

BOW17/1186 Fooden Hall: Ecological Advice Note

Introduction

Bowland Ecology Ltd. was commissioned by UK Restoration Services to undertake a bat inspection survey of Fooden Hall, located off Fooden Lane, Bolton by Bowland, Clitheroe BB7 4NP (central NGR: SD 79999 48956). The survey is in relation to maintenance works required in order to bring the building off the Historic England Heritage at Risk Register. The aim of the bat inspection was to undertake a detailed internal and external inspection of the building to search for bats and their field signs. This advice note identifies potential ecological constraints, legal obligations (Appendix A) and mitigation measures with respect to the proposed works.



Figure 1: Location of Fooden Hall (red boundary).

Methodology

The survey was undertaken by Catrin Watkin MRes, BSc (Hons) (Natural England Class Licence No. 2019-39208-CLS-CLS) on the 26th August, 2020. The weather during the survey was dry, with 100% cloud cover, air temperature of 18°C and a light breeze (Beaufort Scale F1).

The building inspection followed the Bat Conservation Trust 'Good Practice Guidelines' (Collins, 2016) and involved an external and internal search of Fooden Hall, checking for bats and their field signs, such as bat droppings, urine stains, bat feeding remains (moth wings, insect cases), bat staining, a distinctive smell of bats, scratch marks and smoothing of surfaces which would indicate a roosting site. An assessment of the potential of the building was also made during the survey i.e. searching for suitable roosting crevices. Using the information collected during the external and internal assessment, a 'roost potential' score was given to the structure according to the criteria shown in Appendix B (Collins, 2016). High power torches (Cluson Clu-lite 500,000 candlepower) and close focus binoculars were used to aid the survey.

It was possible to inspect the majority of the interior of Fooden Hall, however, access to the loft space was restricted due to the small size of the loft hatch. A vantage point of the loft space was gained via the loft hatch.

Survey Results

The results of the survey are provided below and include the building inspection results and photographs.

Building Description

External

Fooden Hall (Photograph 1) is a large two-storey building located adjacent to a working farm. The building is stone built with a stone-tiled roof; the house has a pitched cross-gabled roof with a catslide roof located towards the north-west which extends downwards to create a single storey section (Photograph 2). The walls are partly rendered; overall the render and brickwork appear to be in good condition with limited cracks or crevices noted. However, small gaps as a result of missing mortar were noted to the east of the bay window on the eastern elevation, beneath the roof on the northern gable end, and along the roof verge on the northern elevation of the catslide roof (Photograph 3). The aforementioned features may offer crevices in which bats could roost. A series of stone mullioned windows are present throughout the building; these appear to be well sealed with no cracks or crevices considered suitable for use by roosting bats noted; however, a single glass pane is missing from the bay window located on the south-eastern elevation (Photograph 4), allowing access into the internal space. Three external doors are located within the building; both doors on the north-eastern and south-eastern elevations are well sealed offering no features considered suitable for roosting bats. However, a slim gap is present between the door and the door frame on the south-western elevation, allowing access for bats into the kitchen.



Photograph 1: South-east elevation of Fooden Hall.



Photograph 2: View south, showing the catslide roof towards the north-west of Fooden Hall.



Photograph 3: Areas of missing mortar (circled) along the roof verge on the northern elevation of the catslide roof.



Photograph 4: Missing window pane in the bay window.

The stone-tiled pitched roof has numerous broken, slipped and lifted tiles. Numerous gaps were noted beneath the ridge tile where mortar is missing, as well as between the edge tiles on the north-eastern gable end verge (Photograph 5). Areas of lifted lead flashing were noted on the main chimney, resulting in the presence of small crevices (Photograph 6). The aforementioned features are considered to provide roosting opportunities for small numbers of crevice dwelling bats as well as possible access point into the loft space. The south-western verge appears to have been recently re-rendered and no gaps between the edge tiles were noted here.



Photograph 5: Gaps beneath the ridge tile and edge tiles on the north-eastern gable end.



Photograph 6: Areas of lifted lead flashing on the main chimney (circled).

Internal

Internally, the building has been separated into a series of rooms that are currently vacant; a kitchen, cloakroom and a series of living rooms are present on the ground floor and a bathroom and a series of bedrooms are present on the first floor. The kitchen sits towards the north-west of the building, beneath the catslide roof. A hole in the ceiling is present above the Aga (Photograph 7); sections of unlined and lined roof tiles are visible through the hole, it is unknown to what extent this area of the roof is lined. A narrow gap is present between the external kitchen door and the door frame, allowing access for bats into the kitchen; the kitchen itself is considered unsuitable for use by roosting bats due to the lack of suitable features, however access into the loft space can be gained from the hole above the Aga.

A large bay window is present on the south-eastern elevation, here a single glass pane is missing, allowing access for wildlife into the associated bedroom and exposing this room to external environmental conditions. The door to this bedroom is kept closed, therefore access for wildlife into the remainder of the building is not available. Although access into this room is possible via the missing window pane, this room is considered unsuitable for use by roosting bats due to the absence of roosting features and the bright nature of the room.

A hole in the ceiling (approximately 40 x 30 cm) is present within a bedroom located towards the south-east of the building (Photograph 8); here the unlined roof tiles are visible. Also present in this room is a slim crevice between the external wall plate and the ceiling (approximately 1 cm wide), potentially providing a suitable roosting location for crevice dwelling bats (Photograph 9). No evidence of roosting bats or bat field signs were noted within this room. The door to this room is kept closed, access to the remainder of the house from this room is therefore not possible.

The remaining rooms within this building are considered unsuitable for use by roosting bats due to the bright interior as a result of the large windows and due to the lack of suitable roosting features.

A small loft hatch is located within the south-eastern bedroom, from which timber beams and the unlined roof tiles are visible. Areas of light ingress were noted due to slipped or broken roof tiles, these areas are considered to allow access for bats into the loft space. No evidence of roosting bats was noted, however, the presence of debris and cobwebs limited the search, furthermore the whole of the loft space was not visible from the available vantage point. A small loft space is present off the bathroom (Photograph 10), within the catslide roof towards the north-west of the building; timber beams and the unlined roof tiles are visible. No evidence of roosting bats was noted in this area, furthermore no areas of light ingress or gaps between the tiles were noted, suggesting limited access for bats into this loft space.



Photograph 7: Hole in the ceiling located above the Aga.



Photograph 8: Hole in the ceiling located within the south-eastern bedroom.



Photograph 9: Narrow crevice between the external wall plate and the ceiling within the south-eastern bedroom.



Photograph 10: Unlined roof present within the loft space located off the bathroom.

Outbuilding

A small single storey outbuilding is located to the south-west of the main hall. The outbuilding is brick built with a pitched stone-tiled roof and is currently vacant. Numerous gaps were noted within the brickwork of the external elevations due to missing mortar, offering abundant crevices in which bats could roost. An open doorframe is present on the north-western elevation and a small glazed window is present on the south-western elevation, which is well

sealed. Numerous gaps were noted between the timber door frame and the surrounding brickwork, offering numerous crevices in which bats could roost.

Numerous gaps were noted beneath ridge tiles due to missing mortar and beneath and lifted tiles, offering potential roosting featured for crevice dwelling bats.

Internally, the unlined roof is visible due to the absence of a loft space. Numerous gaps were noted within the brickwork of the internal elevations due to missing mortar, offering abundant crevices in which bats could roost. The internal space is exposed to external environmental conditions due to the open doorway.

Six unoccupied swallow nests were recorded within the outbuilding during the survey.



Photograph 11: North-western elevation of the outbuilding.



Photograph 12: Unlined roof and swallow nests within the outbuilding.

Building Inspection Results

No evidence of the presence of roosting bats was noted during the building inspection, however, the building has several structural features which could be used by roosting bats, including:

- Broken, slipped and lifted tiles and gaps beneath ridge and edge tiles which provide roosting opportunities for small numbers of crevice dwelling bats as well as possible access points into the loft space;
- Gaps under lifted lead flashing on the main chimney;
- Crevices within the brickwork as a result of missing mortar; and
- Slim crevice between the external wall plate and the ceiling within the south-eastern bedroom.

Due to the number of potential features and the presence of favourable commuting and foraging habitat within the surrounding area, the building is considered to be of **high** potential for roosting bats.

Impact Assessment and Recommendations

Whilst no evidence of roosts was found, bats are mobile species, therefore their presence within the building cannot be completely discounted. The proposed works required in order to bring the building off the Historic England Heritage at Risk Register involves the following (from Design and Access Statement & Condition Report: Fooden Hall, 2019):

- Remove the asbestos rainwater goods;
- Install new 125 mm half round cast iron gutters & 75 mm cast iron downpipes;
- Clear out all gullies;
- Jet and trace drains;
- Manufacture and fit 3 replacement windows to the existing dimensions and design;
- Re-glaze 1 window;
- Replace putty as required to all windows;
- Decorate all windows;
- Carry out repairs to plywood covered door (on the north-eastern elevation);
- Decorate all doors;
- Replace all broken / slipped roof slates; and
- Replace the flaunching to the main chimney (chimney 1).

The potential roosting features which may be impacted by the proposed works include the broken and slipped tiles, which are to be replaced. In the absence of appropriate mitigation, there is a low/moderate risk of the works resulting in the disturbance or harm of individual bats, which may result in an offence (Appendix A).

The remainder of the proposed works are not considered likely to affect potential roosting features.

The works are not considered to result in the loss of bat roosting opportunities as any lifted tiles will not be impacted by the proposed works; resulting in the continued presence of roosting features and access into the loft space.

In order to reduce the risk of impacting bats to a negligible level, the following Reasonable Avoidance Measures (RAMs) will be adhered to during the works. If the scope of the works deviates from the information provided, the project ecologist will be contacted for further advice:

- A procedure will be in place should bats be found or suspected at any time during the works. If bats are found or suspected, as a legal requirement, works in that area should cease immediately until further advice has been sought from Natural England or the scheme ecologist.;
- Before any works proceed, all contractors will be made aware of the possible presence of bats, bat field signs to look for and procedure if bats are found or discovered (Appendix C);
- Careful timing of works is recommended. For works to conform with best ecological practice, it is recommended that any work to the roof structure is scheduled to occur within the period of least impact to bats – during the autumn (late October and November) or early spring (late February and March). If undertaken during autumn or spring, any roosting bats will be able to relocate to alternative roosts, although individual bats can be found at any time. Works will be carried out in appropriate weather conditions and when temperatures are above 8°C;
- Prior to works commencement, a Double Chamber Improved Crevice Bat Box (or equivalent) will be installed under guidance from the supervising ecologist. The bat box will be used to receive any bats encountered and requiring relocation during the works;
- Any works to the roof structure will be undertaken carefully by hand, under the supervision of a suitably experienced and licenced ecologist;
- A suitably licensed ecologist must be on-call during the remainder of the works;
- If a bat is encountered or suspected within the working area, as a legal requirement, the bat will be left in situ and all works must **cease immediately** and the ecologist

notified. If a suitably experienced and licenced ecologist is not on site, the on-call ecologist will be notified, who will attend site. The ecologist will remove the bat, check the health of the bat and then place it the Improved Crevice Bat Box; and

- If a bat is discovered in imminent danger, the bat will be moved carefully by a contractor wearing gloves, and placed within a suitable container (a covered box such as a shoe box) with air holes. The container will be placed in a safe, dark and quiet location until the on-call ecologist arrives on site.

No specific compensation is required for the proposed works.

Nesting Birds

Although swallow nests were recorded within the outbuilding, the proposed works do not include works to the interior of the outbuilding and the doorway will remain open following the works, therefore it is not envisaged that birds nesting within the outbuilding will be negatively impacted by the proposed works.

No bird nests were noted within the interior of the main house, however, the body of a deceased wren was noted within the bay window bedroom; the missing window pane is considered to be the point of access. The interior of the main house is considered to be unsuitable for use by nesting birds, however the presence of individual birds cannot be discounted. Contractors will undertake care and due diligence during the works; prior to the installation of any new windows/glass panes, the associated rooms must first be checked for the presence of any live birds by the contractors. If any live birds are present, all works must stop and the animal allowed to leave the area of its own accord.

Re-survey of the site

If no works are undertaken on site within 12 months of this survey or if any changes to the proposed scope or timescales are made, a further ecological survey is recommended (because of the mobility of animals and the potential for colonisation of the site).

References

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

UK Restoration Services (2019). Design and Access Statement & Condition Report: Fooden Hall, Bolton-by-Bowland. Burnley.

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Appendix A – Legal Information

This report provides guidance of potential offences as part of the impact assessment. This report does not provide detailed legal advice and for full details of potential offences against protected species the relevant acts should be consulted in their original forms i.e. The Wildlife and Countryside Act, 1981, as amended, The Countryside and Rights of Way Act 2000, The Natural Environment and Rural Communities Act, 2006 and The Conservation of Habitats and Species Regulations 2017.

Species	Legislation	Offences	Notes on licensing procedures and further advice
Species that are protected by European and national legislation			
Bats <i>European protected species</i>	Conservation of Habitats and Species Regulations 2017 Reg 41	- Deliberately¹ capture, injure or kill a bat; - Deliberate disturbance² of bats; - Damage or destroy a breeding site/resting place used by a bat. The protection of bat roosts is considered to apply regardless of whether bats are present.	An NE licence in respect of development is required in England. <i>European Protected Species: Mitigation Licensing- How to get a licence</i> (NE 2010) <i>Bat Mitigation Guidelines</i> (English Nature 2004) <i>Bat Workers Manual</i> (JNCC 2004) <i>BS8596:2015 Surveying for bats in trees and woodland</i> (BSI, 2015)
	Wildlife and Countryside Act 1981 (as amended) ⁴ S.9	Intentionally or recklessly ³ obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.	A licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.

BOW17/1082 Cranfield University, The Water Tower: Ecological Advice Note

Species	Legislation	Offences	Notes on licensing procedures and further advice
Birds	Conservation of Habitats and Species (Amendment) Regulations 2017	N/A	Authorities are required to take steps to ensure the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the UK, including by means of the upkeep, management and creation of such habitat. Includes activities related to town and country planning functions.
	Wildlife and Countryside Act 1981 (as amended) ⁴ S.1	- Intentionally kill, injure or take any wild bird; - Intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; - Intentionally take or destroy the nest or eggs of any wild bird. Schedule 1 species Special penalties are liable for these offences involving birds on Schedule 1 (e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover). Intentionally or recklessly³ disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species.	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety. https://www.gov.uk/wild-birds-protection-surveys-and-licences https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business

¹Deliberate capture or killing is taken to include "accepting the possibility" of such capture or killing.

²Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of 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. Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2010 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided. Thus, deliberate disturbance that does not result in either (a) or (b) above would be classed as a lower level of disturbance.

³The term 'reckless' is defined by the case of Regina versus Caldwell 1982. The prosecution has to show that a person deliberately took an unacceptable risk, or failed to notice or consider an obvious risk.

⁴ The Wildlife and Countryside Act (1981) has been updated by various amendments, including the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006. A full list of amendments can be found at <http://fncc.defra.gov.uk/page-1377>.

Appendix B – Assessing the Suitability of Bat Roosting and Foraging Habitats (Collins, 2016)

Suitability	Description of Roosting Habitat	Commuting and Foraging Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable maternity or hibernation). A tree of sufficient size and age to contain potential roosting features but with none seen from the ground, or feature seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis, and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close and connected to know roosts.

BATS



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