

Mike & Anne Gurr
Vale View Cottage, Maypole, St Mary's
Isles of Scilly TR21 0NU

01720 422224
mike.i.gurr8@gmail.com; e.anne.gurr@gmail.com

BAT SURVEY REPORT

P/17/040

Survey requested by: Ian Sibley, by telephone

on: 22/5/17

Reason for survey request: Application for modifications to an existing building

Location 'Moyles & Southerly', Porthcressa Road, Hugh Town,
St Mary's.

Grid Reference: SV 904 105

Date: 31/05/2017 **Time:** 14.30 – 15.00

Weather conditions: Cloudy, slight mist, 16⁰C; breeze South Force 3.

Description of building surveyed: Two semi-detached bungalows of 1940s/50s vintage. Construction of rendered brick cavity walls and blockwork. Recent doors and windows of uPVC. Roof partly of skantle slate, partly asbestos(?) tiles.

Observations:

General. The windows, doors and fascia boards of both bungalows are in good condition with no gaps where bats could enter. As the plan is mainly to remove the existing roof and replace with another that is higher than the original by 700mm, we therefore concentrated the rest of our survey on the roof.

Southerly. On the *south (seaward) side*, the roof, of skantle slates, is in generally poor condition with many indentations in the slates. One slate had become detached and was resting on the guttering. When we investigated the interior of the roof space with no lighting, we could not see any daylight through the roof. With the lighting switched on and using a torch in addition, we could see that the slates sit on wooden slats laid across the roof beams. We could see no possible entry point for bats or any indication that bats had entered. *On the north (road-facing) side* at the west end, there is a lean-to with a sloping roof (with a glass or felt

(?) covering). The lead strip where the roof meets the wall had gaps under it but even if bats entered these they could not enter the building.

Moyles. The eastern end of the roof is covered with asbestos (?) slates, these are in good condition with no gaps. To the west of this section the slates are scantle and in better condition than Southerly. Examination inside the building revealed that the whole of the interior of the roof could be seen, with no indication that bats could enter.

Conclusion/recommendation: We do not consider that bats are inhabiting the building or have done so in the past. *However, we can never be sure that, when the work is commenced, this situation might not have changed. Care should therefore be taken during the work in removing the roof 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:

The above recommendations need to be acted upon by the contractors and therefore this report should be copied to the chosen contractors before they commence the work.

Survey completed by*:

E.A. and M.I.Gurr

Copies to:

I Sibley, Applicant for Island Architects
Mr R. Smith, owner of 'Southerly'
Owner of 'Moyles', via Planning Dept.
Andrew King, Planning Department.

***Licence numbers:**

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