

STEPHEN GOWER BA DIPTP MRTPI (Rtd)

- **LICENSED BAT WORKER**
- **MEMBER OF STAFFORDSHIRE MAMMAL GROUP**
- **MEMBER OF THE MAMMAL SOCIETY**

**SURVEY RELATING TO THE FORMER ST.JOHN'S
SCHOOL HALL AND VESTRY, ZION METHODIST
CHURCH, SIMMONDLEY LANE, GLOSSOP.**

DATE OF SURVEY: 17th July 2012

PURPOSE OF SURVEY

It is proposed to demolish this former School Hall and associated toilet block and Vestry as part of a scheme for new residential development. The main chapel building would be retained as shown on the attached site plan. This survey and appraisal is to satisfy the requirements of the Wildlife and Countryside Act 1981 (as amended) to ensure bats, a European protected species and their roost, and other protected species, are not adversely affected. In this particular case the only creatures likely to be affected are bats. The school hall remains in use for local play groups and the Vestry is now mainly used for associated storage purposes.

DESCRIPTION:

The school hall and associated rooms are constructed of local grit stone with slate tile roof, the toilet block being the only exception having been added at a later stage in artificial stone with felt roof. Accommodation is at one level forming a large internal space with windows to the rear and side elevations in addition to substantial roof lights. There is no separate roof void to the main building. The Vestry, similarly of local stone and slate roof (attached to the main chapel) is single storey but with a significant sized roof void and also a cellar where a redundant boiler is situated. At the time of inspection the buildings were considered to be in a generally sound condition externally in respect of main walls, and the roof in particular, was in good condition, with no missing tiles, the only exception being the toilet block where problems had occurred with the flat roof and the ingress of water.

Photographs of the buildings are attached as an Appendix to this survey.

APPRAISAL:

The buildings were inspected internally and externally for their suitability for bats, and evidence of their occupation, using an endoscope where necessary.

From an external inspection it was observed that the main walls were soundly pointed and provided no opportunities for crevice seeking bats. Similarly the slate roof was in good condition, such that it would be difficult for bats to gain entry, although the only roof space to the school hall was above the classroom/kitchen annexes on the southern side of the school building. The roof and walls to the Vestry were similarly considered to provide few opportunities for bats but there was an opening into the roof space from the cellar access which potentially could be used by bats, and in addition, openings at ground level would enable bats to access the cellar.

Internally the main school hall provided few if any suitable roosting areas. There were no dark undisturbed areas as the building was in fairly regular use with good natural light and use of electric light. The condition of the roof above the small roof voids of the annexes on the southern elevation was such as to prevent any means of entry to this space. There was no evidence of use by bats in any part of the main school hall in terms of droppings or other signs.

The Vestry with the roof space and cellar was potentially more interesting and both the roof space and cellar were inspected for signs of use by bats. However, although the loft space appeared suitable as a roost area, no droppings or other signs of use by bats were found, probably reflecting the fact that in obtaining entry to the roof space, this would be at a fairly low level through the doorway with the possibility of some human disturbance at critical times in the evenings (ie emergence times). In respect of the cellar, this would only be of interest as a winter roost site (hibernacula) and there would be no evidence of droppings as the bats are in a state of torpor. It would be extremely difficult to be certain if it were used for this purpose but a safeguard should be put in place to ensure that this part of the building is only demolished in the summer months, when no bats would be present.

CONCLUSION

There was no evidence from the inspection of the School Hall and Vestry to suggest either current or historic use by bats. I am therefore satisfied that these buildings can be demolished without causing loss of a roost site. In this particular case I would not have considered further surveys or an emergence survey necessary. However, the remote possibility of use of the cellar as a winter roost site should be taken into account, although this did not appear to be a particularly good example because of the possibility of human disturbance and previous use as a boiler room, and demolition only carried out in the summer months when bats would not be present (from

mid- April to end of September). This should be reinforced with a planning condition.

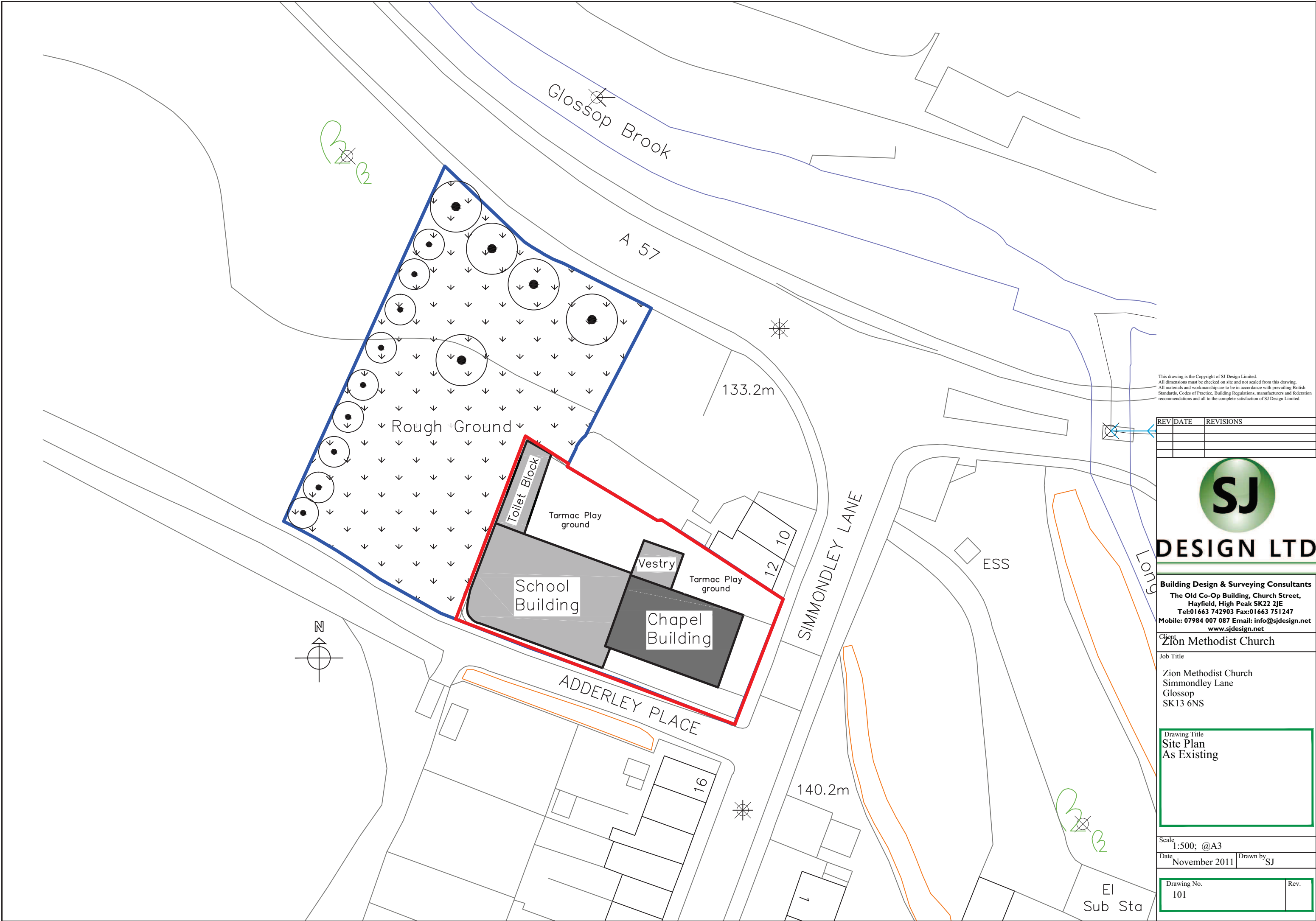
In respect of biodiversity objectives some measures could be agreed as part of the scheme for new housing but as this site is on the edge of Glossop where the habitat is reasonably attractive for bats with woodland and a good proportion of mature trees nearby, there should be more than adequate roost sites for bats in the general locality.

Appendix 1 – Site Photographs





Appendix 2 – Site Plan



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REV	DATE	REVISIONS



DESIGN LTD

Building Design & Surveying Consultants
 The Old Co-Op Building, Church Street,
 Hayfield, High Peak SK22 2JE
 Tel:01663 742903 Fax:01663 751247
 Mobile: 07984 007 087 Email: info@sjdesign.net
 www.sjdesign.net

Client
Zion Methodist Church

Job Title

Zion Methodist Church
 Simmondley Lane
 Glossop
 SK13 6NS

Drawing Title

Site Plan
As Existing

Scale
1:500; @A3

Date
November 2011

Drawn by
SJ

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101	