

Preliminary Roost Assessment

Survey site:

7 The Square, Ramsbury, Wiltshire, SN8 2PE

Client:

Lynne Coplestone

Survey date:

9/8/2024

Project:

This report is prepared to inform the construction of a dormer extension on the northern roof elevation of the existing building.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Annabel Sharpe, consultant ecologist and bat licence 2023-1145-CL17-BAT					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
05/06/2024	14	81	20	5	none
Executive summary		The building contains no roosting features that could support roosting crevice-dwelling bats, no was there evidence of void-dwelling bats within the loft structure. There is good habitat on the northside of the sit, with mature trees leading to a vegetated churchyard. Light addition via new dormer windows are not expected to have a significant impact due to existing dormers within the roof structure next door facing the same direction. No further surveys are required.			
PRA Survey Factor		Detailed using desk study and site survey. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1 and location plan in Appendix 2					
Background and Site Location					
Summary of site location and surrounding habitats		Grid ref: SU27547159 Size of survey area: Commercial building – approx. Less than 80 m² On site habitats: Scattered matures trees to the rear as part of gardens leading to a churchyard 80m away. Surrounded by buildings on all direction as part of central town location. Surrounding habitats: Chalk River habitat 130m south, flowing east to west direction, this is adjacent to woodland and open countryside. Open countryside present 270m north. Large areas of broadleaf woodland and scrub are within 403m east and 540m northeast, connected to the site by following buildings and gardens from the site.			

<i>EPSL and bat roost records (2km radius)</i>	Magic EPSL records 2km radius:		
	Bat Species Effected	Approx. distance from site	Impacts allowed by licence
	C-PIP, SER	280m west	Destruction of a resting place
	BLE, C-PIP, SER	1.9km southwest	Destruction of a breeding site and resting place
<i>Designated sites</i>	On site None 2km radius River Kennet Site of Special Scientific Interest (SSSI) 143m south.		
<i>Previous survey data</i>	None known		
<i>Limitations</i>	None		

Field survey results*Summary*

B1 is one storey commercial building. It is a semi-detached structure, with a gable fronted end on the west elevation, and a 1m gap between this and the adjacent residential building.

It is a single pitched roof, with field tiles of slate and a ridge and hip tile of concrete.

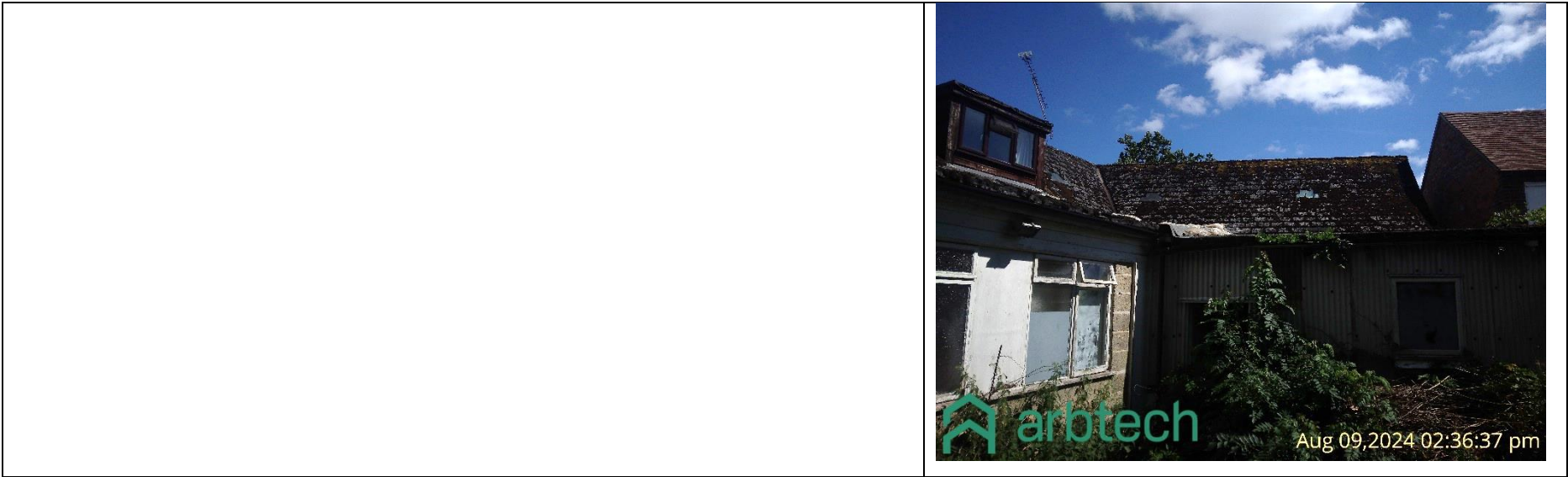
There are 5 glass inserts in the roof acting as skylight windows in the loft.

There is a flat roof extension on the north elevation, with roofing felt lining the roof and corrugated metal lining the breeze block walls. There is a wisteria and young ash trees growing against this flat-roof extension.

The proposal will see an upper dormer extension on the north roof elevation.

The adjoining roof on the northeast elevation has already seen upper dormer window extensions included.

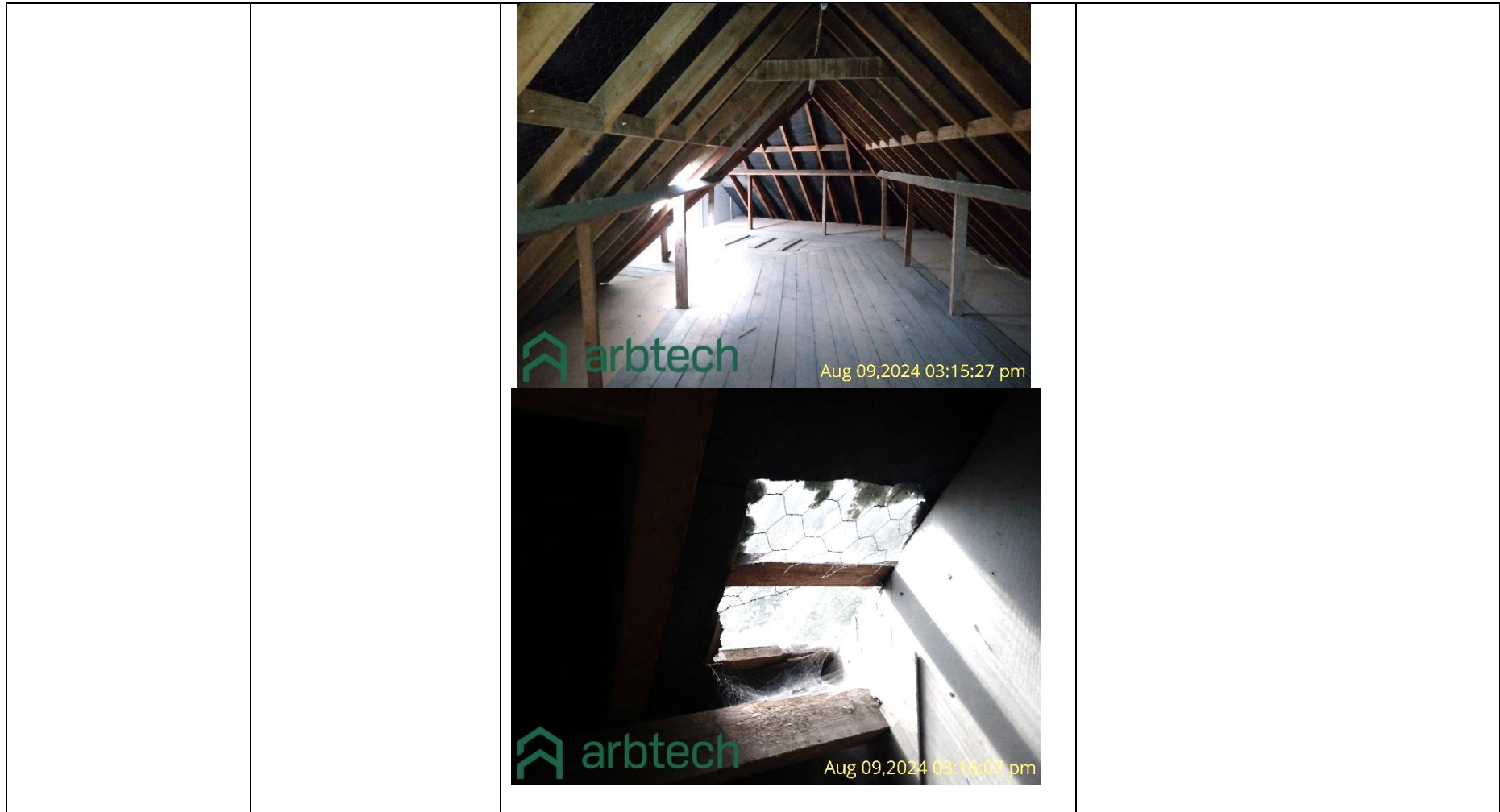




Feature	Materials	Condition/description	Suitability/access/evidence of bats
Walls	Red brick original on west gable wall, painted on all other elevations. Corrugated material on east gable walls	Numerous raised boards on north east and west elevations, particularly pronounced one east and west ends. There were no features around the east gable walls and the corrugated material placed on this wall.	None.

			
Roof	Slate field tiles. Cement ridge and hip tiles Glass skylight windows	Single pitched roof, with slate tiles. No tiles lifted or slipped, and no gaps around glass panels used as skylights. Thick layer of moss following the shape of the tiles, blocking up any potential gaps there may be. No roosting features observed.	None

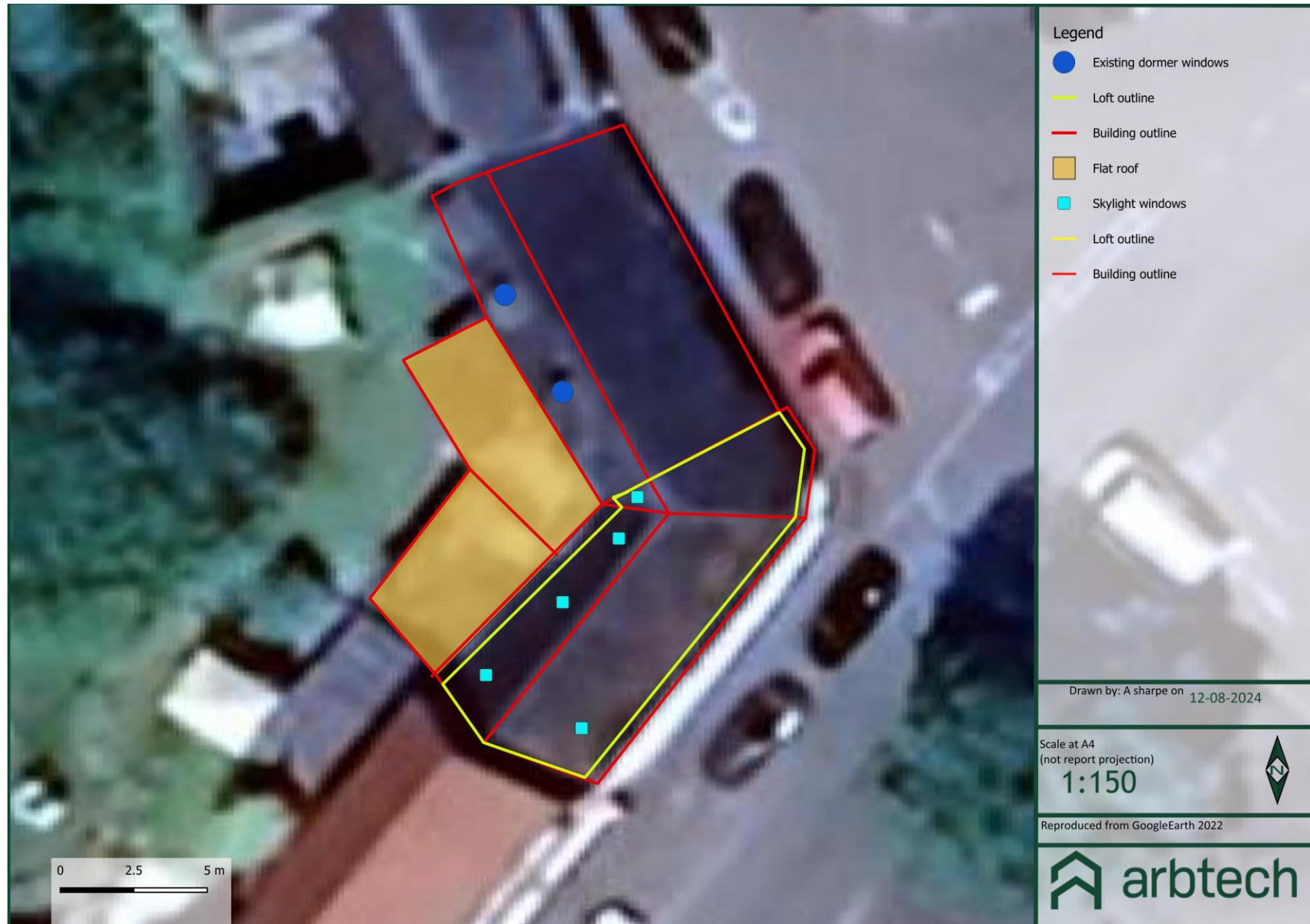
			
Eaves	Overhanging With wooden soffit box present	No roost features present in the soffit box area, soffit box contains no vent features, and no gaps between this and the walls	None
Barge boards/fascia boards	N/A	N/A	N/A
Window/doors frames and lintels	Timber	Tight fitting	None
Internal voids	Timber rafters and ridge beam. Open floor to ridge. Boarded floor Bitumen roof felt lining with chicken wire layer containing.	Internal space measures approx. 10.5m long, 5.5m wide, floor to ridge height approx. 2.5m. No floor lining was present underneath the boards. High volume of natural light was present due to multiple skylight windows on the north and south elevations. No items are currently stored within. No major rips or tears in the lining. No features where natural light can be seen entering, other than the windows present. Internal temperatures at the time were 27°C and humidity 65%	No evidence of roosting bats observed



<i>Habitat value</i>	The site contains a small, vegetated garden on the northern side of B1. While this is low value for roosting bats there are mature trees on the north boundary with adjacent gardens. These scattered trees follow to the east and connects via the canopy to the vegetated churchyard within 200m. These trees would provide foraging and commuting for any dispersing bats in the vicinity. There is a lack of vegetative structure to the south of B1 on the main town street. Urban tolerant bat species like pipistrelle would commute using the buildings, but there are no front gardens on these properties or lines of trees for foraging.
<i>Foreseen Impacts</i>	No impacts are expected on any bat roosts due to lack of external roosting features where bats could roost, and lack of evidence of bat roosting within the loft space. There will be increased light spill in the northern garden with the dormer windows construction. However, the northern garden already experiences light spill from adjacent dormer windows on the same roof structure. Therefore, this is not expected to have a significant impact on any foraging bats.
<i>Recommendations</i>	No further surveys are required. However, if during works a bat, or evidence of bat roosting is discovered, work must stop and a suitability licenced ecologist must be contacted. A low impact lighting strategy is not needed for the site, due to the volume of lighting already around the site and wider landscape. However, no lights should be directly aimed at the mature trees on the northern boundary.

<i>Enhancements</i>	Bat access tiles can be installed into the roof of B1 during works on the northern elevation. This will provide roosting opportunities to crevice-dwelling species in the vicinity as pipistrelle are listed on EPSLs within 500m of the site
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting bird activity was observed at the site. However, there is chance of sparrows getting under the eaves of the building. Low nesting birds like robins and wrens could nest in the dense growth around the young ash and wisteria that's growing against the flat roof building on the north elevation.
<i>Foreseen Impacts</i>	Roof alterations and removal of the plant growth against B1 could damage, obstruct or destroy nests.
<i>Recommendations</i>	Any works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately prior to the start of works by a qualified ecologist. All active nests will need to be retained with a 5m buffer until the young have fledged.
<i>Enhancements</i>	General purpose nest boxes should be added to the boundary wall of the site within the rear garden. This can also include sparrow terraced boxes, as this species was regularly heard flying around the town during the site visit.

Appendix 1: PRA plan

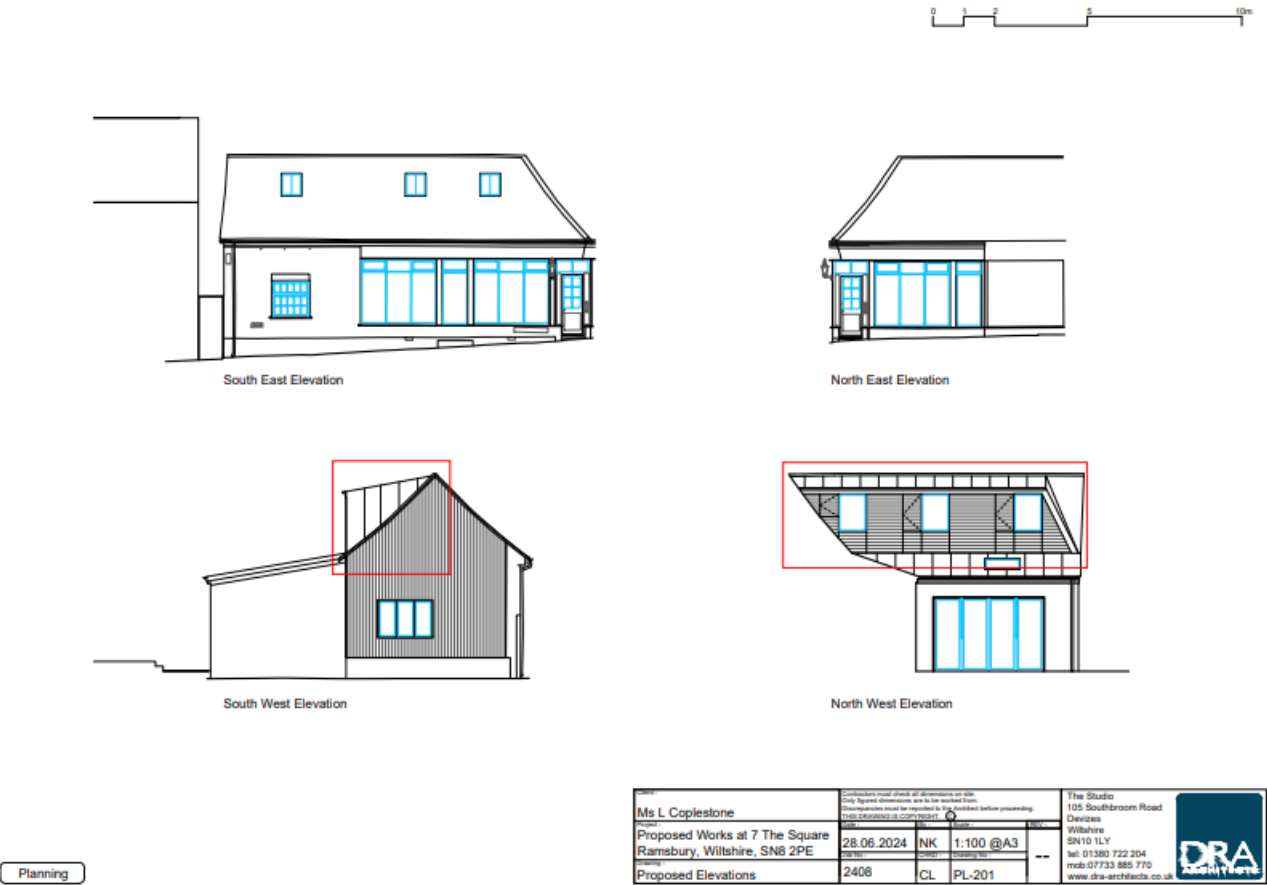


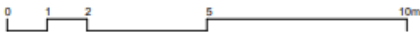
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Appendix 2: Location map

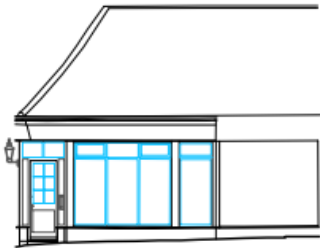


Appendix 3: Proposed Plans

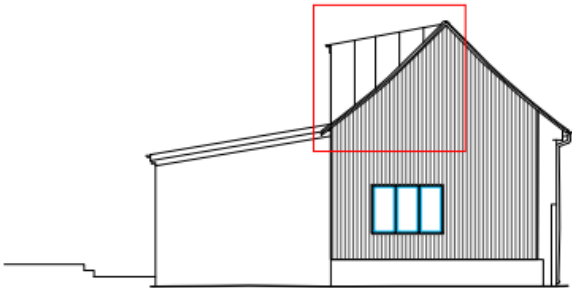




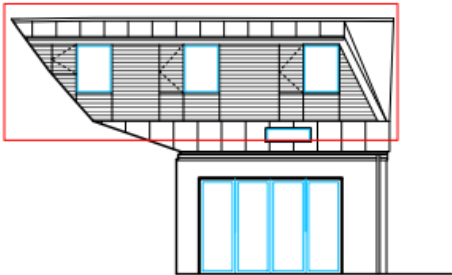
South East Elevation



North East Elevation



South West Elevation



North West Elevation

Planning

Client -		Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect before proceeding. THIS DRAWING IS COPYRIGHT ©			
Ms L Coplestone		Date -	By -	Scale -	
Proposed Works at 7 The Square Ramsbury, Wiltshire, SN8 2PE		28.06.2024	NK	1:100 @A3	
Drawing -		Job No -	CHWD -	Drawing No -	
Proposed Elevations		2408	CL	PL-201	--
		The Studio 105 Southbroom Road Devizes Wiltshire SN10 1LY tel: 01380 722 204 mob: 07733 885 770 www.dra-architects.co.uk			

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Version control			
Status	Issue	Name	Date
Draff	1	Annabel Sharpe, Bsc (Hons) Consultant ecologist, CL17 Bat licence	12/08/2024
proof	1.5	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	14/08/2024
Final	2	Annabel Sharpe, Bsc (Hons) Consultant ecologist, CL17 Bat licence	15/08/2024