

PRELIMINARY BAT ROOST ASSESSMENT

ADDENDUM

ALTHREY WOODHOUSE

Overton Road, Bangor-on-Dee LL13 0DA



GRID REF: SJ38224398

FOR

MOSS AND CO.

Arbor Vitae Environment Ltd
Lower Betton Farm
Cross Houses
Shrewsbury
Shropshire
SY56JD

OCTOBER 2019

Contents

1	INTRODUCTION.....	3
1.1	BACKGROUND TO DEVELOPMENT.....	3
1.2	SCOPE OF SURVEY	3
2	BUILDING DESCRIPTION	3
2.1	BUILDING DESCRIPTION	3
3	EVALUATION OF RESULTS	4
3.1	POTENTIAL FOR BATS	4
	FIGURE 1 LOCATION	6
	APPENDIX 1 PHOTOGRAPHS.....	7



1 INTRODUCTION

1.1 BACKGROUND TO DEVELOPMENT

A planning application will be submitted for significant modifications to the main house including demolition of a modern extension, construction of a two storey extension and changes to the roof.

Such operations have the potential to disturb protected species, if present, and therefore Arbor Vitae were commissioned by Moss and Co. to undertake a Preliminary Ecological Appraisal.

This appraisal was carried out in August 2019 and included an assessment of the building for its potential to support a bat roost. This concluded that the structure of the building was such that no opportunities for bats exist.

However, this conclusion has been challenged by Natural Resources Wales and a request made for more information relating to the house. Further survey work has been carried out in order to provide this information.

1.2 SCOPE OF SURVEY

The survey was designed to examine more closely the fabric of the house and examine the roof structure for evidence of potential access points for bats, for crevices or voids.

2 BUILDING DESCRIPTION

2.1 BUILDING DESCRIPTION

The large detached house was a former farmhouse and occupies the western section of a large yard within which also lies a renovated half-timbered barn. Lawns and shrub beds lie to the west and south whilst an area of tarmac forms a parking area to the east of the house.

The existing house is originally brick built with all external walls rendered and painted. Each corner of the house features stone quoins. The house is rectangular in outline although with two pavilions extending from the eastern elevation.

The roof structure is complex with three hipped roofs and a central valley. All roofs are slated and support clay ridge tiles on the main ridge with lead flashing over hipped ridges and around chimney stacks. Close inspection with binoculars of the roof from all elevations demonstrated that all slates, tiles and flashing are well-bedded with no apparent gaps. There are no slipped slates and no raised ridge tiles

The eaves of all roofs are formed by a stone ledge supporting cast-iron gutters.

There are parapeted gable ends on two extended pavilions at the front of the house. The parapets are capped with stone coping.

The internal loft spaces were accessed and examined for evidence of bats. All roofs have Type 1 bitumen lining and loft floors are insulated with rock wool. There is no evidence of access points into the loft spaces from the exterior. No bat droppings were observed.

The southern elevation supports extensive growth of *Wisteria sinensis*.

3 EVALUATION OF RESULTS

3.1 POTENTIAL FOR BATS

This detailed survey concluded that the building held no potential to provide bat roosts either internally or externally. The style of construction of the house results in a total lack of access points for bats to interior spaces or voids and an inspection of loft spaces confirmed an absence of bat droppings. The roof is clad in such a way that no external crevices are visible between slates, between slates and ridge tiles, at eaves or verges or where flashing has been used to seal edges alongside chimney breasts and elsewhere.

Whilst the central valley of the roof is not visible from ground level, it is assumed that this section is in a reasonable condition, evident from the internal inspection of the roof space. Activity surveys in any case would not provide any further information concerning possible use by bats of this section since emergence points or re-entry points would not be visible.

The survey concludes that activity surveys are not justified, given the lack of identifiable potential for bats. However, it is suggested that a Method Statement be prepared to guide how works are carried out. This will include

recommendations as to timing of works, supervision of works by an Ecological Clerk of Works and the procedures to follow in the unlikely event of a bat being discovered when slates are removed.

It is also recommended that opportunities for bats are improved by the erection of a series of bat roosting and hibernation boxes in nearby trees. The following would be acceptable:

- Schwegler 2F general purpose bat box (or similar),
- Schwegler 1FF bat box (or similar),
- Schwegler 1FQ bat box (or similar).

FIGURE 1 LOCATION



APPENDIX 1 PHOTOGRAPHS



Aerial



Northern elevation



Southern elevation





Eastern elevation



Southern loft



Northern loft





Roof lining



Detail showing well-bedded slates and ridge tiles, design of eaves, gutter and parapet



Lead flashing around chimneys



	Detail of roof structure
	Parapet with stone capping, no crevices
	As above