

TECHNICAL NOTE

North Lodge to Heath House, Tean, Staffordshire

This document sets out considerations in relation to bats in light of amended proposals to restore, alter and refurbish North Lodge. Planning permission and Listed Building Consent are being sought from Staffordshire Moorlands District Council for the works.

North Lodge (grid reference SK 0270 3959) sits on the north edge of the estate of Heath House adjacent to Hollington Road and 1km east of Upper Tean. It lies in a rural location and is set amongst a woodland, North Plantation, that extends to both sites of Hollington Road. The building formed the main entrance lodge to Heath House. It was constructed in 1830 and is Grade II listed (list entry number 1037923). It is two-storey, built from dressed sandstone and had a hipped roof clad in slates.

Bat surveys of the building were carried out in 2023 comprising of a Preliminary Roost Assessment, evening emergence surveys and passive monitoring of bat activity within the roof void. The survey confirmed the building is used by brown long-eared bats as a maternity roost and by common pipistrelle for day roosting. The results of the surveys are detailed in our report *North Lodge (to Heath House), Winnothdale, Staffordshire – Bat Survey Report* (report reference HB/240110, dated January 2024).

An updated external walkover was undertaken on the 4th September 2025. This confirmed that there have been no changes to the condition of building from the point of view of roosting suitability since the 2023 surveys were carried out.

Since preparation of the report, there have been small changes to the proposals relating to both the interior and exterior of the building, as detailed in the *North Lodge to Heath House Heritage, Design and Access Statement* prepared by Donald Insall Associates.

The updated proposals have been reviewed. There would be no additional impacts on bats as a result of the proposed changes; and the results, interpretation and recommendations set out in our report still stand.

Helen Ball
28th November 2025