

APPROVED

By Lisa Walton at 12:37 pm, Dec 15, 2022

RECEIVED

By Lisa Walton at 9:51 am, Dec 01, 2022

**Re-construction of Chalet at
6 Bayview Terrace
Porthmellon, St.Marys
Isles of Scilly, TR21 0NE
for
Mike Green and Hannah Barclay**

DESIGN AND ACCESS STATEMENT

October 2022

1. Background

Mike Green and Hannah Barclay own number 6 Bayview Terrace overlooking Porthmellon Beach on St.Mary's. The property is on the far right of the aerial photograph below. Their land stretches down to Telegraph Road at the front and includes a strip of the sloping hillside behind the cottage. This land at the rear incorporates a residential chalet in a row of outbuildings that are detached from the main terrace.



The chalet benefits from an established Certificate of Lawful Use as residential accommodation dating back to 2019. The reference number for this is P/19/015/CLE. However, the internal area falls far short of the National minimum space standards for dwellings so there would be a real benefit in re-configuring the chalet to improve living conditions.

This written statement supports a full planning application to extend and alter the chalet to improve these space standards. It follows a Pre-App enquiry to the Isles of Scilly Council in June 2022 and has been informed by the 19 July 2022 Pre-App Report (PA/22/039). It should be read in conjunction with drawings 2018-P01 to P07 inclusive, extracts from which are included in this document.

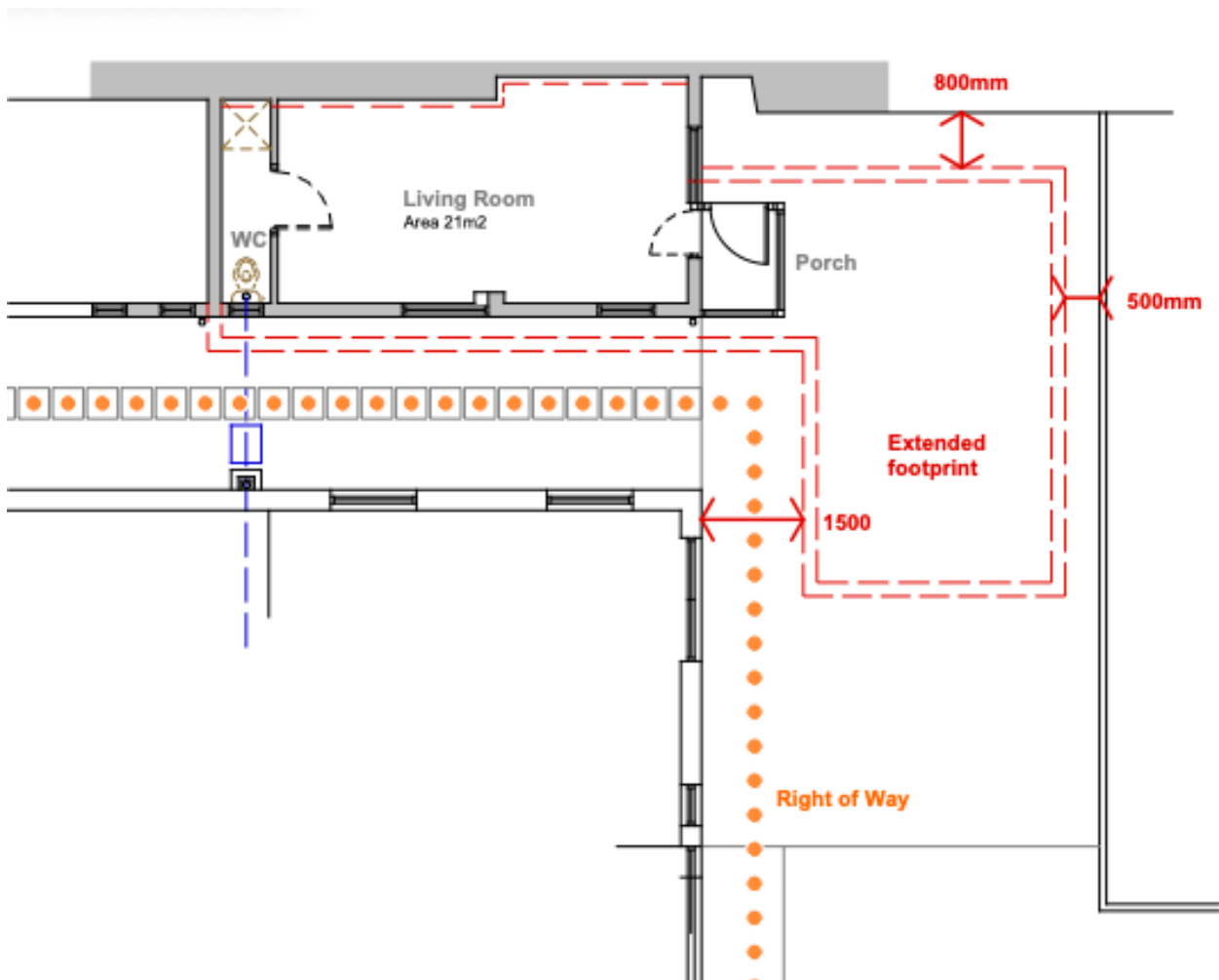
2. Existing Property

The existing chalet is a single storey flat-roofed building constructed from single-skin concrete blockwork. Unlike the main terrace of six houses, the row of flat-roofed outbuildings at the back of the houses have no real architectural value. They nestle into the hillside with the rear wall of the main living space also serving as a retaining wall. Internally, there is a small entrance lobby, a large open-plan living space and a former shower room and toilet to the rear.



As the top photo above shows, there is a wide pathway separating the chalet from the back of 6 Bayview Terrace.

The internal floor area of the chalet measures 23m². This is well below the National Space Standards for housing that stipulate that single bedroom homes should have a minimum of 50 - 58m² of accommodation (also see Design Brief section below). The floor plan on the following page was submitted to the Isles of Scilly Council with a 'Pre-App enquiry' and illustrates the cramped existing internal space. The red dotted lines show the intended increase in footprint.



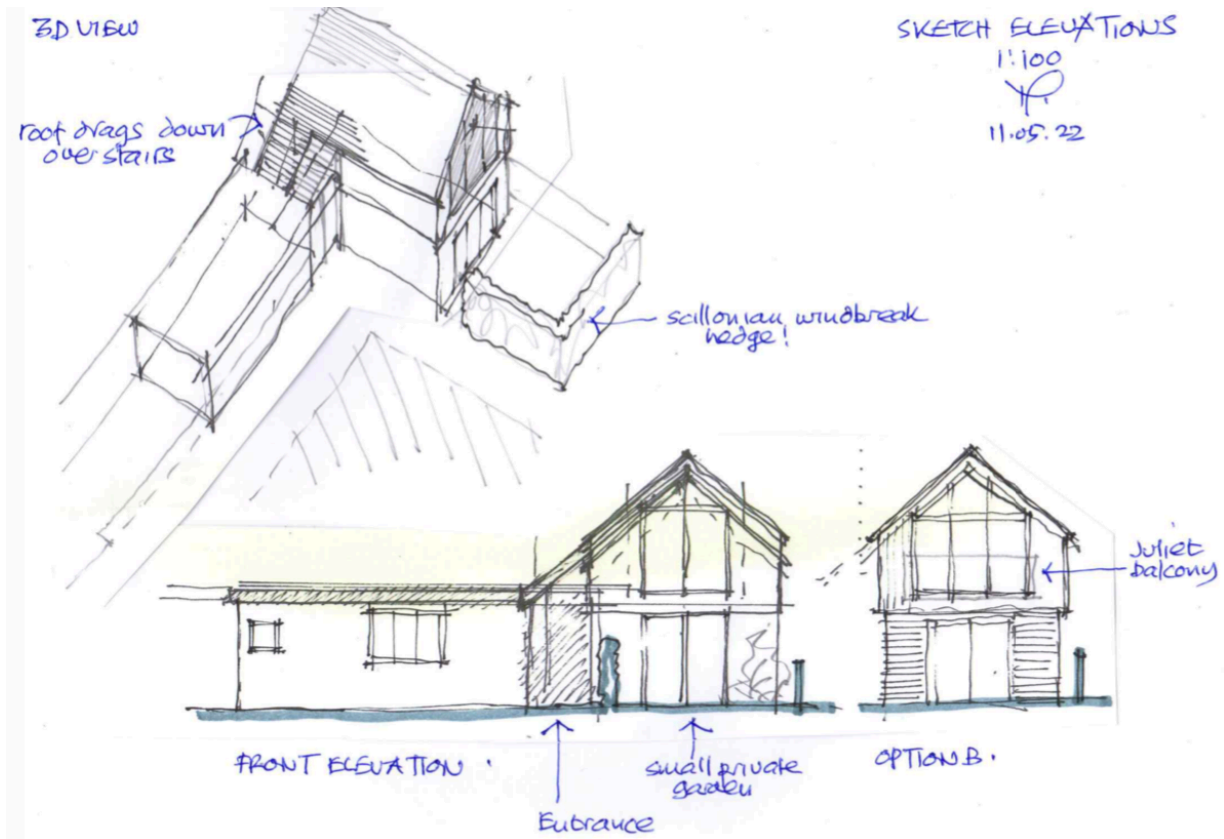
Above: Existing floor plan with intended layout Indicated in red

3. Pre-App Planning Enquiry

In June 2022, sketch designs for a 2-storey chalet were submitted to the Council's Planning Department for pre-planning submission advice (Ref PA/22/039). The enquiry was dealt with by Lisa Walton who gave an informative and generally positive report. The main outcomes of the planning advice can be summarised as:

- Visual Impact: The planning submission would need to demonstrate that there is no adverse impact on privacy or amenity of existing properties
- Scale / Standard of Accommodation: These should meet Nationally Described Space Standards or improve on them by no more than 30%
- Enhancing the Conservation Area: The relationship with the existing terrace should be carefully considered and the wider Conservation Area. 'Scale, design, orientation and materials' are key issues
- Building Regulations: Can the chalet designs meet prescribed standards?
- Rights of Way: Existing rights enjoyed by neighbouring properties should be preserved
- Flood Risk: Although the site is not susceptible to flooding, risks should be considered
- Sustainability: Sustainable Design Measures should be incorporated
- Waste Management: Management of waste should be controlled through a Site Waste Management Plan
- Water usage and Drainage: Detailed designs must ensure that water usage is limited to 110 litres per person per day. Mains drainage should be utilised if possible

- Historic Environment: Impact on nearby monuments (such as Harry's Walls) or archaeology should be considered, and any relevant Historic Environment Records should be checked
- Ecology: As the project involves works to an existing building, a bat survey will be required



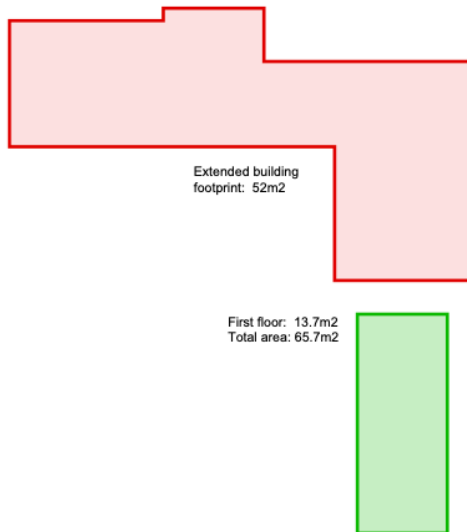
Above: Sketch Designs submitted to the Isles of Scilly Council in June 2022 with a pre-app enquiry

4. Design Brief

The objective is to extend and upgrade the existing chalet to provide a sustainable, low energy accommodation, meeting or exceeding current Building Regulations standards. A number of site constraints were identified at the outset that influence the design possibilities. For example, a right of way exists from the back of neighbouring properties in the terrace around the gable of 6 Bayview Terrace. This pedestrian access clearly needs to be preserved. A development 'plot' exists in the existing courtyard, but a decision was taken to inset any extension slightly from the boundary with 7 Bayview Terrace. At the back of the chalet site there is an existing retaining wall and it is clearly sensible to avoid building right up to this. The front of the extension cannot extend too far as this could have an impact on daylight entering the patio doors of the 1970's house extension. As a result of the footprint constraints it quickly became apparent that the new designs should include some first-floor accommodation.

National housing standards specify a minimum area of 58m² + storage (say 60m²) for two storey dwellings, well in excess of the existing 23m² (including the lobby and toilet). Mike and Hannah felt that this minimum level of accommodation would meet their needs perfectly. As the 'plot' for the extension faces South, the prime spaces in an extension should be devoted to the

new living areas. The kitchen / dining space should ideally be located at the ground floor with access to a small garden. A living room above in room-in-the-roof space would have good views towards Hugh Town and the surrounding landscape. The current living space in the flat-roofed chalet overlooks the shared pathway and would be suitable for a bedroom. The existing shower room at the far end is already connected to mains drainage so this is the perfect location for an en-suite bathroom. The final design requirement was for a utility room with shower on the ground floor.



Above: Initial spatial analysis of chalet. Finished designs have slightly improved accommodation to 66m²

5. Proposed Designs

Extracts from the planning drawings are included in this report. The plan below shows the new construction work coloured in orange and the relationship with the existing end-of-terrace house. The extension creates an 'L' shaped chalet with the entrance at the end of the existing footpath in the corner of the building. This produces a very efficient plan-form with minimal internal circulation.



The lobby leads into the ground floor kitchen dining space to the right, the double bedroom to the left within the existing building and also the utility / laundry room. There is a back door providing access to the external lightwell for maintenance of the rear garden retaining wall. There is also a staircase leading to the first floor and access to a small under-stair cupboard.

The staircase arrives in the perfect position upstairs, directly below the ridge of the vaulted pitched roof where there is maximum headroom. The entire upper floor is seen as a quiet living space with a main picture window facing the harbour, and a smaller glimpse window looking back to the green bank behind the chalet.

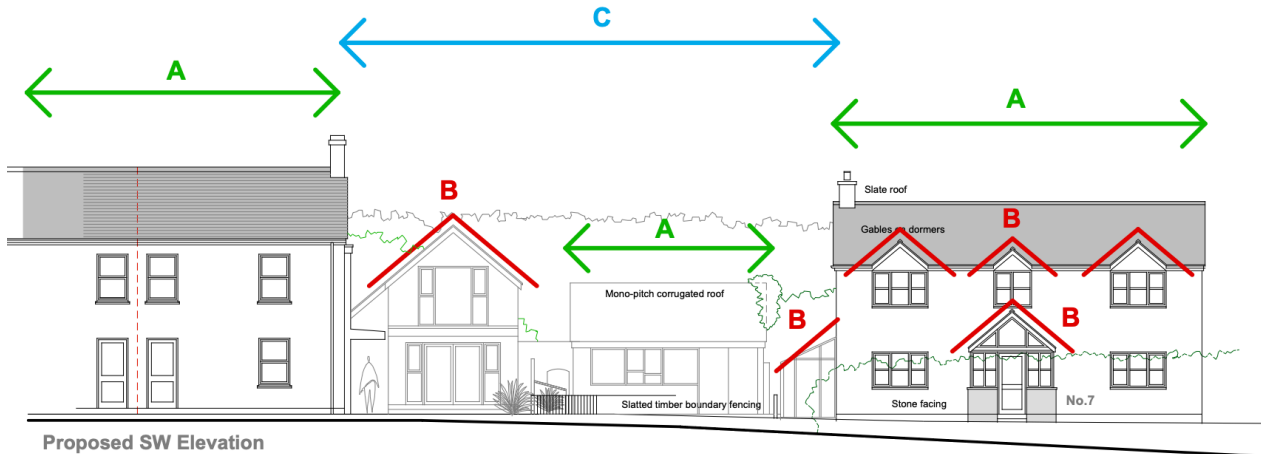


The proposed elevations show the three-dimensional form of the extended chalet with a pitched roof spanning from side to side of the two-storey element. This is the practical way to construct the roof using the shortest wall-to-wall span and keeping the ridge height as low as possible. The traditional roof pitch at 40 degrees is similar to that on the existing terrace. The proposed external wall finishes are grey horizontal composite weather boarding for the external walls and grey fibre-cement tiles for the pitched roof. The weather boarding will match the 'Cladco' cladding on the rear extension to no.6 and a stock of existing roof tiles will be used for the pitched roof, avoiding the need to import roofing materials from the mainland. The existing extended flat roof hidden from public view behind the terrace will be finished in grey liquid applied fibreglass.

The front-facing gable of the extension was questioned at pre-app stage and it was suggested that this element of the design should be explained in a Design Statement. To help to illustrate the design logic a contextual elevation has been prepared to show the chalet sitting next to its' neighbours. The diagram on the following page shows the long ridge lines of the main terrace and neighbouring detached house running parallel with the front elevation (A). Both of these buildings have pitched gable ends – there is not a hipped roof in sight! The gable on the new extension has been rotated through 90 degrees to face the front elevation (B). This reflects pitched roof dormers and entrance porch on no.7 Bayview next door. These features were

deemed to be acceptable in 2009 when Terry Hiron designed the new house and obtained planning permission.

The drawing below shows that there is a clear break of approximately 15.6 metres between the terrace and the new detached house (C). These buildings are clearly the dominant architectural forms and neither the new chalet nor the mono-pitched roof workshop detract from them. The fact that both structures are set back from the main houses also helps to preserve the character of the host buildings.



6. Other Planning Considerations

Impact on Conservation Area: The extended chalet will have a negligible impact on the wider Conservation Area. Telegraph Road is the obvious vantage point running in front of Bayview Terrace. The photo below shows the end of the terrace and neighbouring house from the centre of the main road in front of the application site.



From here the tall Scillonian boundary hedge obscures the ground floor of both properties so only the roofscape and upper storeys are really visible. The top of the neighbour's workshop is

scarcely visible behind the hedge (orange dotted line). The top of the gable roof of the chalet will just nudge above the hedge-line but it will hardly be a prominent feature. It is also worth noting that it will sit well below the skyline of trees on the tall bank to the North of the properties.

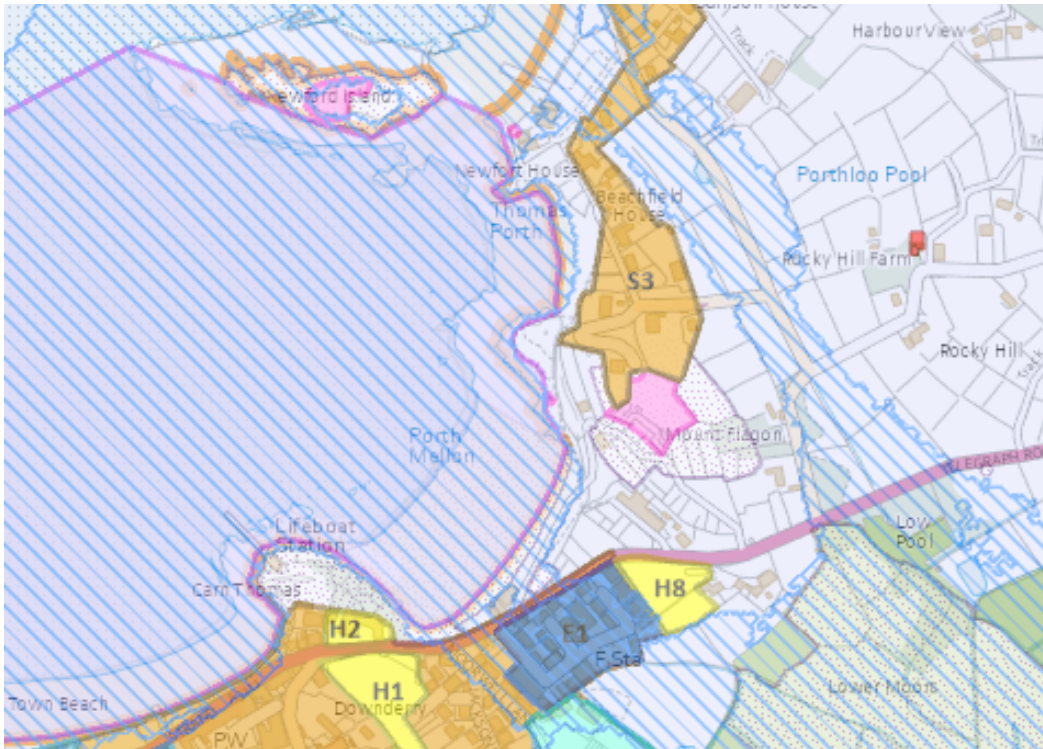
Building Regulations: The new element of the extension will fully comply with the latest edition of the Building Regulations. Where the existing structure is to be retained it will be upgraded. For example, uninsulated concrete block walls will be tanked internally and lined with an inner insulated wall. Insulation will also be introduced for the first time on top of the concrete ground floor and the flat roof will be upgraded to a compliant 'warm roof' by adding PIR insulation board to the top decking. A full Building Regulations application will be submitted to Cornwall Council Building Control in due course once the planning application has been processed.

Rights of Way: Before submitting this application, Mike and Hannah carefully checked their deeds and Duchy of Cornwall records. Rights of way run in front of the terrace over their land, and also around the rear. The latter right of way is shown on the existing plan in section 2 of this report. These rights have informed the design process and we confirm that they will be uninterrupted as a result of this planning development. During the course of construction, the rights of way will be maintained and made safe at all times.



Above: View from Western end of Bayview Terrace showing the right of way in front of the houses that must be preserved

Flood Risk: The Pre-App report notes that 'Although close to land that does flood, it does not appear that the site is susceptible to flood risks'. The government website dealing with flood risks states that 6 Bayview Terrace is at 'very low risk' from either the rivers and sea or surface water. The Isles of Scilly Interactive Map provides the most detailed information on potential flooding. The extract from the map on the following page clearly shows Bayview Terrace sitting outside the blue shaded 'St.Mary's Flood Prone Land'. The elevated position clearly puts the entire terrace and outbuildings at an advantage. Despite this it is proposed that the ground floor of the new chalet is slightly elevated at 300mm above surrounding natural ground level.



Above: Extract from Isles of Scilly Interactive Map. Bayview Terrace is situated immediately above the yellow H8 zone, outside the flood risk area

Sustainable Design Measures: Mike and Hannah are hoping to be self-sufficient in terms of energy uses. A planning application has already been submitted to the Council for an array of 10 solar panels on the bank at the back for the exclusive use of the chalet. This array will be connected to a solar battery so any surplus energy can be stored for use outside sunlight hours. Mike has past experience with solar power generation and has already invested in one solar battery at Bayview Terrace. High levels of insulation will be used, beyond Building Regulation requirements if possible, to avoid heat loss through the structure in winter and heat gain in summer. Sustainable building materials will be used. For example, the composite weather boarding specified is manufactured from 60% recycled hardwood fibres and 40% recycled plastic. It is a low maintenance product and insect and rot resistant. Part of the existing concrete yard will be turned into a landscaped garden with a small perimeter wind-break hedge, creating a green outdoor space.

Waste Management: The applicants are keen to salvage any possible material and re-use any existing building products available. This is a sustainable approach to construction and also helps to keep capital costs to a minimum. A planning condition is welcomed requesting a pre-commencement Site Waste Management Plan.

Water and Drainage: The existing chalet is already connected to mains water and drainage – the latter shown on the existing and proposed plans. The capacity in the new development will not increase as this will be a single bedroom chalet. Sanitary fittings such as basins with spray taps and dual flush toilet cisterns will be fitted to ensure that water consumption is kept to a minimum – and no more than 110 litres per person per day. In accordance with Part G of the Building Regulations, it is a legal requirement that Water Efficiency calculations shall be carried out on completion using the Part G Water Calculator. A water butt will also be provided externally for plant watering and outdoor maintenance.

Historic Environment: The closest scheduled monument to the application site is Harry's Walls Battery, two artillery bastions and a length of curtain wall forming part of an unfinished

Tudor Fort (see extract from Register Plan below). The structure, now heavily robbed of its dressed stone dates back to 1551. Behind the fort, a standing stone is clearly marked on the historic maps. The southern point of the fort is approximately 80 metres from the application site. It is also significantly higher than the chalet and completely hidden from view by the hillside, existing trees and shrubs and the gardens that separate the old and new constructions. The row of outbuildings also serves as a physical barrier so there is no possibility that the proposals can have an impact on this historic site. In terms of archaeology, a planning condition is welcomed stipulating that a programme of archaeological monitoring should be put in place before any excavations are carried out.



Above: Extract from historic Register Plan

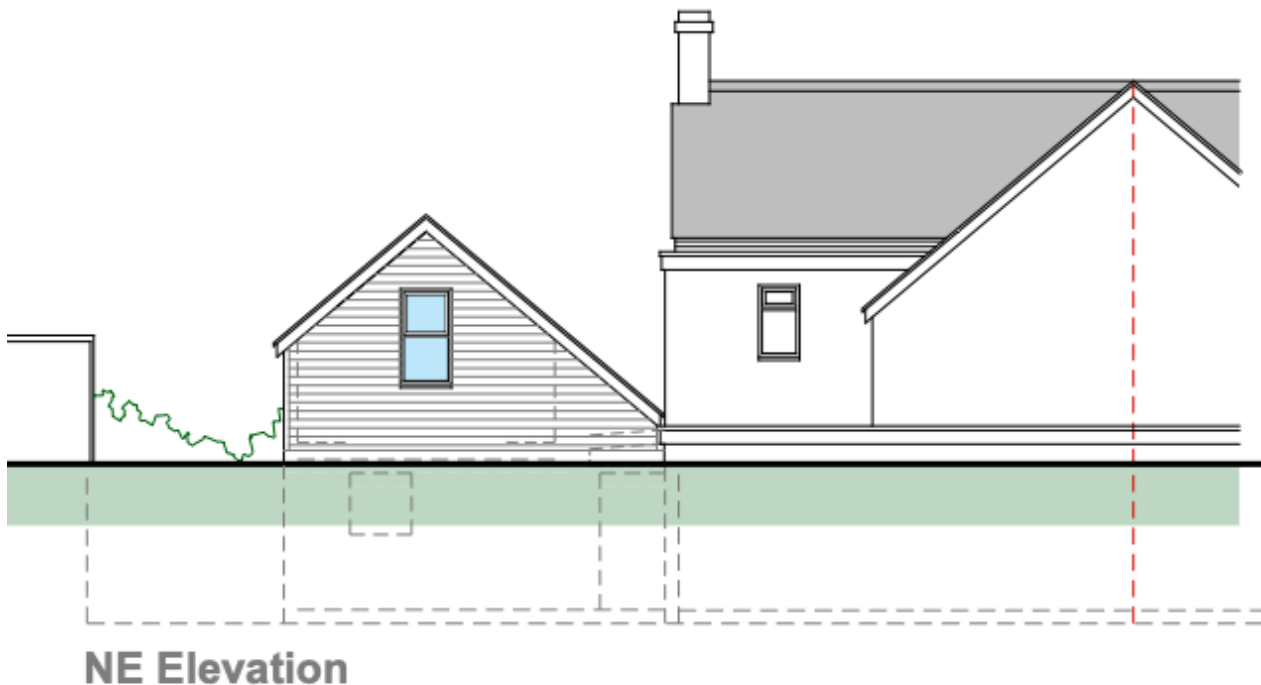
Ecology: A Preliminary Roost Assessment has already been carried out by James Faulconbridge of IOS Ecology. His report is included with the planning application pack. In the executive summary section, it explains that there is negligible potential in the existing structures for use by bats and that no further surveys are recommended. The report did, however, identify nesting sparrows and recommended that replacement nesting boxes are incorporated in the new project. These are shown on the application drawings. If any work is undertaken in the nesting season the contractors are to ensure that nesting birds are not disturbed.

7. Access

The majority of the chalet is at ground level with only the upper floor living space at first floor reached by a straight staircase. The increase in floor space will transform the current very cramped accommodation. Internally it will therefore be a much more accessible building. The utility room has an outward opening door so it will classify as an accessible toilet under Part M of the Building Regulations. New doorways will be wide enough to accommodate a wheelchair. Large windows will floor the property with natural light in the daytime making it suitable for anyone who is visually impaired. The location of the chalet is also good – close to the main house and a short walk from the town centre.

8. Summary

The Pre-App report acknowledges that the chalet benefits from a Certificate of Lawful Use so this project does not involve a net gain in residential accommodation. Designs have been carefully prepared in close collaboration between the applicants and their architect. The result is a well-considered design for a re-modelled property that will make a positive contribution to the immediate neighbourhood and Conservation Area. Feedback from the Isles of Scilly Council Planning Department has been taken into account and has informed this planning application.



Rear view showing back gable – extract from drawing number 2018-P05

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06 October 2022
(Revised 12 October and 25 November 2022)

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By Liv Rickman at 11:22 am, Oct 10, 2022

PRELIMINARY ROOST ASSESSMENT (PRA)

6 BAY VIEW TERRACE, PORTHMELLON, ST MARY'S,
ISLES OF SCILLY

APPROVED

By Lisa Walton at 12:36 pm, Dec 15, 2022



Client: Hannah Barclay

Our reference: 2021/01

Planning reference: Planning Application not submitted at the time of writing.

Report date: 5th August 2021

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats – Results and Findings

The preliminary roost assessment (PRA) survey concluded that there was **negligible potential** for use of the structures by bats. This assessment relates solely to the roof structures identified by the client as those subject to a Planning Application as detailed in Appendix 1.

This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition.¹

Bats – Further Survey Requirements

No further surveys are recommended – the PRA conclusion of negligible potential does not require further survey information with regards to bats in order to inform a planning application.

Bats – Recommendations

It is not recommended that any Planning Conditions are required with regards to bats in relation to the proposed renovation works assessed in this report.

Standard good practice and vigilance should be observed by the contractors undertaking the renovation works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. This may include opportunities created as a result of renovation or construction works. Recommendations to ensure legislative compliance are provided in Appendix 2.

Nesting Birds – Results and Findings

The survey identified nesting sparrows within structures which may be affected by proposed renovation works and further potential for common bird species to use additional features.

Nesting Birds - Recommendations

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981)². Observation of the recommendations provided in Appendix 3 will ensure this.

It is the responsibility of the contractors undertaking the works to ensure legislative compliance with regards to nesting birds – it is not recommended that Planning Conditions or other mechanisms are required to support this.

Replacement nest boxes are recommended – these should be tailored to the species identified.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

¹ Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

² HMSO (1981). Wildlife and Countryside Act 1981 (as amended). HMSO, London.

APPENDIX 1 – PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Grid reference: SV 90969 10798	Planning Application ref: Not submitted at the time of writing.
Planning application address: 6 Bay View Terrace, Porthmellon, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client on site at the time of survey. These involve: <ol style="list-style-type: none"> 1) The renovation of a chalet to the rear of the property including replacement of the existing flat roof; 2) The replacement of the flat roof over the garage which is attached to the residential property on the north-eastern aspect; 3) The replacement of the roof on the existing flat-roof dormer bathroom on the eastern aspect of the property including tying into the adjacent pitched roof. 		
Building references: The elements of the building referred to in this report are illustrated in the plans provided in Appendix 4. These are the Chalet , the Garage and the Bathroom Dormer .		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual Inspection was undertaken on 3 rd August 2021 in accordance with relevant Best Practice methodology ³ .		
Local and Landscape Setting: 6 Bay View Terrace is situated at the end of a terraced row of six residential properties built circa 1900. They are located at the north-eastern edge of Porthmellon with Harry's Walls and open countryside to the east and Lower Moors SSSI to the south. The property is close to the coastline with the dunes above Porthmellon Beach lying less than 100m to the north-west. The location of the site on the boundary between the developed residential areas of Porthmellon and Hugh Town to the west; and the more open countryside which lies beyond these conurbations to the south and east would represent a suitable location for roosting bats. Several common pipistrelle roosts are known in Hugh Town and Porthmellon, the closest being situated 370m to the south-west.		
Building Description(s): Three discrete elements of the property were identified as subject to the Planning Application by the client. All areas identified were assessed during the PRA and are described individually.		

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

CHALET	<p>The chalet is a breeze-block structure situated to the rear of the main residential property. It has single-skin walls and a flat, bitumen felted roof. There is a small uPVC porch area at the entrance and uPVC windows continue throughout the building – all of these features are tightly fitted. The walls are rendered externally – this is in good condition providing an effective seal to the breeze block walls. The breeze blocks are exposed internally with no plasterboard remaining.</p> <p>The roof is supported by timber battens – these are exposed internally with no ceiling void. Chipboard is visible above the timbers and the felting is laid directly onto this offering no voids or gaps associated with the structure. The felting is tightly lapped over the eaves offering no roosting opportunities at this location.</p> <p>There is potential access for bats or birds to enter the building through a hole in the wall close to the eaves in the bathroom, or through open windows. Internally there are suitable niches for use by nesting birds including ledges. Potential roosting opportunities for bats entering through openings would be restricted to free-hanging from the timbers, or minor discreet gaps between the wall plate and the timber above. These gaps are occasional and were all well-cobwebbed showing no evidence of occupation at the time of survey.</p> <p>The chalet was stripped bare of fittings and internal decoration at the time of survey and was unused, awaiting renovation. A full inspection for signs of bat occupation including droppings or feeding remains identified no evidence of current or historic presence.</p>
GARAGE	<p>The garage is a single-story construction attached to the main residential property on the north-eastern aspect. It is a twin-skinned breeze block construction with no insulation in the void between the blocks. It has a flat, bitumen felted roof. There is no external door fitted at present with the void partially filled allowing free access above. uPVC windows are present on the north-eastern aspect - these are tightly fitted.</p> <p>The walls are rendered externally – this is in good condition providing an effective seal to the breeze block walls which are exposed internally. The void between the blocks is accessible where the door has been removed, but this is open at the top internally which both minimises its suitability as a roosting opportunity (offering no apex niches) and ensures that in the unlikely event of bats accessing this temporarily exposed void, there is no risk of entombment.</p> <p>The roof is supported by timber battens – these are exposed internally with no ceiling void. Chipboard is visible above the timbers and the felt is laid directly onto this offering no voids or gaps associated with the structure. The felting is tightly lapped over the eaves offering no roosting opportunities.</p> <p>There is potential access for bats or birds to enter the building through the missing garage door at present. Internally there are suitable niches for use by nesting birds. Potential roosting opportunities for bats entering through openings are restricted to free-hanging from the timbers.</p> <p>The garage remained in use for storage at the time of survey. A full inspection for signs of bat occupation including droppings or feeding remains identified no evidence.</p> <p>A fibreglass roof connecting the garage to the main dwelling was also inspected – no potential features suitable for use by roosting bats or nesting birds associated with this element of the construction were identified.</p>

DORMER BATHROOM	<p>The dormer provides an upstairs bathroom and is located on the eastern aspect of the property. The two walls adjacent to the property comprise the exterior walls of the main dwelling whilst the remaining two walls which face externally are constructed from timber frames with membrane and a timber cladding externally. The external cladding is well-fitted thereby offering no voids between the cladding and the membrane. Where the dormer abuts the residential property to the north-west, there is a small retaining wall sealed with fibreglass and a gully where it meets the pitch of the adjacent roof.</p> <p>There is a well-fitted fibreglass roof which has a gentle single pitch. The roof is supported by timber battens – these are exposed internally with no ceiling void. Chipboard is visible above the timbers and the fibreglass is laid directly onto this offering no voids or gaps associated with the structure. The fibreglass is tightly lapped over the eaves offering no roosting opportunities associated with this area.</p> <p>The proposals involve tying the new structure into the existing roof of the residential property; therefore this roof was included within the assessment to fully assess potential impacts. The roof of the main dwelling is open internally due to ongoing renovation works and the felting upon which the tiles are placed can be seen – no loft void or other cavity is present. The slate tiles are very well fitted offering no access beneath. There are no potential access points beneath the tiles from the eaves – these are well fitted and guttering further blocks any potential access to these.</p> <p>The proposals will also involve the replacement of soffits along the north-eastern aspect of the residential property. Sparrows were observed accessing a hole in this soffit in a manner which indicates an active nest at the time of survey. This use by nesting birds close to the entrance would make it highly unlikely for bats to use this feature.</p>
<p>Survey Limitations</p> <p>There were no limitations on access or visibility which would affect the results of the survey.</p>	
<p>Assessment of Potential for use by Roosting Bats</p> <p>It is considered that the chalet, garage and dormer bathroom all provide negligible potential for use by roosting bats.</p> <p>Those aspects of the retained main dwelling which would be affected by the works to the dormer bathroom, namely the slate-tiled roof and soffits, are also considered to provide negligible potential for use by roosting bats.</p>	
<p>Assessment of Potential for use by Nesting Birds</p> <p>It is considered that the openly accessible interiors of the chalet, and to a lesser extent the garage, provide potential nesting habitat for common bird species, though no current or historic nests were identified at the time of survey.</p> <p>The dormer bathroom itself offers no nesting opportunities for common bird species, though a sparrow nest was identified in the adjacent soffit which it is understood would be affected by the proposals.</p>	
<p>Recommendations and Justification (Bats):</p> <p>No further surveys are recommended – the conclusion of negligible potential does not require any further information with regards to bats in order to inform a planning application.</p> <p>It is not recommended that any Planning Conditions are required with regards to bats in relation to the works affecting the structures identified by the client as those subject to a Planning Application.</p>	

Standard good practice and vigilance should be observed by the contractors undertaking the renovation works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. This may include opportunities created as a result of renovation or construction works or opportunities within the soffit box if the sparrows cease to nest within this feature. Recommendations to ensure legislative compliance are provided in Appendix 2.

Recommendations and Justification (Birds):

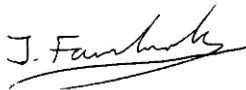
In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981). Observation of the recommendations provided in Appendix 3 will ensure this.

It is the responsibility of the contractors undertaking the works to ensure legislative compliance with regards to nesting birds – it is not recommended that Planning Conditions or other mechanisms are required to support this.

As the proposals will result in the loss of a confirmed nest site for sparrows, it is recommended that mitigation measures to replace lost nesting features are incorporated into the design. House sparrows nest communally and nest boxes should accommodate this, either through the installation of a single purpose-built nest box comprising several individual chambers with separate entrances, or the installation of 3+ nest boxes in close proximity. These should be mounted on the wall of the house if possible, at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats. Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB (<https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/>)

Signed by bat worker(s):

Date: 5th August 2021



APPENDIX 2

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PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that renovation works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed renovation works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

- (a) *To impair their ability -*
- *to survive, to breed or reproduce, or to rear or nurture their young; or*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- (b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found** in respect to the given building structures:

If the nesting sparrows vacate the soffit box, there is a low potential for bats to find roosting opportunities within this structure throughout the year. It should be removed carefully by hand such that in the unlikely event of bats being present, they are identified before they are harmed.

There is a negligible potential for bats to find roosting opportunities on top of the wall plate in the chalet. Any roosting opportunities, if present, would be between the blockwork and attached timbers. These timbers should be removed carefully by hand such that, in the unlikely event of bats being present, they are identified before they are harmed.

No potential roosting opportunities were identified associated with the dormer bathroom or garage.

Contractors should be aware of **the process to follow in the event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 3

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METHOD STATEMENT WITH REGARDS TO BREEDING BIRDS

Timing of Works

The most reliable means of ensuring nesting birds are not impacted by the works is for renovation works to be conducted outside the bird breeding season of March to September inclusive. Renovation works can be undertaken outside of the breeding season, March to September inclusive, without constraint.

In the specific situation of 6 Bay View Terrace, the only location where this timing is strongly recommended is in the case of the soffit box where an active sparrow nest was identified at the time of survey. No other evidence of active or historic nests were identified associated with the proposed renovation works.

Works Undertaken during the Breeding Season

If renovation works proceed during the breeding season, a nesting bird survey would need to be carried out by a suitably qualified person prior to clearance.

In the case of the soffit, careful observation would be required to ensure that the parent birds are no longer visiting the nest and provisioning the young.

In the case of the garage and chalet, it is recommended that the internal ledges and niches within the buildings are carefully inspected before the roof is removed if undertaken during the nesting season. Nests are only protected if they are active (i.e. being used to rear young) or in the process of being built.

- Where active nests are identified, works affecting these must be delayed until the chicks have fledged the nest.
- Once it is confirmed that nests are absent or no longer active, the relevant features should be dismantled carefully and by hand as a precaution.

APPENDIX 4

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LOCATION PLAN AND PHOTOGRAPHS



Map 01 – Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google’s Fair Use Policy.



Map 02 – Illustrating the discrete elements of the property surveyed. The **Chalet** is shown in red; the **Garage** is shown in yellow and the **Dormer Bathroom** is shown in blue. Other elements of the property, excepting those directly impacted by the proposals for the dormer bathroom, were not subject to survey.



Photograph 1: Showing the interior of the bathroom dormer. The wall of the residential building is visible to the left with the timber frame of the external wall visible to the right. The timber roof structure and chipboard can also be seen above.



Photograph 2: Showing the timber cladding on the exterior of the bathroom dormer.



Photograph 3: Showing the existing gully between the fibre-glassed back wall of the dormer and the slate roof of the main property



Photograph 4: Showing the tightly fitted slate roof on the existing property. This is the retained roof into which the new roof structure of the bathroom dormer will be tied.



Photograph 5: Showing the interior of the roof of the main residential dwelling. This is the roof into which the new roof structure of the replacement bathroom dormer will be tied.



Photograph 6: Showing the exterior of the chalet building with the rendered wall, uPVC window and felted roof visible.



Photograph 7: Showing the interior of the chalet with exposed timber framework and chipboard above. The exposed breezeblock walls can also be seen.



Photograph 8: Showing the porch entrance to the chalet.



Photograph 9: Showing the garage (bottom right) with the open door visible. The bathroom dormer can be seen to the upper left of the image.



Photograph 10: Showing the interior of the garage with exposed breeze block walls and exposed timber roof structure above.