Bat Building Assessment

14 Lancaster Avenue,
Market Bosworth,
Warwickshire

MAS Architecture

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Prepared by
Clear Environmental Consultants Limited
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ENVIRONMENTAL DRAINAGE FLOOD RISK ECOLOGY

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1 Summary

Clear Environmental Consultants Ltd. was commissioned by MAS Architecture to undertake an assessment of a building in Market Bosworth with regard to its potential for use by bats. The bungalow has been proposed for alteration to convert the garage into a bedroom and change the gargage roof from flat to pitched.

A desk search was completed using Multi Agency Geographic Information for the Countryside (MAGIC) (www.magic.gov.uk) for `statutory designated sites and National Biodiversity Network Gateway (NBN) website (www.data.nbn.org.uk) for any present or historical protected species data within a 2km radius of the site.

MAGIC identified two notable habitats and NBN highlighted records within 1km of the site boundary. Records identified were of pipistrelle bats *Pipistrellus sp*.

The buildings and surrounding area were assessed to determine their potential for supporting roosting bats.

The external and internal features of the bungalow was considered to have negligible potential for supporting roosting bats due to limited suitable roosting potential within the roof void and the limited access points to the roof void; no evidence of bats and/or bat occupation was recorded at the time of the survey.

It is considered that there are no constraints to the proposals with regard to roosting bats. No further surveys or precautions are recommended.

In the highly unlikely event that bats are found during the works to the building, then all works must cease immediately and further advice sought from Natural England.

2 Introduction

2.1 Background

Clear Environmental Consultants Ltd. was commissioned by MAS Architecture to undertake an assessment of a building in Market Bosworth with regard to its potential for use by bats. The bungalow has been proposed for alteration to convert the garage into a bedroom and change the gargage roof from flat to pitched.

The findings from the survey are presented in this report, together with a preliminary assessment of the ecological status of the site, in order to:

- identify any potentially significant ecological constraints that may affect the development proposal; and
- recommend further surveys, if necessary.

2.2 Scope of this report

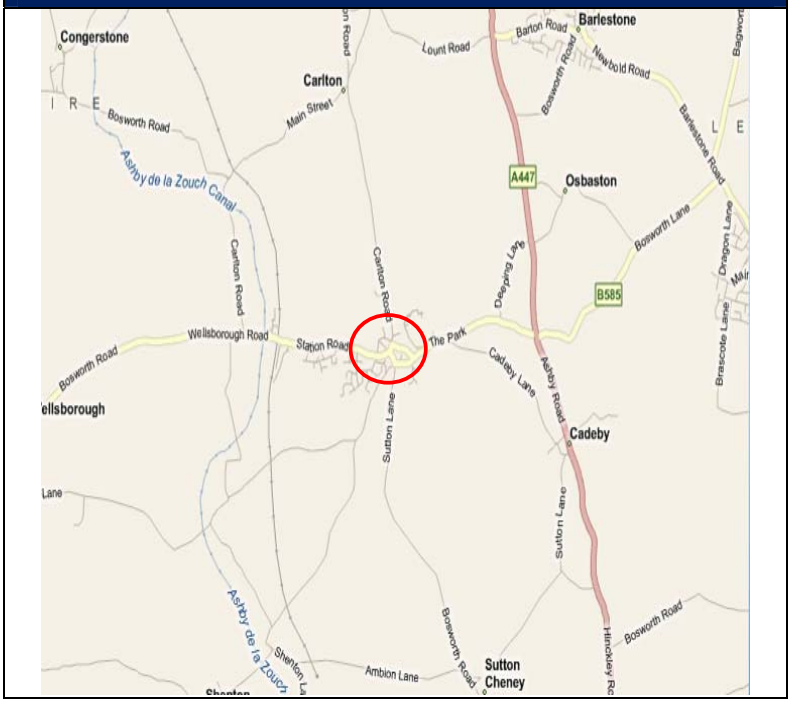
The building assessment was based on standard methodologies set out by Natural England, the Bat Conservation Trust (BCT) and the Joint Nature Conservation Committee (JNCC) in order to identify the likelihood of bats using the buildings for roosting, foraging and commuting purposes.

It has been designed to be suitable to submit with a planning application.

2.3 Site context and status

Lancaster Avenue is situated to the village of Market Bosworth east of Tamworth (Grid Ref: SK 401 029). The location of the site is provided in Figure 2.1 overleaf, with the broad location of the site circled in red.

Figure 2.1: OS map view of Lancaster Avenue, Market Bosworth



As shown in Figure 2.1, the site was surrounded by agricultural farmland in three cardinal directions and to the east, Market Bosworth town centre.

3 Regulatory and Policy Framework

Bats
All species of bat are fully protected under *The Conservation of Habitats and Species Regulations 2010*, which prohibits:

- the deliberate killing, injuring or taking of animal;
- the deliberate disturbance of any species in such a way as to be likely significantly to affect:
-
    - the ability of any significant group of animals of that species to survive, breed or rear or nurture their young; or
    - the local distribution or abundance of that species;

- damage or destruction of a breeding site or resting place; and
- the possession or transport of these species or any other part of.

Bats are also protected under the *Wildlife and Countryside Act 1981* (as amended by *The Countryside & Rights of Way Act 2000*) through their inclusion in Schedule 5. Under the Act, they are protected from:

- intentional or reckless disturbance (at any level);
- obstruction of access to any place of shelter, breeding or rest; and
- selling, bartering or exchange of these species, or parts of.

If a bat roost is to be affected by development activities, a licence from Natural England will need to be obtained to mitigate any detrimental effects.

4 Methodology

4.1 Desk Study

A search was completed of the Multi Agency Geographic Information for the Countryside on-line mapping service (www.magic.gov.uk) for statutory designated sites.

A search was conducted through the National Biodiversity Network Gateway website (data.nbn.org.uk) for any present or historical protected species data within a 2km radius of the site.

4.2 Building Assessment

The buildings and surrounding area were assessed to determine their potential for supporting protected species following standard methodology set out by the Bat Conservation Trust (2007):

- The surrounding area was assessed for potential bat commuting and foraging routes;
- Buildings were searched internally and externally for any evidence of use by bats such as bat droppings, feeding remains such as moth wings, urine and fur oil stains; and
- Buildings were inspected internally and externally, using torches where applicable, to identify any characteristics of a potential bat roost such as cracks or holes in the brickwork or roofing, hanging tiles with gaps or entrances for bats to fly through.

Buildings offer typical characteristics of a potential bat roost. In accordance with the *Bat Conservation Trust (2007) Bat Survey Good Practice Guidelines,* sites with increased likelihood of bats being present are;

- Pre 20th Century detached constructions
- Agricultural buildings of traditional brick, stone or timber
- Large 20cms roof timbers with mortise joins cracks and holes
- Entrances for bats to fly through
- Hanging tiles with gaps
- Buildings or built structures close to good foraging habitat, in particular mature trees, parkland and woodland or wetland, especially in rural settings.

5 Limitations

Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

The protected species assessment provides a view of the likelihood of protected species occurring on the site based on the known distribution of species in the local area, the suitability of the habitat and results from the evening emergence and activity survey. It should not, however, be taken as providing a full and definitive survey of any protected species group and is only valid at the time the survey was carried out.

Where a lack of records is found during the desk search for a defined geographical area, it does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

6 Results

6.1 Desk Study

Magic Identify two notable habits; Spring Wood and Old Covert ancient woodlands within 1km of the site boundary and located south/east of the proposed development.

NBN recorded pipistrelle bat *Pipistrellus sp* species within 100m to 1km of the proposed development from 1986-1988.

6.2 Building Assessment

The buildings on site were assessed internally and externally during the survey. Refer to Appendix I: Building plan, Appendix III: Photographs illustrating the bungalow and Appendix II: building description.

Building 1 (B1)
B1 was a single storey; brick built detached bungalow with a pitched concrete tiled roof with a flat felt roofed garage and a glass conservatory. The building comprised gable ends, plastic soffits, UPVc framed windows with intact glass and UPVc doors, both with associated flashing surrounding the windows and doorways.

Internally, a roof void and garage were assessed; the roof void comprised machine cut wooden rafters and trusses with intact under-felt in good condition. Generally, the roof was considered well sealed with no daylight; clutter was present in the form of old boxes, additionally a florescent strip lights were present. There was no roof void above the garage; however a small gap between the garage structure and door was present.

Externally, one potential access point was identified behind the fascia of the garage, on the garden facing elevation. This was inspected by a licenced bat worker for any signs of the presence of bats. The gap was heavily cobwebbed over and no bat droppings, urine stains or other evidence of occupation by bats was recorded.

Overall, the building was well sealed and no evidence of roosting bats was found. The building was considered to provide **negligible potential** for supporting roosting bats.

7 Conclusions & Recommendations

7.1 Conclusions

The external and internal features of the bungalow were considered to have **negligible potential** for supporting roosting bats due to the lack of any suitable roosting potential within the roof void and no evidence of bats and/or bat occupation was recorded at the time of the survey.

7.2 Recommendations

It is considered that there are no constraints to the proposed works on this building in relation to bats. No further surveys or precautionary methods of working are recommended.

In the highly unlikely event that bats are found during the works to the building, then all works must cease immediately until a licensed bat worker is contacted or further advice sought from Natural England.

8 References

Bat Conservation Trust (2007). *Bat surveys – Good Practice Guidelines.* Bat Conservation Trust, London.

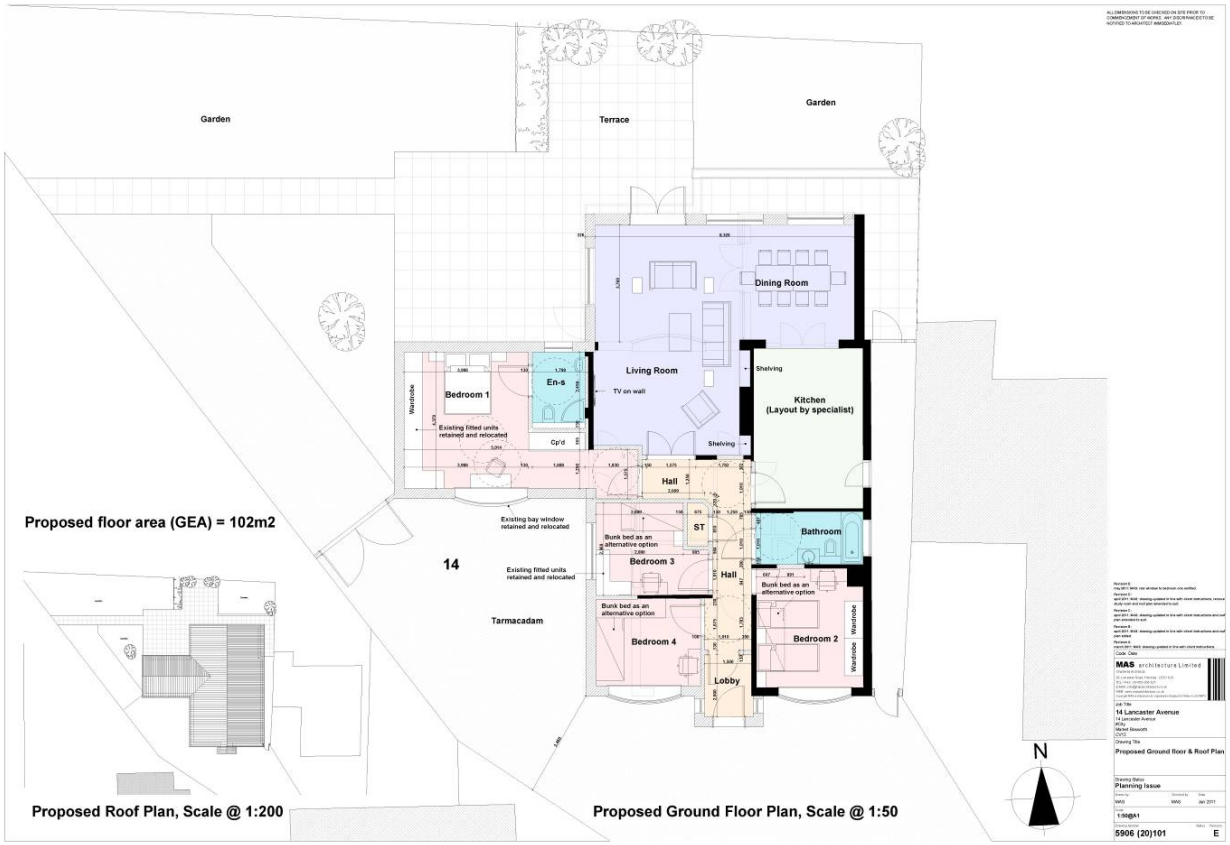
Holden, P. and Cleaves, T. (2006) *RSPB Handbook of British Birds*. RSPB.

JNCC (2004) *Bat Workers Manual*.

Multi-Agency Geographic Information for the Countryside (2009) [www document] http://www.magic.gov.uk/website/magic/ (accessed 13th January 2011).

National Biodiversity Network Gateway (2009) *NBN Gateway* [www document] http://www.nbn.org.uk/ (Accessed on 13th January 2011)

Appendix 1: Proposed Building Plan



Courtesy of MAS Architecture

Appendix 2: Building Assessment Table

Building Number	**Building Description** *No. of Storeys* *Brick/stone built* *Cladding* *Windows* *Doors* *Chimneys*	**Roof Description** *Type of roof* *Flat/pitched* *Eaves*	**External Features**					**Internal Features** *Roof void* *Trusses* *Rafters* *Battens* *Sarking/Underfelting* *Dimensions*	**Potential Bat Access Points** *Gaps in mortar* *slipped tiles* *Hanging tiles*	**Bat Potential/Evidence Recorded** *Droppings* *Moth wings* *Cobwebs* *Evidence (Low/Mod/High)* *Potential (Low/Mod/High)*
			Gables	*Barge boards*	*Soffits*	*Fascias*	*Flashing*			
B1	Bungalow Brick built UPVC windows, doors, fascias, soffits & guttering Conservatory & Garage	Pitched roof with concrete tiles Garage – flat felt roof	✓	×	✓	×	✓	Roof void Machine cut wooden structure Under-felt Florescent strip lights	Gap in garage, behind fascia– nowhere inside for bats Exposed verges Mortar (intact)	No evidence Clean well sealed No cobwebs Negligible potential

Appendix 3: Photographs

Photograph 1: Entrance to bungalow – garage attachment to the west	
Photograph 2: Soffit box and gable end	

Photograph 3: Conservatory attachment	
Photograph 4: Pitched roof – proposed changes from garage to bedroom and the roof structure	

Photograph 5: Front aspect of the property	
Photograph 6: Internal view of the garage	

Appendix 4: Desk Study

Magic:

Report generated on June 8 2011.

You clicked on the point:
Grid Ref: SK 401 029
Full Grid Ref: 440103 , 302943

The following features have been found within 2,000 metres of your search point:

Ancient Woodland (England)

Grid Reference	Wood Name	Theme ID	Theme Name
sk415019	SPRING WOOD	1105039	ANCIENT REPLANTED WOODLAND
sk417017	SPRING WOOD	1105039	ANCIENT REPLANTED WOODLAND
sk410020	OLD COVERT	1105038	ANCIENT REPLANTED WOODLAND