ECOLOCATION

Protected Species Surveys for Development

The Old Dairy 25 Brookside Stretton-on-Dunsmore Rugby Warwickshire CV23 9NH 02476 541776 george.burton@sky.com

Bat Assessment and Report

at

Elmside House
Allotment Lane
Shackerstone
Nuneaton
Warwickshire
CV13 6NY

for

Mr. & Mrs. Sykes

ECOLOCATION is a trading style of George Burton ARCHITECTURE & ECOLOGY Ltd. Incorporated in England, Registered No. 6458127.

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1. Instructions

1.1 ECOLOCATION were appointed by Mr & Mrs Sykes to undertake a Bat Assessment of a detached dwelling at Elmside House, Allotment Lane, Shackerstone, Nuneaton, Warwickshire CV13 6NY following an initial enquiry by Savage Hayward Architects of 19 Station Road, Hinckley, Leicestershire LE10 1AW.

2. Purpose and Scope

2.1 The purpose of the assessment and report was to accompany a planning application for proposed extensions to Elmside House. (See plans).

2.2 The scope of the survey was to establish the likelihood of bat presence in the existing dwelling in areas likely to be affected by the works and within a reasonable amount of working space around the building.

3. Timing and Conditions

3.1 The site was visited on Friday 6th March 2009 at 16:30pm.

Parameter	Recorded Figure
Temperature	8ºC
Cloud cover	50%
Precipitation	None
Wind speed (Beaufort Scale)	1 Light air

Weather conditions during assessment 06.03.09

4. The Site

4.1 The site (Grid Ref SK372068) was located on the western periphery of Shackerstone adjacent to open countryside and was the last property to the west on Allotment Lane. Shackerstone was located some 5km north-west of the historic settlement of Market Bosworth. The village was relatively small and comprised two distinctly separate areas of village; a somewhat nucleated area to the east and a more linear element running loosely north/south to the west and north. These were separated by areas of green space with mature trees running through the centre of the village.

4.2 The building itself comprised a largely two-storey dwelling with single-storey and one and a half storey elements being of traditional load-bearing brickwork and handmade plain tiled roofing and, although partly recently extended, was in part, in excess of one hundred years old being evident on the Leicestershire map of 1886 (www.old-maps.co.uk). The one and a half storey and single-storey elements of the building facing north-west were of relatively recent construction and included plain-clay tile hung dormers. The dwelling was distinctly constructed in two main elements with the original part of the building located to the south having a ridge orientated north-west to south-east and the more recently exended elements of the building having a ridge orientated north-east to south-west, located to the north.



North-west elevation



North-east elevation



South-east gable (top)



South-east gable (base)



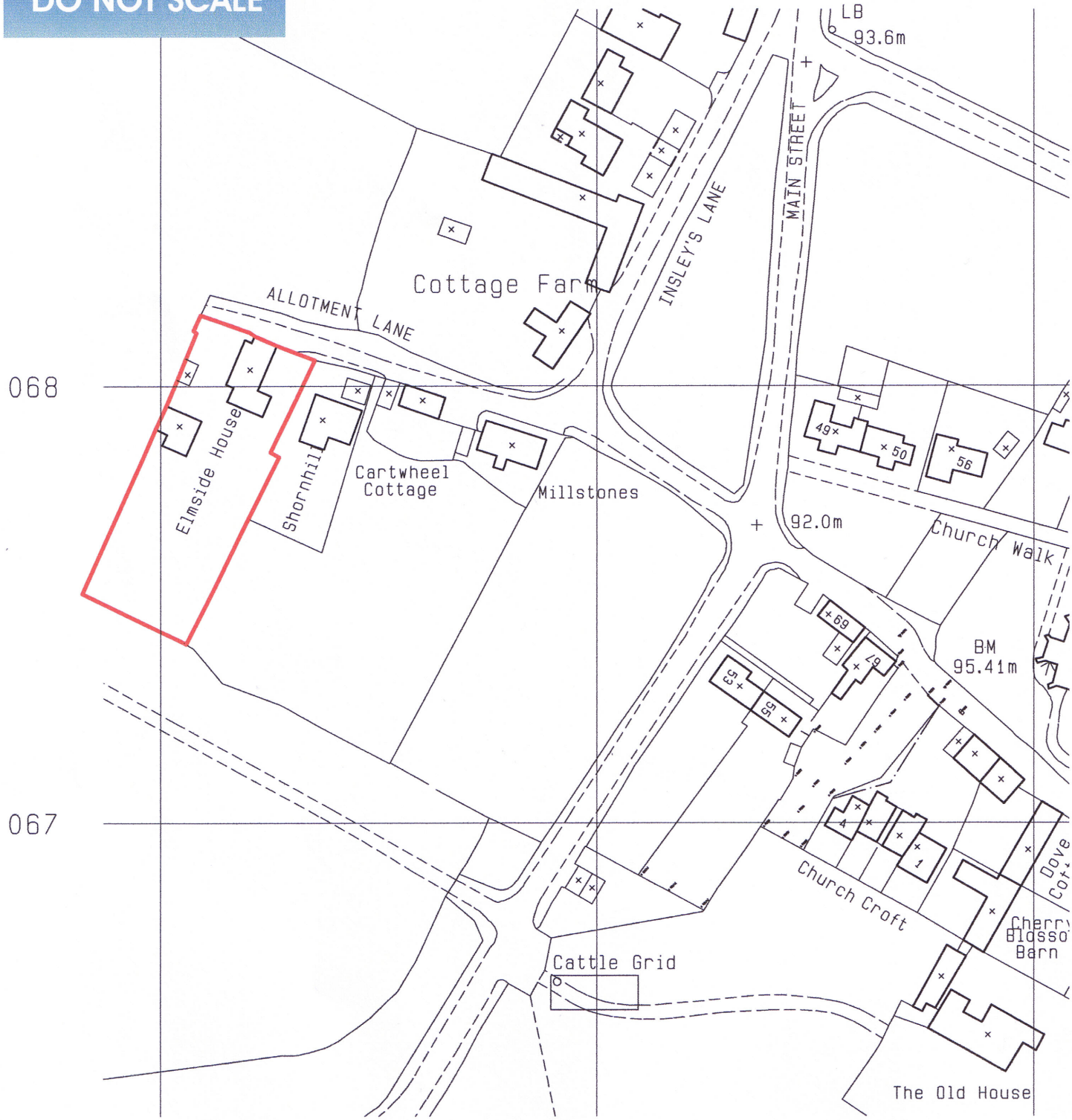
South-west elevation

O.S. Ref: LIG 0013

0 5 10 15 20 30 40 50 60 70 80 90 100

DO NOT SCALE

374



S A V A G E H A Y W A R D

A R C H I T E C T S

19 Station Rd Hinckley, Leicstershire, LE10 1AW, 01455 635665, FAX- 01455 618971

Client: Mr & Mrs Sykes		Drawing: Site Location Plan	
Project: Proposed Extensions & Alterations, Elmside House, Shakerstone	Auth: MEJA	Date: 19.01.09	Drawing No: 06
	Scale: 1:1250	Job No: 08 111	

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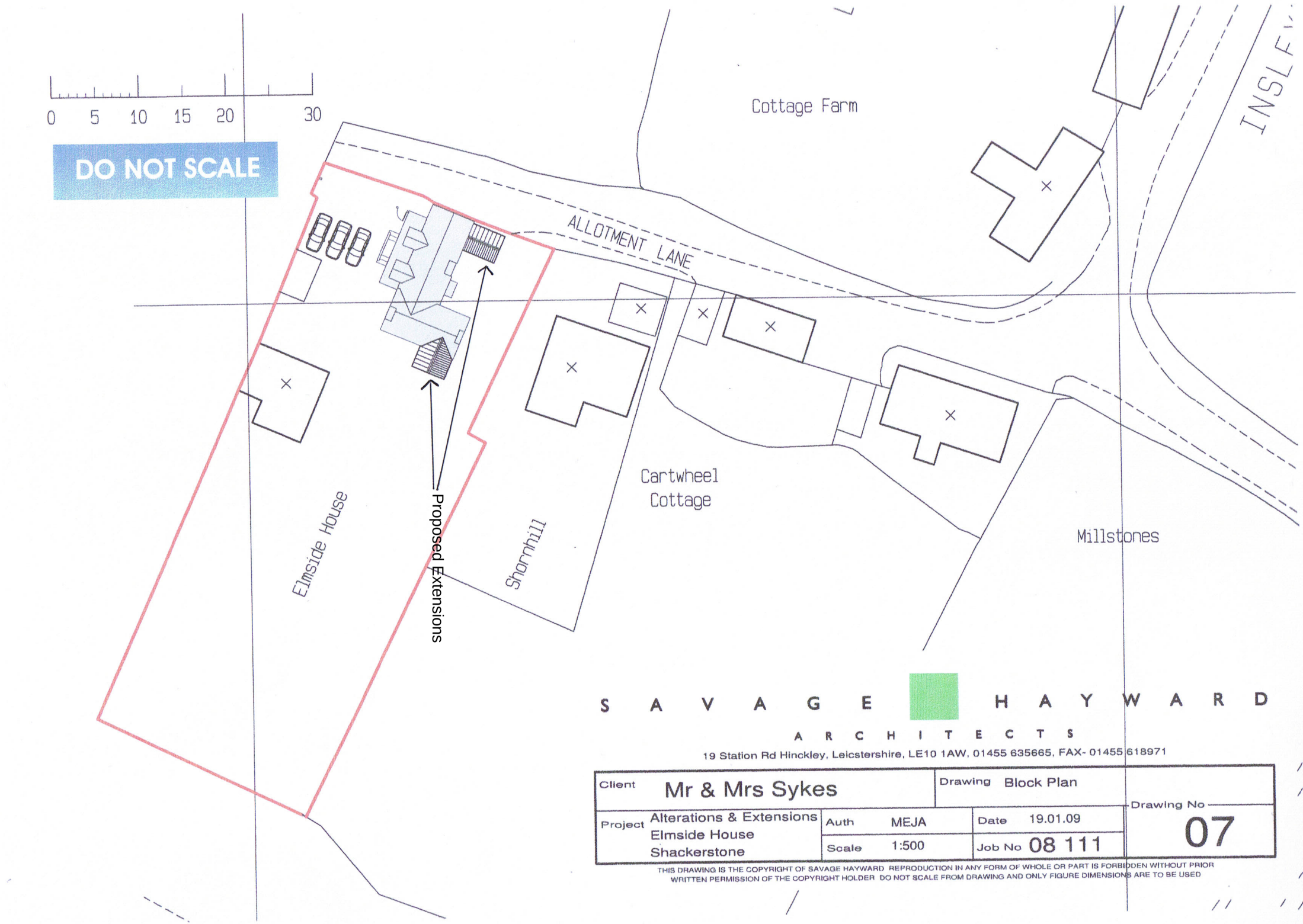

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A R C H I T E C T S
19 Station Rd Hinckley, Leicstershire, LE10 1AW, 01455 635665, FAX- 01455 618971

Client	Mr & Mrs Sykes		Drawing Block Plan	Drawing No 07
Project	Alterations & Extensions Elmside House Shackerstone	Auth MEJA Scale 1:500	Date 19.01.09 Job No 08 111	

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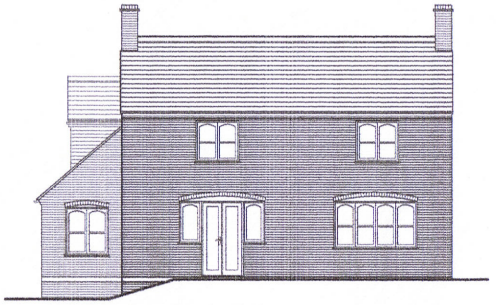
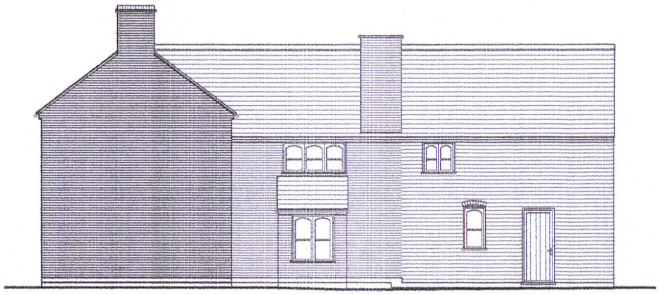
Front Elevation

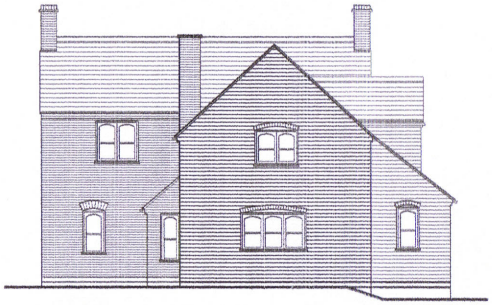


Garden Elevation

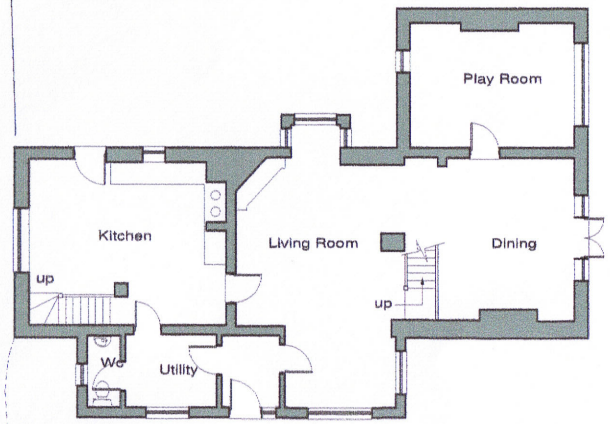


Courtyard Elevation

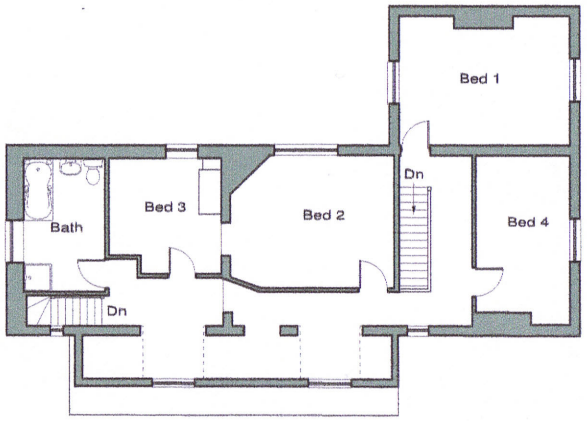




Allotment Lane Elevation



Ground Floor Plan



First Floor Plan

DO NOT SCALE

0 1 2 3 4 5 6 7 8 9 10

S A V A G E H A Y W A R D
A R C H I T E C T S
19 Station Rd Hinckley, Leicestershire, LE10 1AW. 01455 635665. FAX- 01455 618971

Client	Mr & Mrs Sykes		
Project	Extensions & Alterations Elmside House, Shackerstone		
Drawing	As Existing Drawing		
Auth	JEH	Date	Oct 2008
Scale	1 : 100	Job No	08 / 111

Drawing No 01

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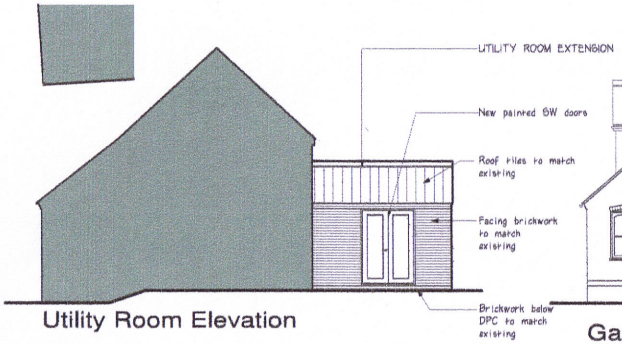
Front Elevation



Courtyard Elevation



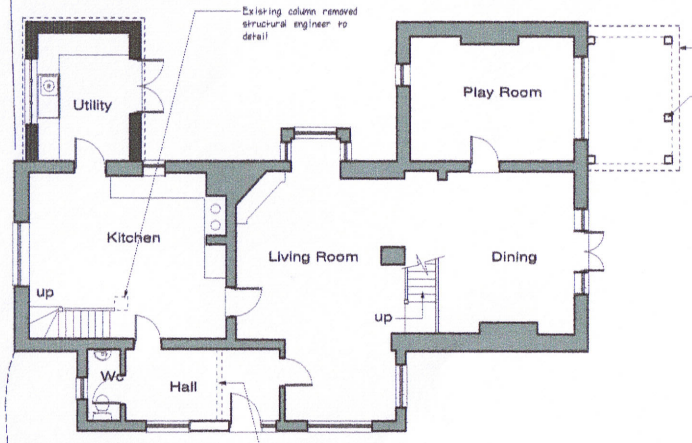
Utility Room Elevation



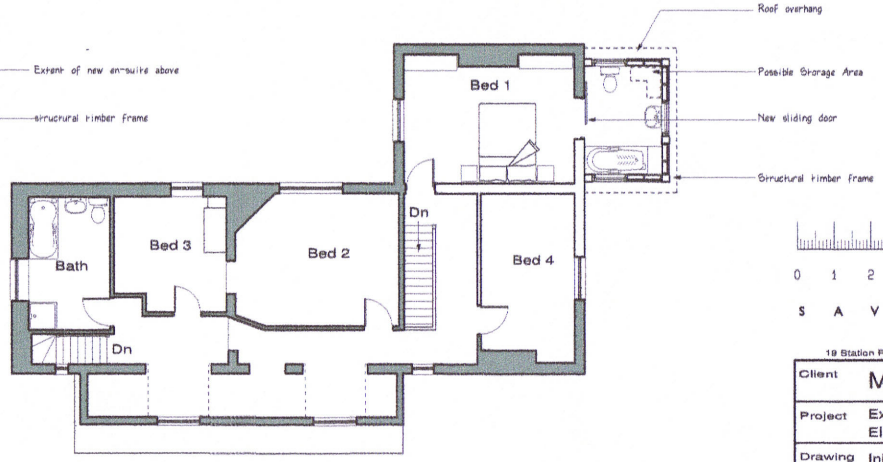
Garden Elevation



Allotment Lane Elevation



Ground Floor Plan



First Floor Plan

DO NOT SCALE

0 1 2 3 4 5 6 7 8 9 10

SAVAGE HAYWARD
ARCHITECTS
19 Station Rd Hinckley, Leicestershire, LE10 1AW, 01455 635665, FAX- 01455 618971

Client	Mr & Mrs Sykes		
Project	Extensions & Alterations Elmside House, Shackerstone		
Drawing	Initial Sketch Scheme Four		
Auth	MEJA	Date 13.01.09	Drawing No 05 B
Scale	1 : 100	Job No 08 / 111	

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5. Habitat Assessment

5.1 The village and immediate surroundings of the site provided a good deal of tree cover for potential foraging bats. Immediately adjacent to the village other significant features in terms of potential bat habitat were apparent including a group of ponds to the north-west, the Ashby-de-la-Zouch canal to the north and west and noteworthy woodlands to the south-west, north-west and extending along local linear features such as highways nearby. **W**ithin a 2km radius of the site significant woodland features, ponds and canal, together with the River Sence, provided excellent potential foraging opportunities for bats in the locality.

5.2 Bats are known to forage up to and beyond 10km from their roost sites overnight and a search to this radius showed evidence of seventeen areas of woodland included in the List of Ancient Woodland (England) comprising either ancient and semi-natural woodland or ancient re-planted woodland, and together with this was, a further approximately three hundred areas of woodland included in The National Inventory of Woodland and Trees (England) and one area of Lowland Grazing Marsh (England) were evident. Much of the notable woodlands were evident to the west and north-east. Many ponds and streams, together with the aforementioned water courses, were present and overall the foraging opportunities for bats potentially using the site were very good in the immediate locality and further afield.


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6. Data Search

6.1 A data search of the National Biodiversity Network through the 'NBN Gateway' showed evidence of Daubenton's bats *(Myotis Daubentonii)* and Pipistrelle species within a 10km square encompassing the site.

7. Walkover Survey

7.1 An initial walkover survey of the site confirmed that the dwelling may have been suitable for bat occupation given various possible access points and the suitability due to the location and types of construction adopted. However no definite direct points of access to the roof space were identified.

7.2 Possible access points around the building were via lifted and missing roof tiles, distorted roof tiles due to their handmade nature, below ridge tiles and at verges, around flashings and tile hanging to dormer windows, soffits etc.

7.3 The loft space, although somewhat limited in height, was relatively recently insulated and boarded in certain sections but, being of traditional construction, offered open spaces with little in the way of obstruction which might have suited certain bat species.

7.4 Overall at this stage the likelihood of bat use was considered high.



Dormer/eaves at roof abutment



Lifted, misaligned tiles south-west elevation



Tile-hung dormer



Lifted tiles north-east elevation



Lifted/slipped tiles south-west elevation



Spalling verge north-east elevation

8. Intrusive Survey and Results

8.1 An intrusive investigation of the building was undertaken by George Burton, Natural England Bat Licence No. 20083547 using Ever-ready headtorch, Nightsearcher 0.5 and 1 million candle power lamp and 'SeeSnake' Micro Endoscope. Following advice in the "Bat Survey Guidelines", BCT 2007, no emergence survey was undertaken, the timing being during the hibernation period.

8.2 A search for individual bats, carcasses, droppings, urine staining, polished surfaces, build-up of insect remains etc was made internally and externally of the building.

8.3 No evidence of bats was encountered during the survey.



North-east to south-west roof space



North-west to south-east roof space

9. Survey Conclusions

9.1 The site from the walkover survey was considered to have high possibilities for bat occupation due to its location, construction types and surrounding habitat. However no evidence of bats was found during the survey and the suitability of the roof spaces for bats such as brown long-eared bat *(Plecotus auritus)* shows that this species in particular is not likely to be using the building. The commonest British species, Pipistrelles, are generally crevice roosting bats but no evidence of droppings etc. around dormers etc. was identified indicating roosting at this site.

10. Obligations and Recommendations

10.1 All species of British bat and their roosts (places of shelter or rest) are protected by law from intentional and reckless disturbance under The Wildlife and Countryside Act 1981 (amended by the Countryside and Rights of Way Acts 2000, and the Conservation (Natural Habitats etc) Regulations 1994 [the 'Habitats Regs'], as amended 2007 to incorporate the European Habitats directive.

10.2 Bats are highly mobile and when not in hibernation can occupy a building overnight. It is essential therefore that due vigilance be maintained before and during any works to ensure their protection. The lack of evidence of roosting at this stage does not *guarantee* that this is not taking place intermittently or may not take place in the future.

10.3 Following completion of the survey, based on its results and despite the constraints due to timing, it is our opinion that it is likely that bats are not, and have not been, using the building. It is considered acceptable in the circumstances to soft-strip the required areas of roof with a bat worker present in order to accommodate the extension and in the event that bats are discovered during this process ECOLOCATION or the local office of Natural England be contacted for advice. At this time therefore it is not anticipated that any mitigation or license application to Natural England will be necessary for the commencement of the proposed works to extend the house but the advice of the bat worker undertaking the watching brief must be implemented if relevant.

10.4 It should be noted that bats can crawl into tiny crevices to hibernate in brickwork or behind tiles etc and due vigilance should therefore be maintained during the course of construction to ensure that hibernating bats, if found, are not disturbed. Again should bats be discovered in such circumstances the work should cease and ECOLOCATION or the local office of Natural England be contacted for advice.

10.5 The majority of species of nesting bird are protected under the Wildlife & Countryside Act 1981 and as amended by the Countryside & Rights of Way Act 2000. Works must be planned to avoid disturbance of nesting birds if present before commencement or if nesting commences during the works.

10.6 Should any protected species be discovered before or during the works ECOLOCATION or the local office of Natural England should be contacted for advice.

11. References

Bat Workers Manual, JNCC, 1999
Bat Survey Guidelines, Bat Conservation Trust, 2007
www.magic.gov.uk
OS Street Atlas, Leicestershire & Rutland and Warwickshire, Phillips
Google Earth Pro
www.old-maps.co.uk
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