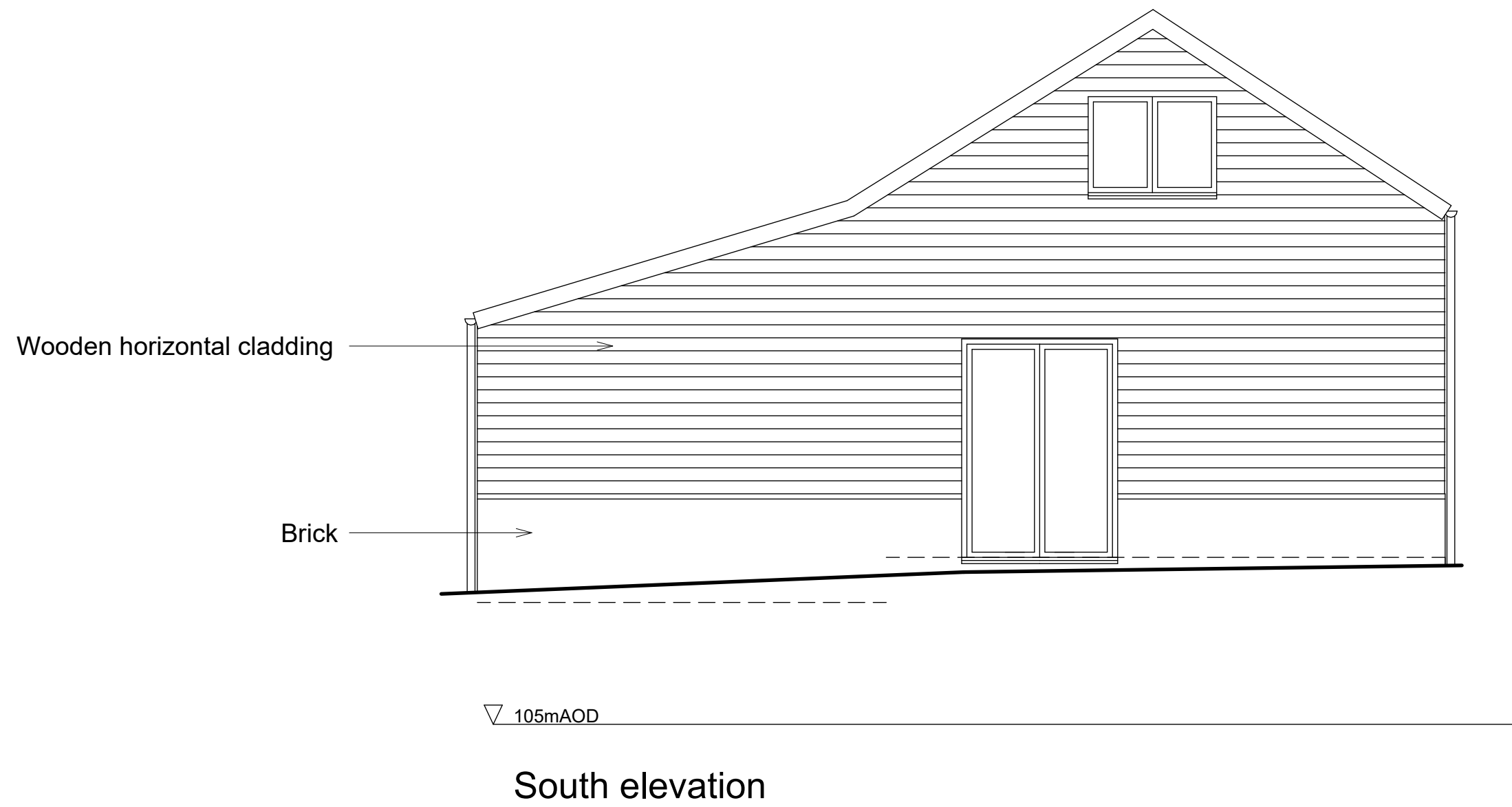
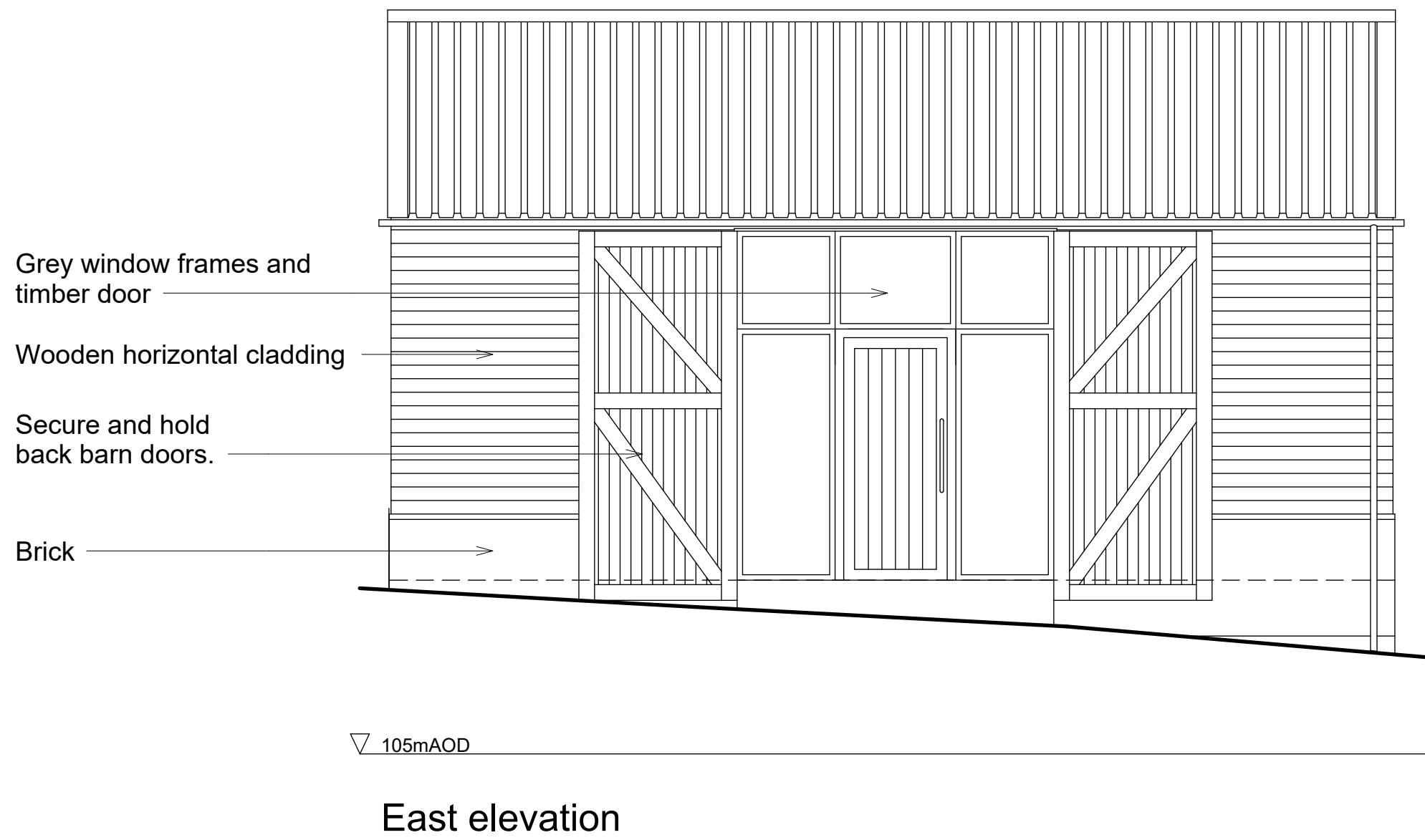


rev.	date	description	Issued by	chk'd
				--

NOTES
All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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client: Victoria Carter
project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ
dwg title: Proposed plans and sections
discipline: ARCHITECTURE
project no. JB94501
dwg no. DR-A-2001
drawn TH
rev.
chk'd --
date: 12/04/24
status.
scale @ A1 1 : 50
Planning

BIDWELLS
Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
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							GM	

NOTES
All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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client: Victoria Carter
project: Barn at Deadman's Hill, Sandon, Hertfordshire SG9 0RJ

dwg title: Proposed Elevations

discipline:	ARCHITECTURE	drawn	TH	chk'd	GM	date:	01/16/25	scale @ A1	1 : 50
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project no.	JB94501	dwg no.	DR-A-2002	rev.		status.	Planning
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Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
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