

Proposed Full Planning

**This is a simple photographic bats report to support
the current planning application**

Job reference: 2022 enquiry 75
Address: **side 2 storey extension at
No32 Side Lane, Longwood, Huddersfield**
Date: 4-2-2023
Extra notes: **proposed side 2 storey extension annex at
no32 Side Lane, Longwood, Huddersfield**

Basic bats report statement

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www.jade3architecture.co.uk

February 2023

Design teams

Developers and Private Clients, Ms Kay Mulligan



To be confirmed

**Architects, Interior Designers,
CDM Co-ordinators and Project Managers**

To be confirmed

Consulting Structural and Civil Engineers

To be confirmed

Mechanical and Electrical Engineers

To be confirmed

Town Planners

Highways Consultants

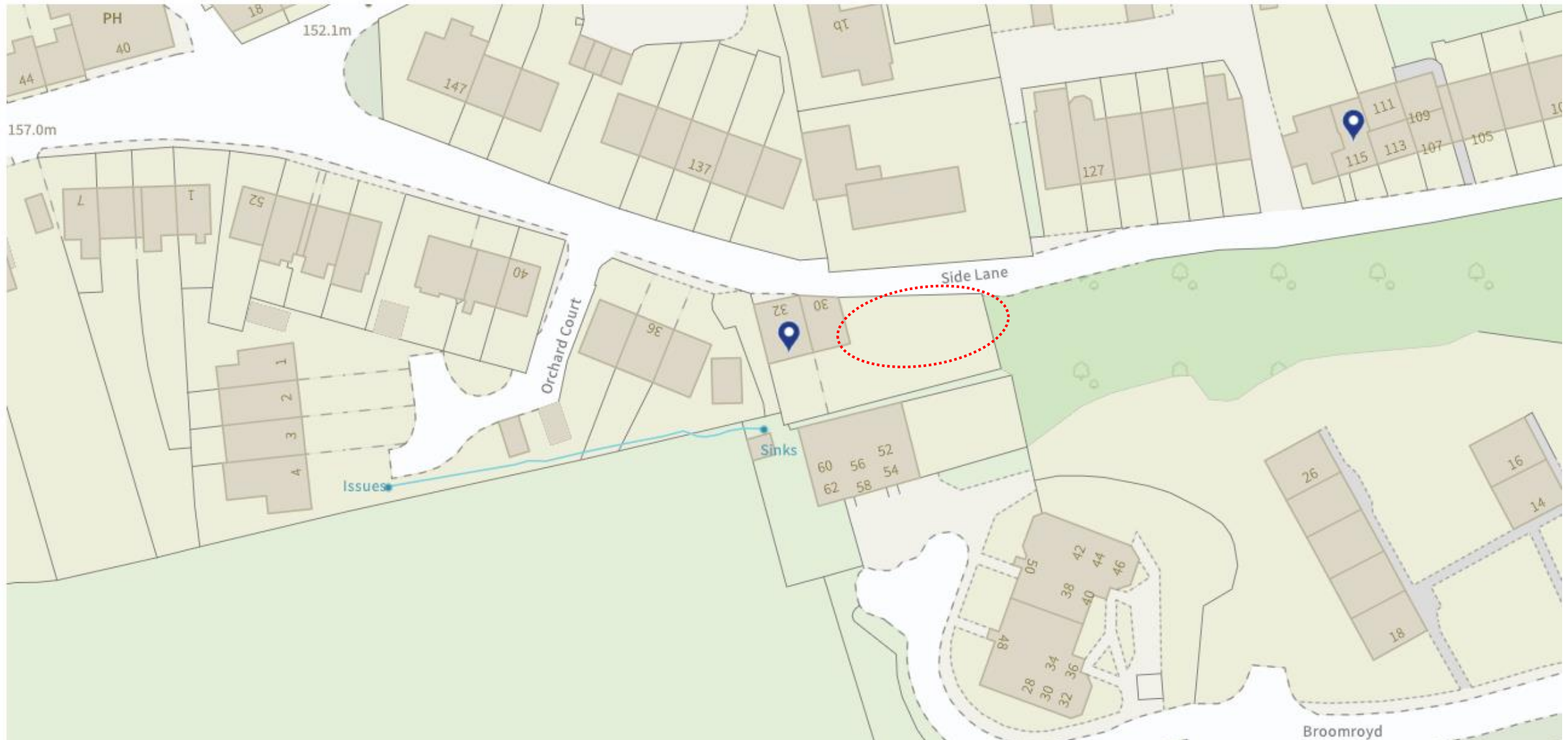
Executive summary
With
Basic bats report statement
Based on photographic evidence

No32 Side Lane, Longwood, Huddersfield



Introduction

Jade3 has been asked by client Ms Kay Mulligan to advise on a full planning application for side 2 storey extension adjacent to the main house at no32 Side Lane, Longwood, Huddersfield. It was a semi-detached property with large rear and side garden plot but now the property is converted as a detached house for our clients. This is a heritage report to support the application and to be read in parallel with the design and access report.



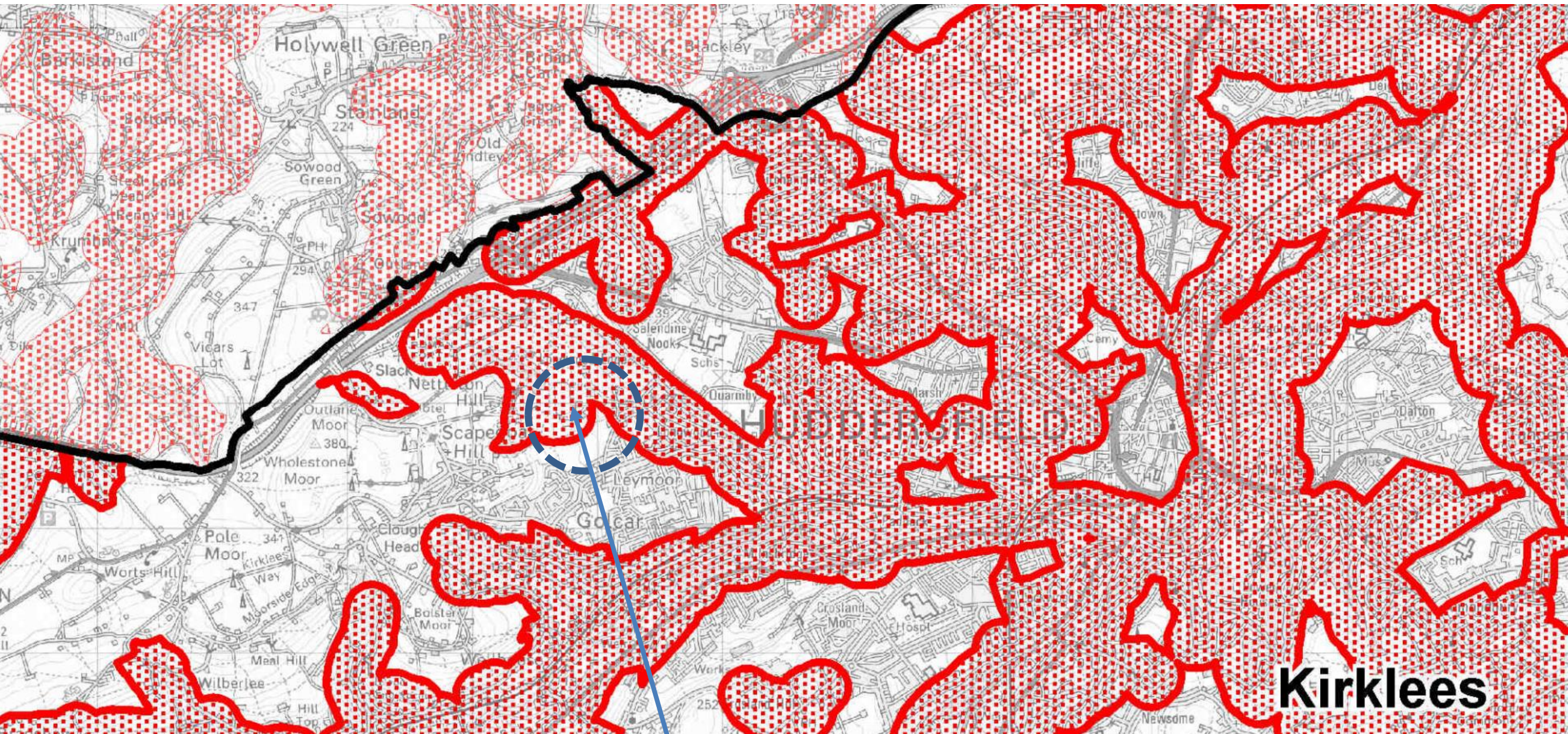
location

The property

No30-32 Side Lane, Longwood, Huddersfield is a 2 storey house. No32 Side Lane is a grade 2 listed property but the adjacent no30 Side Lane is not listed. Since no30 is within the curtilage of the listed building, any design would need to respect the existing heritage aspect of it. Looking from the entrance view, to the left of their property is a block of 3no modern 2 storey townhouses. To the rear of their property on Side Lane is a block of 5no terraced 2 storey townhouses and immediately opposite is a 2 storey property. To the right of their property is a block of 6no terraced 2 storey townhouse properties and also landscape greenbelt fields. To the front of their property is a block of apartment with frosted glass windows. A bats survey report was suggested by the environmental officer. Jade3 has been visiting site and there has been no signs of any bats or its droppings.

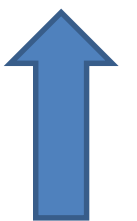
No32 Side Lane, Longwood, Huddersfield

Excerpts of bats alert zone in West Yorkshire showed that the site is within the zone.



The site, just within the bats alert zone

Excerpts of Kirklees bats alert zone map



North

Council's ecologist requirements

Following the fresh planning application, we understand that the Council's ecologist have requested a bats report. Basically our clients argument is that the site is just within the bats alert zone and they have not seen any bats in the area and therefore not necessary to obtain a full bats survey. However, here is a simple photographic of the site to assess a visual report which would suffice.

General

The bats alert zone in Kirklees has been used to assess potential bats roosting sites. The Google map confirmed that the application site is located just within the bats alert zone area. A basic preliminary visual and photographic basic bats roost assessment would normally be used to assess or to prove whether the actual or likely presence of any potential bats present and how the bats may use it as a roosting site. During our site visits and inspections, there are no signs of any bat droppings and/or roosting areas and has been considered to be negligible. The existing house was assessed and have low potential to support roosting bat species. Although the exterior features include gaps in the roof and ridge tiles, large cracks and crevices but no sign of bats roosting or bat's droppings.

Initial basic visual and photographic assessments

This initially involves compiling information on the location of all known or likely bats roosting sites and looking for evidence of whether they are used by bats, by means of internal and external inspections which was carried out on 4-2-2023, especially in areas that are less habitable and are dark and warm. The photographic visual survey was conducted was a cloudy day. It is understood that proper bats survey is normally carried out during May and August period. However, the roosting season has not yet begun, therefore an update addendum to the bats report, an attempt has been made to access all areas of the existing property following the last survey likely to be affected by the proposed refurbishment works to make way for the regeneration. A visual and photographic evidence is used to support the view that a full blown Bat Survey report shall not be required, although it is understood that this requirement is at the discretion of the Local Planning Authority.

Bats typically choose a safe, secluded place in which they can spend their days sleeping away from predators during summer months like attics or under roof tiles. These places are commonly referred to as "roost sites". When it comes time to give birth female bats prefer larger areas where there is space for them all such as buildings and attics! The Side Lane is an unadopted cobbled road and perhaps not suitable for bats roosting due to noise created by passing cars. The trees do not have leaves in winter and also

This is what a year in the life of bats looks like:

January – Winter hibernation – bats are in a state where their breathing is slowed and metabolism and body temperatures are lowered in order to conserve energy.

February – Still in hibernation, however fat reserves by now are running low.

March – Some begin coming out of their caves to find food as it gets warmer.

April – Most have gone out of hibernation by now and are very active and very hungry, they'll be out foraging for food every night.

May – Mother bats are now forming bat maternity colonies and searching for a roosting site

June – Baby bats are born. Adult bats are consuming large amounts of insects.

July – Mother bats feed and take care of their pups.

August – Six-week-old pups can now catch bugs by themselves and the females are leaving the roost to find males for mating.

September – Mating season! They are now also consuming large amounts of food to build fat stores in preparation for the winter.

October – Still more mating. They're also looking for hibernation sites now. Some periods of inactivity (torpor) to conserve energy.

November – Longer periods of torpor as insects are getting harder to find. Some have started hibernating.

December – Winter Hibernation.

A visual walk around the external and internal property has concluded that there are no bat's droppings within the vicinity and hence concluded that there are no bats present during our initial visit prior to Jade3 appointment. The property has been lived in and no signs of any bats roosting or bats droppings during our recent visits. This is a photographic visual assessment exercise is to ensure that no bats are present and no need for a full blown report.

The adjacent buildings and the rear properties are occupied and security lighting are present and unlikely that bats would be present due to regular movement and lighting activities. There are no visual evidence of any bats roosting at the time of visit or inspection. All the existing properties on the Side Lane are lived in. Any resident's activities would detract from any bats roosting in the area. Although gaps are present on the dry stone boundary walls, again there are no visual signs of any bats present. The rear garden has little landscape and there is pebbled driveway forecourt but with small tree branches which will sway in the winds which will also detract from any potential bats roosting.

Conclusion

Therefore, in conclusion, having assessed the existing properties visually and the surrounding, there are no visible evidence of any bats present or bat's droppings within the area and no need for a full blown bats survey report. It can be concluded that there are no bats present. Our client fully understand and agree that even after careful consideration of this visual and photographic information by the Local Planning Authority, a full blown Bat Survey may still be required at the discretion of the council.



Gaps on the parapet coping but no sign of bats roosting or bats droppings



Although gaps are present on the dry stone boundary walls, there are no signs of bats



No cracks present on the façade, some stone slates have gaps but no signs of bats



Copings with mortar joints missing with gaps and pebbled driveway forecourt but no evidence of bats



Façade mortars are intact and do not have any gaps. Underside of gutters with dentils support but no evidence of bats



Façade seemed intact and no evidence of bats

No32 Side Lane, Longwood, Huddersfield



Side Lane is an unadopted cobbled road, the existing trees in winter do not have any leaves on the adjacent opposite neighbours and no evidence of bats roosting



Opposite the property is a modern terraced townhouse blocks and no evidence of bats

No32 Side Lane, Longwood, Huddersfield



The side neighbour is a modern terraced block and no evidence of bats



The rear neighbour apartments façade also seemed to be intact and no evidence of bats

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