



Ref: A081595

Date: 8th July 2013

By email only to: Jeremy.heppell@wyg.com

Dear Jeremy



Bartons Road, Havant: Internal Roof Void and Endoscopic Inspection of Buildings

A bat roost assessment was commissioned by Linden Homes at Bartons Road, Havant in May 2013 in order to support a planning application for the demolition of buildings for the redevelopment of the site. Proposals are for the construction of approximately 60 residential properties, with associated access, car parking and landscaping.

Previous surveys

An Extended Phase 1 habitat survey was completed in April 2013, which identified eight buildings on site as offering Low to Moderate potential to support roosting bats. During this survey, the buildings were assessed externally and from the ground only. Therefore, in order to complete the bat roost assessment, an internal roof void assessment was recommended.

Methods

Bat surveys are undertaken in accordance with guidance set out in the following documents:

- Bat Conservation Trust (2012). Bat Surveys: Good Practice Guidelines 2nd Edition. Bat Conservation Trust, London (BCT 2012).
- English Nature (2004). Bat Mitigation Guidelines. English Nature, Peterborough (EN 2004).

In accordance with the BCT 2012 guidelines, buildings are either confirmed as bat roosts, or assessed as having high, moderate, low or negligible potential to support bat roosts. Negligible rather than "none" is used as it is not possible to determine complete absence of bats.

The external building assessment was undertaken from the ground along with the use of binoculars, ladders and an endoscope to survey features which were not accessible or fully visible such as air vents, holes and cracks/crevices.

The internal building assessment was undertaken using ladders to access the internal roof voids. High powered (1,000,000 candle power) Clulite torches were used to provide full visual coverage of any darkened areas within the roof void and endoscopes were used to assess recesses behind the roofing felt.

All areas of the study area were accessible on the day the survey was undertaken, therefore, there were no limitations to the survey.

The results of this survey will remain valid for 12 months. If works have not commenced within this time, it is recommended that an updated assessment of the building is made to confirm whether its potential to support roosting bats has changed.

Building Assessment

Please refer to figure 1, Appendix A for a plan showing the location of buildings.

Building 1

External

This is a garage type building of brick built construction with a sloped felt clad roof, with four rows of tiles to the southern elevation. The building was open to the front at the time of the survey. No roof void appeared to be present. However, a small gap under the roofing felt was identified at the western elevation.



Images 1: Building 1

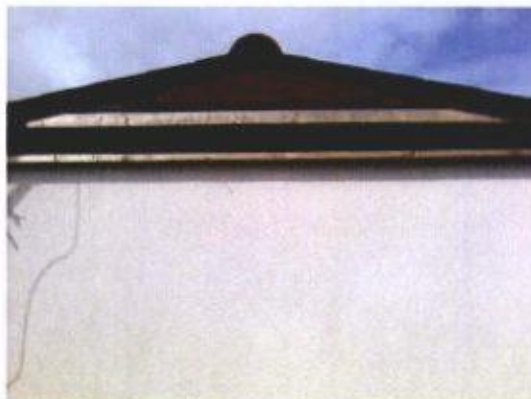
Internal

The gap beneath the roofing felt at the western elevation was inspected with an endoscope to identify the presence, or likely absence, of roosting bats. The gap was found to be heavily covered with cobwebs, indicating that it had not recently been used by bats. No signs of roosting bats, such as droppings or staining was identified within the cavity. The cavity was assessed as offering **negligible potential** to support roosting bats.

Building 5

External

This is a static home which appeared to be new at the time of the survey, soffit boards were missing along the eastern and western elevations providing possible access into the building, otherwise the building appeared to be very intact.



Images 2: Building 5

Internal

An internal inspection was completed to investigate if there was any potential for roosting bats within the roof, where the soffit boards were missing. A number of cobwebs were identified within the roof void, indicating no recent bat activity. Additionally, no droppings, feeding remains or staining were identified. Due to the missing soffit boards, the roof void is likely to be draughty rendering it unsuitable for roosting bats. The building was assessed as offering **negligible potential** to support roosting bats.

Building 6

External

This is a wooden shed with a flat felt clad roof, with a large window along the northern elevation. Possible access points for bats into the building were identified beneath the roof.



Image 3: Building 6

Internal

Potential access points beneath the roof were inspected using a torch. During the inspection, the roof was found to be well sealed, with no potential access points for bats identified. The building was assessed as offering **negligible potential** to support roosting bats.

Building 11

External

This is a two storey semi-detached house with a single storey flat, felt clad roofed extension to the northern elevation. The house is constructed from brick and stone, with a pitched tiled roof with a chimney. Wooden soffit boards and UPVC windows appeared to be intact; however there were a couple of missing / broken tiles on the southern elevation. Hanging tiles are present on the southern gable end of the building; however these appeared to be fairly intact. There is another sloped roof extension on the western elevation, a hole is present leading into the building but there did not appear to be a roof void within the extension.



Image 4: Building 11

Internal

The building comprised four roof voids. No evidence of roosting bats, such as droppings, staining or feeding remains were identified within any of the roof voids. The roof of the buildings was generally in a good state of repair, with the roofing felt mainly intact, except for a small number of holes. However, due to the presence of hanging tiles and a number of missing / broken roof tiles, which would provide potential roosting features for bats, the building was assessed as offering **moderate potential** to support roosting bats.

Building 12

External

This is the Mower shop which is predominantly a single storey flat roofed building with wooden cladding providing possible roosting places for bats. One part of the building has a pitched metal roof and large UPVC windows. There is a single storey extension to the eastern elevation which is of breeze block construction with a pitched tiled roof. Some of the tiles are broken / missing along the southern elevation of the extension.



Image 4: Wooden boarding on southern elevation of mower shop



Image 5: Extension

Internal

There is no separate roof void within the Mower shop or the extension. The shop is in constant use and is therefore well lit. No potential bat roosting features were identified within the building and no evidence of roosting bats was identified. However, the wooden cladding exhibited gaps beneath the wooden boards and a number of tiles on the roof of the extension were missing / broke. The building has therefore been assessed as offering **low potential** to support roosting bats.

Building 14

External

This is a wooden shed with a pitched tiled roof constructed from corrugated metal. There are possible access points into the building.



Image 6: Building 14

Internal

No evidence of roosting bats was identified within the building. However, the wooden cladding on the exterior of the building was in a poor state of repair, exhibiting a number of bat roosting features, such as gaps beneath the wooden boards. The building was assessed as offering **low potential** to support roosting bats.

Building 19

External

This is the dog kennels which are of brick built construction with a pitched tiled roof, running through the centre. There are metal mesh and brick extensions along both the eastern and western elevations.



Image 7: Building 19

Internal

There is no internal roof void within the building and the interior of the property is heavily disturbed as a result of its current use as a dog kennels. The roof tiles were intact and in a good state of repair, offering no features of suitability for roosting bats. The building was assessed as offering **negligible potential** to support roosting bats.

Building 20

External

This is a prefabricated rendered bungalow under a pitched tiled roof which appeared to be intact. There is a new single-storey brick extension, to the northern elevation. This extension has a felt clad flat roof, however this appeared to be intact.



Image 8: Building 20

Internal

There is no internal roof void to this building. The roof is in a good state of repair, with no potential bat roosting features identified. The building was assessed as offering **negligible potential** to support roosting bats.

Recommendations

Bats

All species of British bats and their roosts are fully protected under the *Wildlife & Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species (Amendment) Regulations 2012*.

The internal and endoscopic inspections of the buildings did not confirm the presence of roosting bats. However, buildings 11, 12 and 14 exhibited features offering potential to support roosting bats, including gaps beneath wooden boards and missing / broken roof tiles.

Building 11 was assessed as offering **moderate potential to support roosting bats**. In accordance with the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* (2012), it is recommended that two nocturnal surveys are undertaken of the building, including one dusk and pre-dawn survey.

Buildings 12 and 14 were assessed as offering **low potential to support roosting bats**. It is recommended that one nocturnal bat survey of these buildings is undertaken, comprising a dusk and pre-dawn survey.

Nocturnal bat surveys must be undertaken during the bat active season, which runs from May to August.

Please do not hesitate to contact us if you wish to discuss this further.

Yours sincerely,



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