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BAT SURVEY

**AT
INTACK FARM
DUTTON
LONGRIDGE**

DATE AND TIME OF VISIT
21st May 2013 8.30 - 10.00pm

WEATHER CONDITIONS

Clear sky, no breeze 9 °C

REFERENCE NO. 4368



Survey carried out by:

**Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG**

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PROPOSED DEVELOPMENT

Demolition of the existing conservatory and single storey porch prior to construction of new two storey extension forming a new entrance to the south facing elevation. The house is currently empty with some refurbishment being carried out.

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☐	GARAGE
☐	OTHER

COMMENTS: The property is a barn and existing farmhouse conversion probably carried out around 1980's. To the south elevation there is a single storey outrigger which is a more recent addition.



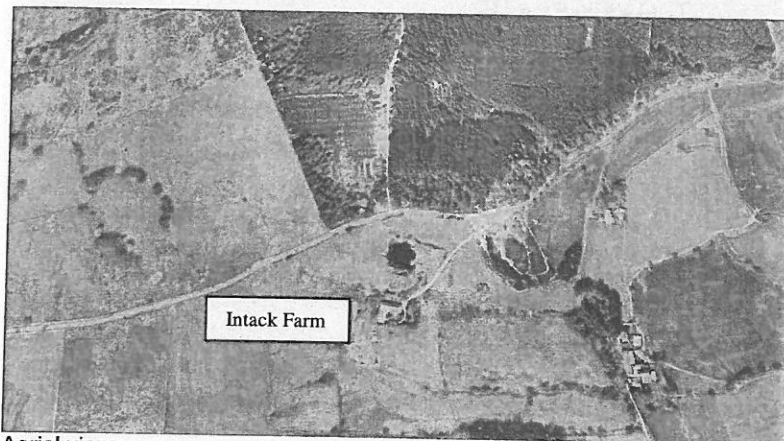
South elevation



LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

COMMENTS: The house is located approx 100m from Old Clitheroe road, remote from other properties.



Aerial view

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BAT ACCESS POINTS IN WALLS

Yes No

	X
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COMMENTS: The pointing is in good condition with no access points.

BAT ACCESS POINTS IN ROOF

Yes No

	X
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COMMENTS: It appears that the roof is relatively new and the slates are in perfect condition with no access points. The flush fascias have gaps behind which could potentially be suitable for bats. The soffits are tight fitting with no gaps.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

X	
X	

COMMENTS: The roof timbers and felt are new in perfect condition with no cracks or crevices in the timbers. The Roof space is insulated at ceiling level with insulation quilt between the joists. The bedroom to the Eastern end has no ceiling and the rafters are lined out to the underside. It is not possible to access the porch roof void. No evidence of bat usage was found. The roof space does not provide a suitable habitat for bats.



BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

X	
	X
X	

COMMENTS: The external walls and surrounding ground was carefully inspected for droppings, grease marks or staining at potential activity points ie, Upvc fascias to main roof. No evidence was found that bats are using the building.

At 9.50 pm the detector picked up the activity of 2no bats (pipistrelle) emerging from the trees to the North (the exact emergence location in the trees of could not be determined) and travelling in a southerly direction to forage in the plantation to the west of the house this flight path continued with no deviation towards the front of the house.

BAT SIGNS, INTERNAL

SIGHTED

DROPPINGS

DETECTOR RESULTS

STAINING/GREASE MARKS

SUSPECT SUMMER ROOST

SUSPECT WINTER HIBERNACULA

INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: The house and roof space was inspected internally no signs of bat activity could be found, the detector result was negative.