

**APPENDIX 1**

**LISTED BUILDING DESCRIPTION**

## LISTED BUILDING DESCRIPTION

IOE Number: 164731

Location: Folly in Fishpond Wood, Dunflat Road (north side), Rowley, East Riding of Yorkshire, East Yorkshire

Date listed: 16th May 1988

Date of last amendment: 16th May 1988

Grade: II

Folly. Late C18. Red brick with stone dressings. Gothick style. Octagonal structure with buttresses with offsets presumably in imitation of a chapter house of c1300. Pointed openings to 7 sides: the eighth has been infilled to form a fireplace. Roofless, overgrown, and derelict at time of resurvey.

Source: Images of England website ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk))

**APPENDIX 2**

**PHOTOGRAPHIC RECORD**

## PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 31st March 2011

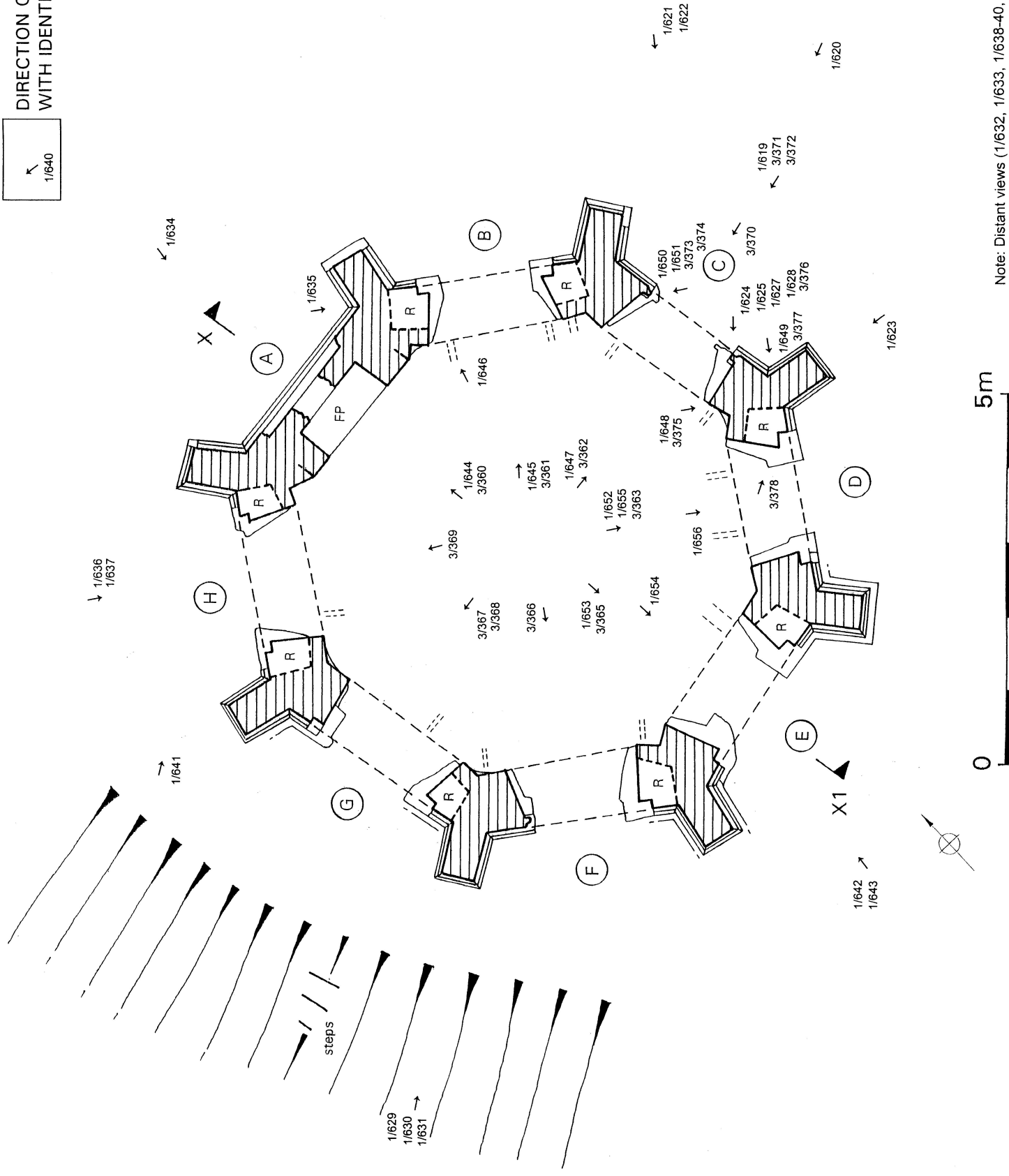
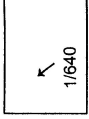
Film 2: Colour digital photographs taken 19th April 2011

Film 3: Colour digital photographs taken 10th June 2011

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	619	Folly, Side C to centre flanked by Side B and Side D, looking W	1m
1	620	Folly, Side C to centre flanked by Side B and Side D, looking W	1m
1	621	Folly, Side C to centre, looking SW	1m
1	622	Folly, upper part of Side C to centre, looking SW	-
1	623	Folly, upper part of Side D to centre, looking NW	-
1	624	Folly, exterior S jamb of Side C with graffiti, looking W	-
1	625	Folly, exterior S jamb of Side C with graffiti, looking W	-
1	627	Folly, exterior S jamb of Side C with graffiti, looking W	-
1	628	Folly, exterior S jamb of Side C with detail of graffiti, looking W	-
1	629	Folly, Side G to left, Side F to right, looking NE	1m
1	630	Folly, Side G to left, Side F to right, looking NE	1m
1	631	Folly, Side G to left, Side F to right, looking NE	1m
1	632	Folly and lake, looking E	-
1	633	Folly and lake, looking E	-
1	634	Folly, Side A to centre, looking S	1m
1	635	Folly, moulding to E side of Side A , looking SE	1m
1	636	Folly, Side H to centre, flanked by Side A and Side G, looking SE	1m
1	637	Folly, Side H to centre, flanked by Side A and Side G, looking SE	1m
1	638	Folly and lake, looking S	-
1	639	Folly and lake, looking S	-
1	640	Folly and lake, looking S	-
1	641	Folly, Side H to centre, looking E	1m
1	642	Folly, Side E to centre, flanked by Side F and Side D, looking N	1m
1	643	Folly, Side E to centre, flanked by Side F and Side D, looking N	1m
1	644	Folly, interior, fireplace in Side A, looking N	1m
1	645	Folly, interior, Side B, looking NE	1m
1	646	Folly, interior, Side B, masons' marks to W jamb head, looking NE	-
1	647	Folly, interior, Side C, looking E	1m
1	648	Folly, interior, Side C, masons' marks to S jamb head, looking SE	-
1	649	Folly, interior, Side C, detail of exterior moulding, looking SW	0.50m
1	650	Folly, Side C, graffiti to external N jamb	-
1	651	Folly, Side C, graffiti to external N jamb	-
1	652	Folly, interior, Side D, looking SE	1m
1	653	Folly, interior, Side E, looking S	1m
1	654	Folly, interior, head of Side E, looking S	-
1	655	Folly, interior, head of Side D, looking SE	-
1	656	Folly, base of Side D showing typical appearance, looking SE	1m
2	605	Folly and lake with reflecting trees, looking SW	-
2	857	Folly and lake with reflecting trees, looking E	-
2	858	Folly and lake with reflecting trees, looking E	-
2	859	Folly and lake with reflecting trees, looking E	-
2	860	Folly and lake with reflecting trees, looking E	-
3	360	Folly, interior, Side A with fireplace, looking N	1m
3	361	Folly, interior, Side B, looking NE	1m
3	362	Folly, interior, Side C, looking E	1m
3	363	Folly, interior, Side D, looking SE	1m
3	365	Folly, interior, Side E, looking S	1m
3	366	Folly, interior, Side F, looking SW	1m
3	367	Folly, interior, Side G, looking NW	1m
3	368	Folly, interior, Side G, looking NW	1m
3	369	Folly, interior, Side H, looking NW	1m
3	370	Folly, view through Side C to Side G, looking NW	1m
3	371	Folly, Side C, looking NW	1m

3	372	Folly, Side C, looking SW	1m
3	373	Folly, Side C, graffiti to external N jamb	-
3	374	Folly, Side C, graffiti to external N jamb	-
3	375	Folly, Side C, graffiti to internal S jamb	-
3	376	Folly, Side C, graffiti to external N jamb	-
3	377	Folly, Side C, typical moulding at base	-
3	378	Folly, Side D, recess to N side, looking NE	-

DIRECTION OF PHOTOGRAPH  
WITH IDENTIFIER



Note: Distant views (1/632, 1/633, 1/638-40, 2/605 & 2/857-60) not shown



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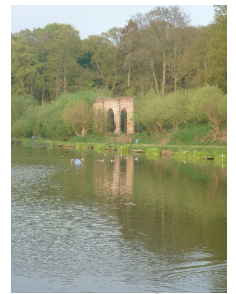
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**APPENDIX 3**  
**WILDLIFE REPORT**

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FOLLY AT PARK FARM,  
RISBY, EAST YORKSHIRE

Bat Report

**September 2011**

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**FOLLY AT PARK FARM, RISBY, EAST YORKSHIRE**

**Bat Report**

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**FIGURES**

FIGURE 1                    AERIAL PHOTO AND SITE LOCATION MAP

**SKETCHES**

SKETCH 1                    SITE PLAN

**PLATES**

PLATE 1                    EXAMPLE OF BAT ENTRANCES INTO POTENTIAL BAT ROOSTS THAT WERE RECORDED BETWEEN SOME OF THE BRICK COLUMNS AND THE ADJACENT STONE DRESSINGS

PLATE 2                    OCCASIONAL CREVICES SUITABLE FOR BAT ENTRANCES INTO POTENTIAL BAT ROOSTS WERE ALSO RECORDED WITHIN THE BRICK WALLS AND COLUMNS

**BAT REPORT**  
**Folly at Park Farm, Risby, East Yorkshire**

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- PLATE 3 OCCASIONAL CREVICES SUITABLE FOR BAT ENTRANCES INTO  
POTENTIAL BAT ROOSTS WERE ALSO RECORDED BETWEEN THE  
STONWORK AT THE APEX OF SOME OF THE ARCHES
- PLATE 4 OCCASIONAL CREVICES SUITABLE FOR BAT ENTRANCES INTO  
POTENTIAL BAT ROOSTS WERE ALSO RECORDED IN THE UPPER LEVELS  
OF THE BUILDING
- PLATE 5 DENSE IVY COVERED PARTS OF THE EXTERNAL ELEVATIONS OF THE  
FIREPLACE MAKING THE BRICKWORK INACCESSIBLE FOR INSPECTION
- PLATE 6 A SINGLE BIRD NEST WAS LOCATED IN THE GAP LEFT BY A MISSING  
BRICK IN ONE OF THE ARCHES

## **1 INTRODUCTION**

### **1.1 Background to activity**

1.1.1 At the request of EDAS (Ed Dennison Archaeological Services Ltd) EINC was commissioned to undertake a bat survey of a ruined folly at Park Farm, Risby, East Yorkshire. The objective of the survey was to identify and assess the bat interest of the building and to inform the likely impact(s) of any proposed restoration works.

### **1.2 Legislation**

1.2.1 All species of bats are protected under The Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats, &c.) Regulations 1994. Under this legislation it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

1.2.2 The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection.

## **2 SURVEY METHODOLOGY**

### **2.1 Status of bat species in the local/regional area**

2.1.1 The folly is within the natural range of species of bats listed in Table 1.

**Table 1** Bat species within 100km of the site

<b>Species</b>	<b>National status</b>
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Widespread and common
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	Widespread and common
Noctule <i>Nyctalus noctula</i>	Widespread but uncommon
Leisler's bat <i>Nyctalus leisleri</i>	Widespread but rare
Brown long-eared bats <i>Plecotus auritus</i>	Widespread and common
Natterer's bat <i>Myotis nattereri</i>	Widespread but frequent
Daubenton's bats <i>Myotis daubentonii</i>	Widespread and common
Whiskered bats <i>Myotis mystacinus</i>	Widespread but scarce
Brandt's bats <i>Myotis brandtii</i>	Widespread but scarce

## **2.2 Survey area**

2.2.1 The general location of the folly at Park Farm, Risby, East Yorkshire, is shown in the aerial photo of Figure 1 and it occurs at Grid Reference TA 01235 35368.

## **2.3 Field Survey**

### *Daytime inspection*

2.3.1 A daytime inspection for bats in the folly was undertaken on 27<sup>th</sup> June 2011. In June bats are likely to be using their summer roosts and evidence of their presence includes:

- Presence of bats – bats may be recorded roosting in small cracks within the brick and stone structure e.g. at the junctions of each wall, and/or crevices between the stone arch lintels and adjacent brickwork.
- Staining – where sites are used heavily by bats the brick/stone around the roost entrance may become stained with oil from the bats fur. Scratches on the brick/stone worn smooth by the passage of bodies would also be used as evidence where this was attributable to bats rather than roosting or nesting birds.
- Droppings – bat droppings in crevices, stuck to walls below suitable crevices, and on the ground below suitable crevices. However, droppings may have been washed away by rain and bad weather, which will have occurred prior to the survey.

2.3.2 Equipment used and at hand included:-

Opticron 8 x 32 close-focusing binoculars (Field 6.4<sup>0</sup>)  
Cluson 1M candle-power lamp  
Fibre-optic endoscope  
5m extendable ladder

2.3.3 The folly was systematically searched for bats, bat droppings and any other signs beneath potential bat roost sites. Accessible cracks for bats were examined with the use of a Clulite Lamp (1,000,000 candle power) and ladders were used to search the upper levels of the building, to a height of 4 metres.

### *Nocturnal emergence survey*

2.3.4 An evening emergence survey was conducted on 27<sup>th</sup> June 2011. Two recorders were stationed at opposite ends of the building: one had clear views of the northern external elevations (A, B and H) and the other had clear views of the southern external elevations (D and E) - refer to Sketch 1.

2.3.5 In addition, two AnaBat SD2 detectors were use to help record bats. One was stationed immediately below the archway in elevation H and the other below the archway in elevation D. In each case the recorder was faced towards the

arched roof. These were set to record bat sounds for the duration of the emergence survey.

2.3.6 The survey commenced thirty minutes before sunset and lasted until c. 1.5 hours after sunset. The weather was warm (c. 19 - 22°C) but light rain occurred between 21.59 and 22.20 and there was a moderate wind. This did not, however, affect bat activity and the weather was therefore considered suitable for the collection of bat emergence and foraging data.

2.3.7 The equipment used for the survey included:-

- Batbox Duets (frequency division and heterodyne bat detectors)
- Batbox 111 detectors (heterodyne bat detectors)
- Ediol R-O9 digital recorders (used to record frequency divided echolocation)
- Binatone two-way radios to facilitate communication between surveyors
- BatScan v9.6 (sound analysis software)
- Two AnaBat SD2 bat detectors (frequency division automated recording static bat detectors)

#### *Personnel*

2.4.11 All the survey work was undertaken by Dr. Madeline Holloway, (Licence No. 20112140) with the assistance of Jane Liddle (Licence No. 20093123).

## **2.5 Constraints**

2.5.1 There were no major constraints. Nevertheless, the ground within the open structure was covered in vegetation, often making searching for bat droppings difficult. It was also occasionally unsafe to use ladders in the upper levels of the structure and parts of the structure were hidden beneath dense ivy. Also, it was not possible to search the upper levels of the external walls between elevations F and G with ladders due to the density of adjacent scrub and the steepness of the slopes (Sketch 1). Finally, any external signs of bats may have been washed away by previous bad weather (wind and rain). The nocturnal survey was therefore used to check for evidence missed during the visual inspection.

## **3 RESULTS**

### **3.1 Daytime Inspection**

3.1.1 The general location of the folly at Park Farm, Risby, East Yorkshire, is shown in the aerial photo of Figure 1. A sketch plan of the structure is shown in Sketch 1 and the locations for each photo are shown on this plan.

3.1.2 Many crevices suitable for bat entrances into potential bat roosts were recorded between some of the brick columns and the adjacent stone dressings of this structure (Plate 1). Occasional crevices suitable for bat entrances into potential bat roosts were also recorded within the red brick walls and columns (Plate 2) and also between the stonework at the apex of some of the arches (Plate 3). Finally, further gaps in the brickwork that were suitable for bat entry into potential roost(s) were recorded in the upper levels



of the building as illustrated in Plate 4. No signs of bats, however, were recorded in any of the accessible crevices.

- 3.1.3 Dense ivy covered parts of the external elevations of the fireplace as shown in Plate 5, which made this wall and the adjacent arches difficult to search for signs of bats. In addition, scrub growth was particularly close to the external elevations adjacent to the path and the fishing lake (refer to Sketch 1), also making these parts of the structure difficult to comprehensively survey. Finally, dense vegetation covered the ground within the roofless, octagonal, structure effectively obscuring any bat droppings that may have otherwise been recorded at these locations. The tops of the walls were covered by a range of pioneer vegetation. This included common ragwort *Senecio jacobea*, male fern *Dryopteris felix-mas*, rosebay willowherb *Chamerion angustifolium* and young woody vegetation such as elder *Sambucus nigra*, oak *Quercus spp.* and cherry *Prunus spp.*
- 3.1.4 A single bird nest was located in the gap left by a missing brick in one of the arches (Plate 6).

### **3.2 Nocturnal Emergence Survey**

- 3.2.1 Common Pipistrelle *Pipistrellus pipistrellus* bats were mainly recorded commuting and foraging in the vicinity of the folly, although other bats recorded included Noctule *Nyctalus noctula* and Myotis *Myotis spp.* bats. The full results of the nocturnal emergence survey are shown in Table 2.

**Table 2** Results of the nocturnal exit survey (sunset at 21.36)

<b>Time</b>	<b>Recorder 1</b> (south of elevations D, E and F – refer to Sketch 1)	<b>Recorder 2</b> (north of elevations A, B and H – refer to Sketch 1)
21.56		?P45 – very faint sound heard
22.01		P45 heard (NS)
22.02		P45 heard (NS)
22.21	One P45 bat seen flying low across the external elevation of the folly towards the fishing lake (close-by emergence but not from the folly)	
22.22	P45 three passes (NS)	P45 heard (NS)
22.23	P45 two passes (NS)	
22.25	P45 one pass (NS)	?P45 – very faint sounds of intermittent foraging heard for about 2 minutes
22.26	P45 four passes (NS)	
22.27	P45 faint pass (NS)	
22.28	P45 one bat seen foraging between the wood and lake, overhead.	P45 one bat seen flying over the trees to the east, over the folly and towards the lake
22.29	P45 one bat seen flying above the folly and foraging between the folly and adjacent wood	P45 one bat seen flying over the trees to the east, over the folly and towards the lake
22.31	P45 one pass (NS)	
22.32	P45 five passes (NS)	
22.33 –	P45 intermittent foraging overhead (NS)	

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**Folly at Park Farm, Risby, East Yorkshire**

22.36		
22.37		P45 one pass (NS)
22.39	P45 two passes (NS)	P45 one faint pass (NS)
22.40	P45 six passes (NS)	
22.40 – 22.56	P45 intermittent foraging overhead (NS)	
22.42		P45 foraging (NS)
22.46		P45 faints sounds of foraging heard for at least one minute (NS)
22.53		P45 one pass (NS)
22.57	P45 five passes (NS) Myo three passes (NS)	
22.58	P45 four passes (NS) Myo two passes (NS)	
22.59	P45 three passes (NS) Myo two passes (NS)	Myo heard foraging overhead and one bat seen passing to and fro between the folly and lake
23.00	P45 two passes (NS) Myo one pass (NS)	
22.59 – 23.01		Myo heard foraging overhead and one bat seen passing to and fro between the folly and lake

?P45 = ?Common Pipistrelle *Pipistrellus pipistrellus*

P45 = Common Pipistrelle *Pipistrellus pipistrellus*

Myo = Myotis spp. bat *Myotis spp.*

NS = Not seen

3.2.2 Sunset occurred at 21.36 and the first bat, preliminarily identified as a Common Pipistrelle *Pipistrellus pipistrellus*, was only very faintly heard by the recorder in the woodland, just north of the folly, at 21.56. Average emergence times for Common Pipistrelle *Pipistrellus pipistrellus* bats is twenty minutes after sunset and the data indicates that this bat was roosting close-by, perhaps in one of the adjacent mature trees, but not actually within the folly. At 22.01 and 22.02 stronger Common Pipistrelle echo-locations from foraging bats were recorded by the observer stationed within the woodland, at the northern end of the folly.

3.2.3 No bats were heard for the next 20 minutes or so and then Common Pipistrelle *Pipistrellus pipistrellus* bats were intermittently seen and heard flying and foraging both overhead and between the lake and woodland. Myotis spp. *Myotis spp.* bats were first picked up by the recorders at 22.57, just over an hour after sunset. Once again, no bats were seen to emerge from the folly and it was thought that these bats had emerged from elsewhere.

3.2.4 A Common Pipistrelle *Pipistrellus pipistrellus* bat was first detected by the Anabat place below H-H of the folly at 22.21, a full two minutes before the first one was detected by the Anabat place below D-D (at 22.23). Intermittent Common Pipistrelle *Pipistrellus pipistrellus* bats were detected by both Anabats until the end of the survey at 23.05. In addition, the echo-locations of a passing Noctule *Nyctalus noctula* bat were detected at 22.45-42 by the Anabat under H-H and then at 22.45-47 by the Anabat placed under D-D. The indication is that a single noctule bat was flying from west to east across the top of the folly at this time. The first Myotis spp. bats *Myotis spp.* were

detected simultaneously by the Anabats at 22.58 and several echolocations were recorded for the following two minutes (until 23.00), indicative of local foraging activity.

### **3.3 Other Fauna**

- 3.3.1 Birds recorded during the survey included stock dove, wood pigeon, blackbird and mallard. Young tawny owls were heard hooting during the nocturnal survey.

### **3.4 Habitat**

- 3.4.1 The folly at Park Farm lies approximately 1km to the east, north-east, of the Yorkshire Wolds Natural Area, which represents the northernmost chalk outcrop in Britain. Whilst arable cultivation is now the predominant land use in this Natural Area, occasional habitats important for biodiversity include chalk grassland, screes, springs and flushes fed by calcareous groundwater, ancient woodland and hedgerows.
- 3.4.2 The folly itself, however, is set within secondary, mostly sycamore *Acer pseudoplatanus* woodland, with a relatively species-poor herb layer co-dominated by nettles *Urtica dioica* and dog's mercury *Mercurialis perennis*. Other trees and shrubs recorded included crack willow *Salix fragilis*, goat willow *Salix caprea*, common sallow *Salix cinerea*, oak *Quercus spp.* and hazel *Corylus avellana*. Additional herbs, tall ruderals and grasses within the ground flora included Yorkshire fog *Holcus lanatus*, enchanter's nightshade *Circaea lutetiana*, lords-and-ladies *Arum maculatum*, red campion *Silene dioica*, cleavers *Galium aparine*, hedge woundwort *Stachys sylvatica*, bracken *Pteridium aquilinum*, bramble *Rubus fruticosus* and herb bennet *Geum urbanum*.
- 3.4.3 Further residual ecological interest resided in the adjacent fishing lake with its likely good populations of freshwater invertebrates. Marginal species recorded here included common reedmace *Typha latifolia*, water figwort *Scrophularia auriculata*, marsh thistle *Cirsium palustre* and great willowherb *Epilobium hirsutum*. The lake and surrounding woodland are both host to numerous insects and therefore provide an important food source for bats.

## **4 INTERPRETATION/EVALUATION OF RESULTS**

### **4.1 Presence/absence**

- 4.1.1 A daytime search for signs of bats using the folly and the results of the nocturnal survey were both negative. This interpretation must be treated with some caution, however, as bats often use roosts temporarily during the active season (mid-April – September), and such use can therefore only be determined through a series of exit surveys throughout the active season. In addition, there is potential for bats to roost between some of the gaps recorded within the inaccessible upper levels of the folly which were too high and/or unsafe for a close inspection.

- 4.1.2 In conclusion, the available data indicates that there is only a very low risk that bats are present within the folly at Park Farm.

## **5 IMPACT ASSESSMENT IN ABSENCE OF MITIGATION**

- 5.1 Details of the fabric likely to be affected by restoration works are not yet available. Nevertheless, the following impacts might occur.

### **5.1 *Short-term impacts: loss of roosts and disturbance***

- 5.1.1 Without the implementation of mitigation, short term impacts on bats by any restoration work would result in the loss of potential bat roosts. The evidence from this survey indicates, however, that there is only a very low risk that the restoration work would result in disturbance and possible direct harm to bats. Nevertheless, undertaking the work at times when bats are at their least vulnerable would avoid this risk.

### **5.2 *Long-term impacts: bat roost modification***

- 5.2.1 The restoration works would result in irreversible changes to the local micro-environment for bats. Thus, any existing access routes for bats into the existing crevices etc. of the folly would likely be removed by any restoration work. Other factors such as the local air flow and ventilation, temperature and humidity surrounding any potential roost spaces (e.g. within the walls), are also likely to change. Whilst it is very difficult to predict the impacts to bats of such changes it is possible that they would be negative.

### **5.3 *Long-term impacts: bat roost loss***

- 5.3.1 The restoration of the folly at Park Farm would remove potential bat roosts.

### **5.4 *Predicted scale of impact***

- 5.4.1 There is only a very low risk that the restoration of the folly would have a negative impact on bats at the local level. To offset this risk, however, it is recommended that the mitigation measures described in Section 6 be implemented.

## **6 RECOMMENDED MITIGATION MEASURES**

### **6.1 *Mitigation Strategy***

- 6.1.1 The evidence from this report indicates that there is only a very low risk that the restoration of the folly at Park Farm would result in the disturbance and/or destruction of bat roosts. Nevertheless, it is recommended that a series of mitigation measures be undertaken to ensure that there is no net loss of the existing bat roost capacity of the site as a result of any restoration work. The mitigation strategy should include the following key elements:

1. The placement of at least two Schwegler 1FF bat boxes in some of the mature trees in the nearby vicinity immediately before the commencement

of any restoration works. These should be placed at a height of over 4m on the trunks of adjacent mature trees, sited in south-west, south-east and/or northerly directions and have clear flight paths to their entrances. The boxes should remain on site once the works are complete and their extremely durable material (made of light-concrete) would ensure that they would last for many decades. In addition, all the recommended boxes are self-cleaning and thus maintenance-free.

2. An assurance that the works would take into account the clear seasonal changes in behaviour and roost selection shown by bats, and be undertaken when they are at their least vulnerable. If possible the restoration works should therefore be undertaken in April - May (when bats have finished hibernating and are able to feed at night, but have not yet started breeding) **or** September - October (when bats have finished breeding but have not yet started to hibernate).
3. An assurance that the contractor is made aware of the possibility of bats roosting in small crevices within the folly. Caution should therefore be applied to dismantling procedures with any cavities between the brickwork and/or stonework checked for bats as restoration work proceeds. Any bat found during operations should have the cavity covered or protected, all work should cease and a Licensed Bat Worker should be immediately notified. Should bats be discovered then it is likely that they would be able to fly away at the recommended time of year (April/May or September/October) and find an alternative roost nearby, perhaps in one of the nearby bat boxes. However, should bats be torpid then a Licensed Bat Worker should gently remove them by hand (with appropriate glove protection) and transfer them into one of the nearby bat boxes, preferably without causing them to fly out in daylight.

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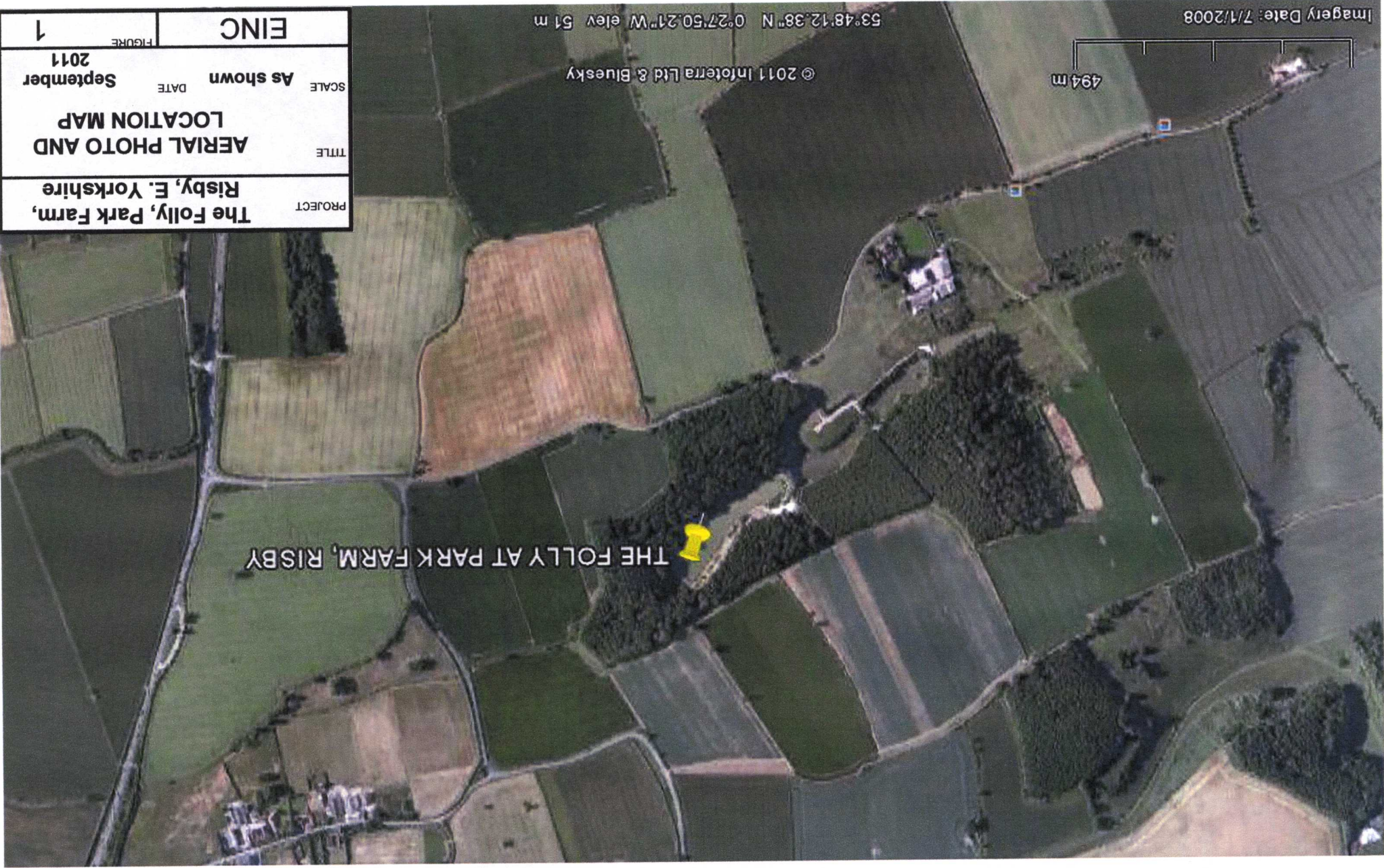
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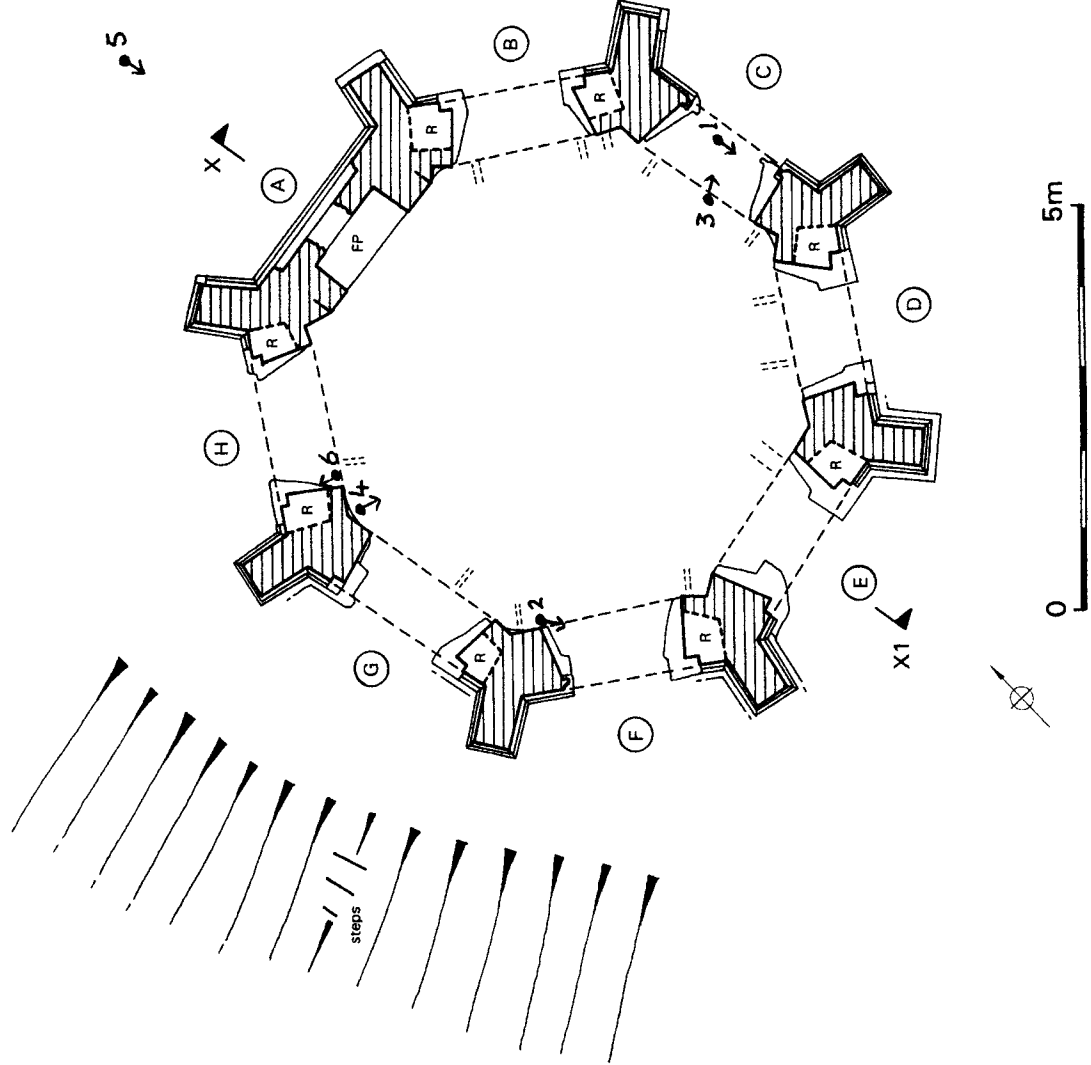
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(A)	IDENTIFIERS
FP	FIREPLACE
R	RECESS
	PHOTO LOCATION

**SKETCH 1**  
 Plan of the folly at  
 Park Farm, Risby,  
 East Yorkshire

**BAT REPORT**  
**Folly at Park Farm, Risby, East Yorkshire**

**Plate 1**

Example of bat entrances into potential bat roosts that were recorded between some of the brick columns and the adjacent stone dressings



**Plate 2** Occasional crevices suitable for bat entrances into potential bat roosts were also recorded within the red brick walls and columns





**Plate 3** Occasional crevices suitable for bat entrances into potential bat roosts were also recorded between the stonework at the apex of some of the arches



**Plate 4** Occasional crevices suitable for bat entrances into potential bat roosts were also recorded in the upper levels of the building



**Plate 5** Dense ivy covered parts of the external elevations of the fireplace making the brickwork inaccessible for inspection



**Plate 6** A single bird nest was located in the gap left by a missing brick in one of the arches



**APPENDIX 4**

**NATURAL ENGLAND PROJECT BRIEF**

**Project Brief for a Management Plan for the Restoration of the  
Folly at Park Farm, Risby, East Yorkshire**



**Prepared for:**

Mr J P Clappison  
W Clappison & Sons  
Park Farm  
Risby Park estate  
Walkington  
Beverley  
East Yorkshire  
HU17 8SS

**By:**

Fiona Quick, Environmental Stewardship Adviser,  
Natural England

**February 2010**

## **Introduction**

It is proposed to consider restoration of the old folly in Risby Parkland. Grant aid is available from Natural England for drawing up a management plan, which is required in the first instance, both to identify the works required to stabilise the surviving fabric, and to provide a full specification and fully costed schedule for repair.

To ensure that work is drawn up to appropriate conservation standards Management Plans for traditional buildings need to be drawn up by appropriately qualified conservation architects who are members of the Royal Institute of British Architects (RIBA). Contact details for individual members can be found at: <http://www.aabc-register.co.uk/>. A list has also been provided for guidance.

This project is happening within the overall context of a Management Plan for the whole of the parkland at Risby.

## **General Information - Follies**

The concept of the folly is somewhat ambiguous, but they generally have the following properties:

- They are buildings, or parts of buildings. Thus they are distinguished from other garden ornaments such as sculpture.
- They have no purpose other than as an ornament. Often they have some of the appearance of a building constructed for a particular purpose, but this appearance is a sham.
- They are purpose-built. Follies are deliberately built as ornaments.
- They are often eccentric in design or construction. This is not strictly necessary; however, it is common for these structures to call attention to themselves through unusual details or form.
- There is often an element of fakery in their construction. The canonical example of this is the sham ruin: a folly which pretends to be the remains of an old building but which was in fact constructed in that state.
- They are buildings, or parts of buildings. Thus they are distinguished from other garden ornaments such as sculpture.

The brick and stone built folly located in Risby Grade II Designated Parkland currently survives as an upstanding, derelict roofless structure surrounded by scrub and has been largely untouched since abandonment. The aim of this project is to record the building appropriately, assess its current position and prepare a strategy for its restoration.

The Folly is Listed Grade II. It is late 18<sup>th</sup> C in date and built in gothic style of red brick with stone dressings. Octagonal in shape with a fireplace in one side, the remaining sides all had tall lancet windows. It was placed to enjoy

views across the adjacent lake and may have functioned as a small banqueting house.

### **Objectives of this Brief & Submission of Quotes**

- The submission should include:
  - A method statement demonstrating how the work will be undertaken,
  - Identification of who will undertake the work and an outline of their professional expertise in building conservation and buildings of this type.
  
- This brief and the resulting Management Plan should be used to facilitate full liaison with Natural England concerning the technical details of any subsequent application for grant aided work to restore the building.

**Appendix One, 'Higher Level Stewardship: The Repair and Restoration of Historic Buildings. Applicants Guide'** explains in more in detail the principals of funding under agri-environment schemes, and should be referred to in conjunction with this brief. Whilst written primarily with roofed structures in mind the broad principles are relevant to most structures requiring repair.

### **Content of the Management Plan**

#### **1. Summary**

A short concise summary identifying:

- Site Location
- Site Description, including a site plan to an appropriate scale
- The aims of the restoration
- Current condition of the building and the threats and issues it faces

#### **2. Summary of the Historical Development and Statement of Significance**

A brief summary of the historical development of the building is required. In order to inform the summary, the building should be researched through map regression using historic maps and any other available documentary sources. This research should complement any research already undertaken and held by the Historic Environment Record. A statement of the significance of the building should be included, assessing the structure from both a local and regional perspective, and commenting on the contribution of the building to the local landscape character, public amenity and biodiversity.

#### **3. Wildlife Survey**

Identify the location of any wildlife species which use the building either seasonally or throughout the year and consider their requirements and mitigation, and the legal obligations under the relevant wildlife legislation, when compiling the plan and scheduling of works.

If protected species are found, a licence may be needed before work can take place. Certain species using a building may be protected under the UK Wildlife & Countryside Act (1981) and/or European wildlife legislation. Species lists can be found at:

<http://www.naturalengland.org.uk/conservation/wildlife-management-licensing/habsregs.htm>

Further information on this can be provided by Natural England local offices.

#### **4. Analysis and Recording**

Undertake a site survey of the building looking at its form, use of materials and methods of construction, past function, style of architecture and changes/adaptations over time and the reasons for the changes. This should be cross-referenced with the information gathered in 2 and 3 above.

A record of the building as it presently exists, and analysis of the fabric likely to be affected by repair should be made using appropriately scaled plans, drawings and photographs, equivalent to Level 3 of English Heritage's '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (available at [www.helm.gov.uk](http://www.helm.gov.uk) under Guidance Library). A brief to guide the building recording based on the English Heritage guidance is attached (Appendix Two). Depending on the nature and level of necessary repair identified within the management plan, appropriate recording may also be required during repair works and after their completion.

#### **5. Condition Survey**

Prepare a comprehensive survey of the buildings. This survey should be illustrated using photographic images of elevations and details, or survey drawings if appropriate, which in turn must be tied into a scaled plan. Comments should be made on the feasibility of repair, highlighting good points as well as looking at defects and the remedies required.

#### **6. Building Repairs and Alterations**

Using information from 1 to 5 above, identify the repair work required and prepare a full specification for materials and work methods, together with a schedule of works in order for comparable quotations from building contractors to be obtained.

**At this stage the consultant should provide a draft copy of the Management Plan to both the owner and the Natural England HEA which covers the above points of the brief. This will enable Natural England to comment further prior to proceeding with an invitation to building contractors to tender for the building work.**

#### **7. Tender and Tender Reporting**

Using the agreed specifications and schedules of work, obtain three competitive quotes from building contractors with demonstrable experience of working on building conservation projects and buildings of this type. Evaluate and make an assessment of the tenders and provide a written and justified recommendation to Natural England and the owner as to which offers the best

value. At this stage the consultant should also provide a quote for the costs of managing the project through to completion.

## **8. Reporting Requirements**

Natural England will require 2 copies of the final Management Plan in a bound A4 printed format and one copy in an e-format. Where appropriate to guide the repair work A3 annotated drawings folded to A4 should be included.

Additional copies should be submitted to the Historic Environment Record at East Yorkshire Council for the attention of:

Ruth Atkinson  
Humber Archaeology Partnership  
The Old School  
Northumberland Avenue  
Hull  
HU2 0LN  
Tel: 01482 217466

And

Andrew Wimble  
Landscape Architect  
English Heritage  
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### **Brief prepared by:-**

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## **Appendix One**

### **‘Higher Level Stewardship: The Repair and Restoration of Historic Buildings. Applicants Guide’**

A guide to help applicants understand which types of buildings and what restoration works are eligible for grant aid under Higher Level Stewardship (HLS)

*Appendix one is attached as a separate document.*

## **Appendix Two**

### **Brief for Building Recording**

#### **Introduction**

This brief outlines the necessary level of building recording. It should be used to inform the production of the Management Plan.

#### **Level of Recording**

The building recording should be undertaken to Level 2 of ‘Understanding Historic Buildings: A Guide to Good Recording Practice’ as referenced in section 4 above. This guidance should be referred to in conjunction with this brief.

Both the exterior and interior (where possible) of the building will be photographed and a plan made. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached.

A level 2 record will typically include:

#### **Written Record**

1. The precise location of the building.
2. The date of the record and the name(s) of the recorders.
3. A summary statement describing the buildings type or purpose, materials and possible date(s).
4. A short account of the buildings plan, form, age and development sequence, where known. There should also be a note of building’s setting and contribution to the local landscape.

#### **Drawn Record**

1. A site plan drawn to an appropriate scale.

2. A floor plan to scale which should show the form and location of any structural features of historical significance (e.g. blocked doorways and windows, former openings, masonry joints, changes in internal levels).
3. Drawings (to scale or fully dimensioned) recording the form and location of other significant structural detail (e.g. timber framing, roof construction, internal features relating to use such as troughs, fittings etc).

### **Photography**

Photography should be undertaken before and after works. Should the situation warrant it (for example a high level of repair to historically significant fabric) then photos should be taken during works. The record should consist of:

1. Views of the exterior of the building, including details of any structural features of historical significance
2. Views of the interior of the building, including details of any structural features of historical significance.

The photographs should be tied in with the block plan.

### **Deposition of Record**

The results of the building recording are to be included within the Management Plan.

One copy of the building recording, as described in Section 9 above, should also be submitted to Historic Environment Record at the County Council.

**APPENDIX 5**

**EDAS METHODS STATEMENT**

# **MANAGEMENT PLAN FOR THE RESTORATION OF THE FOLLY AT PARK FARM, RISBY, EAST YORKSHIRE**

## **EDAS METHODS STATEMENT**

The project will be undertaken jointly by Ed Dennison Archaeological Services Ltd (EDAS), Peter Gaze Pace Architects and Ecological Information Network Consultants (EINC), in accordance with the brief produced by Natural England (dated February 2010). The lead contractor will be EDAS who will also be responsible for the management of the project. All three consultants have worked together on several similar Natural England projects in the past, as well as on other English Heritage funded projects. The site was visited by EDAS on 7th June 2010.

The tall octagonal Gothic folly was built in c.1770 by Eaton Mainwaring Ellerker, as part of improvements to the Risby Estate which also included flooding the adjacent valley to make a lake. It is a derelict roofless structure surrounded by scrub, and is of brick construction with stone dressings. There is a former fireplace in one of the blocked lancet openings. It was placed to enjoy views across the adjacent lake, and may have functioned as a small banqueting house. The building is depicted on the Ordnance Survey 1st edition 6" map (1855) and was illustrated by George Nicholson (reproduced in Neave, D & Waterson E 1988 *Lost Houses of East Yorkshire*, p52). It is a Grade II Listed Building, and it lies within a Grade II Registered Park and Garden. The work to this building is being undertaken as part of a wider Parkland Plan.

### **Content of the Management Plan**

#### *1. Summary*

A concise summary will be produced, including details of site location, site description (including a site plan), the aims of the restoration project, and details of the current condition of the building and the threats and issues it faces.

#### *2. Summary of the Historical Development and Statement of Significance*

A brief summary of the historical development of the building will be produced, based on observations made during the site survey and locally-based research. The latter will involve historic map regression and available documentary/published sources. The historical development will be linked to appropriate illustrative photographs of the building from key viewpoints and cross-referenced to a scaled plan.

The Statement of Significance will assess the structure from both a local and regional perspective, and comment on the contribution of the building to the local landscape character, public amenity and biodiversity.

This summary of the historical development and statement of significance will be included in the EDAS survey report (see item 6 below).

#### *3. Wildlife Survey*

A desk-top study will be undertaken, to gather and collate information from specialist consultees such as the North and East Yorkshire Ecological Data Centre and the North Yorkshire Bat Group.

All species of bats are fully protected under current legislation and so a systematic daytime inspection for bats roosting in the building will be undertaken between May and August. This is the time when bats are at their most active and hence most likely to be detected (sub-optimal times for such a survey occur the rest of the year, from September to April). The survey would search for droppings beneath and/or within potential bat roost sites, such as any small

holes/crevices within the walls and openings. One nocturnal exit survey utilising three surveyors would also be supervised by the Bat Licence Holder at this time.

It is also recommended that the results of the bat survey be available in a full report at least two months prior to the commencement of any restoration work. This is to ensure that, should bats be recorded within the buildings, there is enough time available to apply for, and be granted, a Bat Licence from Natural England before the commencement of any works. The aims would be to ensure that an approved mitigation statement is available for the continued welfare of the existing local bat population and that any unnecessary and costly delays to the possible commencement date(s) of the proposed restoration works are avoided.

The resulting report would evaluate the building for roosting bats according to their national, regional, district, parish and/or local ecological value. The report would also summarise relevant information from UK and Local Biodiversity Action Plans on priority habitats and species. The report would be written in the format of a Methods Statement, sufficient in detail to submit as part of an application for a Licence from Natural England in Respect of Bats, and also sufficient in detail to satisfy the local authority's requirements regarding these species. It would include sections on the type of surveys undertaken (including a habitat description and an interpretation/evaluation of the results), an impact assessment (including long-term impacts etc.) and a section on mitigation and compensation.

A stand-alone wildlife survey report would be produced by EINC, both as hard copy and an electronic (pdf format) document.

Depending on the findings of the initial daytime and nocturnal survey, an extra nocturnal and/or dawn bat survey at the folly may be required. However, at this stage, further survey work is considered to be unlikely as it is a roofless structure and hence less likely to be occupied by bats than would, for example, be the case with a roofed structure. Nevertheless, should bats be recorded, further work may also be required for the submission of an application for a Bat Licence to Natural England and the administration of the licence conditions. Such extra work would include the production of Documents 1 and 2 Method Statement as well as a 'Reasoned Statement of Application', and it would also involve monitoring documents and site supervisory work as part of the licence conditions.

#### *4. Analysis and Recording*

An archaeological survey of the building will be undertaken, looking at its form, use of materials and methods of construction, past function, style of architecture and changes/adaptations over time and the reasons for the changes. A written, drawn and photographic record of the building as it presently exists will be made, equivalent to a Level 3 survey as defined by English Heritage in their 2006 publication *Understanding Historic Buildings: A Guide to Good Recording Practice*.

The drawn record will comprise a 1:20 scale ground floor plan and one 1:20 scale section through the building; these drawings will be done at this scale rather than the more traditional 1:50 scale as it is small and complex structure. A higher level plan (e.g. roof level) will also be drawn, subject to safe access, and other drawings will be produced of mouldings and other items of interest. It is not envisaged that any elevations (either internal or external) will be drawn as these can be illustrated by photographs. The drawings will be produced by traditional hand measuring techniques. The ground plan will show the form and location of all structural features, including those of historic significance such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, while the section will illustrate the vertical relationships within the building.

The written record will include details of the building's location, and a note of any statutory designations. An account of the building's overall form (e.g. structure, materials, layout, evidence for any attached demolished structures etc), function, date and sequence of development and

use, together with the evidence supporting this analysis, will be produced. The fabric likely to be affected by future repair will be analysed and commented on. A discussion of any published sources relating to the building and its setting, an account of its history as given in readily-available published sources, and an analysis of historic map evidence (map regression) will also be produced, cross referenced to a full bibliography and other references. The report will also include an executive summary as well as details setting out the circumstances in which the record was made, including its objectives, methods, scope and limitations.

The photographic record will consist of general views of the building, general and detailed shots of the building's external appearance, the overall appearance of the principal rooms and circulation areas, and any external or internal detail (structural or decorative) which might be relevant to the building's design, development or use and which does not show adequately on general photographs. Other photographs will be taken of any inscriptions or date stones, signage or graffiti etc which contribute to an understanding of the building, and any contents or ephemera which have a significant bearing on the building's history. The colour photographs will be taken with a digital camera with 10 megapixel resolution.

Depending on the nature and level of necessary repairs or conservation works, appropriate drawn and photographic records may also be made during and after works. The need for any such work will be identified in the architect's specification (item 6 below).

A stand-alone EDAS survey report would be produced, both as hard copy and an electronic (pdf format) document.

#### *5. Condition Survey*

A comprehensive, photographically illustrated condition survey of the building will be produced. The survey will utilise drawings and other information produced from the archaeological survey (see item 4 above), as well as producing any other specific data that might be required, and all parts of the building will be examined (the upper levels subject to safe access) to determine the condition of the walls (e.g. type of mortar, construction of wall, condition of core, any structural weakness etc) using minimum invasive techniques. All commentary, photographs or additional survey work will be tied into a scaled plan.

Comments will be made on the feasibility of repair, highlighting good points as well as looking at defects and the remedies required. Discussion will take place with Natural England (NE) and the landowner over the most appropriate approach to conservation repair techniques. All proposed works will be 'conservation friendly' and will utilise appropriate materials and traditional repair techniques.

A stand-alone Condition Survey report would be produced by Peter Gaze Pace Architects, both as hard copy and an electronic (pdf format) document.

#### *6. Building Repairs and Alterations*

Using the information gained from items 2 to 5 above, the repair work required will be identified and a full specification for materials and work methods will be prepared by Peter Gaze Pace Architects. This will include a schedule of works in order for comparable quotations from building contractors to be obtained. A stand-alone specification would be produced by Peter Gaze Pace Architects, both as hard copy and an electronic (pdf format) document.

A draft copy of the specification and the supporting reports will be provided to both the landowner and Natural England, to allow for comments prior to proceeding with an invitation to building contractors to tender for the building work.

## *7. Tender and Tender Reporting*

Using the agreed specification and schedules of work, three competitive quotes would be obtained from building contractors with demonstrable experience of working on building conservation projects and buildings of this type; it is expected that the building contractors work and reputation would be known to the project architect. The tenders would be evaluated and assessed, and a written and justified recommendation would be provided to NE and the owner as to which offers the best value.

## *8. Reporting Requirements*

The above reports produced under items 3, 4, 5 and 6 above would be drawn together as a single Management Plan in a bound A4 printed document. Both a hard copy and pdf copy would be provided to Natural England and the landowner, and additional copies would be provided to the Humber Archaeology Partnership and English Heritage.

### **Timescale**

The nature of the surrounding ground and the growth of vegetation observed during the EDAS site visit mean that it is advisable that the analysis/recording work and condition survey is undertaken during periods of low vegetation growth, i.e. in the winter months (say November-February). If this is not possible, e.g. for budgetary or access reasons, the survey work will need to be preceded by vegetation clearance in and around the building.

If commissioned, the project team would be able to start the majority of the work in September, although the bat surveys would be undertaken before that, in July-August. Assuming that the vegetation can be cleared after the wildlife surveys, the analysis/recording work and condition survey would be undertaken in September-November, with a view to preparing a draft Management Plan by January 2010. The production of building specifications would follow soon after that, thus allowing for the completion of the project by the end of March 2011. This should also allow for tenders for the repair work to be obtained, ensuring a start to repair and restoration after April 2011. This timescale may still be achievable if it is not possible to clear the vegetation, although it would mean a very tight timescale with little room for manoeuvre in case of unforeseen difficulties or problems.

A detailed timescale for the project would be drawn up soon after appointment, and after appropriate discussions with the landowner and Natural England regarding access and vegetation clearance.

Ed Dennison  
Ed Dennison Archaeological Services Ltd  
11 June 2010