

4 WINCHFIELD LODGE, OLD POTBRIDGE ROAD, HARTLEY WINTNEY

Biodiversity Assessment

The property is in category 1 of the Interactive Bat Protocol ie a residential building. The pre 1914 building (previously a garage) is within 400m of both woodland and water. However the garage has recently been converted into habitable space (under application 13/00720/MAJOR & 17/01017/FUL), at this time the roof was re-tiled and a bituminous felt added.

As the proposal is to extend the existing roof a bat survey was undertaken. We examined the existing roof both externally and internally for any bat activity but found no sign of occupation.

Externally the timber fascia boards are close fitting and well sealed not allowing access into the roof. There was no staining of the brickwork or tiles that might otherwise indicate a bat entrance. There is no soffit as the fascia is planted directly onto the brickwork.

Internally the roof is fully felted, the internal ceilings follow the line of the lower half of the roof slope therefore it is unlikely that bats could enter the roof void and there is insufficient space to roost. In the upper half of the roof, the roof void was open/uncluttered and very clean. A careful inspection was made of the area, checking all rafters and crevices for any evidence of bats. None were found. The insulation covering the floor of the loft was carefully studied for any evidence of bat droppings, but none were found.

It is unlikely that bats have used, or could use, this property for roosting or shelter therefore Natural England will not need to be approached, as a licence will not be required for this project

Vigilance will be exercised during works, particularly during the removal of the roof tiles, so that if any bats are found work will be suspended until Natural England have been consulted as to how to proceed.

The extension is built entirely over the existing patio area and therefore it is unlikely that any other endangered creatures or their habitats will be disturbed.

The proposals will not affect any trees and therefore will not affect possible bat foraging or roosting areas.

