

Updated: 02/12/2019

Bats in Churches Project

Summary Sheet for: St Georges, West Grinstead, Sussex

Contact List:

Engagement Officer	Honor Gay
Church Representative	Neil Jacobsen
	01403 711763
DAC	
Architect	Cowan Architects
	01342 410242
Historic Significance Architect	
Local Bat Group	West Sussex Bat Group
	David King
	Steph Murphy
Light Touch Survey:	Bernwood
	Emily Dickins
	25/8/2017

Brown long-eared / Myotis (?) maternity roost

Common pipistrelle roost?

Historic Data: Church painted in 2010 and reported that walls covered by bat droppings within 6 months.

2011 (David King WSBG) Myotis roost (poss. whiskered?) present, revised at light touch to be suspected natterer's (estimated count 30), with Brown long-eared, common and soprano pipistrelle with whiskered/Brandt's.

Robin Nugent Architects 2017: Produced a report on the assessment of damage specifically caused by the bats in the Church.

Listed Building Status: Grade I

Church Meeting: 10/6/2019

Surveys dates:		Number of Volunteers
10/6/2019	Dusk	0
11/6/2019	Dawn	0
23/7/2019	Dusk	0
27/8/2019	Dusk	0

Updated: 02/12/2019

Note: Invitations to the WSBG extended for surveys 3 and 4, unfortunately they could not attend these surveys but expressed interest in results. The bat group have indicated concerns regarding any proposals to exclude the bats from the church.

Summary of Survey Results:

10/6/2019 Dusk

Natterer's roost exit at apex of east wall of the nave.

Possible pipistrelle emergence from central roof timbers of nave – open mortice joints noted).

Identified two bat access points (North and South aspects) – counts not possible due to weather conditions).

11/6/2019 Dawn

Roost at east end apex of north (nave) aisle.

Low number of pipistrelle species heard inside church.

Possible bat re-entry under tiles of nave (north facing - west end).

6-10 (under estimated) Natterer's re-entered north bat access point near porch.

Low numbers (7-10) natterer's re entering church on south side of south aisle.

1 pipistrelle re entering church on south side of south aisle.

23/7/2019 Dusk (DNA samples collected)

Low numbers of natterer's recorded flying inside church. This is supported by reduced presence of bat droppings (cleaning details not known).

Natterer's, noctule, serotine, common and soprano pipistrelle and brown long-eared noted in flight/foraging church yard. Single Barbastelle pass recorded.

Single pipistrelle and low numbers of Myotis emerged from south aisle bat access.

Low numbers of pipistrelle emerged from west side of tower (low on southern aspect).

No sign of emergence from north (porch) access noted.

Glow worm in church yard noted.

27/8/2019 Dusk

Pipistrelle emergence recorded inside south transept. 4 Natterer's emerged from east end of nave.

No sign of emergence from northern (porch) access. Mist net outside porch (north side east end) – used in attempt to confirm Myotis species present by in hand identification. Results from mist netting:

Common pipistrelle, adult male

Brown long-eared, adult male

Common pipistrelle, adult male

Updated: 02/12/2019

Low numbers of natterer's emerged from south access. 4 Common pipistrelle from south side of tower.

Summary of Church Position:

With reference to the Light touch survey and the assessment of damage to monuments at St George's report it is understood that the church community are finding it difficult to balance the desire to maintain the monuments with the problems caused by bat urine stains and faeces. The desire is to remove bats from the main body of the church through 'boxing in'.

Summary of Options:

(record options considered and decision process to address No Satisfactory Alternative requirements)

It is likely that a single solution will provide the desired outcomes for the church community and as such a series of options is being proposed for consideration.

1: Tower: Open bat access through exiting closed roof vents.

2: Box in southern bat access (transept).

Pursue church community's desire to build a new extension (kitchen/toilets) on the south side of the south transept and adapt as new bat access and void space.

3: Box in northern bat access point above porch.

4: Restore / partial restore vaulted ceiling in south transept.

5: Restore / partial restore vaulted ceiling in naïve.

Workshop Date:

11/10/2019

Workshop invites:

Neil Jacobsen

David Tidey

Revd. Alison Letschka

Jonathan Cerowski

Chris Damant Bernwood

Emily Dickins Bernwood

Workshop Summary

Options considered and concluded that ideally the reinstatement of all the barrel vaulted ceilings were the ideal options (without considering potential costs) as this had the highest probability of maintain the presence of bats (FCS) in the structure and maintaining its Continued Ecological Functionality (CEF). Additional measures to increase the potential roost availability at the church, through reopening tower vents (subject to being able to control birds entering the structure) was also agreed.

Updated: 02/12/2019

Boxing in was considered least favourable as there is no guarantee this would work. It remains an option subject to the cost of reinstating the barrel vaulted ceiling. It is possible the reinstating one barrel vaulted ceiling and boxing in one of the eaves could be a compromise if costs become a factor.

The option of the new kitchenette extension was not considered further as this will need to be subject to a fund raising campaign and separate application process.

Follow up.

Discussed options with Honor and agreed;

- DNA testing of faecal samples (at most three) – total cost £200 est.
- Following completion of Jonathan's drawings, informal Faculty advice and agreement on way forward, to look at more detailed feasibility;
 - Structural Engineer – to establish the feasibility of adding additional internal weight to the existing roof structure, this should include material types (wood/weights) and suitability, any need for additional strengthening including need for supporting structures if required, on which a QS can prepare cost estimates.
 - Quantity Surveyor – Using the information provided by the SE prepare cost estimates for proposed works. These need to divide costs between each section of ceiling structure to allow for all options to be considered against available budget for the works in September 2020.

A BiC cost figure of £2,500 is to be allowed for, covering the SE & QS.

- At this point in time we are working on a provisional capital cost figure of £30-50,000.
- Draft programme extract attached:

02/12/2019

Awaiting update on DAC meeting (14/11/2019) recommendations.

It is understood that further advice will be sought by the DAC.