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Report for

69 Newbold Road, Barlestone, Leicestershire
Protected Species Survey

Date of Report – 19th July 2011

Proprietors

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Protected Species Survey at 69 Newbold Road, Barlestone

Name of Client: Mr Holder

Address of Client: 41 Bagworth Road, Barlestone, nr Nuneaton Warwickshire, CV13 0EQ

Name of Agent: David F. Barnes, Chartered Architect

Address of Agent: 14 Pyeharps Road. Burbage, Hinckley, Leicestershire. LE10 2JE

Date of Survey: 19th July 2011

Weather Conditions: 100% cloud, breezy, dry, 19^0C.

Address of survey site: 69 Bagworth Road, Barlestone, nr Nuneaton, Warwickshire, CV13 0DY

Planning Application Number:

Grid Reference of survey site: SK 4324 0547

Name of Surveyor: A.B.Gibney BSc (Hons), MIEEM

Licence Numbers: Great Crested Newt 20103624, Bat 20103625 & Barn Owl 20103623 issued by Natural England

1) Background

1.1 Reason for survey

There are plans to demolish the existing building to build a detached residential property on the site. A protected species (particularly bats) survey was requested to apply for Planning Permission to carry on the development.

1.2 Description of site

The site was in a village setting, on the outskirts of the village of Barlestone and consisted of a detached house (previously converted from two farm workers cottages) surrounded by a garden (mown lawn, and hardstanding- slabs). There were large trees in the vicinity of the site, but these are not affected by the proposals. The nearest was about 5m away. There were no ponds on the site. There was no vegetation to be removed within the area of the proposed site.
The surrounding area consisted of domestic residences and their gardens, plus to the rear of the garden was agricultural (permanent grassland).

1.3 The Building



Photo 1: 69 Newbold Road, front view

The house was detached, with brick walls (rendered in part) and with a slate roof (welsh slates). It was two-storey, with two lofts, the lofts and roof timbers being accessible for survey. The roof had gable ends, and was in sections, at more than one height, with equal pitches either side of the pitched sections. There were two flat roof extensions, the roof of which were timber with a tarred felt covering. The pitched roof was supported by rafters and purlins. The slates were lined, with membrane.



Photo 2: webs on roof timbers

The roof timbers were covered in spiders' webs. There were no missing slates, or gaps between the slates. The ridge tiles were all in place with some gaps, but these gaps were full of webs.

There were no fascias or soffits, except on the flat roof sections, which had fascias. There were no gaps between the wall and these fascias; also the eaves were covered in spiders' webs. There were no gaps in the pointing in the gable ends, between the slates, any gaps had been filled with the render. There were no bargeboards on the gable ends. The lead flashing on the chimney joints was all in place and tight fitting. The lofts were insulated, the insulation being pushed into the eaves.

There were wooden door and window frames, and there were no gaps or cavities around these, again any potential gap was blocked with the rendering.



Photo 3: Rear view of property

2) Survey Methods

The buildings were searched in a systematic pattern, all available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and window sills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves and ridge tiles). All cavities were checked using an endoscope to establish if anything was within them. Bats would be active at the time of year that the survey was undertaken, and a bat detector was on at all times, in case light from the torch disturbed bats.

Signs of birds were also noted, particularly old nests. Birds are likely to be nesting at the time of year that the survey took place.

The ground was searched for tracks, trails or signs (particularly droppings and food/feeding signs) of protected species.

3) Results

3.1 Bats – There was no evidence of bats found during the survey, there were no droppings or other signs, all surfaces and cavities were covered in spiders' webs and dust. There were no gaps or cavities that could allow access for bats as any potential gaps were covered in rendering.

3.2 Birds – There were no old nests found in or on the building, and there was no vegetation in the vicinity of the proposed development that would be suitable for birds to nest in.

3.3 There was no evidence of any other protected species on the site, and there did not appear to be any habitat suitable for other protected species.

4) Conclusions

4.1 Bats had not used the buildings as a roost site.

4.2 The buildings had not been used for birds to nest and there was no vegetation suitable for birds to nest in.

4.3 There were no indications of any other protected species on the site.

5) Recommendations

- The proposed development is unlikely to have a negative affect on the biodiversity of the area, as it will only affect an area, which would be classed as of limited wildlife value, i.e. buildings being the habitats present. (England Field Unit 2007).

- Also no evidence of a bat roost was found during the survey, and so there are no further recommendations. The buildings also had a low potential to be used by bats as there did not appear to be any access points.

References and Bibliography

Mitchell-Jones, A.J. & McLeish, A.P. [ed.] (1999) *The Bat Workers' Manual* JNCC

K.Parsons (ed.) (2007) *Bat Surveys Good Practice Guidelines* Bat Conservation Trust

Hill, D., Fasham, M., Tucker, G., Shewry, M. & Shaw, P. (Eds) (2006) *Handbook of Biodiversity Methods: Survey, Evaluation & Monitoring* Cambridge

Betts, C.J. (2001) *Checklist of Protected British Species* Christopher Betts Environmental Biology

Report Produced by

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