

29 Southlands Way, Congresbury

Preliminary roost assessment

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For Mr Ray Passell



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1. Summary

To inform the proposed demolition of both a small single storey extension and a small conservatory as part of a proposed extension to the rear of a residential property it has been necessary to identify the site's potential status as a bat roost.

This survey identified that there is no evidence of roosting bats here and that the property has a Negligible potential to act as a bat roost. There is no further requirement for any bat related works.

2. Proposal and remit

2.1 Proposal

It is proposed to demolish a small single storey extension and a small conservatory in preparation for the erection of a two storey extension to the rear of this property.

These works shall involve removal of a part of the property's existing roof to allow for the roof of the new extension to key into the existing roof.

2.2 Remit

To undertake a preliminary bat roost assessment to determine the potential for this property to act as a bat roost. This survey will also seek evidence of roosting bats. To produce a report detailing all findings, including the need for any further bat works which may be required.

3. Site description

3.1 General

The site is located at Ordnance Survey grid reference ST439641 within a residential area in the north of Congresbury village. Lying within Consultation Band A of the North Somerset and Mendip Bats Special Area of Conservation (SAC) the site is approximately 600m from the edge of the SAC

3.2 Detailed

The survey site is a two-storey semi-detached residential property surrounded on all sides by other residential properties and their small curtilages and is approximately 60 years old. The main body of the house is clad with relatively recent brickwork and the double-pitched roof is of clay tiles; these tiles are in good condition. The house would appear to be in good condition and comprises living areas on the ground floor with bedrooms on the first floor; the roof has been converted into a storeroom / play area and there is a skylight / Velux window within the eastern slope of the roof.

Jutting out into the rear garden of this dwelling are two single-storey structures: a brick-built outhouse with a flat concrete lintel roof, and a conservatory constructed from timber and glass. The outhouse is to the south of the conservatory and the two features are not connected to each other but open into the ground floor of the house.



The survey site (eastern elevation)

The outhouse: This single skin structure is used as a utility room and store room; a small toilet is present on the northern side of the outhouse with a door separating it from the remainder of the outhouse. Both the toilet and the main body of the outhouse have glazed windows. The outhouse directly abuts a single storey extension to the rear of the adjacent property and roofing felt covers the concrete lintel roof. A ventilation flue emerges through the roof of the outhouse and the roof itself is lined on the interior by a Styrofoam-type Kingspan ceiling which is partly collapsed. There is electric lighting within this outhouse and as a utility room it is believed to be in regular use.



The outhouse: northern and eastern elevations



Interior view of the outhouse

The conservatory: This was built approximately ten years ago and has a brick base approximately 1m in height but is otherwise of timber and glass. There is a thin wooden ceiling here with the apex of the conservatory above the ceiling.

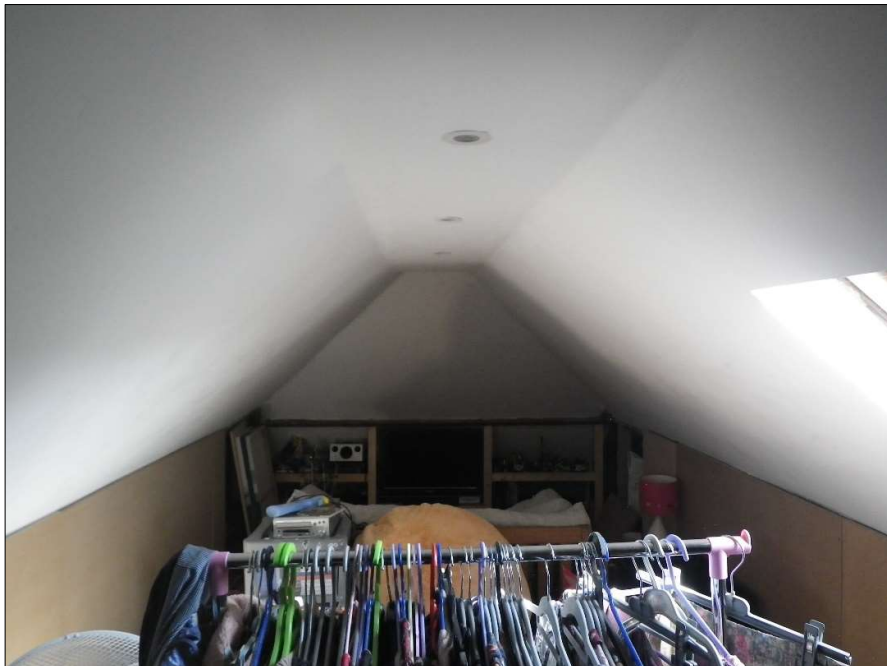


The conservatory: eastern elevation



The conservatory: interior view looking east

The roof: This is accessed by a flight of stairs from the first floor of the dwelling; there is no door and thus the entrance is permanently open. The roof has been converted into a store room / play area and has a skylight / Velux window on its eastern side. There is a plasterboard lining to the inner surface of the roof which is tightly sealed. Along the eastern and western sides of the roof void there are compartments with wooden boards sealing them from the rest of the roof. These compartments are full of children's toys; many of the wooden boards are not tightly sealed and thus much natural light enters the compartments.



The roof void -looking north

4. Methodology

A surveyor (Phil Quinn MCIEEM), a Natural England licensed batworker with over 20 years' experience of bat roost survey, undertook a detailed external inspection of the property looking for field signs of roosting bats and assessing the suitability of the dwelling as a potential bat roost. In addition any trees on or adjacent to the site that had the potential to act as bat roosts were also subject to a detailed visual survey and assessment. This part of the survey was ground-based, utilised 8 x 42 resolution binoculars, and looked for field evidence of roosting bats such as: bats visibly roosting; droppings; feeding remains; grease marks around potential roost access points such as gaps in soffits, loose tiles etc.

Following the external inspection the surveyor entered the roof void and undertook a search for evidence of bats (sightings of roosting bats, or field signs such as droppings and prey remains) and also assessed the potential for the roof void, outhouse and conservatory to offer roosting opportunities for bats. Full physical and visual access was obtained throughout these features and there was full visual access to the side of the roof which will be impacted by the proposed works.

An ecological data search was not commissioned as the proposed works here are of a minimally disruptive nature and localised to a small part of the dwelling.

The survey was conducted over a one hour period on 20th June 2022.

5. Results

The exterior surfaces of the property were carefully searched for evidence of bats, with a particular emphasis on the ground immediately adjacent to the dwelling and the dwelling's exterior surfaces (such as windows) being searched for evidence of bat droppings and prey remains. Natural daylight was sufficient for a clear view through binoculars of the condition of the soffits, barge boards and tiles.

No evidence of bats was recorded from this external survey and no feature with the potential to allow bats access into or egress from the structure of this property was observed. In addition there were no trees or additional structures close to the site which could have potentially offered roosting opportunities to bats.

The internal survey of the outbuilding, conservatory and roof void demonstrated that these parts of the dwelling were in regular use by the residents, experienced much natural daylight and can realistically be expected to be in use when artificial lighting will be used.

The sagging ceiling in the outbuilding and the side compartments in the roof void did not demonstrate any evidence of roosting bats.

This survey has demonstrated that there was no evidence of roosting bats from any part of the dwelling subject to survey and no features close to the dwelling which had the potential to act as bat roosts.

The dwelling has Negligible potential to act as a bat roost and no further bat works are required for this site.

6. Conclusions

The areas of this dwelling likely to be impacted by the proposed works demonstrated no evidence of roosting bats and offered Negligible potential for roosting bats to be present. There were no other features adjacent to the dwelling which had the potential to offer roosting opportunities to bats. No further bat works are required here.