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BAT SURVEY REPORT

P/16/107 (see also P/11/031)

Survey requested by: Marian Bennett

on: 21.10.2016, by e-mail

Reason for survey request: Planning permission requested for conversion of a shed adjacent to a cottage into living accommodation

Location: The Boathouse, Bryher

Grid Reference: SV 878 145

Date: 22.10.2016 **Time:** 12.00 – 12.15

Weather conditions: Sunny with scattered cloud, dry, fresh breeze(E 4) 13°C

Description of building surveyed: The main focus of our survey is a **large shed**, now used mainly for storage of equipment, although a section at the west end is now being used as a temporary office for the applicant. The shed is built against the N side of a granite cottage – The Boathouse – which has been used as a self-catering holiday let but is now intended as a permanent residence for the applicant, who wishes to convert the shed area as an extension to the main house to provide more spacious living area. The walls are mainly concrete blocks, partly faced with granite and the roof is of corrugated composite material. The walls and roof have many holes and crevices. The shed and cottage were surveyed in 2010 and again in 2011 (P/11/031). In this new application, minimal changes to the **Boathouse cottage** are envisaged: these will be mainly interior; exterior work will be mainly in touching up the pointing to the granite walls.

Observations: We have no reason to change our conclusions about the Boathouse cottage. Regarding the shed, the sheer amount of equipment and materials prohibit a thorough examination, especially of the N wall of the house.

There are clearly several places where bats can enter but we found no signs that they had done so. We could find no bat droppings, although this has to be qualified owing to limited access to all parts of the building. At the west end of the house there is an extension that is contiguous with the shed. This has many places in the stone work and roof where bats could enter.

Conclusion/recommendation: No signs of bats were found, although some crevices in the cottage gable ends might be suitable for bats. In regard to the intention to make good the pointing on the cottage walls, we should suggest that this is not necessarily followed to the letter. There will be some merit in leaving some gaps at a higher level of the walls or under the fascia boards for bats to roost. In the shed, no droppings were found but the general level of debris was such that they could easily be missed. We do not consider, however, that this building is likely to be attractive for bats for roosting. *Nevertheless care should be taken during the work in case bats had gained entry by some means that we could not detect. If any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike & Anne Gurr, 422224) or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228. The BCT's adviser for the South West Region is David Jackson.*

Other remarks:

It should be noted that the above recommendation in italics is more relevant to the contractor than the applicant herself. We suggest that a printed version of this report should be made available to the chosen contractor well before work is started. If the contractor has queries, he should contact the bat wardens on the telephone number given above.

Survey completed by*:

E.A. & M.I.Gurr

Copies to:

Marian Bennett, Applicant
Lisa Walton, Andrew King, Planning Dept.

***Licence numbers:**

EAG: 2015-14957-CLS-CLS
MIG: 2015-14958-CLS-CLS