



Highbank, 5 Grantham Road, Navenby, Lincoln, LN5 0JJ
Telephone [REDACTED]

Date: 12 May 2021
Ref: P2291 0521 L1

[REDACTED]
Nineteen 47 Chartered Town Planners
Unit 4
Innovate Mews
Lake View Drive
Sherwood Park
Nottingham
NG15 0EA

Dear [REDACTED]

Re: Inspection and Biodiversity Enhancements at Hargrave Lodge

Planning Permission 19/01970 S18 /0670 issued by East Northamptonshire District Council for the 'Conversion of existing agricultural barns to form 2no dwellings together with associated Alterations' contains the following planning condition:

Condition 5: The development hereby permitted shall be carried out in accordance with the Protected Species Survey dated 16th October 2017, prepared by C.B.E Consulting, reference P1336/0917/01 Version 2. Should the permitted conversion of the barns not commence by the 31st December 2020, then prior to the commencement of development a full ecology report shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Works are due to commence of the conversion of Barns 2 and B3 as shown in Figure 1 below is due to start during the summer of 2021. In accordance with the planning condition stated above. CBE Consulting was instructed to complete a further protected species survey of the two building to search for evidence of roosting bats and nesting birds.

The inspection was completed on the morning of 07th May 2021 by Christopher Barker ACIEEM (Class 18 Bat Survey License 2015/10140 CLS CLS). Both barn B2 and stable block B3 were inspected externally and internally searching for evidence of bat activity and nesting bird activity. Photographs of the buildings taken on the day of the inspection are provided below.

Within the original survey report prepared by CBE Consulting the two buildings are described as follows:

Building 2 – Brick building divided into three parts with a taller central section having a pitched roof covered in dense soot internally, a smaller single storey area at the front converted for residential / office use and a lean-to extension at the rear with an asbestos cladding roof. Approximately 12 Barn Owl pellets were found within the small extension at the southern end. No evidence of bat activity was found and the building has negligible roost potential. Sparrows were nesting under the roof edge on the western side of the central section of the barn at the time of the first inspection.

Building 3- this is a small single storey stable block constructed from stone and cinderblock, internally divided into five separate stalls. It has a pitched corrugated asbestos sheet roof with light panels present over a timber frame and there is no lining to the underside of the roof. This building displayed no evidence of bat activity and has negligible roost potential. Swallows were nesting in the internal roof at the southern end during the first survey.

The original assessment of the two buildings was summarised as per the table below copied from the September 2017 Protected Species report:

Building number	Building Description	Features or evidence of bats	Roost potential / nesting activity
Barn B2	Barn Brick building with three parts. Large central part used for furnace with dense sooty interior, small single storey store to north side with uPVC windows modernised interior.	None noted	Negligible roost potential. Barn owl pellets in lean to extension. Sparrows under the eaves of the central section.
Stable B3	Stable Single storey stable block with doors to the east side. Pitched asbestos sheet roof with no lining. Swallow nests at the south end	None noted	Negligible roost potential. Swallow nest present in roof beams.

The inspection completed in May 2021 confirms that the building structures have not changed in any way and the descriptions originally prepared of these structures remains accurate.

The survey has identified the following:

Barn B2 – the inspection of this building internally and externally searching for evidence of bat activity in the form of droppings, feeding debris etc **did not identify any evidence of bat activity in or on any part of the building structure**. The brickwork is still in excellent condition throughout and the roof is still exposed comprising corrugated sheet asbestos with no lining leaving the timber beams fully exposed. These contain no significant cracks, splits or other cavities.

The inspection identified two redundant swallow nests within the barn interior but there is no sign that these have been occupied during the current season. On the west elevation of the building there is dense ivy and this has been colonised by a sparrow colony and is being used for nesting purposes. In addition, there appear to be one or more sparrow nests in the gap above the timber door lintel on the west face of the building. No new owl pellets are present within the lean-to extension at the south end of the building and this has presumably not been used as a feeding perch in the intervening period.

Until the nesting activity by Sparrow has been completed and any young have fully fledged and left the nest, no work can be carried out to remove the ivy growth or disturb the door lintel.

It is recommended that as part of the proposed conversion work a number of sparrow terrace bricks are incorporated into the west elevation of the building and that at least two artificial swallow nests are affixed directly under the eaves / roof guttering on the north gable end or north east corner of the building.

Photographs of Barn B2 (May 2021)



West elevation and north gable



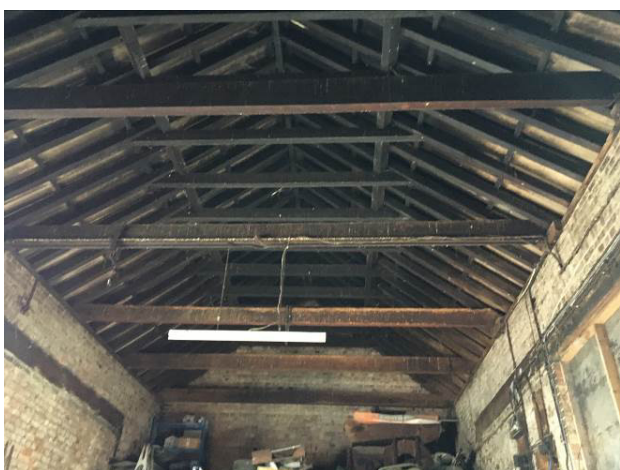
West elevation and south gable



South gable



East elevation



Roof interior structure



Barn interior

Stable B3 – the inspection of this building internally and externally searching for evidence of bat activity in the form of droppings, feeding debris etc ***did not identify any evidence of bat activity in or on any part of the building structure***. The brickwork is still in excellent condition throughout and the roof is still exposed comprising corrugated sheet asbestos with no lining leaving the timber beams fully exposed. There are light panels in the roof structure allowing high levels of natural light into the building interior. The timber roof beams do not display any significant cracks, splits or other cavities.

The inspection of 2017 identified three redundant swallow nests within the barn interior but only one of these is still present and there is no sign that this has been occupied during the current season. No other nests were identified within this structure.

It is recommended that as part of the proposed conversion work at least three artificial swallow nests are affixed directly under the eaves / roof guttering in a suitable position on the north gable end or north east corner of the building.

Photographs of Stable B3 (May 2021)



South and east elevation



East elevation



North end of stable



Stable roof interior



Stable roof interior



Stable interior

Conclusions and Recommendations

The inspection of Barn B2 has not identified any evidence of bat activity associated with this building. It is recommended that a bat brick or bat tube roost is incorporated into this building when it is converted. A suitable position for this artificial roost will be near the apex of the south facing gable end.

The presence of swallows nesting on the ivy on the west face of the building and using a small gap along the top of the timber lintel on the west face of the building is a constraint to any works starting. No work to the west face of the building can start until all of the nesting activity has been completed and any young have fully fledged. It is recommended that artificial sparrow and swallow nests are incorporated into the conversion of this building.

No evidence of active nesting activity was identified within Stable B3. The presence of redundant swallow nests confirms it has been used in the past and prior to the roof being removed an inspection should be completed by the contractor to confirm that the redundant nests are not in use before these are disturbed.

Specification for fitting the bat brick / tube TO Barn B2

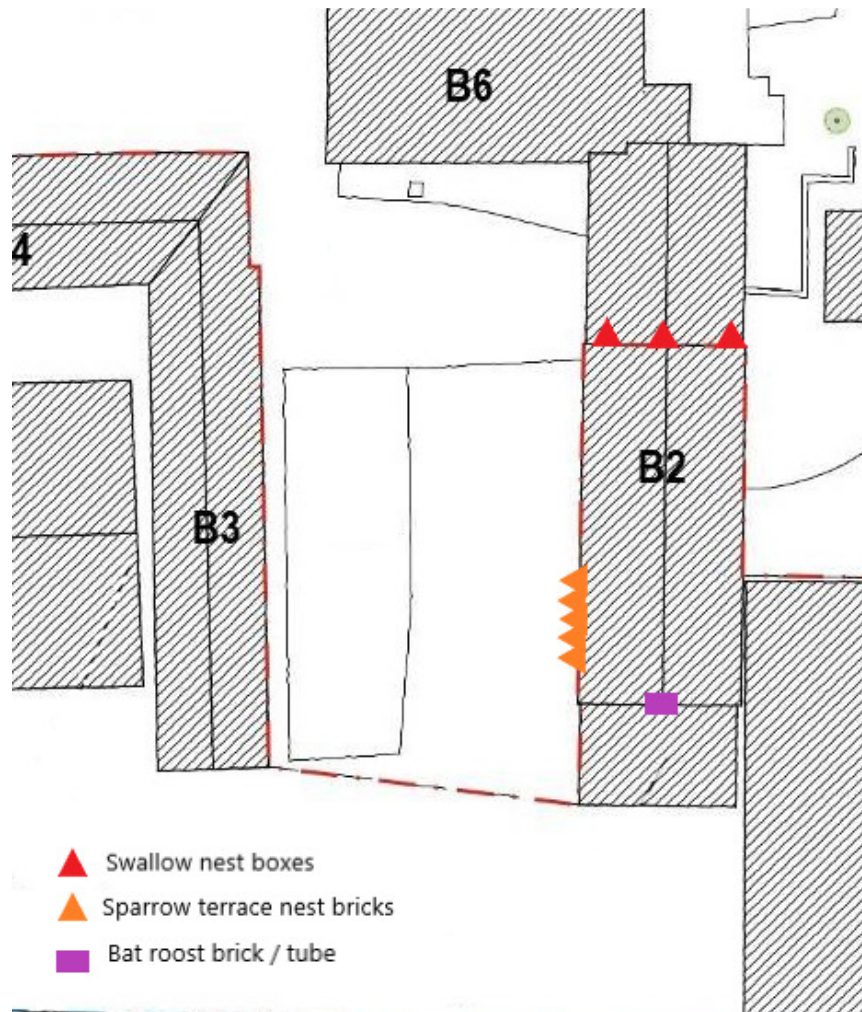
To promote the use of the site area by bats it is recommended that a single artificial bat roost brick or tube should be erected in the location shown in Figure 1 below. This is a south facing position close to the existing boundary hedgerow that is easily accessible to bats. This purpose built, integral artificial roost box will be fitted close to the apex of the roof in a position that is not directly over any doors or windows. In this position the roost entrance should be not less than 5m above ground level.

It is recommended that either a Schwegler bat roost tube is used (as shown below) or similar bat brick with suitable facings that will match the brickwork / stonework being utilised in the conversion work to enable the roost to blend into the building.

Specification for Swallow nest boxes and Sparrow terrace boxes

To promote the use of the site area, five artificial swallow nest boxes will be erected in the locations shown in Figure 1. These will be positioned on the north gable end of Barn B2. These will be permanent artificial nest boxes which will be fitted on the north side of the building directly under the gutter line where these will be sheltered. It is recommended that Schwegler swallow nest bowls are used (as shown below) as these do not deteriorate over time and can be permanently affixed to the existing stonework / brickwork.

In addition, since nesting by Sparrow is present on the west side of Barn B2, it is recommended that as part of the proposed conversion at least four Sparrow terrace bricks are installed into the west wall of the building during conversion works to provide replacement nesting locations.



Schwegler swallow nest



Schwegler sparrow terrace brick



Schwegler bat roost tube.

Yours sincerely

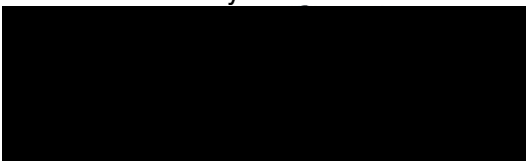


Figure 1 Location of barns to be converted

