



## Bat Report

65 High Field Gardens, Barnet

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### LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

## 1.0 INTRODUCTION

### Background

1.1 The Ecology Partnership was commissioned by Iguana Architects to undertake a Preliminary Roost Assessment (PRA) at 65 Highfield Gardens, Barnet, Greater London, NW11 9HA, hereafter referred to as the 'site' (Figure 1). The PRA determined that the building has low suitability for roosting bats and the building was subject to a single dusk emergence survey in August 2023.

### Site Context

1.2 The site (TQ24098806) is located in Barnet and is surrounded by residential dwellings. The site includes a single house with areas of hardstanding, grassland and amenity planting.



*Figure 1: Site red line boundary.*

### Legislation

1.3 All UK bat species and their roosts are protected by law within The Wildlife and Countryside Act 1981 and the Habitats Directive Annex IV. This means it is a criminal offence to:

- Deliberately capture, injure or kill a bat;

- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

## 2.0 METHODOLOGY

### Desktop Study

- 2.1 A desktop study was completed using an internet-based mapping service ([www.magic.gov.uk](http://www.magic.gov.uk)) for statutory designated sites, current and past European Protected Species (EPS) mitigation licences for bats within 1km and priority habitats within the surrounding area.

### Preliminary Roost Assessment

- 2.2 The building was internally and externally assessed for its suitability for roosting bats. The survey was undertaken on 13<sup>th</sup> July 2023 by principal ecologist Eddie Selwyn BSc (Hons) MSc QCIEEM and assistant ecologist Emer Hicks BSc (Hons) MSc QCIEEM. The surveyors checked for evidence of roosting bat species and Potential Roosting Features (PRFs).
- 2.3 The surveyors assessed the building visually and searched for evidence such as:
- Staining beneath or around a hole caused by natural oils in bat fur.
  - Bat droppings beneath a hole, roost or resting area.
  - Bat droppings and/or insect remains beneath a feeding area.
  - Audible squeaking from within a hole.
  - Insects (especially flies) around a hole.
  - Dead bats.

### Dusk Emergence Survey

- 2.4 The PRA recorded limited external potential roosting features including naturally lifted hanging tiles and a few missing roof tiles. As such, the building is considered to have 'low' suitability for roosting bats and was subject to a single emergence survey.

- 2.5 A dusk emergence survey was carried out on 24<sup>th</sup> August 2023. The survey started 15 minutes before sunset and was completed 1 and a half hours after sunset. The survey followed Bat Conservation Trust guidelines (Collins 2016 & Interim Guidance Note 2022). Surveyors were positioned to cover all aspects of the building and areas of interest (Figure 3). An Infra-Red (IR) camera (Canon XA20) was utilised during the survey to support surveyors. All surveyors were equipped with an Echo Meter Touch 2 Pro. Surveyors included Dominic Marten BSc (Hons) QCIEEM and Carl Marshall BSc (Hons).



*Figure 2: Surveyor positions (orange stars) and IR camera positions (yellow stars)*

### 3.0 RESULTS

#### **Desktop Study**

- 3.1 The closest international designated site is Richmond Park Special Area of Conservation (SAC) located 13.8km southwest. The closest statutory designated site is Brent Reservoir Site of Special Scientific Interest (SSSI) located approximately 1.7km southwest of the site.
- 3.2 There are no priority habitats located within the site. Several units of priority habitat are located within 1km of the site and the closest is deciduous woodland located approximately 240m southwest.

- 3.3 The search revealed one past EPS licences for bat species within 1km of the site:
- 2012 to 2014 licence for common pipistrelle *Pipistrellus pipistrellus* approximately 740m northeast for the destruction of a resting place.

#### **Preliminary Roost Assessment**

- 3.4 The house is three-storeys with a converted roof with dormer windows present on the eastern, southern, and western aspects of the house. The house is constructed of brick with plastic soffit boards and a clay tile roof. The house includes hanging tiles on the dormer windows as well as on the front aspect of the house.
- 3.5 Internally the house supported one main loft void and two lower loft voids. The main loft was accessed via the loft hatch and the lower loft voids were accessed via panels in the rooms. The loft voids are constructed of wooden beams with a felt lining. The main loft void has insulation on the floor whereas the two lower loft voids are carpeted. No evidence of bats was recorded in any of the loft voids.
- 3.6 No evidence of bat presence was recorded internally and the house supported limited PFRs in the form of naturally lifted hanging tiles and a few missing roof tiles. As such, the house was determined to have 'low' suitability for roosting bats.

#### **Dusk Emergence Survey**

- 3.7 Sunset was at 20:08 and the weather was clear with 5% cloud cover and a temperature of 22°C dropping to 21°C at the end of the emergence survey. No bats were recorded emerging during the survey and the first bat recorded was at 20:20 and was a common pipistrelle commuting south. During the survey, very limited bat activity was recorded in the garden. Species recorded included common pipistrelle and soprano pipistrelle *Pipistrellus pygmaeus* and noctule.

#### **4.0 CONCLUSION AND ENHANCEMENT**

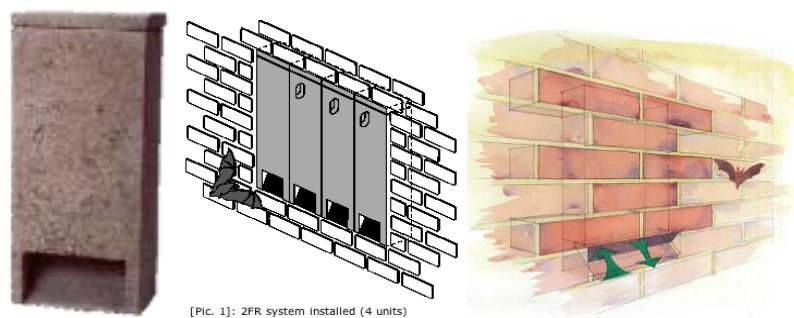
- 4.1 The building has low suitability for roosting bats and the emergence survey determined that roosting bats are not present. As such, no further surveys are required and no mitigation is required in relation to bats when working on the house.
- 4.2 Any proposed lighting scheme as part of the development should consider bats in the surrounding area as well as the site. All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected

by light levels, which can affect both their roosting and foraging behaviour.

Recommendations include:

- Installing lighting only if there is a significant need;
- Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
- Directing lighting to where it is needed and avoiding light spillage;
- Using baffled lighting where light is directed towards the ground and
- Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

4.3 To enhance the local bat population and provide additional roosting opportunities within the site, bat boxes can be hung on trees within the site or installed onto the brickwork of the building (Figure 3). These provide good opportunities for crevice-dwelling species such as pipistrelles. The bat box/tube opening will be the only section visible and they are designed to require little to no maintenance. Several of these tubes can be established in a row together providing a good-sized roost space. The bat tubes should be inserted in the brickwork at least 4m from ground level in a location not illuminated by artificial lighting. Habitat, in association with the Bat Conservation Trust, provides a range of boxes which are unfaced for rendering or designed to match the brickwork of the building.



*Figure 3: Bat tubes incorporated into the wall of a building to provide roosting space.*

## 5.0 REFERENCES

Interim Guidance Note: *Use of night vision aids for bat emergence surveys and further comment on dawn surveys*. Bat Conservation Trust, May 2022

Collins, J. (ed.), (2016), *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). Bat Conservation Trust, London.

Institution of Lighting Professionals., (ILP - 2018), *Guidance Note 08/18 – Bats and artificial lighting in the UK*. ILP, Rugby.

Lintott, P., & Mathews, F. (2018). *Reviewing the evidence on mitigation strategies for bats in buildings informing best-practice for policy makers and practitioners*.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Wightman, I., (2021). *Design, access and heritage statement for The Malt House*. Ian Wightman Historic Building Consultants, Petersfield.

### ***Internet resources:***

Google Maps: [www.google.co.uk/maps](http://www.google.co.uk/maps)

Magic Interactive Map: [www.magic.gov.uk](http://www.magic.gov.uk)



**Appendix 1: Site Photographs**

**Photograph 1: Front of the house.**



**Photograph 2: Missing tiles on the front of the house.**



**Photograph 3: Back of the house.**



**Photograph 4: Main loft void.**



**Photograph 5: Lower loft void.**



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