

St Edward's School  
Attention: Richard Hayes  
Woodstock Road  
Oxford  
Oxfordshire  
OX2 7NN

Hampden House  
Monument Park  
Chalgrove  
Oxfordshire  
OX44 7RW

19 March 2021

[www.ecologybydesign.co.uk](http://www.ecologybydesign.co.uk)

Dear Richard,

### **Singh's House, St Edward's School - Bat Roost Assessment**

I write to you in regard to the bat roost assessment conducted of Singh's House (centred at OS national grid reference SP 50265 09057), St Edward's School, Woodstock Road, Oxford, OX2 7NN in March 2021. A preliminary roost assessment (PRA) was conducted to inform a proposed flat roof extension to the east and west of an existing walkway which is 5m wide.

### **Methodology**

#### *Preliminary Roost Assessment*

The survey was conducted by Ecology by Design Associate Ecologist Laura Grant BSc MCIEEM (Natural England Class 2 Bat Licence 2015-10871-CLS-CLS) on 18<sup>th</sup> March 2021. Weather during the survey was mild (11°C) and overcast (6/8 cloud<sup>1</sup>) with a light breeze (2/12 oktas<sup>2</sup>). The assessment was based on the guidance included in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn) (Collins, J, 2016)<sup>3</sup> and Government Standing Advice (Gov.uk, 2015)<sup>4</sup>.

The zone of the proposed extension was inspected for potential bat use by looking for suitable entry and exit points on the outside of the building, and by searching for other evidence of bat activity such as droppings, smells and scratches. A high-powered torch (Clulite Lamp) was used to illuminate the features and a telescopic ladder and Rigid Endoscope was used to visually inspect two features with bat roost potential.

<sup>1</sup> The Beaufort scale is an empirical measure from 0-12 which relates wind speed to observed conditions. . 0- Calm, 1- Light air, 2- Light breeze, 3- Gentle breeze, 4- Moderate breeze, 5- Fresh breeze, 6- Strong breeze, 7- Moderate gale, 8- Fresh gale, 9- Strong gale, 10- Whole gale, 11- Storm, 12- Hurricane force.

<sup>2</sup> Cloud cover is measured using the system called oktas. The visible sky is divided into eight and cloud presence is determined within each section. A value of one to eight is then assigned (1 okta being cloudless to 8 oktas being total cloud cover).

<sup>3</sup> Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn). The Bat Conservation Trust, London.

<sup>4</sup> Gov.uk (2015). Guidance. Bats: surveys and mitigation for development projects. Natural England and Department for Environment, Food & Rural Affairs, Worcester.

## Results

The building is located on the edge of playing fields in the west of St Edward's School grounds in the city of Oxford. The wider landscape includes residential development, schools and recreation fields to the north, east and south. Port Meadow is located approximately 500m west which forms part of a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) while Oxford Canal and the Hook Meadow and the Trap Grounds SSSI is located approximately 250m west.

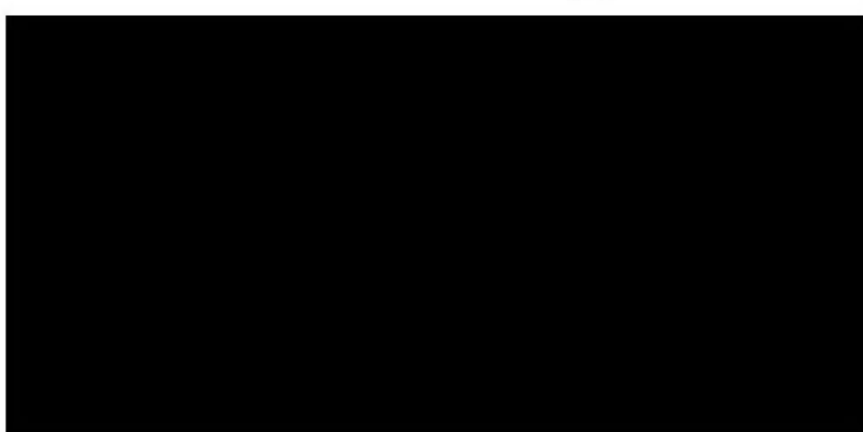
The potential zone of influence of the extension covers 40m<sup>2</sup>. The walls comprise red brick which are generally in a good state of repair and the flat roof comprises EPDM rubber. Externally there are 2-4cm open gaps beneath the length of the rubber overlap and adjacent fascia on the eastern aspect (see Photographs 1 and 2). There was no evidence of use of the features by bats at the time of the survey. On the western aspect there is an area of missing mortar within the brickwork and gaps surrounding two pipes (see Photographs 3-5). All features were subject to an endoscopic inspection and they did not open out into a cavity and there was no evidence of droppings or staining internally. There is no internal roof void to inspect.

## Conclusions and Recommendations

The features of the building are of negligible suitability for roosting bats. No further surveys or assessments are required to have confidence that the proposals will not impact roosting bats.

St Edward's School have prepared and implemented an Ecology Policy in recent years which includes significant enhancements for biodiversity within the grounds including installation of bat and bird boxes on buildings and trees, creation of a pond and wildflower areas. It is not considered necessary to provide any additional enhancements for biodiversity as a result of this proposed development given the minimal impacts. In the event roosting bats are recorded, appropriate mitigation will be incorporated as part of the licensing process to ensure the favourable conservation status of the bats is maintained.

Yours sincerely,



Laura Grant BSc (Hons) MCIEEM  
Associate

**Appendix 1 – Photographs**

**Photograph 1:** Eastern elevation



**Photograph 2:** Eastern elevation indicating gaps beneath rubber and fascia



**Photograph 3:** Western elevation indicating locations of Photographs 4 and 5



**Photograph 4:** Missing mortar on western aspect



**Photograph 5:** Gaps around pipework on western aspect

