ECOLOGY REPORT

08 July 2008

Brookend 11 Riverside Witherley

Background

The site currently comprises a large much extended bungalow built up to the boundary with the adjacent property the Limes. There is a substantial side garden which was until relatively recently occupied by another detached bungalow. This has been subsequently demolished to make way for a long driveway to the rear of the site where a substantial garage block has been constructed.

A large portion of the site of the demolished bungalow is taken up by a block paved drive with manoeuvring spaces at each end.

External

The garden areas are relatively modest and of a conventionally domestic nature comprising lawned areas with ornamental tree and shrub planting. There are no ponds or water features on the site.

The domestic and ornamental nature of the existing planting provides little attraction in the way of natural habitats. There is only one significant tree on the site and this will not be affected by the new property and will be protected during building operations.

There are no hedgerows.

As previously mentioned a large area of the side and rear garden has already been developed as hard standing for parking and manoeuvring of vehicles, and this will remain largely unchanged. The existing bungalow has a large footprint and this has been indicated on the site plan as a dotted line. The nett disruption to the garden areas as a result of the proposal is negligible.

The Building

The bungalow has been constructed to a good standard and well maintained by the present occupier. There is therefore little in the way of the usual voids to be found at eaves and verge locations. An inspection of the roof void revealed that there was no evidence of bat droppings or current/old bird's nests.

Ian Ritchie dip Arch (Leics) RIBA MCIAT CIOB FRSH DLPG