

Biodiversity Assessment

The property is in category 1 of the Interactive Bat Protocol ie a pre 1914 residential building within 400m of woodland and water.

The proposal is to build a two storey extension however this does not affect the existing roof in any way as it simply butts up to the gable wall. However as the proposal includes the removal of a stainless steel flue 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 fascia, soffit and barge boards are close fitting and well sealed not allowing access into the roof, the external render runs into the soffit boards leaving no gap. There was no staining of the render or tiles that might otherwise indicate a bat entrance.

Internally the house has a traditional open attic truss and the roof is fully felted. The roof void was open/uncluttered and very clean and 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 proposals will not affect any trees and therefore will not affect possible bat foraging or roosting areas. The entire extension is built on shortly mown grassland and therefore of low ecological value. However, during the carrying out of the works due diligence will be exercised and should any such species be found all work will be suspended until Natural England have been consulted.

External lighting will be kept to a minimum, will be downward facing and will be on a motion sensor to reduce any potential disturbance.



Existing roof looking north towards the flue which will be removed



Existing roof looking south