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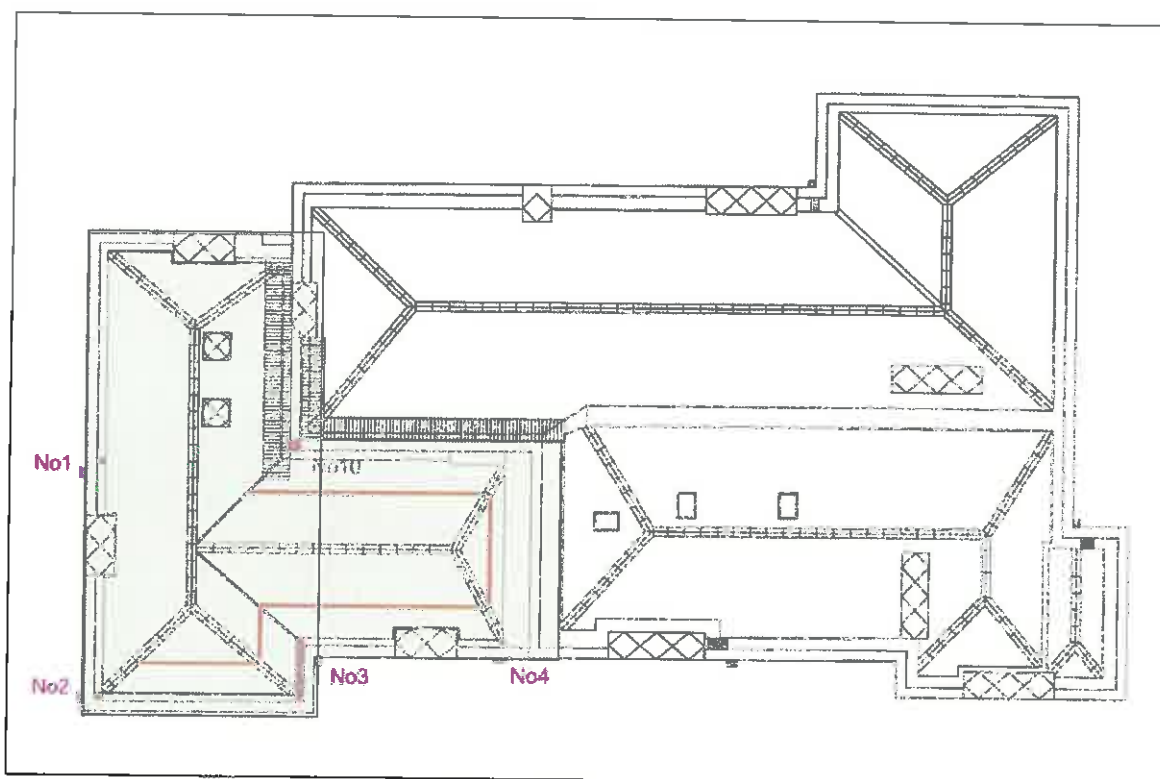
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Advice note – Clitheroe Castle

Inspection of area proposed for roof refurbishment – 13th June 2017

This is a note to confirm the findings of an inspection undertaken on 13th June 2017.

The inspection comprised a daytime survey of roof coverings and a roof void as shown on the plan and photographs below.



Plan view of museum, showing area subject to survey marked with green shading



Area subject to survey



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Area subject to survey



Roof void – south section



Roof void – north section

The roof is supported by rafters and comprises a slate covering, underdrawn with a modern breathable membrane. Metal mesh has been installed below the roof lining.

Due to the very accessible nature of the roof, and also the safe working environment, a full inspection was undertaken.



Inspection of ridge tiles



Lifted ridge tile showing unmortared section beneath – potential bat roosting feature

The roof coverings are in a poor condition, with deterioration clearly evident along the ridge and all pitches.



Slipped and broken slates – potential access point for bats

The roof void was dry at the time of the survey, and showed abundant signs of a previous feral pigeon infestation.



Clear signs of previous pigeon infestation in roof void

Two windows lie immediately adjacent to the proposed work area. Both windows support features with potential for use by roosting bats. The features comprise cavities between the window frame and the wall.



Smaller window on south west elevation – cavity marked with arrow



Larger window on south west elevation (roof access point) – cavities marked with arrows

No bats or signs of bats were found during the survey.

No nesting birds or signs of nesting birds were found during the survey.

Potential issues

There is some potential for the proposed work area to be used by roosting bats. The site lies in a landscape which is known to be used by bats, and the proposed work area has features which are accessible to bats, at height and undisturbed. The potential bat roost features include cavities around window frames, gaps between slates and gaps beneath ridge tiles.

There is negligible potential for use by nesting birds.

Advice and recommendations - bats

It is advised that there is no evidence to suggest that bats **currently** pose a constraint to the proposed refurbishment.

It is advised that it is possible that bats could utilise gaps associated with window frames and external roof coverings of the building.

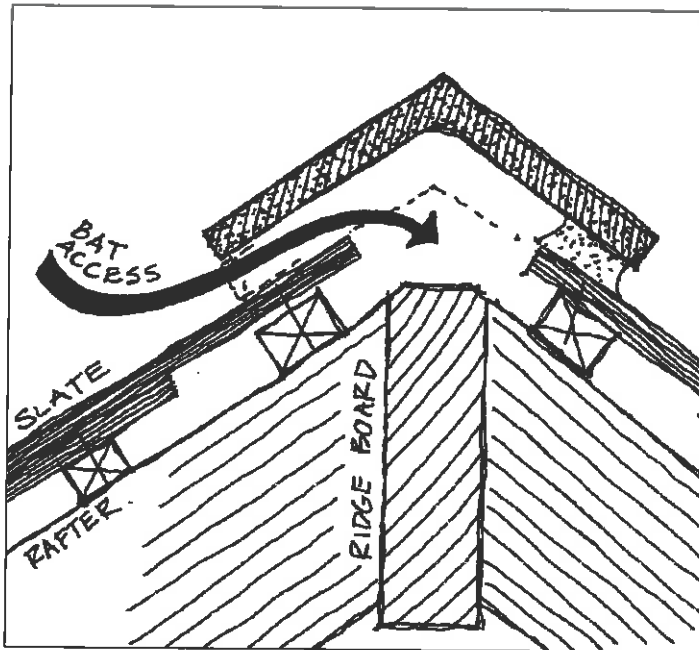
It is advised that although there is no evidence to show that bats are a constraint to refurbishment of the roof at the time of the survey, it is possible that works undertaken at another time may impact on bats – this is because the roof coverings and window cavities features associated with the building are accessible to bats and have some potential for use by roosting bats. It is therefore recommended that if works to the building are undertaken after summer 2017, advice should be sought as to the need for further surveys at that time.

As a matter of good practice, it is also recommended that Type 1 bitumastic roof liner is used as part of the roof refurbishment works. This should be used in place of any modern roof membranes, which have been found to be harmful to bats.

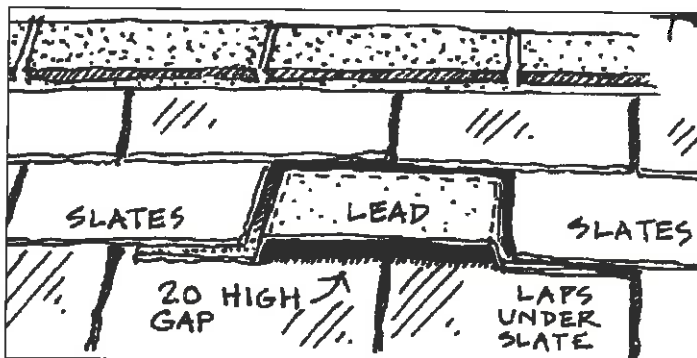
It is advised that all personnel involved in works to the building should be carefully advised about bats by an appropriate person, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found.

It is advised that if bats are found during the development, work must stop until advice has been sought from Natural England directly, or through an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place.

It is recommended that if possible, features are built in to the refurbished roof, that will provide permanent roosting opportunities for bats, without creating any issues with the fabric or condition of the building. An example of a bat slate is included below.



Space beneath ridge tile, suitable for roosting bats. This has been made accessible by leaving a small access point (unmortared) on one side of the ridge.



Use of a lead saddle within the roof coverings, suitable for bat access to the gaps between roof covering and roof lining.

Advice and recommendations – nesting birds

It is advised that there is no evidence to suggest that nesting birds currently pose a constraint to the proposed refurbishment.

There is no further advice or recommendations as regards nesting birds.

Prepared by Pat Waring CIEEM CEnv (Director) for Ecology Services UK Ltd
21st June 2017