

Site Inspection Report

Elsecar Heritage Centre



Site Name: Elsecar Heritage Centre

Site Inspection reference: SI-5592-01

Date of inspection(s): 14.01.2025

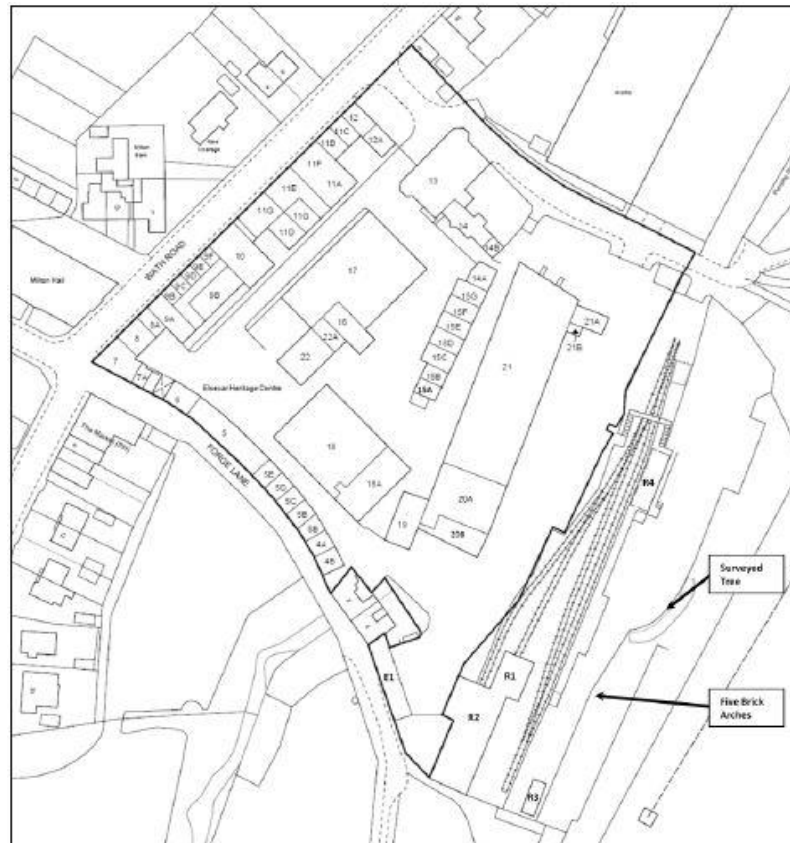
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Inspection carried out by: David Lovett MBiolSci (Hons) ACIEEM Ecologist

Task description: As part of planned re-roofing works at Elsecar Heritage Centre, Brooks Ecological was commissioned to carry out Preliminary Roost Assessments (PRA) of several buildings in November of 2022.

Whilst much of the subsequent roof work has been or is currently being carried out, an updating PRA of building 20b was required, in advance of works impacting this building.

Figure 1 Elsecar Heritage Centre Building Plan.



Unit A, 1 Station Road, Guiseley, LEEDS LS20 8BX

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A thorough daytime inspection of the site was made in January 2025 to look for evidence of bats and assess suitability for roosting. Evidence of bats may take the form of droppings, feeding remains, live bats, dead bats, stains on masonry or timber from the oils in bats' fur, and claw marks made by bats regularly roosting in the same location.

Bat roosting potential of the building was classified according to the following criteria set out in Table 1, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

Table 2 Bat Roosting Suitability of Buildings.

Suitability	Criteria
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).
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.
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).
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).
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.

Results:

B20b is a small adjoining brick structure to B20a. It has not received any major maintenance since the previous survey by Brooks Ecological in 2022 and is therefore in a similar condition to the initial PRA.

B20b has a pitched asbestos cement roof. There is no roof space, with the asbestos sheeting is open to the ground floor.

Lead flashing where building 20b meets building 19 was in good condition and well-fitting to the stonework, with no obvious gaps visible.

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The stone masonry is generally in good condition. Where some potential roost features were noted, they are quite exposed and not offering potential shelter for bats and/or subject to water damage, with the roof in general found to be damp and in a poor condition. As a result of the damp conditions, the small number of gaps and crevices noted are not likely to be used by roosting bats.

B20b is classed as having negligible potential for roosting bats.

Further Action Required

With the building assessed as having negligible potential for roosting bats, the proposed works can proceed with no further survey work recommended.

Although no evidence of roosting has been found and likely absence of roosting has been concluded, it must be noted that bats frequently move between roost sites, can be very casual in their choice of roosting location, and can turn up unexpectedly at any time. On this basis the developer should always be mindful of bats as a potential constraint and have a protocol in place should any bats be seen or suspected during works: works should stop, a suitably licensed ecologist consulted, and their advice followed.

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Photographs

Photo 1 General external view of building B20b



Photo 2 General internal view of building B20b



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Photo 3 Flashing in good condition along western edge of B20b



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