Terry Durnin
8 Burdett Close
Gilmorton
Lutterworth
LE17 5NU

Ecological Survey

Bat Survey

Survey Reference:

MARK1011

01455 557218

Property Owner

David Wimshurst
5 Quarrymans Court
Markfield
LE67 9XQ

Phone Number
01530 243485

Designer
Adam Brown
*A*GB Design
Consultants Ltd
142 Conway Drive
Shepshed
Leicestershire

LE12 9PN

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2 Grid Reference

S	K	4	8	5	1	0	1

3 Building type:

Bungalow with extensions

4 Approximate date of construction: 1950



Front of property.

5 Exterior Wall construction: Brick

Cladding: Some walls rendered

Wall: Cavity Cavity wall insulation: Yes Hanging tiles: No



Rear of property. A single story extension is proposed here.



New Gutters and facias fitted to most of the building

Building conversion.

It is proposed to extend one single storey at the rear of the property and to demolish and re-build the existing roof as a dormer extension to provide extra living space.

External Survey

A detailed search was made of the exterior of the property. Some of the walls were rendered and there were no signs of Bat Droppings on these walls or on that were brick faced. None of the windows showed any bat droppings and the sills were clear of wing detritus.

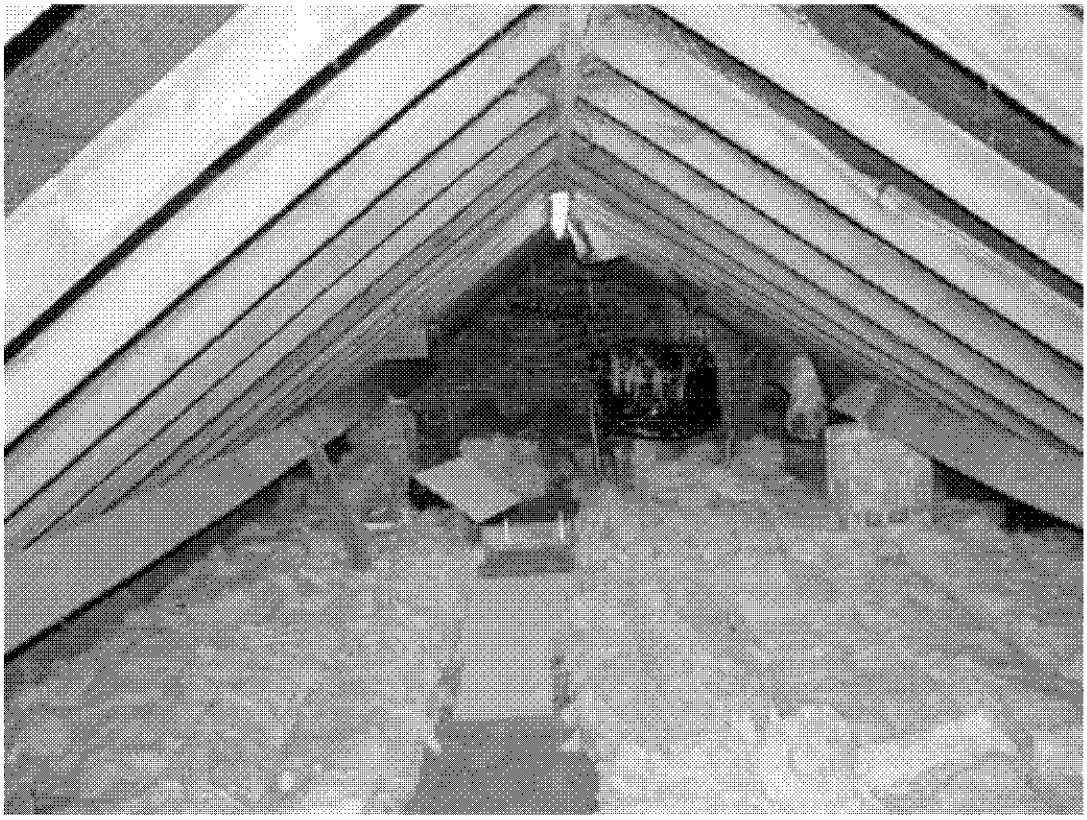
The floor surrounding the building was also clear of bat droppings and wing detritus. There no exit points visible around the facias and gutters, usually identified by staining and concentrated droppings. The windows and doors were also clear of any bat usage evidence.

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6 Roof covering: Concrete Tiles

Lined with: Felt Loft insulation:Yes

Internal Survey



Very clean roof where any droppings or detritus would have been very obvious on the fibre glass insulation. There were cobwebs on the beams and rafters but no evidence of bats.

Emergence Survey

An emergence survey was carried out when dark.

No Bats were noted leaving or entering the property

7 Position of bat access point(s): None

Height above ground: N/A Facing direction: N/A

8 Bat's roosting site(s): None

9 Number of bats at date and time of visit:

Count or estimate? None Count Terry & Adam Durnin

10 Type of roost? N/A

11 Species: How identified and by whom: N/A

12 Droppings: None

13 Other information: Good bat roosts do exist in the Markfield area.

What was the Isolation Hospital is now one of the buildings of the Islamic Foundation and has in the past housed Natterers and Brown Long Eared Bats. I did observe bats around their grounds a couple of years ago. There is usually a large colony of Brown Long Eared Bats at South Charnwood High School. Bat roosts have been identified in buildings on the nearby proposed Jelson housing site. Large Pipistrelle colonies are found locally including the Severn Trent Conference Centre in Cropston.

14 Other visits:

If need during demolition and construction work

15 Is there any threat to roost: Not a Roost, no threat.

16 Attitude of owners: Excellent

17 Recommendations for action: That the proposed construction go ahead

18. Health and safety hazards on site: Some steep steps in the front garden

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Request to visit received from: David Wimshurst Date: 6th October 2011

Visit made by: Terry Durnin and Adam Durnin Date: 10th October 2011

Emergence Visit Terry Durnin and Adam Durnin Date: 10th October 2011

Terry Durnin 12th October 2011

Natural England Licence No. 20113839