Peter Barnwell **ACIOB** Building Surveyor

Louise Bat report for
10 Manor Road Barlestone

DEVELOPMENT
SERVICES
13 MAR 2009
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WITH COMPLIMENTS

Regards P.

09/00093/FUL

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 & Report

at

10 Manor Road, Barlestone, Nuneaton, Warwickshire CV13 0HY

DEVELOPMENT SERVICES
13 MAR 2009
RECEIVED

for

Mr. & Mrs. Robotham

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 Robotham to undertake a Bat Assessment of a bungalow and garage at 10 Manor Road, Barlestone, Nuneaton, Warwickshire CV13 0HY following an initial enquiry by Peter Barnwell, A.C.I.O.B., Building Surveyor, 22 Norfolk Road, Desford, Leicester LE9 9HR.

2. Purpose and Scope

2.1 The purpose of the assessment and report was to accompany a planning application for a proposed extension at the rear of the property which included the demolition of the existing garage and linking onto the conservatory and dining room with an additional proposed 1.7m extension on the front of the property.

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

Rear elevation – as proposed

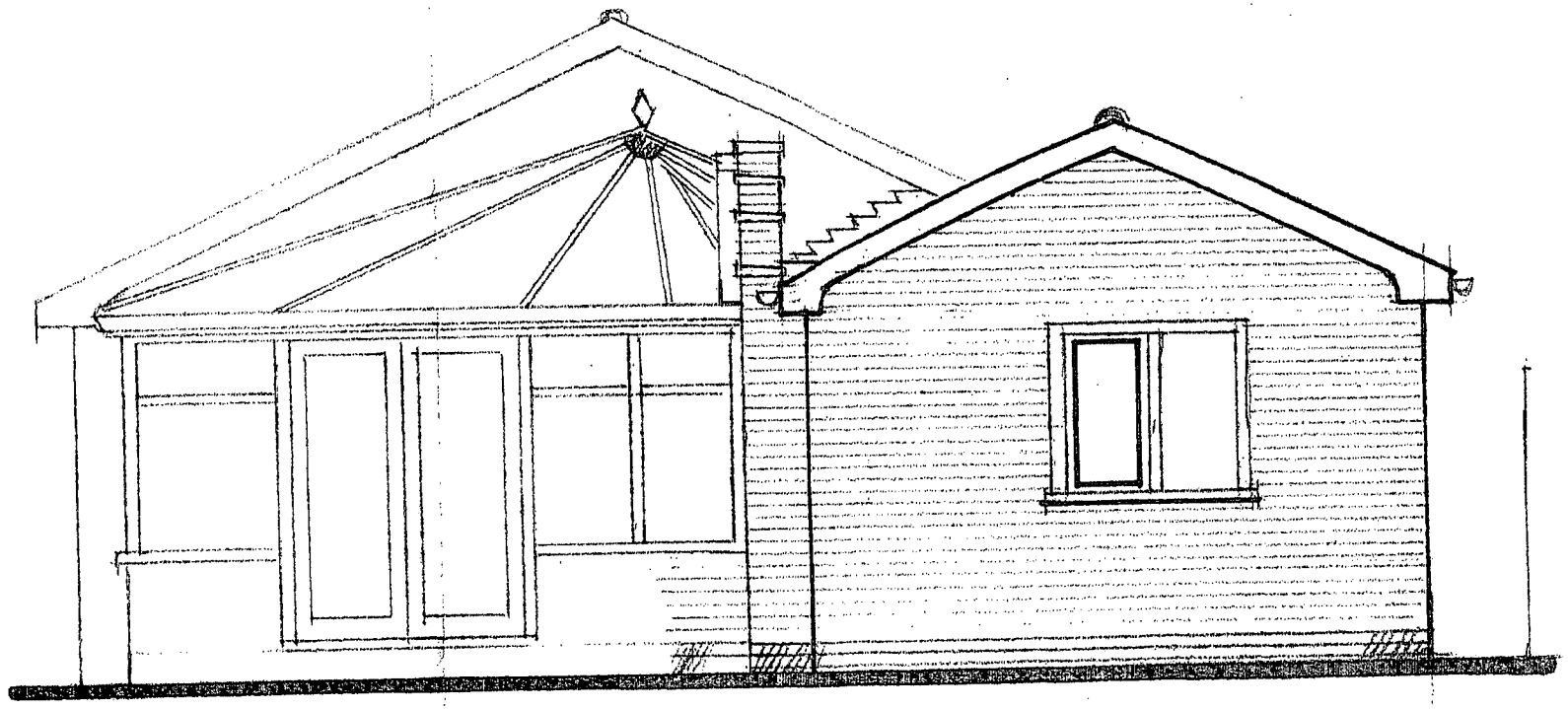
U.P.V.C BARGE BOARDS, FACIA & SOFFITS to MATCH EXISTING

CONCRETE INTERLOCKING ROOF TILES to MATCH EXISTING

FACING BRICKS to ALL ELEVATIONS to MATCH EXISTING

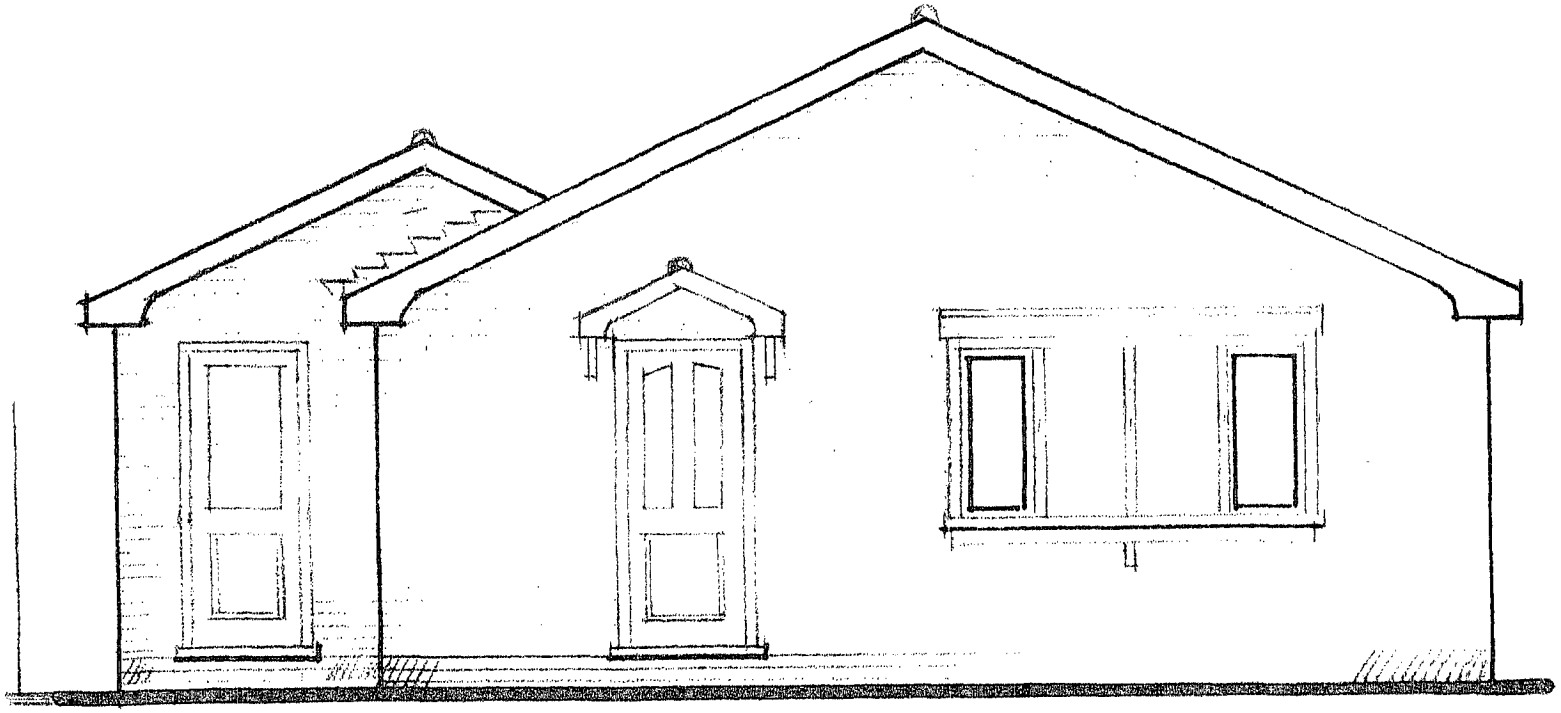
U.P.V.C WHITE DOUBLE GLAZED WINDOWS to MATCH EXISTING

1 COURSE BLUE BRICK D.P.C AND SPLASH COURSES AS REQUIRED



REAR ELEVATION

Front elevation – as proposed



U.P.V.C BARGE BOARDS, FACIA & SOFFITS TO MATCH EXISTING

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1 COURSE BLUE BRICK D.P.C AND SPLASH COURSES AS REQUIRED

FRONT ELEVATION

3. Timing and Conditions

3.1 The site was visited on Monday 2nd March 2009 commencing at 16:15pm.

Parameter	Recorded figure
Temperature	10°C
Cloud cover	100%
Precipitation	None
Wind speed (Beaufort scale)	0 Calm

Weather conditions during assessment 02.03.09

4. The Site

4.1 The site (Grid Ref SK425056) was located to the south of the centre of Barlestone and backed on (to the north) to an area of land occupied by three large dwellings and containing a number of mature trees. Barlestone is a largely nucleated settlement being based around the village centre but with linear features towards the east and west. The village is located 10km north of the town of Hinckley, Leicestershire.

4.2 The dwelling comprised a low-pitched modern bungalow with gables facing the road and the rear garden, i.e. with the ridge orientated north to south and with a driveway to the left-hand side leading to a single detached garage on the western boundary of the rear garden behind the bungalow. To the rear of the bungalow was a recently constructed conservatory structure. The rear garden was modest and contained low-level planting whereas the front garden was paved for vehicle parking. The rear (north) boundary constituted a substantial hedge backing onto the aforementioned area of land to the north. The dwelling was in load-bearing brickwork and concreted tiled roof with a projecting single-storey gabled porch central to the main front gable.

4.3 Internally the roof space of the dwelling comprised a traditional purlin and rafter construction with intermittent vertical props at third-points along its length.

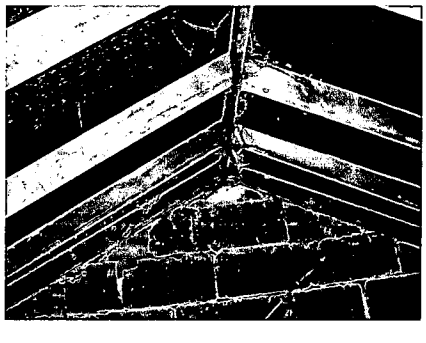
4.4 The detached garage was constructed in load-bearing brickwork with a shallow mono-pitched asbestos/cement roof falling from south to north with timber purlins spanning the width of the garage in support. There was no concealed roof space within this part of the building.



Garage roof construction



Bungalow roof construction



Cobwebs on ridge of dwelling

Ordnance Survey

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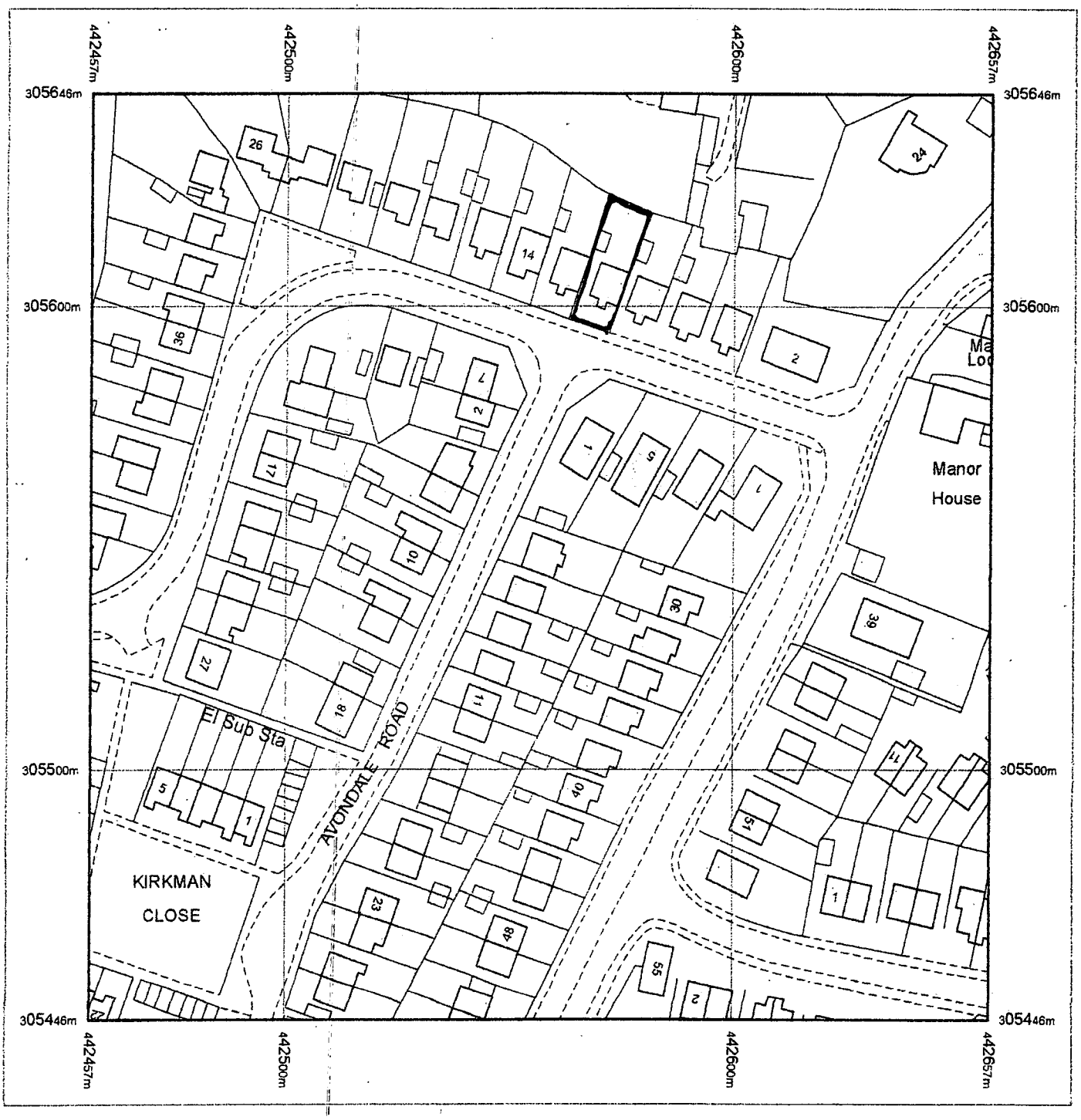

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

O.S. Ref: LIG0013

Metres
0 20 40

Scale 1:1250

Supplied by: **Outlet User**
Serial number: 00016300
Centre coordinates: 442557 305546

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BARLESTONE

WARKS CV13 0HX

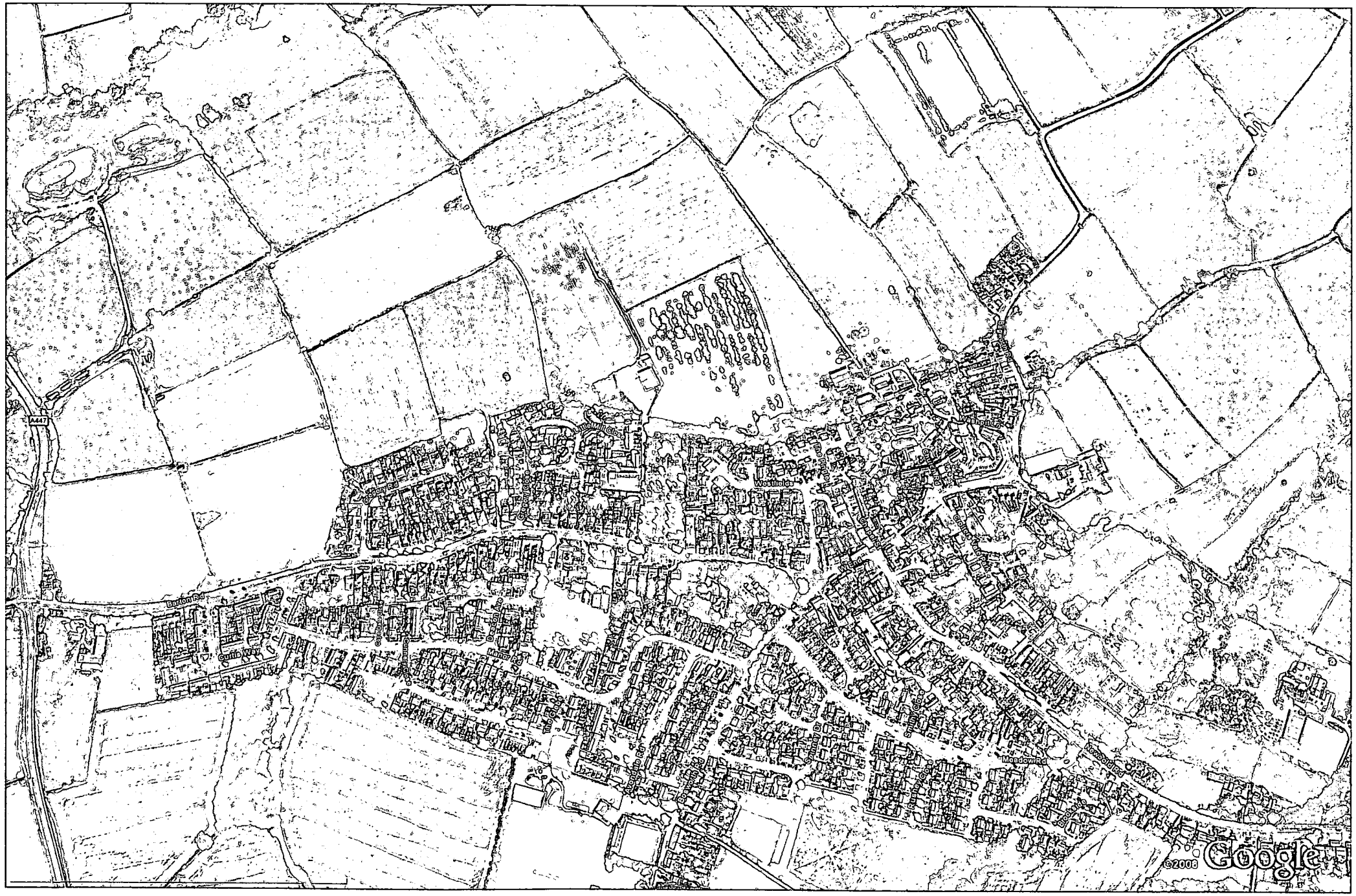
5. Habitat Assessment

5.1 The subject building, being close to the centre of Barlestone, provided potential foraging opportunities for bats from this location over the mosaic of private gardens and public open spaces within the village but more significantly to the immediate north of the site was an area of approximately one hectare offering good foraging opportunities with mature trees and gardens combined with large dwellings adjacent to the centre of the village.

5.2 Within a 2km radius of the site no areas of ancient woodland were evident however there were three areas of woodland included in The National Inventory of Woodland and trees (England) largely located to the south around the village of Osbaston approximately 1km distant. A number of ponds were also evident within this radius particularly a long rectangular pond just beyond the eastern edge of the main settlement which, combined with areas of scrub and a range of smaller ponds to the south, would have provided excellent foraging opportunities.

5.3 Bats are known to forage in excess of 10km from their roost places overnight and consequently a search was carried out to this radius which showed evidence of approximately fifty areas of ancient and semi-natural woodland or ancient replanted woodland included in The List of Ancient Woodland (England) the majority of which was located towards the limits of a 10km radius to the north-east at the edge of Charnwood Forest and beyond the M1, which may have acted as a barrier to commuting bats in any case. A further in excess of three hundred areas of woodland included in The National Inventory of Woodland and Trees (England) were also evident within this radius as were approximately thirty areas included in The Grassland Inventory (England). Similarly within this radius a number of water courses and reservoirs were evident including the Ashby de la Zouch Canal and the River Sence to the west and Thornton Reservoir to the east etc.

5.4 Overall the opportunities for foraging bats, although good in the immediate locality, was somewhat limited at the wider radius until the almost full extent of a 10km radius was investigated.



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6. Data Search

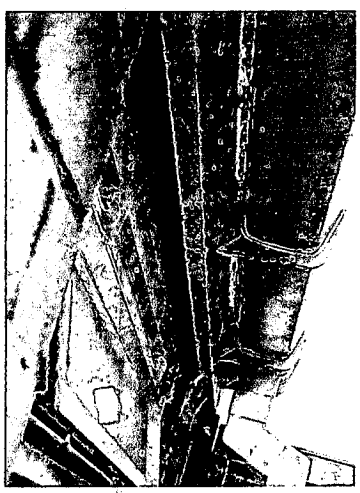
6.1 A data search of The National Biodiversity Network through the "NBN Gateway" show evidence of Plecotus Species and indeterminate Pipistrelle Species within the associated 10km grid square.

7. Walkover Survey and Analysis

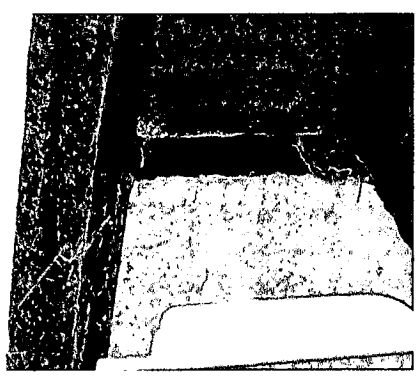
7.1 An initial walkover survey of the site confirmed that the site would only have been of limited suitability to bats due to the well-sealed nature of the construction with little opportunity for access to the dwelling roof space and no definite definition of access points on the structure. The relatively recently constructed low-level front porch however did have direct potential access to the roof space via openings at the eaves.

7.2 The garage offered potential access opportunities but the method of construction was such that the likelihood of bat roosting being initiated and sustained was low this would be due to the materials used being unlikely to result in a suitable microclimate being created for this purpose.

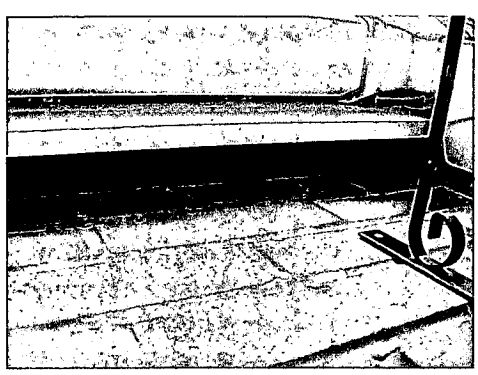
7.3 Overall the likelihood of bat presence from the walkover survey findings was low.



Cobweb covered opening above garage window



Gap at end of soffit - garage



Front porch – open soffit

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 neither internally nor externally in either structure.

9. Survey Conclusions

9.1 The site, from the walkover survey, was considered to have low possibilities of bat occupation and with no evidence of bats being found during the survey and little or no possibilities for access to the most likely area on the site for bat occupation, being the main dwelling, was considered that bats are unlikely to be using (or have used) the building in the past.

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. 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 bungalow.

10.4 It should be noted that bats can crawl into tiny crevices to hibernate in brickwork or under roof 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 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
Plans and site map supplied by kind permission of Peter Barnwell Ltd and Mr & Mrs G Robotham