BRIERLEY VILLAGE HALL, BARNSLEY

BAT REPORT:

Preliminary Roost Assessment incl.

At-Height Endoscopic Inspection

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Table of Contents

Version Control			
Date	Version	Description	Author
15/12/2025	V1.0	First Issue	Charis Russell-Smith (BSc Hons, ACIEEM), Freelance Ecologist
17/12/2025	V2.0	Second Issue Following Client Review	

Executive Summary

- Brierley Village Hall is an unoccupied building in a state of disrepair that is to be subject to a forthcoming planning application to renovate and convert the building into three townhouses. This will include significant internal works with minor external works including masonry works (such as repointing, etc.) and some areas of reroofing.
- To assist in determining the planning application, a Preliminary Roost Assessment **('PRA')** was commissioned to determine the buildings' suitability for roosting bats.
- The PRA was undertaken by a Suitably Qualified Ecologist **('SQE')** on 7th November 2025, wherein 13 features (i.e. gaps/crevices) with a low suitability for roosting bats were identified.
- A follow-on at-height endoscopic PRA was subsequently undertaken on 5th December 2025 to determine whether these 13 Potential Roost Features **('PRFs')** required further bat survey to satisfy planning requirements.
- Upon further inspection, only 2 of the 13 PRFs were still considered to have very low potential to support roosting bats, which were both located on the northwestern elevation. None of the other building elevations have any potential to support roosting bats.
- As per best practice guidelines (Collins, 2023), low potential roost features (**'PRFs'**) require further survey to confidently determine bat roost presence/likely absence.
- Ordinarily, this further survey would constitute one dusk emergence survey (wherein at least two ecologists would watch to see if bats emerged from the building for c. 2hrs at sunset) in the period May – August.
- However, given the very small footprint of the application, that much of the works are internal, only two PRFs have been identifed, that are of limited size and therefore very minimal potential to small numbers of bats in low conservation status roost types only (i.e. not maternity/hibernation), located on only one elevation of the building (northwestern), it is considered disproportionate to wait until the 2026 bat active season to complete the generally accepted bat surveys required for planning purposes.
- Instead, precautionary measures via a **Bat Mitiigation Strategy ('BMS')** (an approach which if considered acceptable, is conditioned as part of planning applications in other areas of Yorkshire (West Yorkshire Joint Services, 2009)) is considered sufficient to ensure that roosting bats are appropriately considered in association with the Proposed Development.
- The BMS stipulates the following bat specific measures:
    - **All contractors involved in the Proposed Development will be made aware that bats can occupy buildings, so that in the unexpected circumstance a bat is seen during the works, all works will cease until a SQE has been contacted for further advice.**
    - **Internal roof/loft works and external roofing renovations in the two areas where the PRFs are located will be conducted when bats are active (April – September) and in suitable conditions for bats (overnight temperatures >8°C for >5 nights, no rain, no heavy winds).**
    - **A SQE will conduct an inspection for bats on the day that works are scheduled in this area and then will remain on-Site to provide a 'toolbox talk' to contractors (discuss ecologically sensitive ways of working with contractors in this area e.g. lifting roof tiles carefully with hand tools and checking both sides before**

discarding) and supervise works until they are satisfied that roosting bats are no longer a constraint to the Proposed Development.

- The BMS also includes general best practice measures for sites where bats are known to be in the locality including **no overnight works, lighting will not illuminate nearby vegetation and post-development lighting will be motion-censored warm lighting to limit impacts to bats**; and general ecological advice such as the **retained adjacent trees should be protected from disturbance and compaction within their root protection areas in accordance with BS 5837:2012** and that **any trenches left open overnight will have a scaffold plank or similar, and any open pipes with a diameter of 300mm or greater should be temporarily sealed overnight to prevent any animals from being trapped**.
- Enhancement measures have also been incorporated into the BMS, including the **installation of two bat boxes installed between the south-east and south-west elevations, situated at least at eaves height and away from artificial light sources and obstructions** and the **planting of flowers/shrubs/trees of benefit to bats**.

1. Introduction

A Preliminary Roost Assessment (**'PRA'**), which included an at-height endoscopic inspection, was commissioned at Brierley Village Hall, wherein a suitably qualified ecologist (**'SQE'**) assessed the likelihood of roosting bat presence/likely absence within the building. This information is to inform a forthcoming planning application to renovate the currently dilapidated Brierley Village Hall (**'the Site'**) into three townhouses (**'the Proposed Development'**) (see Appendix 1).

Local bat records within 1km of the Site Boundary were requested from Sheffield Biological Records Centre to supplement the PRA.

1.1 Site Description

The Site is situated within the rural village of Brierley in Barnsley, South Yorkshire (Central Grid Reference SE 41080 10970). The immediate surrounds consist of residential properties, gardens and small businesses. Abundant green space is present within the wider rural landscape, including large expanses of agricultural fields, and more ecologically valuable habitats such as tree-lined small watercourses and roads, hedgerows, mature trees, small woodland blocks and country parks (Rabbit Ings, Anglers and Fitzwilliam) and Grimethorpe Nature Reserve.

Figure 1 below shows the Sites' wider landscape, whilst **Figure 2** shows the Site Boundary and immediate surroundings.

Figure 1. Left: Site within the context of the wider landscape. Right: Site Location Plan

1.2 The Proposed Development

Brierley Village Hall appears to have been unoccupied for some time and is therefore in a derelict state. Excluding the demolition of a one-storey flat-roofed extension on the buildings' southeastern elevation, the Proposed Development seeks to retain the buildings' existing footprint by renovating the interior of the property and conducting some external renovations such as window frame

replacement and masonry works (e.g. repointing, etc.) (see Appendix 1). Some areas of the roof will be replaced also.

2. Methodology

2.1 Desktop Survey

Multi-Agency Geographic Information for the Countryside (MAGIC) Maps was consulted for designated statutory and non-statutory nature conservation sites and European Protected Species Licensing records within 1km of the Site Boundary.

Local bat records from within 1km of the Site Boundary were requested from Sheffield Biological Records Centre.

2.2 Preliminary Roost Assessment

The PRA consisted of an initial Site Walkover on 7th November 2025 which identified several features with bat roosting potential which were subsequently subject to a follow-on at-height endoscopic inspection on 5th December 2025. Both Site Visits were completed by SQE Charis Russell-Smith *BSc (Hons) ACIEEM*. Charis has been an ecologist for 12+ years and specialises in bat ecology, possessing a Natural England Class II Bat Licence (2025-85864-CL18-BAT).

The PRA surveys were conducted in accordance with industry-standard survey guidelines specified within the Bat Mitigation Guidelines (Mitchell-Jones, 2004) and Bat Surveys for Professional Ecologists Good Practice Guidelines (Collins, 2023).

The weather conditions at the time of both Site Visits are shown in **Table 1**.

Table 1. Survey Weather Conditions (07/11/2025 and 05/12/2025)

Parameter	1st Site Visit on 07/11/2025	2nd Site Visit on 05/12/2025
Temperature (°C)	6	3
Cloud Cover (in Oktas)	7/8	6/8
Precipitation	None	None
Wind Speed (Beaufort Scale)	4/12	1/12

During the first PRA Site Visit, the SQE walked the perimeter of Brierley Village Hall with binoculars and a high-powered torch to identify Potential [bat] Roost Features (**'PRFs'**) (e.g. lifted roof tiles/missing mortar/gaps under eaves) and search for evidence of roosting bats (e.g. staining on brickwork/guano on windowsills).

During the second PRA Site Visit, using a mobile elevating work platform (**'MEWP'**), the SQE was able to inspect all identified PRFs with a high-powered torch and/or endoscope.

During the assessment, it was determined that there are no loft spaces within the building, with the roofing structure visible, indicating unsuitable conditions for roosting bats, as supported by the photographs 4 and 5.

Any identified PRFs were categorised in accordance with industry-standard best practice (Collins, 2023), as detailed below in **Table 2**.

In addition, a wider assessment of the habitats at the Site, and of the wider landscape, was carried out to determine the suitability of habitats to support foraging and/or commuting bats, as per industry-standard survey guidelines (Collins, 2023), which is also provided in **Table 2**.

Table 2. Guidelines for assessing the potential suitability of proposed development sites for roosting and foraging/commuting bats (Collins, 2023)

Potential Suitability	Roosting Habitats in Structures	Potential Flight-Paths and Foraging Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/ underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as line of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

Potential Suitability	Roosting Habitats in Structures	Potential Flight-Paths and Foraging Habitats
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/ stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

2.3 Limitations

2.3.1 General

- Other applications or non-implemented consents within the local area have not been considered and therefore the assessment of impacts and effects pertains solely to those associated with the Proposed Development and not cumulative effects arising from other developments in the local area.

2.3.2 Ecology Surveys

- Whilst every effort was undertaken to record the presence of protected/notable and invasive species, with the exception of bats, targeted specific ecology surveys have not been undertaken in association with this bat report.

- Ecological surveys can be limited by weather and time of year, which influence the presence of animal species and plants. The surveys were undertaken in November and December. Therefore, this report represents the ecological conditions at the time of the survey. PRAs can be undertaken at any time of year and therefore this is not considered to pose a constraint to this report.

- A comprehensive site evaluation has been conducted, with all features accessible during the at-height endoscopic inspection. I can confirm that there is no loft space within the property, as the interior of the roof is visible and exposed. Therefore, the conclusions and recommendations made in the report are deemed accurate and appropriate.

3. Results

3.1 Desktop Survey

A review of MAGIC maps shows no designated statutory or non-statutory nature conservation sites within 1km of the Site Boundary. There are Sites of Special Scientific Interest **('SSSIs')** within 5km. Consequently, the Site is located within a SSSI Impact Risk Zone.

Potential impactful developments at this location include avian related infrastructure, mineral/oil/gas exploration and extraction, air pollution from livestock and/or where water/liquid is discharged to ground or surface water. As the Proposed Development does not fall into any of these categories, it is not considered likely to cause detriment to any SSSIs in the area and therefore SSSIs are not mentioned again within this report.

One European Protected Species Licence has been granted for bats within 1km of the Site Boundary, as detailed below in **Table 3**.

Table 3. European Protected Species Licences Granted within 1km of the Site Boundary (bats)

Licence Reference	Species	Year	Details	Distance
EPSM2012-4323	Common pipistrelle *Pipistrellus pipistrellus*	2012-2014	Destruction of a resting place	0.86km south

A data request from Sheffield Biological Records Centre returned six bat records (one record of unidentified pipistrelle, three records of common pipistrelle and two records of brown long-eared bat *Plecotus auritus*) that were roosting at a property 0.49km northwest of the Site in 2018.

3.2 Preliminary Roost Assessment

Brierley Village Hall is a long brick property that runs northwest to southeast with a pitched brick gable roof and several large windows (Photo 1 – green circle). At its southern elevation is an adjoining section of building that has a perpendicular pitched gable roof (Photo 1 – blue circle). As a result, three gable ends are present (northwest elevation and the east and wide sides of the adjoining section), all of which had black wooden soffits and fascias. In addition to the two main pitched roofs, there are two windows on the southeastern elevation which each have a small, pitched roof (Photo 2), and two hipped-roofed columns are present either side of a flat-roofed area on the northwest elevation (Photo 3). A brick chimney (Photo 2) is present in the southwestern corner of the building, and a belltower structure is present atop the centre of the building (Photo 1 – yellow circle). These foundations are to stay in-situ as the Proposed Development mainly involves internal renovation and external aesthetic works (such as repointing, etc) only.

A brick one-storey extension with a flat bitumen roof is also present at the buildings' southern elevation (Photo 1 – red circle and Photo 2), which is the only section of building due to be demolished as part of the Proposed Development.

Photo 1. Brierley Village Hall showing the three main sections of building as demarcated by the green, blue and red circles. The central belltower is demarcated by the yellow circle. The areas shown in the green, blue and yellow circles are to remain in-situ, whilst the one-storey extension shown in the red circle is to be demolished as part of the Proposed Development.

Photo 2. Southeastern elevation of Brierley Village Hall showing the two windows on the first storey that have a small, pitched roof atop, and the one-storey flat roofed extension that is the only section of the building that is to be demolished as part of the Proposed Development.

Photo 3. Northwestern elevation of Brierley Village Hall where two hipped-roof columns are present either side of a flat-roofed area. This is the area where the BMS must be adhered to, as detailed below in Section 4.

There are no loft voids in the property, and that the interior of the roof, comprising of white roofing membrane and wooden beams and rafters, is visible, as evidenced in the photographs (Photos 4 and 5). These images illustrate that the inside of the property is light and exposed, likely resulting in draughty and cold conditions. The white roofing membrane does not retain heat effectively, unlike black bitumen roofing felt, and no suitable roosting crevices are present. Since bats prefer dark,enclosed, warm, and stable environments, the internal conditions of the property are deemed unsuitable for roosting bats. Therefore, if roosting bats were to exist in the building, it would likely be through external crevices only, such as those identified at PRF5 and PRF6 mentioned below.

Photos 4 and 5. The interior of Brierley Village Hall. No crevices suitable for roosting bats are present, and the building is considered too light, open and exposed to be suitable for roosting bats (that favour dark, warm, non-draughty, stable environments). Therefore, if roosting bats were to be present on-Site, it would be via an external feature such as PRF5 & PRF6.

The initial PRA Site Visit completed on 7th November 2025 identified a total of 13 PRFs, as shown in **Figure 3** below and detailed in full in **Appendix 2**. All thirteen features identified were small crevices unlikely to have the space or conditions to support more than an individual bat, or small numbers of bats, opportunistically. Therefore, all 13 PRFs were categorised as having a very low potential to support roosting bats as per best practice guidelines (Collins, 2023).

Figure 3. PRFs 1-13 on Brierley Village Hall

To further inspect and potentially descope the 13 PRFs from requiring further bat surveys in the 2026 bat active season, causing project delays, a follow-on at-height PRA was completed on 5th December 2025. During this 2nd PRA, a SQE in a MEWP inspected all 13 PRFs with an endoscope and/or high-powered torch. The majority of the PRFs (PRF1-4 & PRF7-13) did not lead cavities suitable for roosting bats (see Appendix 2 for results) and therefore do not require further bat survey. However, **PRF5 and PRF6 are still considered to have a very low potential to support roosting bats** as there is a suitable crevice between these lifted sloping edge tiles and the underlying roofing material (assumed to be timber rafters and roofing membrane) (see **Figure 4** below).

Potential Roost Feature Reference (PRF)	Description	Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph
PRF5	There are two pitch roofed extensions present at the buildings' northern elevation. The most westerly column has lifted sloping edge-tiles.	Low		

Potential Roost Feature Reference (PRF)	Description	Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph
PRF6	There are two pitch roofed extensions present at the buildings' northern elevation. The most easterly column has lifted sloping edge-tiles.			

Figure 4. Extracts from Appendix 2 that provide the description and photographs of PRF5 & PRF6.

The habitat immediately surrounding the Site consists of segregated lines of trees and gardens, before opening into large expanses of ecologically low value arable fields with some suitable bat habitats that provide connectivity such as tree-lined small watercourses and small woodland blocks. As a result, generally, the Site is considered to have **moderate suitability for foraging/commuting bats** as per best practice guidelines (Collins, 2023).

As the habitat surrounding the Site is moderately suitable for bats, and that bat roosts have been recorded in the area (see Section 3.1), it is considered necessary that PRF5 and PRF6 are given due regard to ensure that roosting bats are not detrimentally impacted by the Proposed Development (see Section 4 below).

4. Discussion & Conclusion

PRF5 and PRF6 are considered to have a low potential to support roosting bats, which as per best practice guidelines (Collins, 2023), should be subject to one dusk emergence survey between May – August.

However, given the small footprint of the application, that much of the works are internal, only two PRFs have been identified, that are of limited size and therefore offer minimal potential to small numbers of bats in low conservation status roost types only (i.e. not maternity/hibernation), located on only one elevation of the building (northwestern), it is considered disproportionate to wait until the 2026 bat active season to complete the generally accepted bat surveys required for planning purposes.

Instead, precautionary measures via a **Bat Mitigation Strategy ('BMS')** (an approach which if considered acceptable, is conditioned as part of planning applications in other areas of Yorkshire (West Yorkshire Joint Services, 2009)) is considered sufficient to ensure that roosting bats are appropriately considered in association with the Proposed Development.

4.1 Bat Mitigation Strategy

As part of the BMS, the following building specific precautionary measures will be adopted for the two areas circled in red in Photo 6 below:

- All contractors involved in the Proposed Development will be made aware that bats can occupy buildings, so that in the unexpected circumstance a bat is seen during the works, all works will cease until a SQE has been contacted for further advice.
- Internal roof/loft works and external roofing renovations in these two areas will be conducted when bats are active (April – September) and in suitable conditions for bats (overnight temperatures >8°C for >5 nights, no rain, no heavy winds).
- A SQE will conduct an inspection for bats on the day that works are scheduled in this area and then will

Photo 6. The two areas where internal and external works must be completed April – September (in suitable weather conditions for bats) and supervised by an SQE.

remain on-Site to provide a 'toolbox talk' to contractors (discuss ecologically sensitive ways of working with contractors in this area e.g. lifting roof tiles carefully with hand tools and checking both sides before discarding) and supervise works until they are satisfied that roosting bats are no longer a constraint to the Proposed Development.

The building is not considered to be suitable for hibernating bats, and no other PRFs were identified on the other three elevations of the building (eastern, southeastern and western). Therefore, the passing of vehicles, internal renovation works and external works to the other three elevations are **not** considered a risk to roosting bats and can be carried out at any time of year.

The BMS will also incorporate the following mitigation measures:

- No night-time work is anticipated and therefore disturbance to foraging/commuting bats from light/vibration/noise does not need to be considered further within this report. An ecologist will be contacted for advice should this no longer be the case.
- Any adjacent vegetation (such as the trees between the eastern elevation and adjacent road or the neighbouring hedgerow to the west of the Site) will not be illuminated by light at any point during or post-construction.
- Any post-development lighting to be installed as part of the development will use warm white LEDs to reduce the blue light component and will use a motion-senser to limit artificial light exposure. Lighting will avoid illuminating any nearby vegetation (as described above) or the bat boxes to be installed as enhancement measures (see Section 4.2 below).
- Retained adjacent trees will be protected from disturbance and compaction within their root protection areas in accordance with BS 5837:2012.
- To ensure no harm to animals (such as foxes, etc.) moving through the Site, any trenches left open overnight will have a scaffold plank or similar placed in them to provide a means of escape for any trapped animal. Likewise, any open pipes with a diameter of 300mm or greater will be temporarily sealed overnight to prevent any trapped animals.

4.2 Enhancement Measures

Two bat boxes should be incorporated into the design proposals. The bat boxes should be installed between the southeast and southwest elevations and situated at least at eaves height and away from artificial light sources and obstructions. Further details on suitable box types and locations should be discussed with an SQE.

Should any planting occur on-Site, this should be with native species of local provenance. The following guidance documents recommend various plants that are of benefit to bats:

- Landscape and Urban Design for Bats and Biodiversity (Gunnell *et al.*, 2012) – https://cdn.bats.org.uk/uploads/pdf/Our%20Work/Landscape_and_urban_design_for_bats_and_biodiversityweb.pdf?v=1541085229&_gl=1*dwg183*_ga*NjQyNDM4ODU2LjE3MzMzMjY1OTM.*_ga_G28378TB9V*MTczNjQ0NjI3My4yLjEuMTczNjQ0NjMzOS4wLjAuMA (see Appendix for suggested planting list); and
- Royal Horticultural Society (RHS) – Plants for Pollinators (RHS, 2019) – https://www.rhs.org.uk/science/pdf/conservation-and-biodiversity/wildlife/plants-for-pollinators-garden-plants.pdf.

5. References

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition). The Bat Conservation Trust, London. Available online: https://cdn.bats.org.uk/uploads/pdf/Resources/For-professionals/Bat-Survey-Guidelines-4th-edition-AMENDED-27.03.24.pdf?v=1711530492&_gl=1*9a5ph8*_ga*NjQyNDM4ODU2LjE3MzMzMjY1OTM.*_ga_G28378TB9V*MTczNjUzNjkyNS4zLjAuMTczNjUzNjkyNS4wLjAuMA.

Gunnell, K., Grant, G. and Williams, C. (2012) *Landscape and Urban Design for Bats and Biodiversity*. The Bat Conservation Trust, London. Available online: https://cdn.bats.org.uk/uploads/pdf/Our%20Work/Landscape_and_urban_design_for_bats_and_biodiversityweb.pdf?v=1541085229&_gl=1*dwg183*_ga*NjQyNDM4ODU2LjE3MzMzMjY1OTM.*_ga_G28378TB9V*MTczNjQ0NjI3My4yLjEuMTczNjQ0NjMzOS4wLjAuMA.

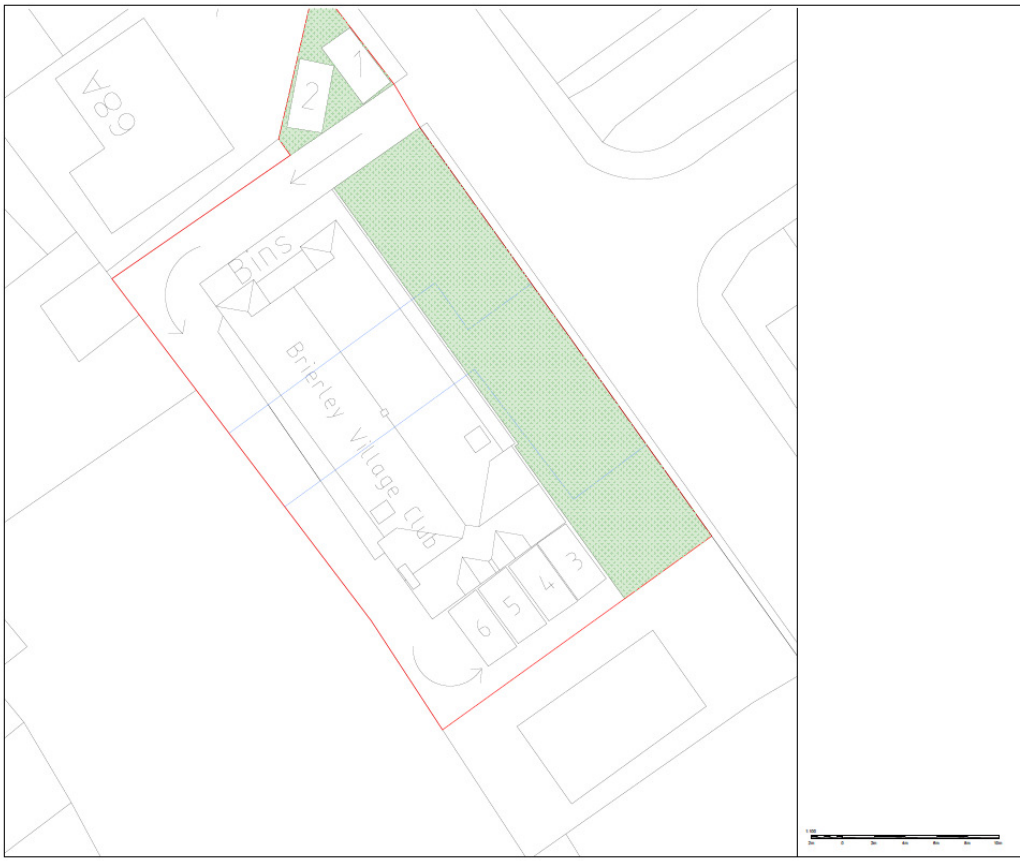
Mitchell-Jones, A. J. (2004). Bat Mitigation Guidelines. Peterborough: English Nature.

Royal Horticultural Society (RHS) (2019) *RHS Plants for Pollinators – Garden Plants*. Available online: https://www.rhs.org.uk/science/pdf/conservation-and-biodiversity/wildlife/plants-for-pollinators-garden-plants.pdf.

West Yorkshire Joint Services (2009) *Minimum Standards for Bat Surveys in West Yorkshire – Flow Diagram for Small Applications Needing Bat Surveys October and April*. Available online: https://www.wyjs.org.uk/media/1366/090915-bat-surveys-out-of-season-flow-diagram-final-rm.pdf.

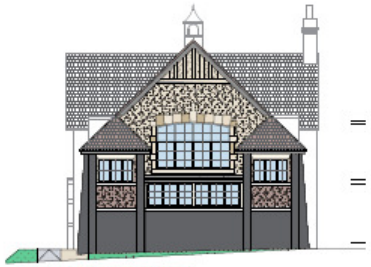
6. Appendices

Appendix 1 – Proposed Site Plans



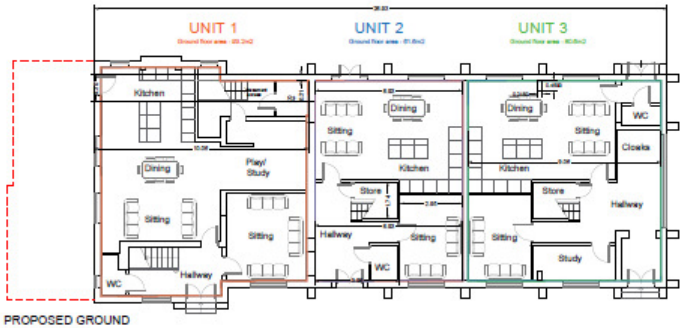
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

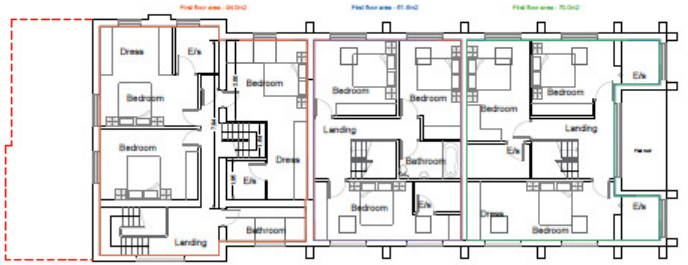


PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

Appendix 2 – PRA Results (07/11/2025 & 05/12/2025)

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PRF1	A small circular hole at the edge of the external windowsill where the plaster meets the adjoining brickwork. Located under a first storey window on the buildings' southwestern aspect.	Low			A open, small cavity that went c.5cm back. Not a suitable crevice for roosting bats as it is too open, and too shallow to provide sufficient protection from inclement weather. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PRF2	Gaps in the metal sheeting that form the base of the central belltower on the buildings' southwestern aspect.	Low			Optical misnomer from the ground as there is no cavity here. N**o BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF3	Possible access for bats between the window slats of the belltower. Present on every aspect of the belltower.	Low		N/A	Optical misnomer from the ground. There are no gaps between the slats, the windows are completely sealed. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF4	A small gap to the right of the central decorative moulding above the belltowers' slat window on the buildings' southwestern aspect.	Low			The hole looks larger from the ground. Once at-height, the hole is too small to allow access for roosting bats. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF5	There are two pitch roofed extensions present at the buildings' northern elevation. The most westerly column has lifted sloping edge-tiles.	Low	 		Gaps exist between the lifted roofing tiles and the internal roofing material below, providing a suitable crevice space for roosting bats. Although, the gaps are limited in size and therefore only potentially suitable for low numbers of bats. **Low BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF6	There are two pitch roofed extensions present at the buildings' northern elevation. The most easterly column has lifted sloping edge-tiles.		 		Gaps exist between the lifted roofing tiles and the internal roofing material below, providing a suitable crevice space for roosting bats. Although, the gaps are limited in size and therefore only potentially suitable for low numbers of bats. **Low BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF7	There are gaps where the bitumen felt atop the flat roof that extends from the buildings' northern elevation meets the brickwork of the adjoining most easterly pitched-roof extension.	Low	 		This crevice is very shallow and therefore too exposed to be suitable for roosting bats. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF8	There are gaps where the bitumen felt atop the flat roof that extends from the buildings' northern elevation meets the brickwork of the adjoining most westerly pitched-roof extension.		 		This crevice is very shallow and therefore too exposed to be suitable for roosting bats. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF9	There are gaps at the metal base of the belltower on the buildings' easterly elevation.	Low			Optical misnomer from the ground. There is no crevice here. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF10	A small gap is present to the left of the central decorative moulding above the belltower slat window on the buildings' northern aspect.	Low			The hole looks larger from the ground. Once at-height, the hole is too small to allow access for roosting bats. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF11	There is one dormer window on the buildings' eastern elevation, where a few brick roof tiles have slipped at the top right, creating a potential cavity suitable for bats.	Low	 		This gap is too large, wet and draughty to be suitable for roosting bats. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF12	There is one dormer window on the buildings' eastern elevation, where a few brick roof tiles have slipped at the top left, creating a potential cavity suitable for bats.				This gap is too large, wet and draughty to be suitable for roosting bats. **No BRP.**

Potential Roost Feature Reference (PRF)	Description	PRA Site Visit 1 (07/11/2025) Result – Bat Roost Suitability Category (as per Collins, 2023)	Wider Context Photograph	Closer Context Photograph	PRA Site Visit 2 Result – Description & Bat Roost Suitability Category (as per Collins, 2023)
PBRF13	A gap appears to be present between the lead flashing and the rotting wooden windowsill of the dormer window on the buildings' eastern elevation.	Low		N/A	This is an optical misnomer from the ground. There is no crevice here. **No BRP.**

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