

Conversion of Existing Workshop to a Dwelling To rear of 27 Hoyle Mill Road

Preliminary Bat Survey

Report Date: 15/12/22

Introduction

A bat survey has been requested by Barnsley Council as part of the planning application for the above. It is understood that the site is located in an area where bat activity has previously been recorded or is a possibility.

Background

In the UK bats and their roosts are protected by law. In order to survive bats need water, foraging habitat and places to hibernate or roost to sleep and raise their young. They also need routes between these different locations known as commuting routes.

Bats require different roosting habitats depending on the time of year. In the summer months female bats require maternity roosts in order to raise their young, whilst in winter all bats require hibernation roosts.

Bats hibernate starting in October/November and typically emerge in March/April. This makes bat detection surveys ineffective during hibernation periods. Visual inspections can still be carried out during this time, provided the bats are not disturbed in any way.

Construction works that could affect bats are renovations to existing buildings, demolition, repairing or replacing a roof, repointing brickwork/stonework, works to lofts including insulation, loft conversions or treating timber. This is not an exhaustive list and other things can also cause harm to bats.

Survey Methodology

A visual internal and external inspection was carried out at the premises and photos taken of the internal roof space and the exterior of the existing building. A bat detection survey was not commissioned due to being in the bat hibernation period.

The survey methodology involved the following:

- 1) External Survey - Visual inspection of roof types, eaves details, looking for gaps as possible points of entry for bats. Looking for staining on the masonry and evidence of droppings near to possible access points.
- 2) Internal Survey - Visual inspection of accessible roof spaces within the property, looking for evidence of roosting/hibernating bats and evidence of droppings in the roof spaces.

Visual Inspection

A visual inspection was carried out 8th November 2022.

External Inspection

The property has slate pitched roofs with flush eaves, without a soffit. The building is in need of repair and maintenance and there are signs of some slipped slates. The roof coverings at the eaves level appear to be uneven and not tightly sealed. The front facing first floor window is not glazed. All these areas are possible points of entry for bats.

At the time of the site visit there was no evidence found of staining on the masonry or of droppings on the wall or floor.

See Appendix A for photographs taken during the external inspection.

Internal Inspection

The single storey section of the roof space is open with exposed rafters, with the underside of the slates visible from the inside. The two storey section of the building in part has a bitumen felt underlay. A timber first floor is present in the two storey part of the building, with exposed joists to the underside and floor boards on the upper surface. The floor appears rotten and in an unsafe condition so the first floor area was not fully accessed. The visual survey was carried out from ground floor level and no access was available to inspect the eaves areas or other areas concealed or not accessible from the ground floor level.

The roof spaces were inspected, along with the floors and walls for visible signs of bats roosting. The stone floors were relatively clean and there were no signs of bat droppings. There was some brown staining on the walls but this is more likely to be from water ingress. At the time of the survey there were no signs of any hibernating bats.

See Appendix B for photographs taken during the internal inspection.

Results Summary & Conclusion

At the time of the site visit there were no signs of bats roosting in the roof spaces inspected nor were there signs of bat droppings or staining on the walls.

Considering the findings it is unlikely that bats would be present in the existing construction. This was not an exhaustive inspection however and bats may still be present in hidden areas.

Recommendations

Stripping out works and removal of existing roof coverings may proceed with caution. If any bats are found or uncovered during the works, all work to cease immediately and a qualified and experienced Ecologist to be consulted to advise further.

Note that it is a legal requirement not to disturb bat roosts or to handle bats unless specially trained. This should only be done by specially trained and experienced consultants.

Richard Jagger C.Build E, MCABE, MCIAT, IMaPS
Chartered Building Engineer M: 07721 996296

APPENDIX A - Exterior Photographs



Photo 1 - Rear Elevation



Photo 2 - Rear Elevation



Photo 3 - Front Elevation - Single Storey



Photo 4 - Front Elevation



Photo 5 - Front Elevation - 2 Storey



Photo 6 - Front Elevation

APPENDIX B - INTERIOR PHOTOGRAPHS



Photo 7 - Roof Space - Single Storey



Photo 8 - Roof Space - Single Storey



Photo 9 - Roof Space - Single Storey



Photo 10 - Roof Space - Single Storey



Photo 11 - Underside of First Floor



Photo 12 - Underside of first floor with felted roof above.



Photo 14 - Underside of first floor with exposed roof structure above.

END.