

**Wakes Cottage,
1 High
Street,
Selborne,
Hampshire,
GU34 3JH**

Phase 1 Daytime Bat Assessment

Dr. Jonty Denton FRES FLS MCIEEM CEcol

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Written by:

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Summary

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned by Mrs A.de Carteret to undertake a Daytime Bat Assessment (Phase 1) of Wakes Cottage, 1 High St., Selborne, Hampshire, GU34 3JH.

This is required to support a listed building consent to reroof the structure.

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2016).

There was no evidence of historic use of the loft space by bats. The hang tile faced walls on the front of the property are in good order and close fitting. Therefore, the property has negligible potential for bats and a phase 2 emergence survey is not recommended.

INTRODUCTION

Background

Consultant Chartered Ecologist Dr. Jonty Denton FRES FLS MCIEEM CEcol was commissioned to undertake a Daytime Bat Assessment (Phase 1) of Wakes Cottage, 1 High St., Selborne, GU34 3JH

This report presents the findings of the survey undertaken on the 15th July 2023 which is aimed at assessing the suitability of the property to support bat species.

Site Setting and Description

The house is situated to the west of High Street, Selborne. It is joined at the south end to The Wakes (Gilbert White's House) and flanked to the north and south by small mature gardens. There is woodland, within 150m providing good foraging and commuting habitat for the majority of native bat species.

METHODS

Introduction

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2016).

Details of the survey methods are given below.

Bats

The house was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2016) *Bat surveys for professional ecologists: Good practice guidelines* 3rd edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

High Potential- High potential buildings are those that have multiple enclosed voids and/or complex internal spaces. This can include soffits and extensive areas of roof with under-tile spaces (especially where backed by lining in good condition), with numerous potential access points in the form of gaps in tiling, flashings etc. Similarly extensive areas of vertical surfaces covered in hang-tiling are also highly attractive to bats where external openings are available. Such sites could support large numbers of bats on a regular basis including roosts of high conservation status. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings typically have one inaccessible internal void (including soffit boxes), and/or under-tile spaces with at least one or two potential openings. Such sites are unlikely to support roosts of high conservation status. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential typically without internal voids and only very limited potential for bats (small areas of hang tile, occasional gap under ridge and roof-tiles which could be used by individual bats opportunistically. These are unlikely to open into under-tile spaces beyond the tile in question. A further Phase 2 survey limited to one visit is likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are unsuitable for roosting bats, having no accessible voids or under-tile spaces. Phase 2 surveys are unlikely to be required for structures of this kind.

Phase 1 Survey Timing and Weather Conditions

The Phase 1 bat survey was carried out on the afternoon of the 15th July 2023 which was a sunny day with 50% cloud cover, and an ambient temperature of approx. 17°C.

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10 x 42 close focus binoculars and a high-powered torch.

RESULTS

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2010) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.

According to the DEFRA's MagicMap, one license has been issued for bats within 500m of Wakes Cottage. The nearest was issued in 2019 for a property 258m to the west covering common pipistrelles and Brown long-eared bats.

The property was subject to a full Phase 1 bat survey outlined below.

Building assessment

The property is a grade II semi-detached house dating to the 18th Century situated off the west side of High Street, Selborne. The property is oriented northwest-southeast. The roof is faced with clay tiles as are the front gables. (See figures 1-3).



Figure 1. Eastern elevation looking west.



Figure 2. Eastern and northern elevations looking west.



Figure 3. Western elevation looking southeast.



Figure 4. Looking west at northwest corner of hip roof.



Figure 5. Looking north at north corner roof.



Figure 6. Looking south of south wall of loft



Figure 7. West face of main chimney looking east.

The loft is accessible via a hatch in an upstairs bedroom. It is unlined and the roof has numerous openings through which daylight is visible. The loft floor is unboarded and has a sparse covering of vermiculite insulation. There are large accumulations of cobwebs with windblown debris (See figures 5-7). The upper third of the voids are filled with extensive scaffold cobwebs and there was no sign of any bat activity.

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no evidence of historic use of the loft space by bats. The roof is unlined and rather drafty with no suitable enclosed spaces or gaps in the timber framing.

The hang tile faced north gable of The Wakes is adjacent to the south facing part of the main roof. This is in good order with some potential openings high up near the apex and around the corner bonnets on the NW corner.

The re-roof is to be carried out in sections with temporary sheeting so no obstructions would be created on the adjacent hang tile faces on The Wakes.

The clay tiled roof is unlined and in the absence of any signs of activity within the loft void the property has negligible potential for bats and a phase 2 emergence survey is *not* recommended.

The lining of the roof with bat friendly material will result in the creation of large under-tile spaces which will be accessible to crevice roosting bats.

REFERENCES

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

Institute of Environmental Assessment (1995). *Guidelines for Baseline Ecological Assessment*. Institute of Environmental Assessment, London.

JNCC (2010) *Handbook for Phase 1 Habitat Survey: A technique for environmental audit*. JNCC, Peterborough