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Preliminary Roost Assessment

Arborfield Studios,

Langley Common Road,

Arborfield Green, Reading,

RG40 4TS

Report on Behalf of:

Savills

Date: 25/11/2025

PEG659-02B

Arborfield Studios

Langley Common Road,
Arborfield Green, Reading,
RG40 4TS

Document Control

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1.0 Non-technical Summary

Background
In June 2025 Pioneer Environment Ltd. were instructed by Savills to undertake a Preliminary Roost Assessment (PRA) on 33 buildings at the site of the former Arborfield Studios, Langley Common Road, Arborfield Green, Reading, RG40 4TS (centred on grid reference SU 77090 66159).
Site Description
The Site is located within the village of Arborfield Green, with a survey area of approximately 14.6 ha in size and comprised 33 predominantly industrial and commercial structures with occasional residential buildings. Associated infrastructure and landscaping included hardstanding and occasional areas of grassland with scattered trees.
Development Proposal
Development proposals include the demolition of all structures within the site to make way for a multi-phase residential development on the site.
Purpose
The purpose of the surveys was to: • Identify potential bat roosting features within structures at the site. • Assess the potential value of those features for bats following best practice guidelines. • Assess the potential of the surrounding habitats for foraging and commuting bats. • Identify potential for and signs of nesting birds within the site. • Recommend further surveys if necessary.
Results
Bats **Preliminary Roost Assessment** Following the PRA survey each of the 33 buildings were categorised based on its assessed suitability to support roosting bats. **None** B21, B22, B26, B28, B30, B32, B33. **Negligible** B2, B3, B6, B7, B13, B14, B17, B20, B23, B25, B31. **Low** B1, B5, B15, B16, B18, B24. **Moderate** B11, B12, B19, B29. **High** B9, B10 **Confirmed Roost** B4, B8, B27. **Trees** During the PEA survey, 7 trees were identified from a ground-level assessment as containing features with potential to support roosting bats.

Birds
Nesting material and droppings consistent with Pigeon (*Columba sp.),* were identified in B16 and buildings throughout the site were identified as having potential to support nesting birds, though no direct evidence was recorded.

Other Species
Information regarding other species can be found within the PEA report for the site (Pioneer Environment Group 2025).

Recommendations

Bats
Further surveys are recommended for fifteen buildings which were assessed as either confirmed roosts, or as having high, moderate or low suitability to support roosting bats;

Low
A minimum of one bat emergence survey visit is recommended for buildings B1, B5, B15, B16, B18, and B24.
Moderate
A minimum of two bat emergence survey visits are recommended for buildings B11, B12, B19, and B29
High
A minimum of three bat emergence survey visits are recommended for buildings B9, and B10.
Confirmed Roost
A minimum of three bat emergence survey visits are recommended for buildings B4, B8, and B27

Bat emergence surveys are required between May and September to determine whether the site is in current use by roosting bats, and if so, to identify the location, species and type of roost/s present. The results of the surveys will be used to inform and impact assessment and provide information for appropriate mitigation if required. If roosting bats are present and disturbance cannot be avoided, then a Natural England bat license will be required before works can be undertaken legally, and in a manner sensitive to the local bat populations.

Trees
If removal of trees is required within the site, the 7 trees identified with bat roost potential (TN6, TN9, TN11, TN12, TN14, TN16, TN35) will require aerial assessments to properly classify the roost potential and assess for evidence of roosting bats.

Nesting Birds
Due to the suitability of the site to support nesting birds, and the presence of nesting material within B16 at the time of survey, it is recommended that any demolition undertaken within the nesting bird season (March – September inclusive) is immediately preceded by a nesting bird check undertaken by an experienced ecologist. This will ensure that no nesting birds are disturbed or harmed by the proposed works. If nesting birds are identified at this time or at any time during construction, then works to the area must halt and advice from an ecologist be sought.

2.0 Introduction

2.1 In June 2025 Pioneer Environment Ltd. were instructed by Savills to undertake a Preliminary Roost Assessment (PRA) on 33 buildings at the site of the former Arborfield Studios, Langley Common Road, Arborfield Green, Reading, RG40 4TS (centred on grid reference SU 77090 66159).

2.2 The PRAs were undertaken by Lewis Andrew ACIEEM (NE bat licence number 2022-10401-CL18-BAT) on 20th and 21st August 2025 and Martin Woolley MCIEEM (NE bat licence number 2018-36842-CLS-CLS) on 4th and 5th November 2025 to establish, as far as possible, whether the site offered any potential to support roosting bats, assess the necessity for any further bat surveys, and identify any further ecological issues within the site and surroundings which may constitute a constraint to the proposed development.

2.3 The following assessment is informed by the Bat Conservation Trust's publication Bat Surveys for Professional Ecologists – Good Practice Guidelines (4th Edition) (Collins, J. (Ed) 2023) 1.

Site Description and Project Overview

2.4 The proposed development site is situated within the Village of Arborfield Green in Berkshire, 5km southwest of Wokingham and 8.5km southeast of Reading city centre.

2.5 The immediate surroundings comprise residential dwellings and associated gardens and infrastructure that form the village of Arborfield Green to the south. To the west, north, and east is predominantly arable farmland with mature hedgerows, scattered mature trees, and a network of drainage ditches. 620m to the southeast of the site lies California Country Park with a mosaic of scrub, woodland, and open grassland with a large waterbody to the east. 1km to the north lies The Coombes ancient woodland, an approx. 50 ha area of broadleaved woodland.

2.6 The Site is located within the village of Arborfield Green, with a survey area of approximately 14.6 ha in size and comprised 33 predominantly industrial and commercial structures with occasional residential buildings. Associated infrastructure and landscaping included hardstanding and occasional areas of grassland with scattered trees.

2.7 Development proposals are for the demolition of all on-site buildings to facilitate the construction of a multi-phase residential development.

1 COLLINS, J. (ED.) (2023). BAT SURVEYS FOR PROFESSIONAL ECOLOGISTS —GOOD PRACTICE GUIDELINES, (4th EDITION). BAT CONSERVATION TRUST, LONDON.

3.0 Legislation

3.1 Bats and their roosts are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended) and by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. In summary this makes it an offence to damage, destroy or obstruct any place used by bats for breeding and shelter, disturb a bat, or kill, injure, or take a bat. Seven bat species are listed as Species of Principal Importance under the provisions of the Natural Environment and Rural Communities (NERC) Act, 2006 (as amended).

3.2 All wild birds are protected under Section 1 of the WCA 1981 (as amended). Subsection 1(1) makes it an offence to intentionally kill, injure, or take any wild bird; take, damage, or destroy the nest of any such bird whilst it is in use or being built; or take or destroy an egg of any such wild bird. It is, furthermore, an offence to either intentionally, or recklessly, disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The law covers all species of wild birds including common, pest or opportunistic species.

3.3 The ODPM Circular 06/05 makes the presence of a protected species a material consideration within the planning process. It states that it is essential for the presence of protected species and the extent they may be affected by proposed development be established through appropriate surveys before the planning permission is granted and encourages the use of planning conditions to secure the long-term protection of the species.

3.4 The NERC Act (2006), puts an obligation on public bodies to have regard, so far as is consistent with the proper exercise of their functions, to the purpose of conserving biodiversity. Under the terms of the Act, conserving biodiversity includes restoring or enhancing populations and/or habitats. The Local Planning Authority (LPA) or other determining authority must therefore consider the effects of planning applications upon biodiversity and how it can be mitigated for or enhanced.

3.5 Furthermore, the National Planning Policy Framework (NPPF) requires that ‘Planning policies and decisions should contribute to and enhance the natural and local environment’ and that ‘opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity’.

4.0 Methodology

Desk Study

4.1 In order to compile existing baseline information, relevant ecological information surrounding a 2km radius was reviewed (Figure 2), and included:

- Landscape structure aerial photographs from Google Earth (www.maps.google.co.uk).
- Designated sites, habitat and granted European Protected Species Mitigation (EPSM) license records (http://magic.defra.gov.uk).
- Records of historic bat roosts and activity within the area from Thames Valley Environmental Records Centre (https://www.tverc.org/)
- Historic bat survey information from the site itself provided within a previous bat survey report; Arborfield Garrison -Bat Survey Report– AECOM September 2014.

Field Study

Bats - Preliminary Roost Assessment

4.2 Preliminary roost assessments were completed by Lewis Andrew (NE Licence number 2022-10401-CL18-BAT), and Martin Woolley (NE bat licence number 2018-36842-CLS-CLS) on 33 structures including all features with potential to provide suitable habitat for roosting bats and birds (Figure 2). The exterior and interior of the buildings were visually assessed for potential bat access points and evidence of bird and bat activity during the surveys. Features such as gaps in the fabric of the buildings and broken windows/doors, which have potential to be used as access points were sought. Suitable nesting/roosting features were also mapped, and evidence of potential access points were described.

4.3 Ladders, torches, binoculars, and endoscopes were used to aid these assessments.

4.4 The survey work was completed in accordance with Bat Conservation Trust's "Bat Surveys for Professional Ecologists". The rationale behind the value given to the suitability of a feature to support bats is shown in Table 1.

Table 1: Assessing the Potential Suitability of a Development Sites for Bats (Taken from Collins, 2023)

Potential suitability	Description	
	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 the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).

Potential suitability	Description	
	Roosting habitats in structures	**Potential flight-paths and foraging habitats**
Negligible[a]	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 bat 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[b] 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[c]).	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[b] 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 lines 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.
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[b] 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.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats

a) Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b) For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c) Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Birds

4.5 During the PRA assessments signs of nesting birds were also sought throughout the site including active or disused nests, evidence of previous nesting such as concentrations of pellets or droppings, old nesting material, eggshells, or dead bird remains.

Constraints and Limitations

4.6 PRA surveys are intended as an initial site inspection to assess the suitability of a site to support roosting bats and to identify any visible evidence of bats where present. As bats often roost in small and secluded locations which may be inaccessible to a surveyor, the absence of evidence during a PRA visit is not sufficient to indicate absence of bats from the site. In addition, as bats are known to utilise a range of different roosts and move regularly between sites, it is likely that a roost will be unoccupied during a PRA visit and still in use sporadically throughout the year. The evidence collected during a PRA must be used to inform the requirement for further surveys which may give a more accurate picture of bat habitation at a site over a longer period of time.

4.7 During the PRA survey, some buildings could not be fully inspected internally as shown in Table 2 below.

Table 2 – Building Access Limitations

Building Reference	Access Restriction	Details
B7, B9, B19 & B25	Building unsafe	B7 - Electric substation B9 - Structurally unsafe. B19 - Structurally unsafe B25 - Boiler room with active machinery

B16a, B20, B23 & B29	Building locked at the time of survey	B12 - Not accessible as was an active workshop. Will be surveyed externally B16a - Annex inaccessible internally but will be subject to emergence surveys externally. B20 - No access possible internally, but no visible bat access points or PRF's identified. B23 - No access possible internally, but no visible bat access points or PRF's identified. B24 - Water tower with access ladder but locked gate. Will be subject to emergence surveys externally. B29 - Inaccessible internally but will be subject to emergence surveys externally.
B10	Roof void closed off.	B10 - No access hatch to the roof space was present, though internal access of the ground floor was possible and some small holes in the ceiling gave an insight in to the roof structure and composition.

4.8 The inaccessibility of some on-site buildings or areas described above can have an impact on the results of the PRA as potential evidence of roosting bats may be undetected. While this is considered a constraint, a full assessment of the exterior of the building, and the likely impact of restricted access was made on a case-by-case basis to each building. With the addition of further emergence surveys where necessary, the overall impact of restricted access on the final impact assessment is considered minimal.

4.9 The accuracy of the consultation plan is limited to the data supplied by the TVERC search. In circumstances where there is an absence of a full grid reference or incomplete data, records have been omitted from the relevant figures. Records dated before the year 2000

4.10 have been excluded from the report, as they are likely to be outdated or superseded by more recent information, and may no longer reflect species presence.

5.0 Results

Desk Study

5.1 TVERC returned over 1,000 records of bats within 1km of the Site, with species including: barbastelle (*Barbastella barbastellus*), brown-long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), Leisler's (*Nyctalus leisleri*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Natterer's (*Myotis nattereri*), noctule (*Nyctalus noctula*), serotine (*Cnephaeus serotinus*), soprano pipistrelle (*Pipistrellus pygmaeus*), unknown *Myotis* sp., unknown *Plecotus* sp., unknown *Pipistrellus* sp., and unknown bat species.

5.2 Of these records, one statutory designated site was found within 2km of the survey site.

- Longmoor Bog SSSI: Approx. 630m to the southeast of the site, within the village of Finchampstead.

5.3 19 previously granted EPSM licences were identified within 2km of the site (Figure 1):

- ESPM2009-1250: Approx. 1.8km to the northwest of the site, within the village of Arborfield. License to destroy a resting place of common pipistrelle, soprano pipistrelle and brown long-eared bats (06/10/2009 – 01/09/2011).
- EPSM2011-2952: Approx. 479m to the southeast of the site, within the village of Arborfield Green. License to destroy a resting place of soprano pipistrelle and brown long-eared bats. (20/04/2011 – 01/09/2024)
- EPSM2011-3236: Approx. 805m to the northeast of the site, within the village of Langley Common. License to destroy a resting place of common pipistrelle bats (10/08/2011 – 30/09/2013).
- EPSM2012-5339: Approx. 1.6km to the northeast of the site, within the village of Finchampstead. License to destroy a resting place of common pipistrelle, brown long-eared, and Natterer's bats (12/09/2012- 30/09/2015).
- EPSM2013-6034: Approx. 1.5km to the northeast of the site, within the village of Barkham. License to destroy a resting place of common pipistrelle and brown long-eared bats (30/07/2013 – 30/09/2014).
- 2015-16599-EPS-MIT-2: Approx. 800m to the southwest of the site, within the village of Arborfield Green. License to destroy a resting place of common pipistrelle bats (04/10/2016 – 04/10/2021).
- 2015-18339-EPS-MIT-1: Approx. 1.75km to the southeast of the site, within the village Arborfield Green. License to destroy a resting place of common pipistrelle bats (23/05/2016 – 31/01/2021).
- 2015-7589-EPS-AD1-2: Approx 1.04km to the south of the site, within the village of Arborfield Green. License to destroy a resting place of brown long-eared, common pipistrelle, Natterer's, serotine, and soprano pipistrelle bats (17/09/2015 – 05/08/2025).
- 2015-7687-EPS-AD2: Approx. 214m to the southeast of the site, within the village of Arborfield Green. License to destroy a resting place of brown long-eared and common pipistrelle bats (25/08/2015 – 31/08/2020).
- 2016-22323-EPS-MIT: Approx. 1.2km to the southwest of the site, within the village of Arborfield Green. License to destroy a resting place of soprano pipistrelle bats (13/04/2016 – 30/04/2021).

- 2016-22331-EPS-MIT: Approx 850m to the south of the site, within the village of Arborfield Green. License to destroy a resting place of brown long-eared, common pipistrelle, Natterer's, and soprano pipistrelle bats (21/04/2016 – 30/04/2026).
- 2016-22556-EPS-MIT-1: Approx. 1.5km to the southwest of the site, within the village of Farley Hill. Licence to destroy a breeding place of common pipistrelle bats (23/05/2017– 20/04/2022).
- 2016-24999-EPS-MIT-1: Approx 340m to the southeast of the site, within the village of Arborfield Green. License to destroy and breeding and resting place of common pipistrelle and soprano pipistrelle bats (16/02/2017 – 16/02/2027).
- 2016-26319-EPS-MIT-2: Approx. 168m to the southwest of the site, within the village of Arborfield Green. License to destroy a resting place of brown long-eared, common pipistrelle, and soprano pipistrelle bats (26/02/2019 – 31/12/2021).
- 2017-31454-EPS-MIT: Approx. 515m to the southwest of the site, within the village of Arborfield Green. License to destroy a resting place of common pipistrelle and soprano pipistrelle bats (16/10/2017 – 30/10/2022).
- 2017-31502-EPS-MIT: Approx. 1.9km to the northeast of the site, within the village of Barkham. License to destroy a resting place of common pipistrelle bats (29/09/2017 – 30/04/2023).
- 2017-31865-EPS-MIT-2: Approx. 680m to the southwest of the site, within the village of Arborfield Green. License to destroy a resting place of common pipistrelle, Natterer's, and soprano pipistrelle bats (06/09/2018 – 30/09/2023).
- 2018-38593-EPS-MIT: Approx. 1.4km West of the site, outside the village of Arborfield Green. License to destroy a resting place of common pipistrelle and soprano pipistrelle bats (02/01/2019 – 31/12/2023).
- 2019-38952-EPS-MIT: Approx. 878m to the southwest of the site, within the village of Arborfield Green. License to destroy a resting place of common pipistrelle bats (01/02/2019 – 31/12/2024).

Field Survey

Bats

Foraging and commuting

5.4 The proposed development is situated in a predominantly rural environment in the north of the village of Arborfield Green. The site itself offers some features such as lines of trees along the northern boundary but overall offers little in the way of suitable foraging and commuting habitat for bats, being dominated by commercial structures and hardstanding. The wider landscape largely consists of arable farmland, interspersed with trees, waterbodies and hedgerows, which offer suitable foraging and commuting habitat for a wide range of bat species. Overall, the foraging and commuting habitat on site was assessed as 'Low' with 'high' suitability surroundings.

Preliminary Roost Assessment

Building Descriptions

5.5 The site structure and Potential Roost Feature (PRF) locations can be seen on Figures 2 & 3. Full PRA survey notes including building descriptions, exact locations, and photographs can be found in Appendix A. A summary for the site has been given in Table 3 below:

Table 3 – Preliminary Roost Assessment Results

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B1	Low	Weep holes in the mortar on single storey extension (B1a) Gaps behind fascias throughout the metal clad section.	None	A large metal industrial unit with tall sliding doors on the southern aspect. The building is flat roofed with windows and rooflights throughout. There is no internal void or underlining and the internal conditions are brightly lit. A small brick extension adjoins the eastern aspect with a flat roof.	
B2	Negligible	None	None	A large metal-clad industrial unit with tall sliding doors on the northern and southern aspects. It is flat roofed with windows and tilted rooflights throughout. No internal void is present and internal conditions are bright. A small brick extension adjoins the western aspect with a flat roof.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B3	Negligible	None	None	Single-storey brick utility structure with a flat roof and no windows. Internally split into two rooms with no windows or visible bat access points. Ventilation fans to the rear leave gaps, but fastmoving fans are present blocking potential entry and egress.	
B4	Confirmed Roost	Gap behind a timber boarded window. Gap in mortar internally on the SE corner of the room. Gaps around the main access door provide potential bat access.	6 bat droppings likely from pipistrelle species identified within the building on the eastern aspect.	Single-storey brick utility structure with a flat roof and timber framed windows on the north and western aspects. Internally the space is split into 2 rooms with 50% of the floor space given to each. The rear room was not accessible.	
B5	Low	Gaps behind barge boards on the western aspect. Gaps around vent pipes on the northern aspect.	None	Large single-storey industrial unit constructed of brick, with a shallow pitched, concrete sheet roof. A lower mono-pitched section is present to the rear which is partially segregated internally creating separated workspaces. No roof void present and internal conditions are bright with no roost potential.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B6	Negligible	None	None	Large industrial unit with sliding doors running full length of the north and south aspects. The structure has a flat roof with slanted rooflights and windows along the upper sections of all walls. The internals are bright and open with no void roosting potential.	
B7	Negligible	None	None	Single-storey small brick electrical substation with a flat roof and a single door. Vents are present around the walls. No Internal access possible, but no PRF's or potential access points were identified.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B8	Confirmed Roost	Gaps in mortar above the bricked-up windows internally. Gap in the mortar on the external northern wall Gap around the doorframe externally.	Old bat droppings found beneath gap in mortar above the northern window internally.	Small brick structure with a flat concrete roof and a single doorway, the door was left open, and the building is empty with no apparent usage. Ivy was present on the exterior, though not dense. The internals were partially dark with the only windows being bricked-up.	
B9	High	Missing and slipped roof tiles Gaps in cladding tiles on the northern gables Gaps in mortar rake on the single storey lean-to.	None	A Two-storey detached brick residential dwelling out of use and in disrepair. The building has two storeys with a clay-tiled, multi-pitched roof. Lots of tiles are loose and missing and the windows are boarded up. A single storey lean-to extension is present on the southern aspect and tile-clad dormers on the northern aspect. Internal access not possible due to structural safety.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B10	High	Missing and slipped roof tiles throughout. Gaps behind UPVC flashing on the single storey section.	None	Single-storey small, detached outhouse to the south of B9. A single storey structure with a pitched clay tiled roof and in a state of disrepair. Attached is a single-storey toilet block with a flat, felt and timber roof. Internally the structure is in disrepair with a single large room and boarded windows. A plastered ceiling creates a roof void with no access point, though holes in the ceiling show no underlining or insulation present.	
B11	Moderate	Missing roof tile on the rear of the dormer. Potential gaps under the eaves visible internally.	None	Long horseshoe shaped converted stable constructed of brick with a pitched, composite-tiled roof. Internally, it is separated into offices and welfare rooms. A void roof is present to the northwest end of the building, the rest of the structure has a false ceiling obscuring access to the true roof void. A lean-to style walkway with a shallow, mono-pitched felt and timber roof is present along the front aspect, with internal doors leading to all rooms.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B12	Moderate	Gaps in mortar at both gable rakes	None	Single-storey brick-built structure with a corrugated sheet roof and large glass windows. The building was in use as a carpentry workshop and internal conditions were bright showing a fully clad ceiling. Internal access was not possible.	
B13	Negligible	None	None	A large industrial unit of brick and steel construction with sliding doors running the full length of the north and south aspects. The structure has a flat roof with slanted rooflights and windows along upper section of all walls. A large canopy is present at either end. One is covering an additional guard building B13a which is a small, well lit structure with a flat roof and no PRF's present. Internally the building is a single large space with no roof void. Each end has small lower section separated internally for office rooms.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B14	Negligible	None	None	A large industrial unit of brick and steel construction. The structure is split into 3 sections with the central, lower roofed, narrower section providing office spaces while the two end sections are industrial workshops. All sections have flat roofs and rooflights. Internally the space is split into 5 sections with the western end providing 3 large workshops with partial separations, the central section separate office rooms, and the eastern section a single large workshop. All areas are well lit and sealed with no visible bat access points of PRF's.	
B15	Low	Gaps in mortar on NW gable rakes Gaps behind barge boards on W gable end Gaps under corrugated sheet roof at eaves along N and S aspects	None	A large brick built structure with a pitched, corrugated sheet roof and metal windows throughout. 2 flat roof extensions were present on the western aspect (B15a & B15b). There are no internal roof voids, though a false ceiling is present throughout. The northern length has separate rooms. All internals are bright and unsuitable for void roosting bat species.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B16	Low	Gaps behind barge boards on each end of the structures Weep holes in mortar (16a) Weep holes in mortar (16b) Gap in brickwork on southern aspect	None	Large industrial unit of brick and steel construction with multi-pitched metal sheet roof and a boiler room to the south of the eastern aspect (B16a) and toilets on the north of the eastern aspect (B16b). Internally there are 3 large hangars with separated rooms in a lower section to the north and south of the building. All internals are bright and open with windows on all aspects. Evidence of nesting birds present.	
B17	Negligible	None	None	Large industrial unit of steel and breeze block construction with a pitched metal sheet roof. Predominately single-storey with a section to the south that is three-storey containing office spaces. Internally the structure contains a huge open hangar with raised metal walkways and separate office rooms to the south. Mostly bright and well-sealed.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B18	Low	Gaps in cladding along east and western aspects	None	Two-storey office unit of breeze block construction with a flat, felted-timber roof. An additional narrow third-storey structure on roof which holds stairway and additional utilities. Internally the offices are bright and well sealed.	
B19	Moderate	Gaps and crevices in tile cladding throughout. Gaps in soffits	None	Single-storey office unit in a state of disrepair with a steel frame, tile cladding and a flat felted timber roof. Windows run along two aspects and plastic facias and soffits are present. Internal access not possible due to structural safety concerns. View through windows shows bright internals with some ceiling collapse.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B20	Negligible	None	None	Single-storey brick-built storage unit with a flat felted timber roof and no windows. 2 doors present on the western aspect and a single door on the eastern aspect. All were locked at the time of survey.	
B21	None	None	None	Single-storey prefabricated unit of timber construction with a flat felted timber roof and plastic windows. Internally the building is bright and open with no PRF's or potential access points.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B22	None	None	None	Single-storey prefabricated unit of timber construction with a flat felted timber roof and plastic windows. Internally the building is bright and open with no PRF's or potential access points.	
B23	Negligible	None	None	Single-storey small utility building of brick construction with a flat concrete slab roof and no internal access.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B24	Low	Central ladder access shaft.	None	Water tower of concrete construction with a central ladder and a flat roof.	
B25	Negligible	None	None	The building is a detached boiler house of breeze block and steel construction, featuring glazed elevations to the front and rear. It accommodates generators within a single open-plan internal space. The structure includes a roof-mounted ventilation system, with large chimney exhausts positioned to the rear.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B26	None	None	None	The structure is an electricity substation measuring approximately 7 m × 4 m, with a height of around 2.5 m. The building has vented metal doors on the front elevation; however, all vents are fitted with metal grilles, effectively preventing entry by birds or bats. The building is completely sealed, with no internal access points from the outside. No PRFs are present.	
B27	Confirmed Roost	Hole in soffit box on southern aspect Broken cladding on inset section of southern aspect Gaps behind plastic fascia on all aspects Lifted cladding Lifted metal fascia on edge of roofing in multiple locations.	None (Historic)	The structure is a large building constructed primarily of breeze blocks, with sections featuring metal and wooden cladding. Windows, doors, and shutters are installed throughout. The roof is flat and finished with bitumen felt across its entirety, incorporating large skylights and roof windows. Roof access is available internally via a fire escape. Overall, the building is in good condition and well sealed, with the exception of the timber and metal cladding, which form the main PRF elements of the structure.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B28	None	None	None	An open fronted shelter/store. Constructed of breeze block walls under a steel-framed roof.	
B29	Moderate	Gaps behind UPVC cladding throughout	None	Detached structure constructed of brick with uPVC-framed windows and timber doors. The building features a flat roof with uPVC cladding around the perimeter at roof level. No internal access was possible.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B30	None	None	None	Detached security booth featuring windows on all four elevations and a single access door. It has a flat roof and is constructed of brick, with uPVC fascia detailing around the roof perimeter. Internally the small space is bright with no bat roost potential.	
B31	Negligible	None	None	Large warehouse-type structure constructed from breeze blocks and metal cladding. It features several small access doors, large roller shutter doors, and a number of windows around the perimeter, which are formed in uPVC, metal, and timber frames. Metal cladding is also installed above the blockwork, all of which appears to be in good condition. Overall, both the cladding and associated metalwork are in good order, with no visible PRFs observed. Internally the building contained a huge hangar and various office spaces. No suitable access or features were identified for roosting bats.	

Building Reference	Bat Suitability	PRFs Identified	Evidence of bats	Building Description	Photographs
B32	None	None	None	Small single-storey service building of brick construction with a flat fibreglass roof.	
B33	None	None	None	Small single-storey electrical substation of brick construction with a pitched, composite-tiled roof and vented walls. No internal access was possible	

Trees

5.6 All trees within the Site were assessed from ground level to identify any with features suitable to support roosting bats. Seven trees in total (Figures 2&3 - TN6, TN9, TN11, TN12, TN14, TN16, TN35) were identified as FAR (Further Assessment Required). Without further assessment, the possibility that roosting bats are present cannot be ruled out. Table 4 and photographs 1-7 show the details of each tree identified.

Table 4: Identified PRFs During GLTA

Target Note	Species	PRFs	Categorisation	Photo No.
TN6	Ash	Heavily pollarded, lifted bark on dead stem, ivy-clad stem.	FAR	1
TN9	Pedunculate Oak	Ivy-clad trunk.	FAR	2
TN11	Pedunculate Oak	Woodpecker holes, lifted bark, dead limbs with cracks/splits, ivy-clad trunk.	FAR	3
TN12	Pedunculate Oak	Woodpecker holes.	FAR	4
TN14	Pedunculate Oak	Large split in trunk, woodpecker holes.	FAR	5
TN16	Pedunculate Oak	Dead monolith with holes.	FAR	6
TN35	Pedunculate Oak	Ivy-clad trunk.	FAR	7

Photograph 1: TN6.

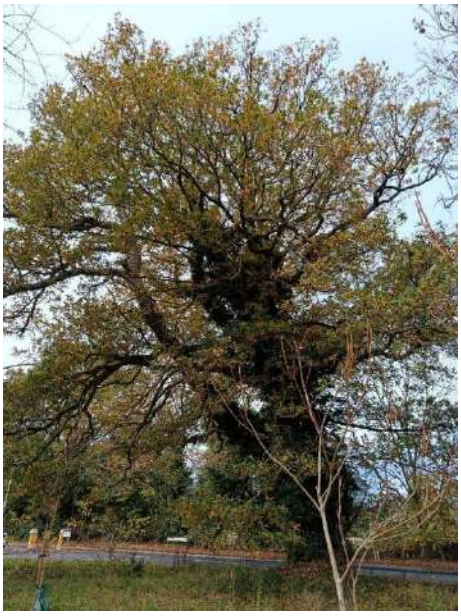
Photograph 2: TN9.

Photograph 3: TN11.

Photograph 4: TN12.

Photograph 5 TN14.

Photograph 6 –TN16.



Photograph 7: TN35.

Birds

5.7 Evidence of nesting birds, including nesting material and droppings consistent with Pigeon species were identified in B16, and potential for nesting birds was identified throughout the site in gaps in the fabric of buildings, open structures with potential bird access, and trees and vegetation scattered across the site.

6.0 Evaluation

6.1 The site evaluation has been carried out based on the current survey findings. Where possible, recommendations regarding potential impacts have been made in relation to the proposed design plans.

Bats

6.2 At the time of writing this report, full development and landscaping plans were not finalised and therefore the extent of habitat loss is not yet known. If boundary vegetation, such as woodland habitats to the east are expected to be impacted, then impacts to foraging and commuting bats will need to be reviewed and further assessment may be required.

6.3 All 33 buildings within the Site are expected to be demolished for the purpose of the development.

6.4 15 buildings have been identified as suitable to support roosting bats. Of these, 3 buildings (B4, B8, and B27) have been identified as confirmed bat roosts due to the identification of droppings (B4 & B8) and historic identification of live bats (B27). Bat emergence surveys will be required to ascertain which of these structures are in use by roosting bats and to categorise any observed bat roosts to identify the species, number, and type of roost/s present. The results of the surveys will identify the scale of impacts and provide information for appropriate mitigation if required.

6.5 These surveys should adhere to current best practice guidelines and involve the use of high-quality night vision cameras in conjunction with recording ultrasonic bat detectors, all managed by trained and experienced surveyors. The surveys must be undertaken between May and August (optimal season), and September (suboptimal season) in suitable weather conditions to ensure an accurate assessment of the current use of the site by roosting bats.

6.6 To ensure the reliability of the findings, a minimum of three dusk bat emergence surveys should be conducted on the buildings with 'High' suitability or 'confirmed roost' between May and September. A minimum of two dusk bat emergence surveys should be conducted on the buildings with 'Moderate' suitability and a minimum of one survey on buildings with 'low' potential. The buildings with 'Negligible' or 'None' suitability do not require any further surveys for bats.

6.7 All trees within the Site were assessed from ground level to identify any with features suitable to support roosting bats. Seven trees in total (Figures 2&3 - TN6, TN9, TN11, TN12, TN14, TN16, TN35) were identified as FAR (Further Assessment Required). Without further assessment, the possibility that roosting bats are present cannot be ruled out. Aerial assessments are recommended for any trees that will be directly or indirectly impacted by works, including major disturbance within 20m.

6.8 An aerial PRF inspection survey involves the use of tree-climbing, or access equipment, to gain access to PRFs, allowing a more detailed assessment of their suitability for bats; conclusive evidence of bats is searched for, and can include the presence of live individuals, bat droppings, and other signs of use.

6.9 The habitat within the development Site was considered to offer 'low' quality foraging and commuting habitat for bats. The Site exhibited good connectivity with more favourable,

adjacent habitats which extend into the wider environment interconnected by linear features such as hedgerows, treelines, and waterways.

Birds

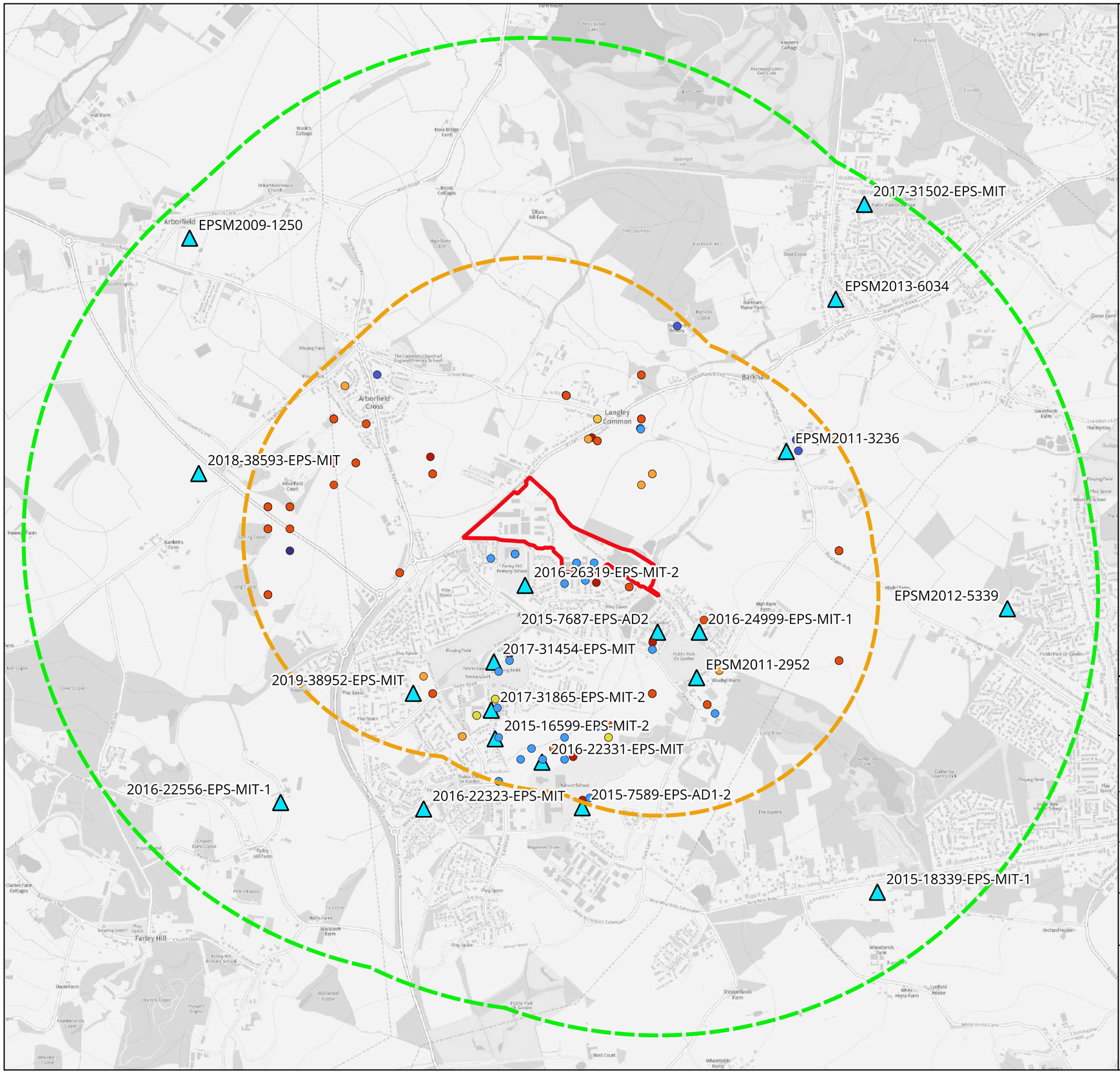
6.10 Due to the suitability of the site to support nesting birds, and the presence of nesting material within B16 at the time of survey, it is recommended that any demolition undertaken within the nesting bird season (March – September inclusive) is immediately preceded by a nesting bird check undertaken by an experienced ecologist. This will ensure that no nesting birds are disturbed or harmed by the proposed works. If nesting birds are identified at this time or at any time during construction, then works to the area must halt and advice from an ecologist be sought.

7.0 Recommendations

Table 5 – Further Survey Recommendations.

Building Reference	Bat Roost Suitability	Emergence Survey Requirements
B21, B22, B26, B28, B30, B32, B33	None	No Further Surveys required
B2, B3, B6, B7, B13, B14, B17, B20, B23, B25, B31	Negligible	No Further Surveys required
B1, B5, B15, B16, B18, B24	Low	A minimum of one bat emergence survey visit between May and August
B11, B12, B19, B29	Moderate	A minimum of two bat emergence survey visits between May and August (or September for the 2nd visit)
B9, B10	High	A minimum of three bat emergence survey visits between May and August (or September for the 3rd visit)
B4, B8, B27	Confirmed Roost	A minimum of three bat emergence survey visits between May and August (or September for the 3rd visit)

7.1 Further recommendations for the site will be made following the results of the 'Stage 2' bat surveys once a clear picture of the Site's use by bats has been formulated. A European Protected Species Mitigation Licence (EPSM) may be required if active bat roosts are identified, and disturbance is unavoidable.



Key

- Site Boundary — site_boundary
- Buildings (With Reference)
- Previously Granted EPSL

Desk Study Bat Records

- Barbastelle
- Brown Long-eared Bat
- Common Pipistrelle
- Daubenton's Bat
- Leisler's Bat
- Myotis Bat Sp.
- Nathusius's Pipistrelle
- Natterer's Bat
- Noctule
- Pipistrelle Bat Sp.
- Serotine
- Soprano Pipistrelle
- Unknown Bat Sp.

0 0.5 1 km

Project Name: **Arborfield Studios**

Client: **Savills**

Figure No: **Figure 1**

Date: 27.11.2025

Title: Site Location and Desk Study Data Plan

Pioneer ENVIRONMENT

Key

- Site Boundary — site_boundary
- Buildings (With Reference)

Target Notes

- TN11

Potential Roosting Features

- Central Ladder Access
- Gap/Hole
- Gaps around Door
- Gaps around Flashing
- Gaps around Vent Pipe
- Gaps behind Barge Boards
- Gaps behind Window Board
- Gaps in Brickwork
- Gaps in Fascia
- Gaps in Mortar
- Gaps under Roof Sheet
- Gaps/Hole in Cladding
- Gaps/Hole in Soffits
- Lifted Tile
- Missing Tiles

0 25 50 m

Project Name: **Arborfield Studios**

Client: **Savills**

Figure No: **Figure 2**

Date: 27.11.2025

Title: Site Layout and PRF Locations 1/2

Pioneer ENVIRONMENT

Key

- Site Boundary — site_boundary
- Buildings (With Reference)

Target Notes

- TN11

Potential Roosting Features

- Central Ladder Access
- Gap/Hole
- Gaps around Door
- Gaps around Flashing
- Gaps around Vent Pipe
- Gaps behind Barge Boards
- Gaps behind Window Board
- Gaps in Brickwork
- Gaps in Fascia
- Gaps in Mortar
- Gaps under Roof Sheet
- Gaps/Hole in Cladding
- Gaps/Hole in Soffits
- Lifted Tile
- Missing Tiles

0 25 50 m

Project Name: **Arborfield Studios**

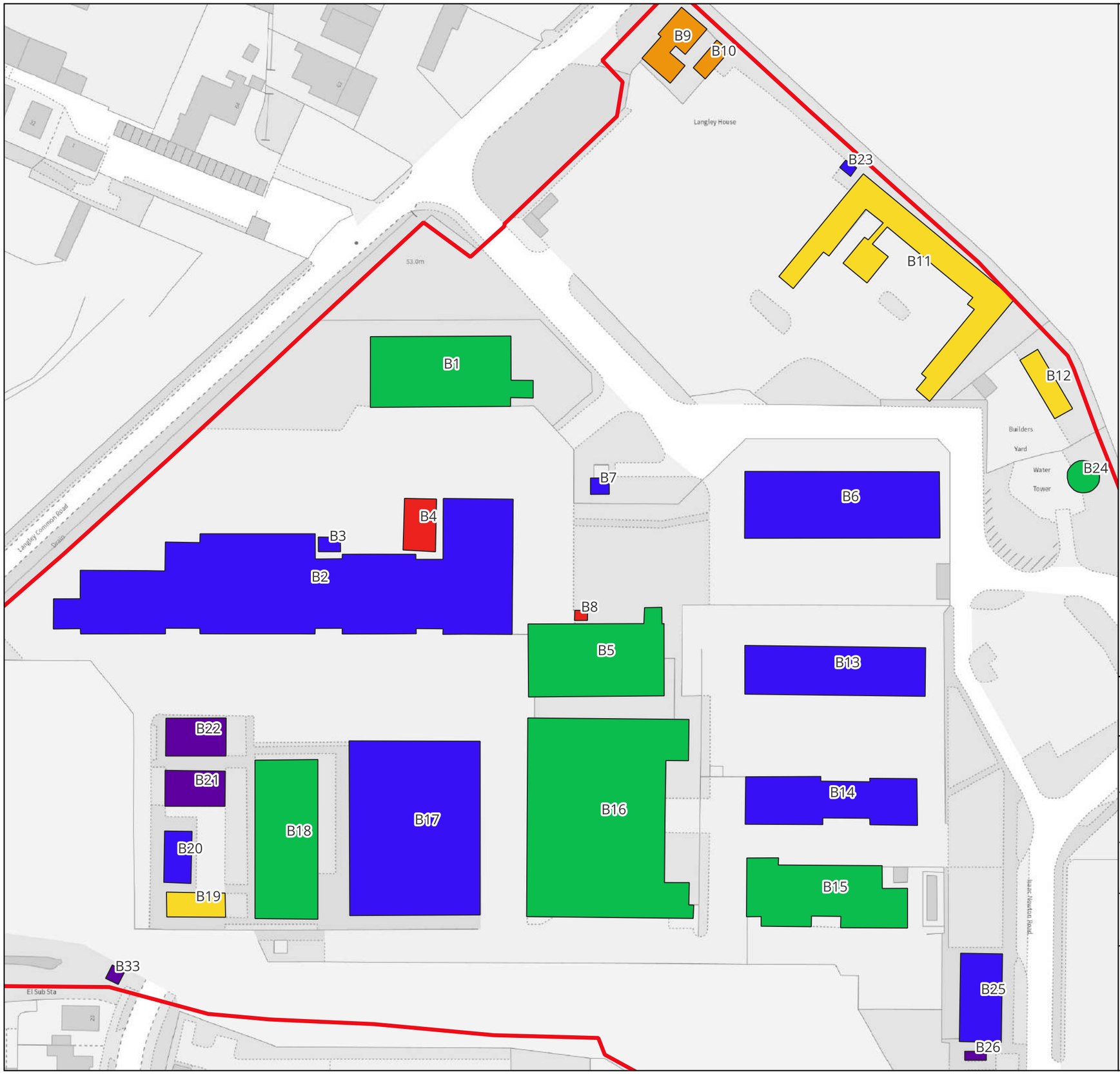
Client: **Savills**

Figure No: **Figure 3**

Date: 27.11.2025

Title: Site Layout and PRF Locations 2/2

Pioneer ENVIRONMENT



Key

Site Boundary — site_boundary

Building Bat Roost Suitability

- Confirmed Roost
- High
- Low
- Moderate
- Negligible
- None

0 25 50 m

Project Name: **Arborfield Studios**

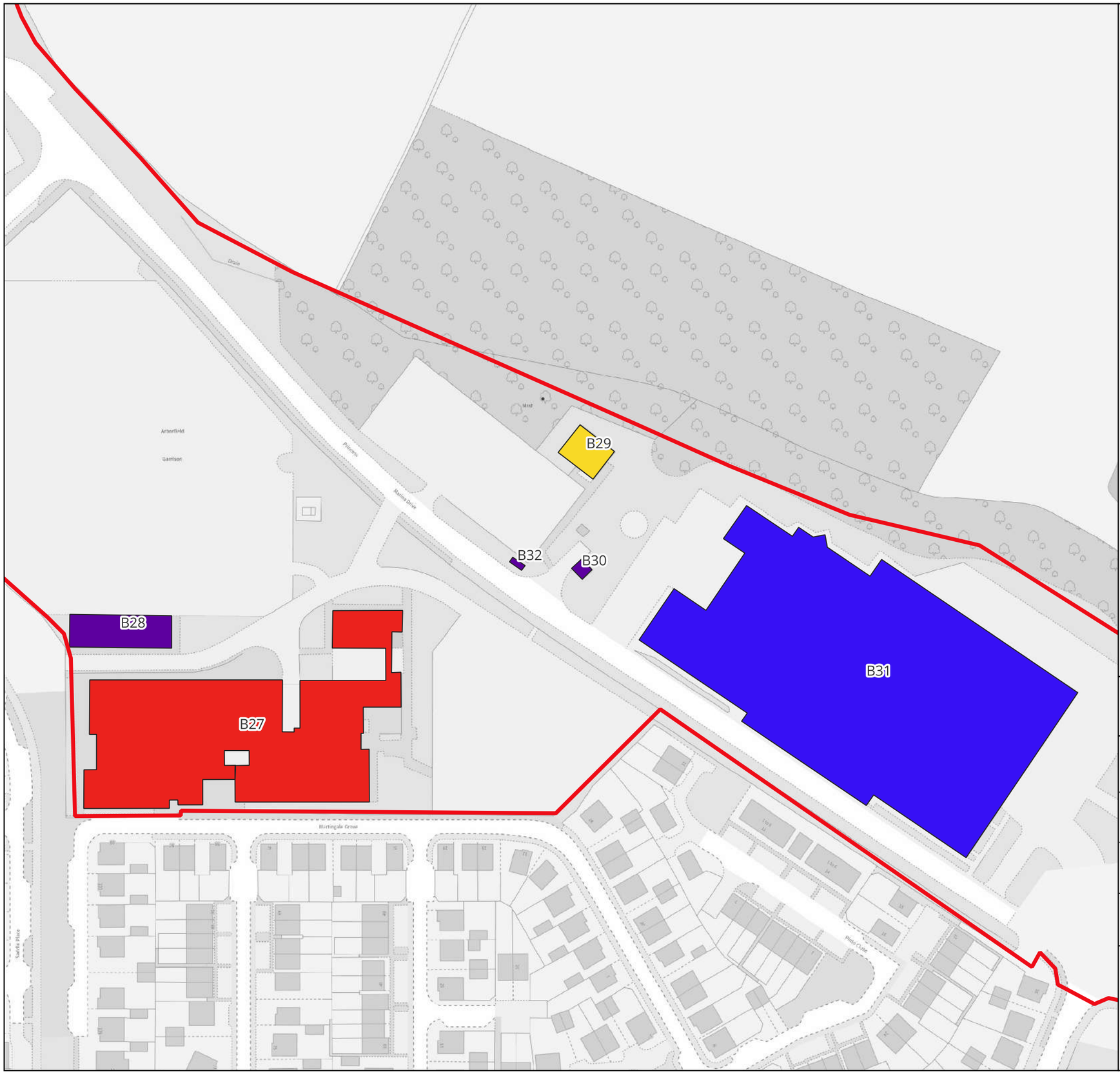
Client: **Savills**

Figure No: **Figure 4**

Date: 27.11.2025

Title: PRA Building Classifications 1/2

Pioneer ENVIRONMENT



Key

Site Boundary — site_boundary

Building Bat Roost Suitability

- Confirmed Roost
- High
- Low
- Moderate
- Negligible
- None

0 25 50 m

Project Name: **Arborfield Studios**

Client: **Savills**

Figure No: **Figure 5**

Date: 27.11.2025

Title: PRA Building Classifications 2/2

Pioneer ENVIRONMENT

Pioneer
ENVIRONMENT

Head Office: Spring Farm, Spring Lane,
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Web: www.pioneerenvironment.co.uk

Appendix A:

Preliminary Roost Assessment Results

PEG659-02

Bat Building PRA

Bat Building PRA - 2024

PEG659, Arborfield Studios, August 20, 2025

11/27/2025, 4:06:28 PM UTC

CREATED

8/20/2025, 10:56:30 AM UTC
by Pioneer Data

UPDATED

11/27/2025, 4:06:28 PM UTC
by Pioneer Data

STATUS

In Progress

LOCATION

51.391155, -0.896085

PEG Job Number	PEG659
Date	August 20, 2025
Site Name	Arborfield Studios
Surveyor	Lewis Andrew
Risk Assessment	August 20, 2025, Arborfield Studios

Building (33 Items)

Building - B1

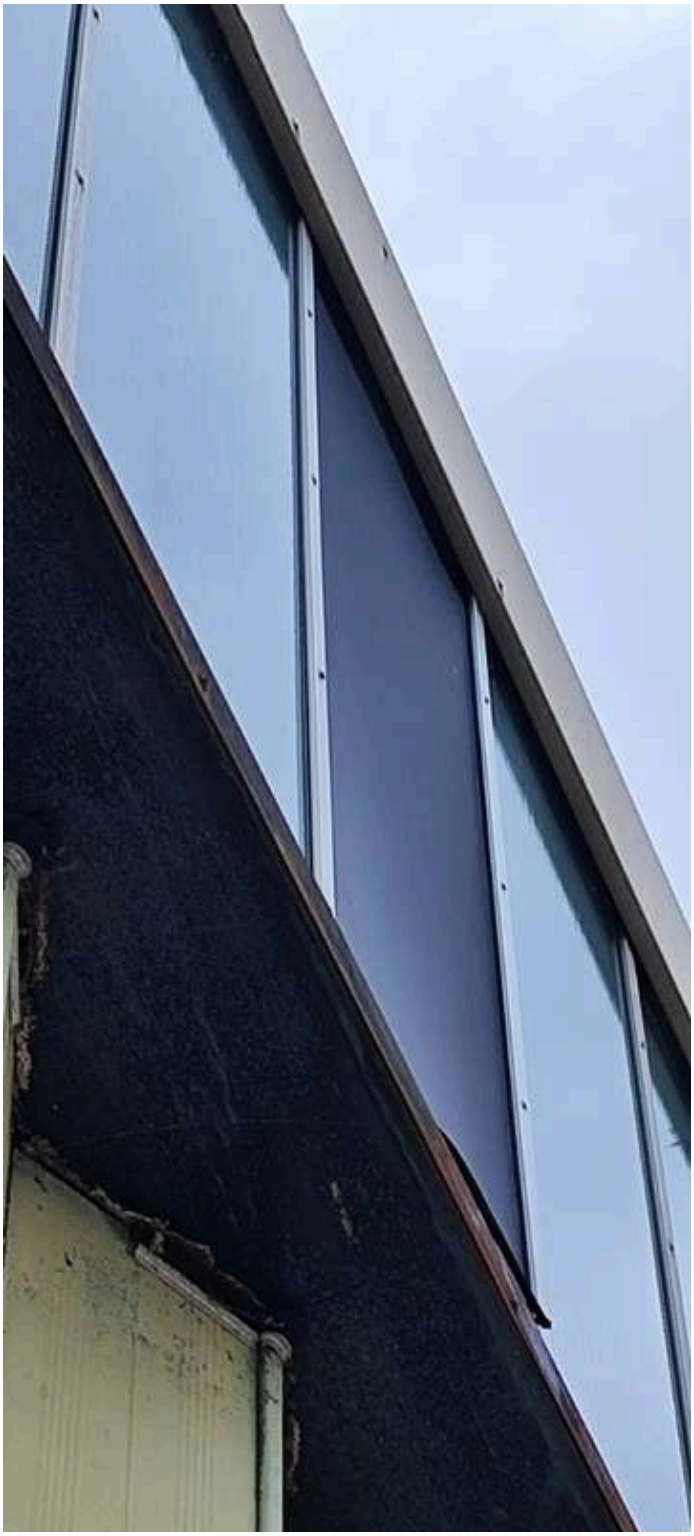
Help and Info	
Building Number	B1
Structure Type	Industrial Unit
Structure Description	A large metal industrial unit with tall sliding doors on the southern aspect. The building is flat roofed with windows and rooflights throughout. There is no internal void or underlining and the internal conditions are brightly lit. A small brick extension adjoins the eastern aspect with a flat roof.
No. of Storeys	1
Basic Construction	Breezeblock, Steel, Metal Sheet
Roof Type	Flat
Roof Material	Metal sheet
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	28
Sky Lights/Roof Windows Description	Flat rooflights are present throughout the main section.
Eaves	None
Fascias	Aluminium
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	Yes
Flashing Description	Metal flashing is present around the entire edge of the roof.
Cladding	None
Mortar Condition	Gaps Present
Mortar Description	Weep holes are present in the mortar on the small brick extension.

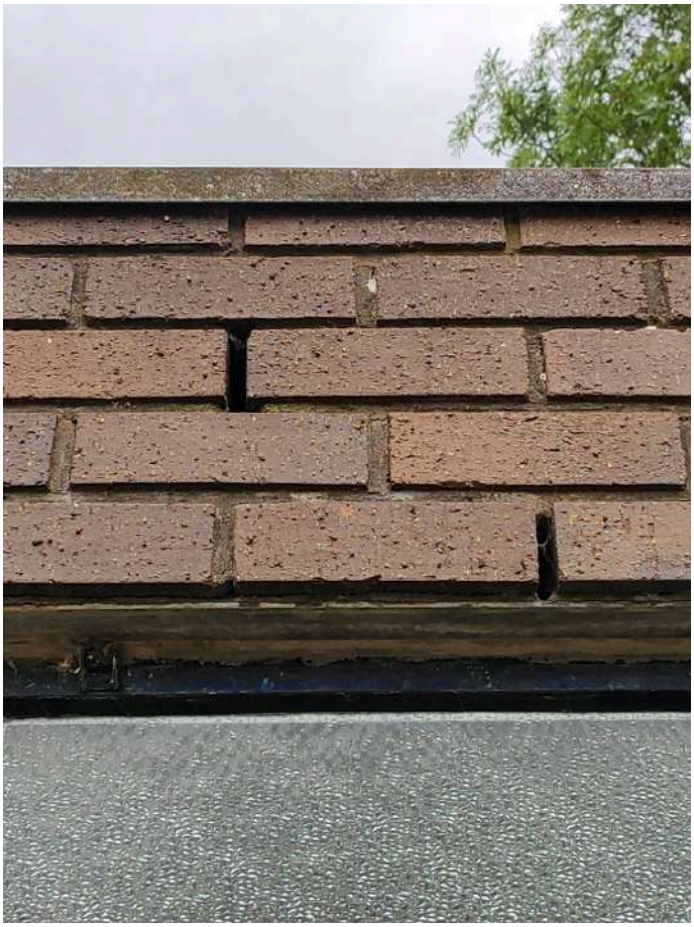
Conservatory/Extension? (1 Item)

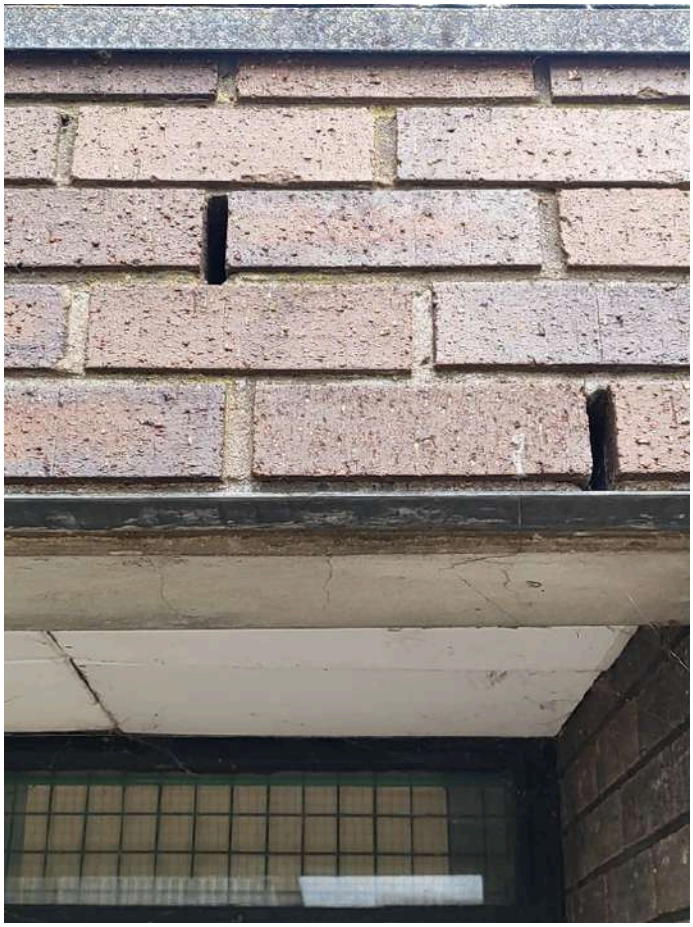
Conservatory/Extension? - B1a

Reference number/title	B1a
Conservatory or extension?	Extension
Aspect	E
No. of storeys	1
Basic Construction	Brick
Roof type	Flat
Roof Material	Felted timber
Notes	A small flat roofed extension/toilet block. Windows are present throughout and the building is light internally. There is no roof void but false ceiling is present.
Further Notes	External potential only due to internal conditions. No evidence of bats identified.

External Photos







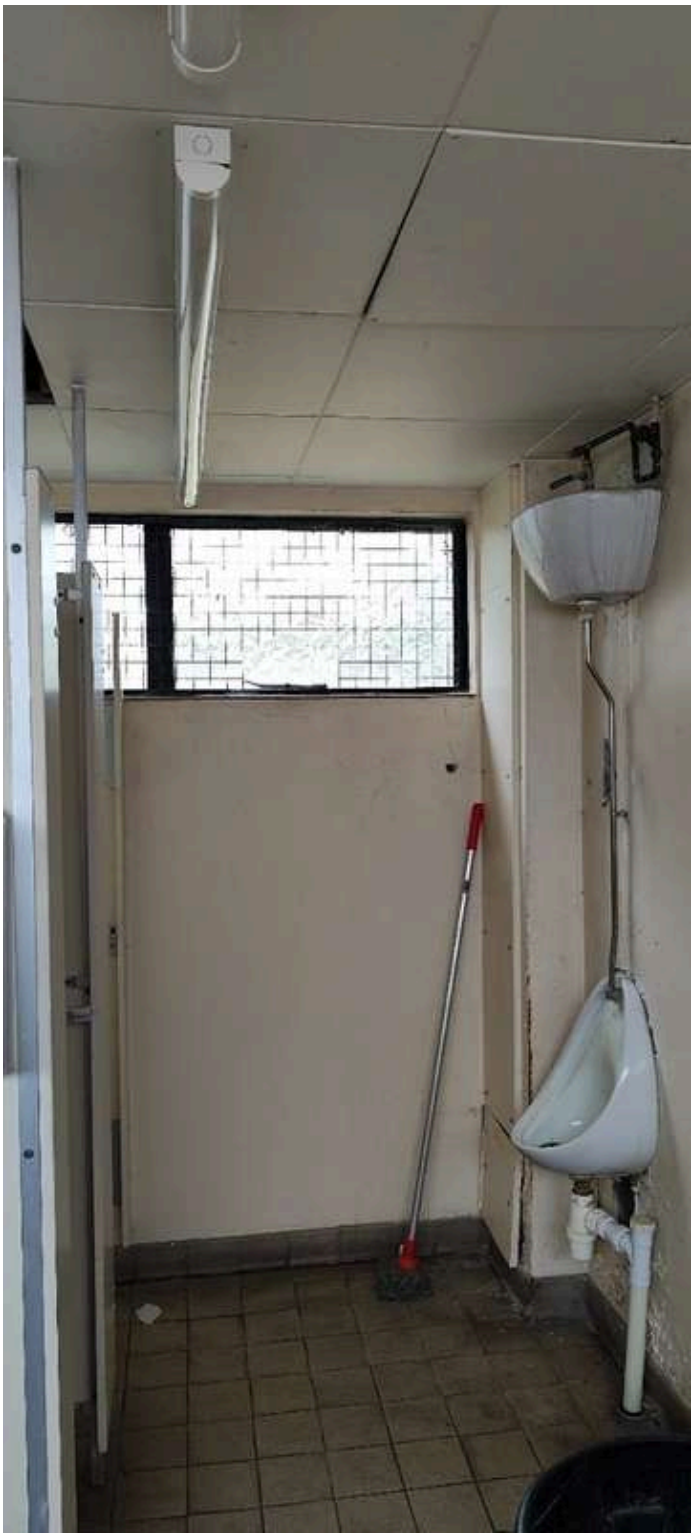
Internal Description (1 Item)

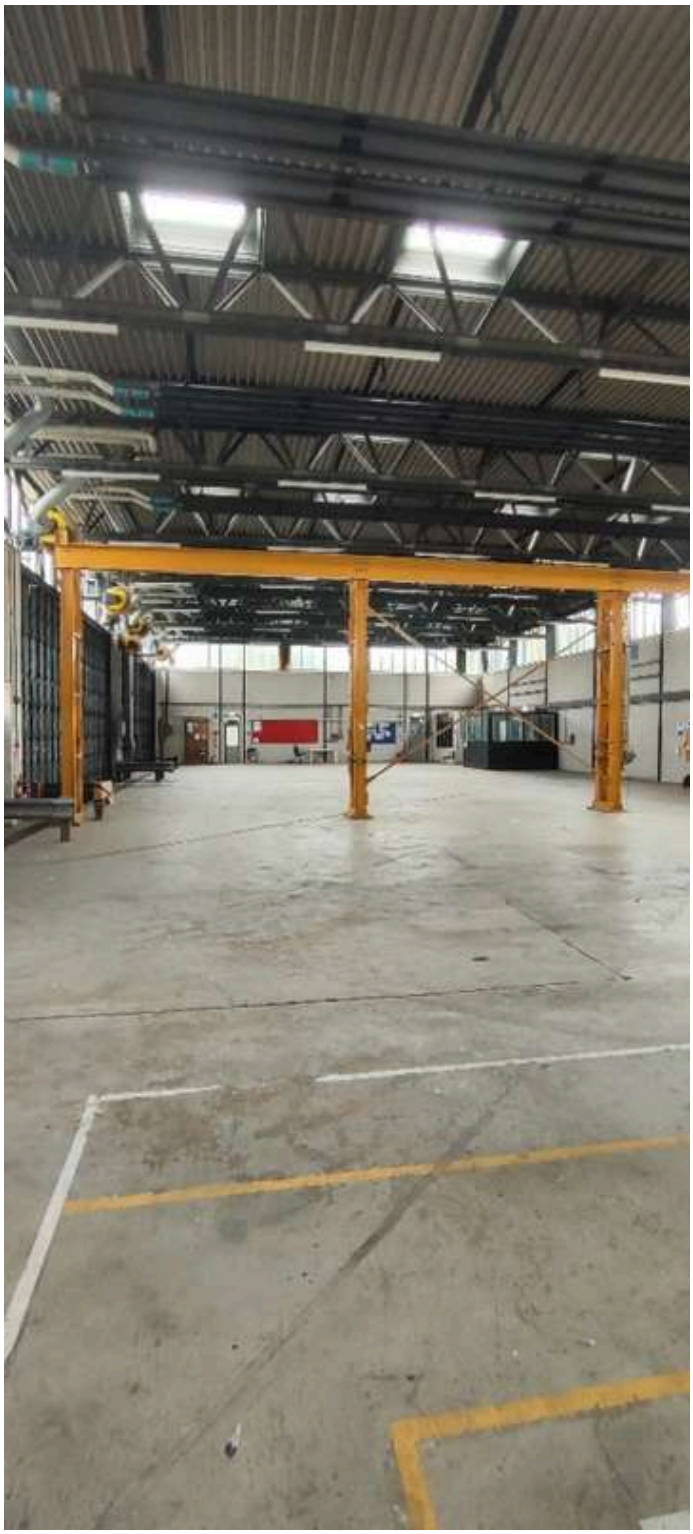
Internal Description - B1 Internal

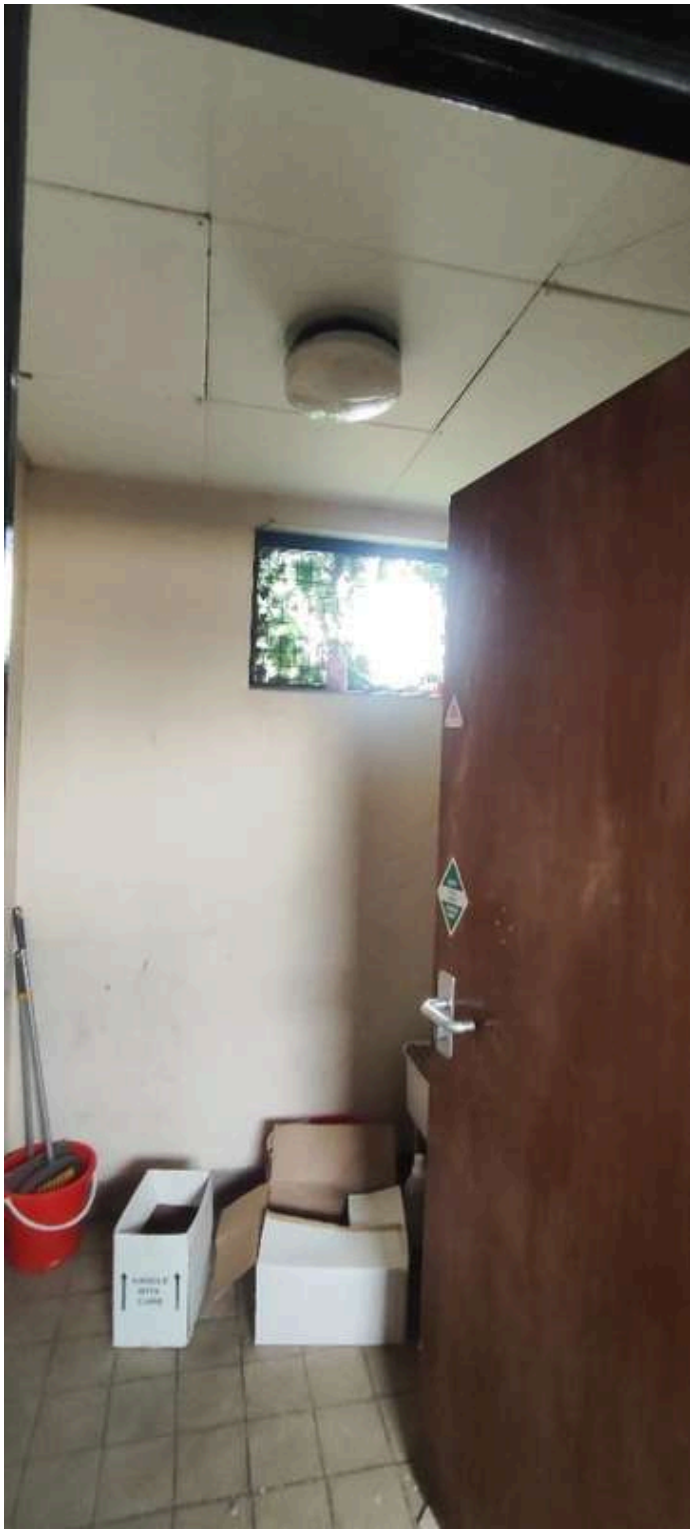
Help and Info	
Roof Void Number	B1 Internal
Description of Internals	A single large internal space. Metal roof structure is visible throughout with no cladding or insulation. The space is fully lit by rooflights and windows. There is no potential for void roosting species. Evidence of birds is present (droppings) but no evidence of nesting.
Width (m)	18
Length (m)	25
Height (m)	6
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Few Drafts
Lightness	Completely Light

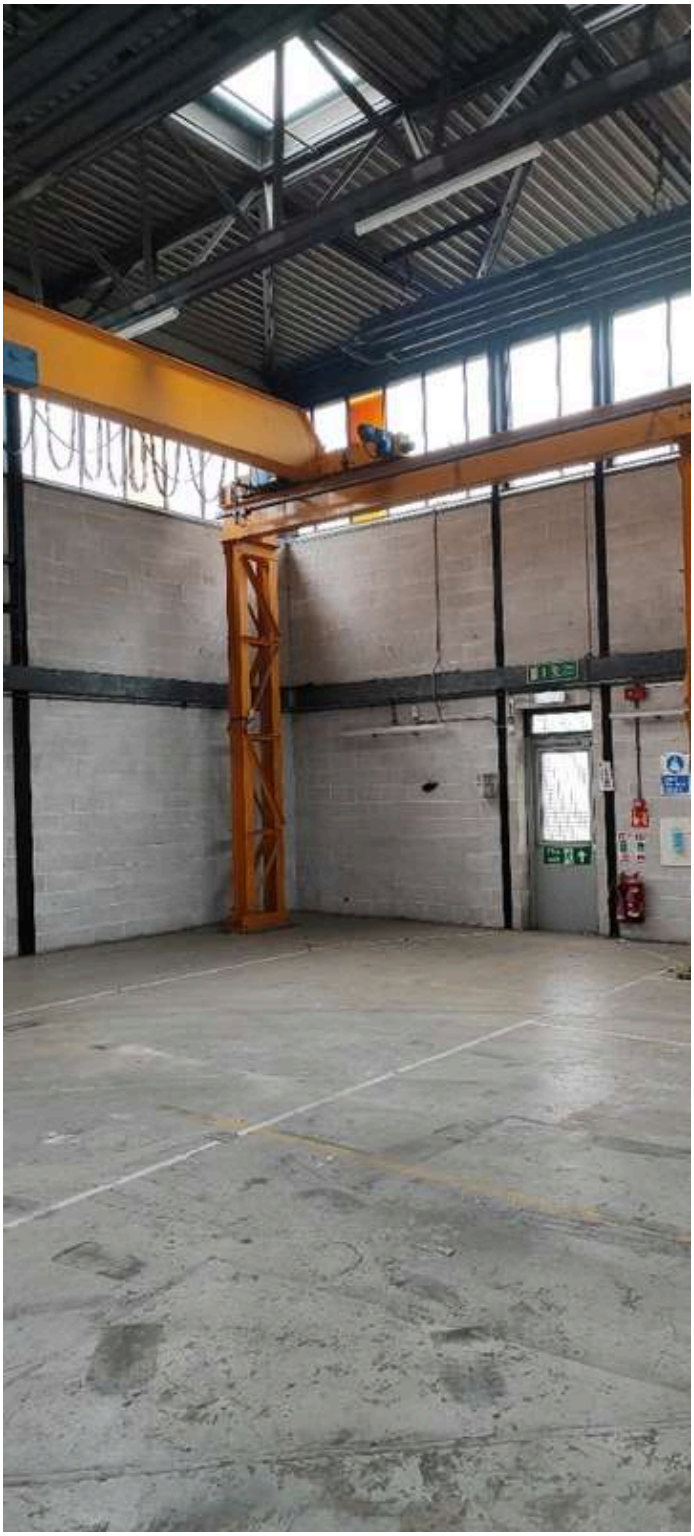
Evidence of Bats Present	No
Further Notes	No evidence of bats identified.

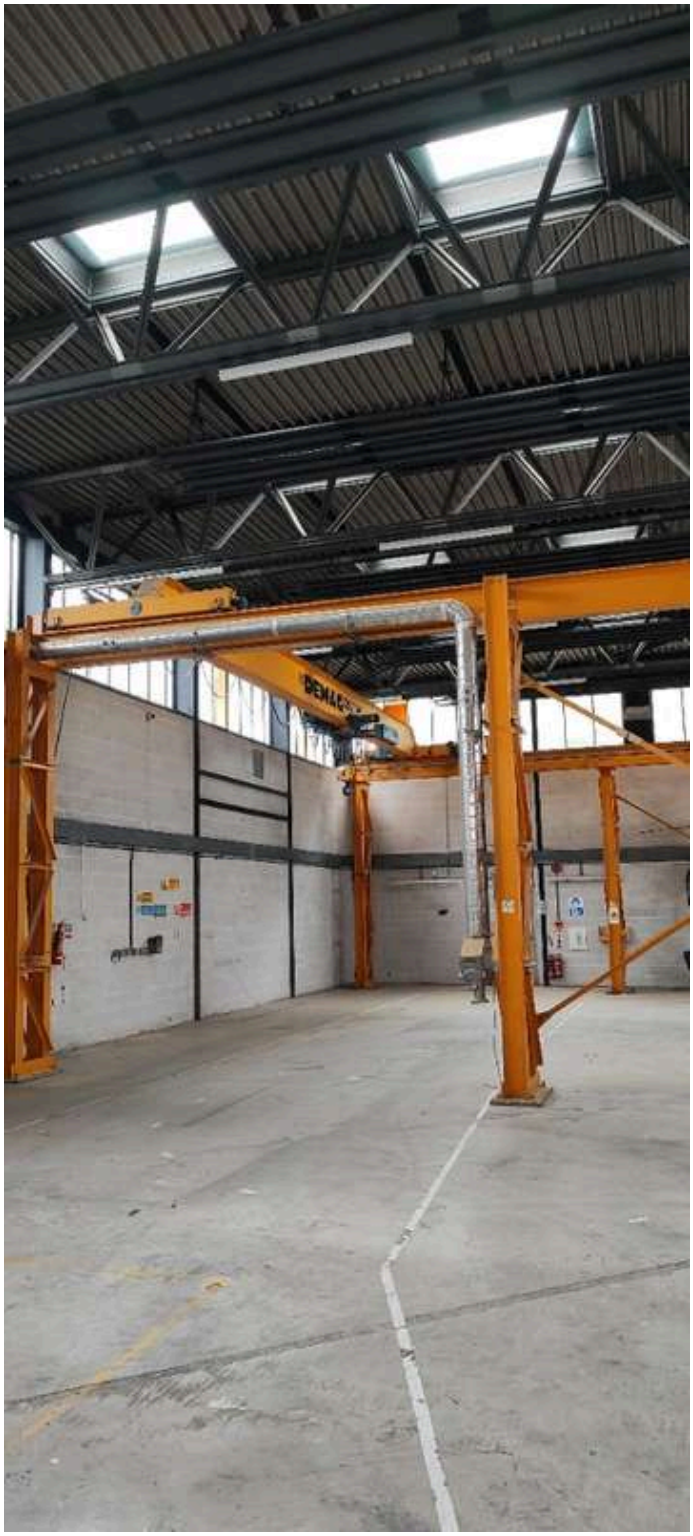
Internal Photos

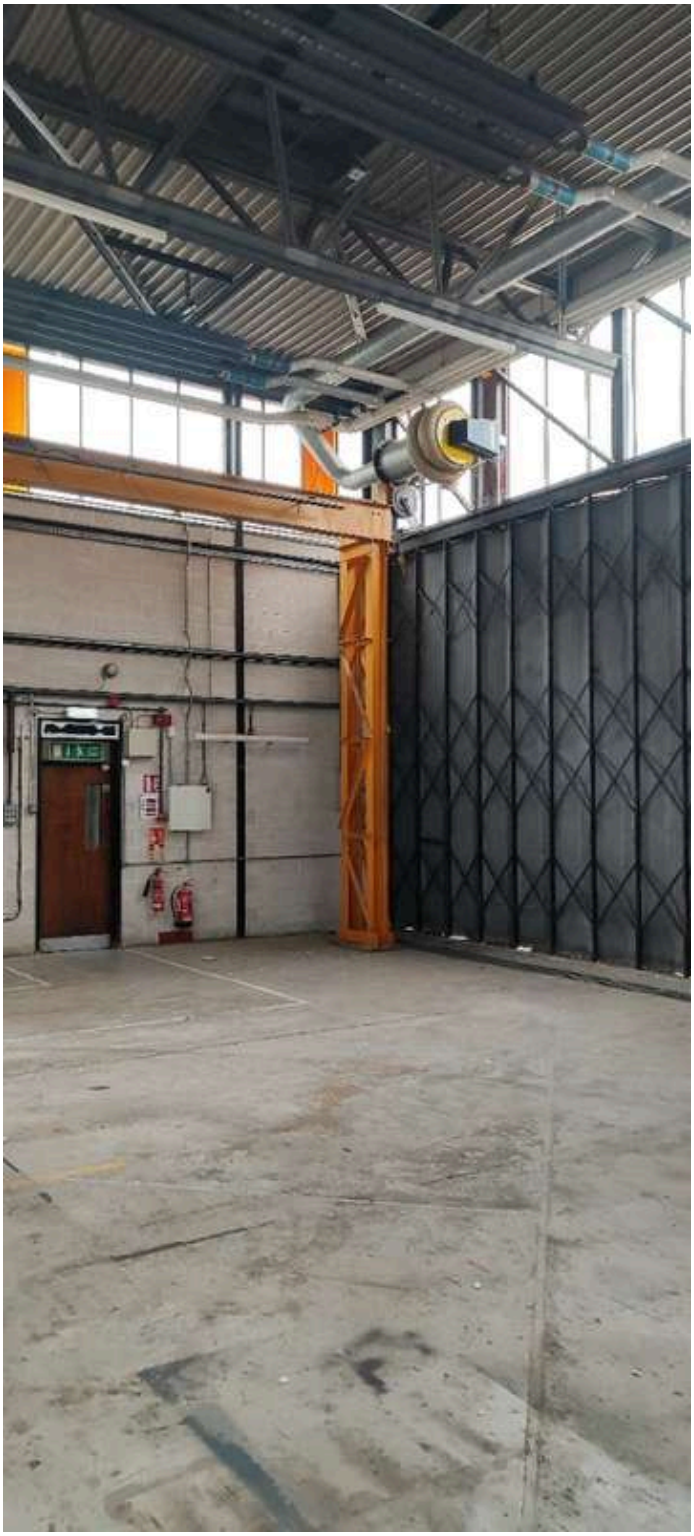












PRF (2 Items)

PRF - A

Feature Letter	A
Feature Type	Weep holes

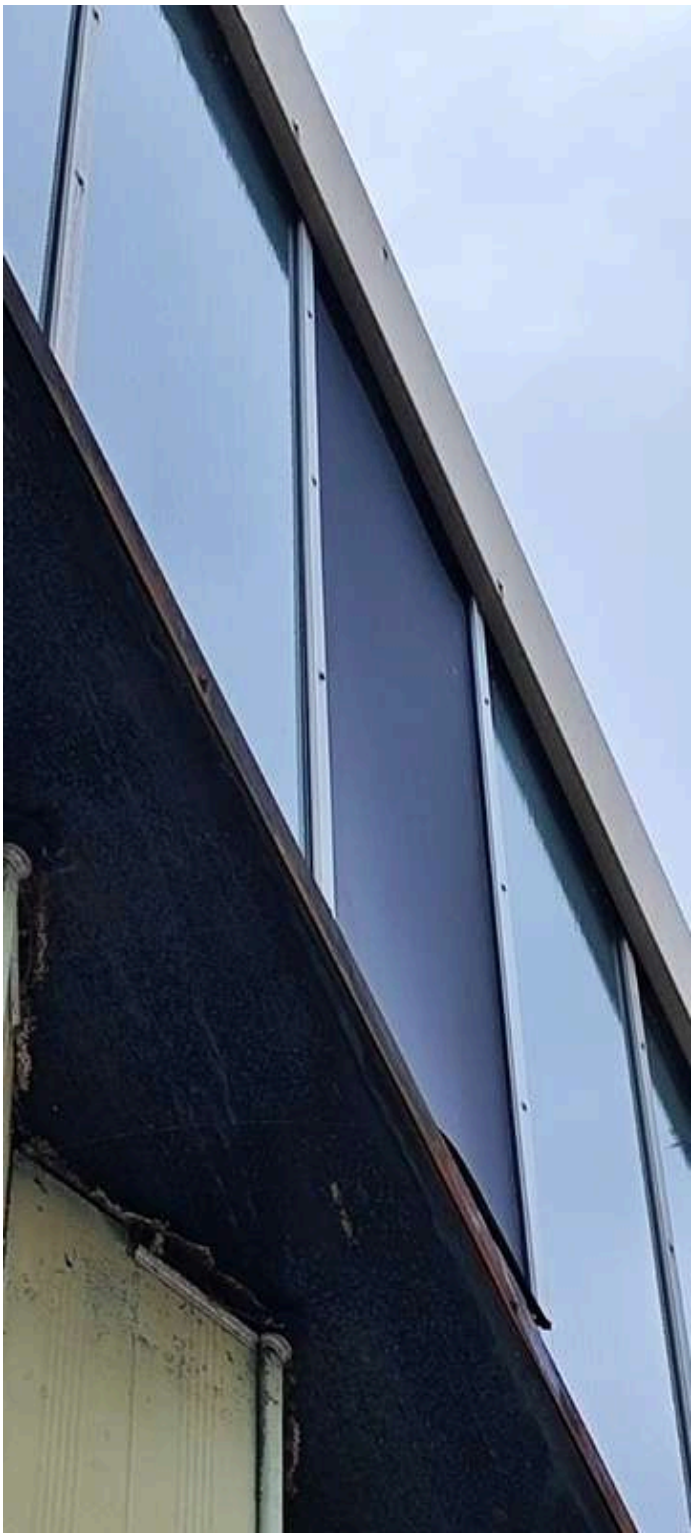
Size of PRF Opening	2x5
Description	Multiple weep holes are present around the top of the single storey brick extension.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gaps behind facias
Size of PRF Opening	5x5
Description	Gaps are present behind facias around the whole of B14. There is potential for small cavities with roost potential.

PRF Photos



Bat Roosting Potential	Low
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	6

Building - B2

Help and Info	
Building Number	B2
Structure Type	Industrial Unit
Structure Description	A large metal-clad industrial unit with tall sliding doors on the northern and southern aspects. It is flat roofed with windows and tilted rooflights throughout. No internal void is present and internal conditions are bright. A small brick extension adjoins the western aspect with a flat roof.
No. of Storeys	1
Basic Construction	Brick, Steel, Metal Sheet
Roof Type	Flat
Roof Material	Metal sheet
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	4
Sky Lights/Roof Windows Description	Flat rooflights are present throughout the main section.
Eaves	None
Fascias	Aluminium
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	Yes
Flashing Description	Metal flashing is present around the entire edge of the roof.
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension? (1 Item)

Conservatory/Extension? - B14a

Reference number/title	B14a
Conservatory or extension?	Extension
Aspect	E
No. of storeys	1
Basic Construction	Brick
Roof type	Flat
Roof Material	Felted timber

Notes	A small flat roofed extension/toilet block. Windows are present throughout and the structure is light internally. There is no roof void but a false ceiling is present.
Further Notes	There are no apparent roost features externally. The building has no notable gaps and the internals are unsuitable for roosting bats.

External Photos

Internal Description (1 Item)

Internal Description - B2 Internal

Help and Info	
Roof Void Number	B2 Internal
Description of Internals	Internally the building is split into 4 large hangars with half-height office spaces separating each. All internals are well lit, offering no suitability for void roosting bat species.
Width (m)	35
Length (m)	110
Height (m)	6
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Few Drafts
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	No evidence of bats and no PRF's identified.
Internal Photos	

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B3

Help and Info	
Building Number	B3
Structure Type	Utility Building
Structure Description	A single storey brick structure with a flat roof and no windows.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No

Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	Concrete
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	Occasional gaps are present where vents are installed, but fast moving fans within these likely prevent bat or bird access.

External Photos

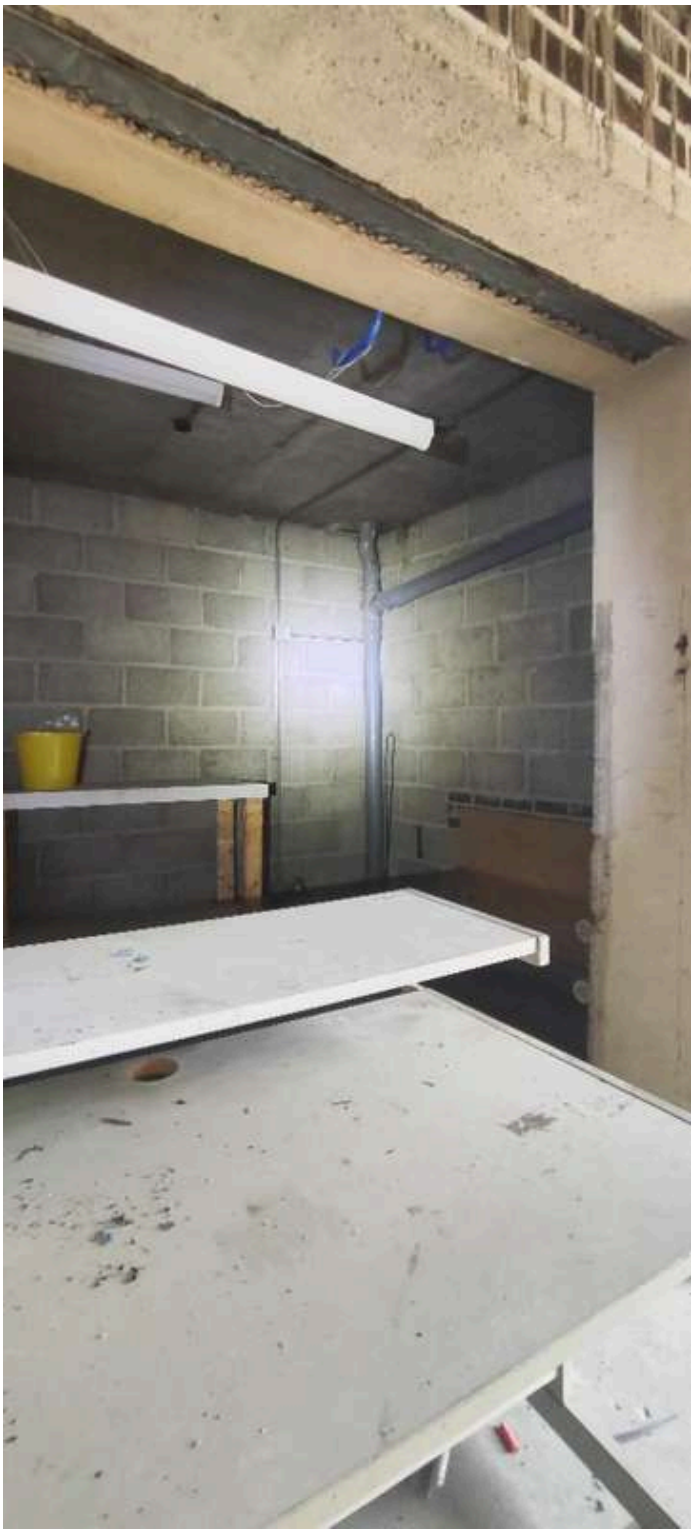
Internal Description (1 Item)

Internal Description - B3 Internal

Help and Info	
Roof Void Number	B3 Internal

Description of Internals	A small internal space partially split into 2 rooms. Construcred with a concrete ceiling and breeze block/brick walls.
Width (m)	5
Length (m)	4
Height (m)	3
Beam Structure	Concrete roof
Beam Type	none
Underlining	No
Insulation	None
Cobwebs	Few
Draft	Completely sealed
Lightness	Completely Dark
Evidence of Bats Present	No
Further Notes	The structure has no potential access points or PRFs.

Internal Photos



PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B4

Help and Info	
Building Number	B4
Structure Type	Utilities Building
Structure Description	A single storey brick structure with a flat roof and timber framed windows on the north and western aspects.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Wood
Exposed Lintels	Concrete
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	Ther are occasional gaps where the vents are installed, some contain fast moving fans but potential access points are present where fans are not present. No internal access given.
External Photos	

Internal Description (1 Item)

Internal Description - B4 Internal

Help and Info	
Roof Void Number	B4 Internal

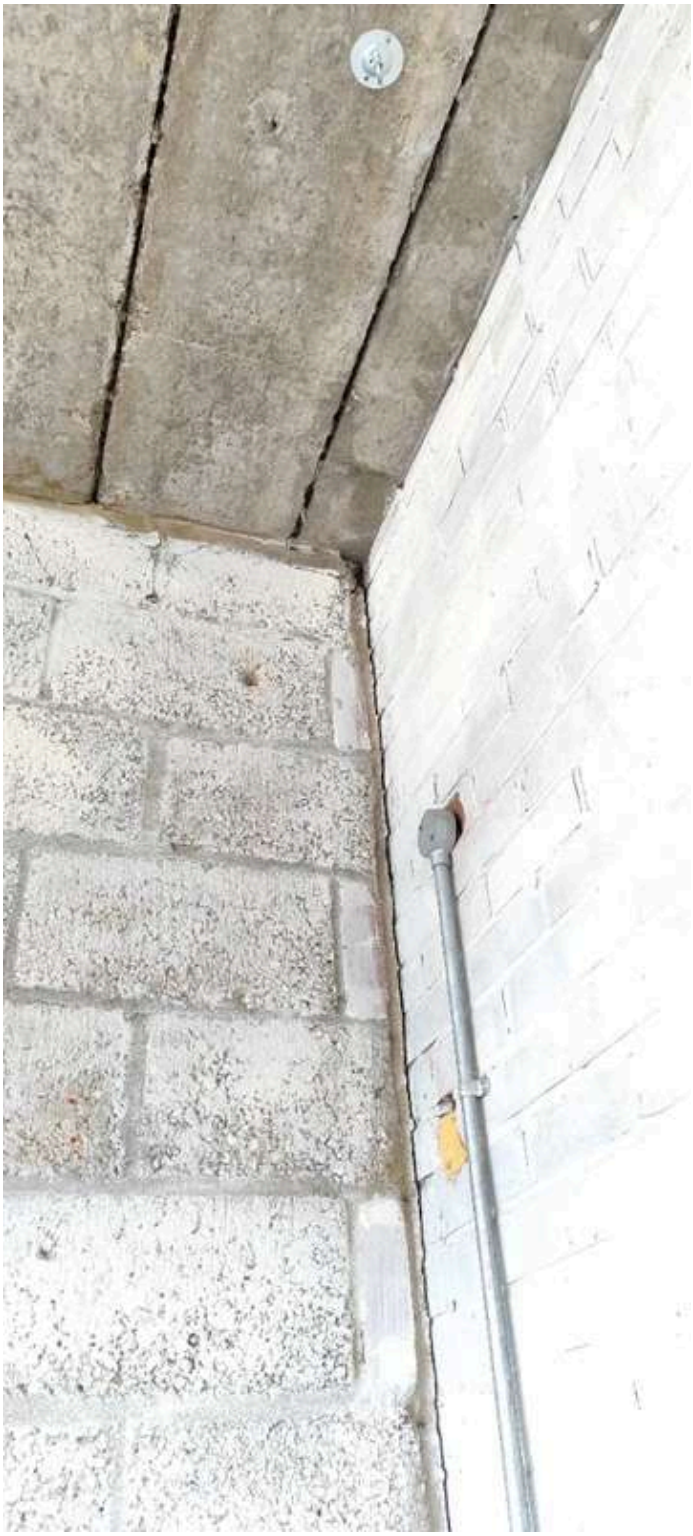
Description of Internals	A single open room covering 50% of the internal space. Constructed with a concrete roof and breeze block walls. Windows are present on 2 sides, creating a light space. The back wall has a locked door which leads to the rear room. No access possible. 6 bat droppings likely created by pipistrelle species identified along the eastern wall and in the rear corner.
Width (m)	10
Length (m)	7
Height (m)	3
Beam Structure	Flat concrete roof.
Beam Type	Concrete panels
Underlining	No
Insulation	None
Cobwebs	Few
Draft	Few Drafts
Lightness	Mostly Light
Evidence of Bats Present	Yes
Type of Evidence Present	Droppings
Approx. Number of Droppings	6
Approx. Age of Droppings	1-3 years
Description of Bat Evidence	6 droppings in the back left corner of the room and a single one found along the east wall.

Photos of Evidence

Further Notes	Droppings located in the building likely over a year old.

Internal Photos

NORWICH



PRF (3 Items)

PRF - A

Feature Letter	A
Feature Type	Gap behind window board.

Size of PRF Opening	30x2
Description	A window sealed by board with a gap at the base.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gap in mortar
Size of PRF Opening	5x3cm
Description	A small gap in the mortar on the southeastern top corner of the room internally. Droppings were found beneath the feature.

PRF Photos

PRF - C

Feature Letter	C
Feature Type	Gaps around door
Size of PRF Opening	69x2
Description	Gaps are present around the access door, providing potential bat access to internal space.

PRF Photos

Bat Roosting Potential	Confirmed Roost
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	2

Building - B5

Help and Info	
Building Number	B5
Structure Type	Industrial unit
Structure Description	A large, single storey, brick built industrial unit with a shallow pitched, concrete sheet roof. A lower, mono-pitched section is present to the rear which is partially segregated internally.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Pitched, Mono-pitch
Roof Material	Concrete sheet
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	concrete sheet
Window Construction	Steel
Exposed Lintels	Concrete
Dormers	No
Flashing Present	Yes
Flashing Description	Flashing is present where the lower section adjoins. Good condition with no gaps.
Cladding	Wooden Boards
Cladding Description	Cladding is present around a single door on the Southern aspect. No gaps are present.
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No evidence of bats but multiple PRF's identified externally.
External Photos	

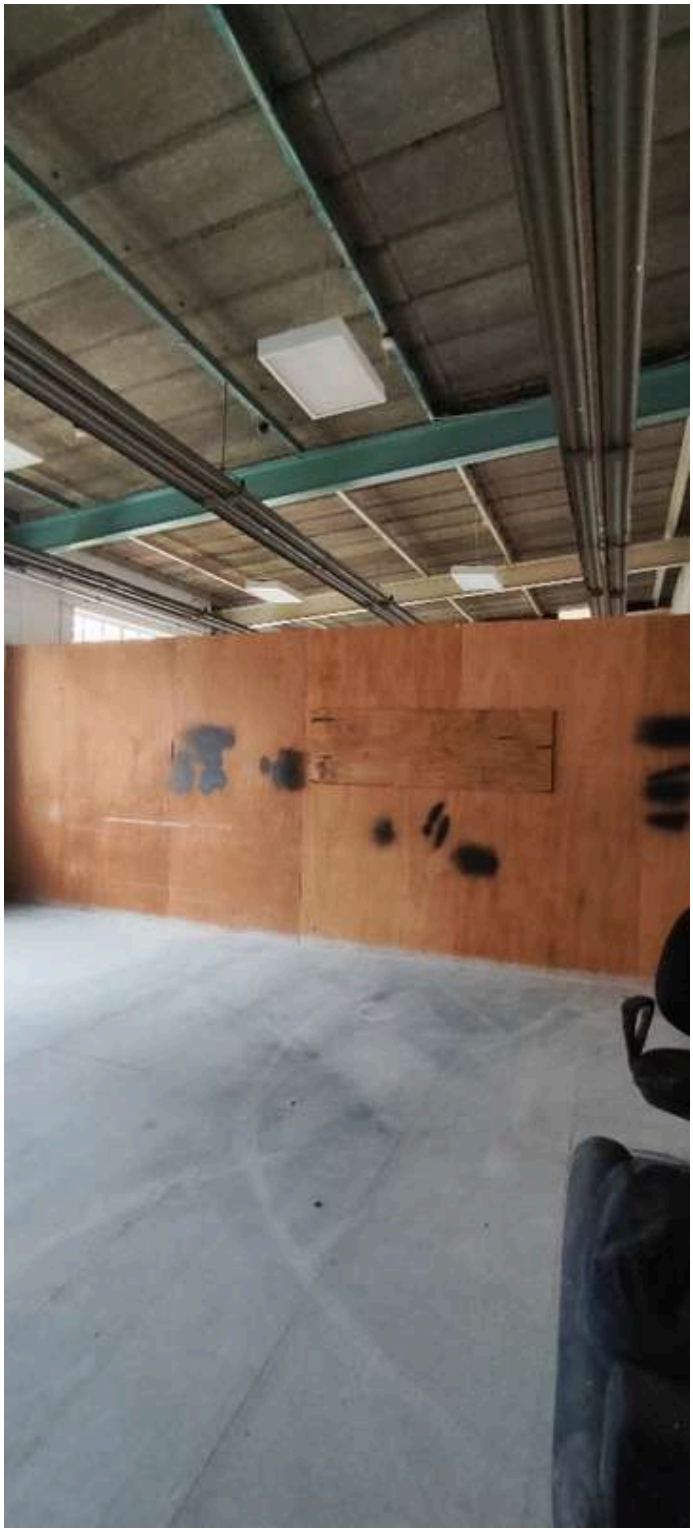
Internal Description (1 Item)

Internal Description - B5 Internal

Help and Info	
Roof Void Number	B5 Internal

Description of Internals	No roof void is present within the structure. There is a single open space internally with a partial separation along the southern aspect where the lower roofed section lies. There is no underfelt or cladding internally and all spaces are bright from window light.
Width (m)	20
Length (m)	35
Height (m)	6
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Few Drafts
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	No internal potential.

Internal Photos



PRF (3 Items)

PRF - A

Feature Letter	A
Feature Type	Gap behind barge boards.

Size of PRF Opening	200x3cm
Description	A gap where the barge board is peeled away from the wall on the western aspect of the lower roof section.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gap behind barge boards
Size of PRF Opening	300x3cm
Description	Gaps are present behind the barge boards on the western aspect of the taller section.

PRF Photos

PRF - C

Feature Letter	C
Feature Type	Gaps around vent pipes
Size of PRF Opening	8x3cm
Description	2 pipes exiting through the brickwork with gaps around them.

PRF Photos

Bat Roosting Potential	Low
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	4

Building - B6

Help and Info	
Building Number	B6
Structure Type	Industrial Unit
Structure Description	A large industrial unit with sliding doors running the full length of the north and south aspects. The structure has a flat roof with slanted rooflights and windows along the upper sections of all walls.
No. of Storeys	1
Basic Construction	Steel
Roof Type	Flat
Roof Material	Metal sheet
Chimneys	No
Gable Ends	No

Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	10
Sky Lights/Roof Windows Description	Slanted rooflights running along the full length of the structure.
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	Yes
Flashing Description	A fully metal building with metal flashing present throughout.
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	A full metal structure with metal fixing and fittings. Cladding and flashing is present throughout in good condition.

External Photos

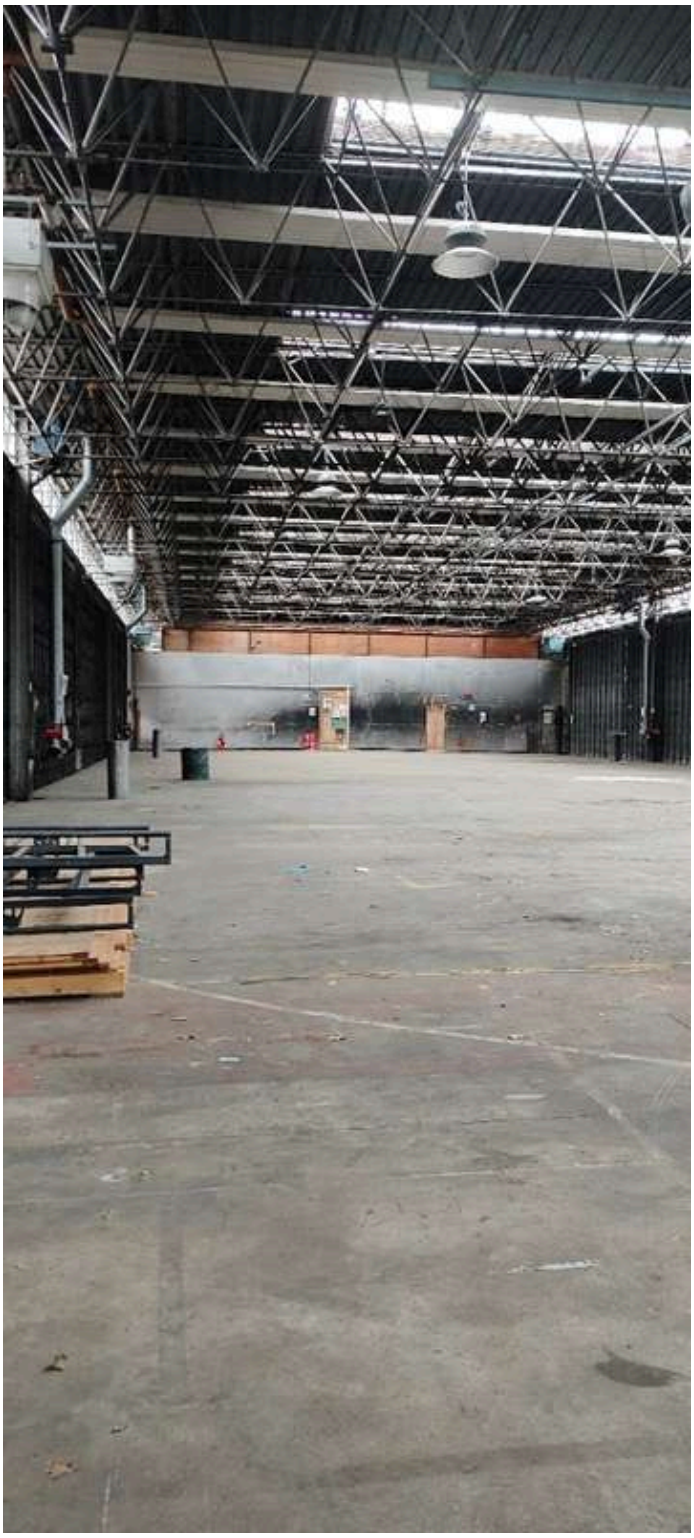
Internal Description (1 Item)

Internal Description - B6 Internal

Help and Info	
Roof Void Number	B6 Internal

Description of Internals	A large single open space internally with no roof void present. Broad daylight conditions present due to windows and rooflights throughout. The structure has no suitability for roosting bats.
Width (m)	18
Length (m)	55
Height (m)	7
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Few Drafts
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	No evidence of and no suitability for roosting bats.

Internal Photos



PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B7

Help and Info	
Building Number	B7
Structure Type	Electrical Substation
Structure Description	A small brick structure with a flat roof and a single door. Vents are present around the walls.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	All vents possess metal mesh and no potential access points are present. No internal access was permitted for health and safety reasons.
External Photos	

Internal Description

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B8

Help and Info	
Building Number	B8
Structure Type	Electrical Substation
Structure Description	A small brick structure with a flat roof and a single doorway. The building was left open and was empty. at the time of survey.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber

Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	A small empty utility building.
External Photos	

Internal Description (1 Item)

Internal Description - B8 Internal

Help and Info	
Roof Void Number	B8 Internal
Description of Internals	A small internal space with no separate roof void. There was a single open door for access.
Width (m)	2
Length (m)	3
Height (m)	2.5
Beam Structure	Simple rafter roof
Beam Type	Timber - Machine
Underlining	No
Insulation	None
Cobwebs	Some
Draft	Noticable Drafts
Lightness	Some Light
Evidence of Bats Present	Yes

Type of Evidence Present	Droppings
Approx. Number of Droppings	4
Approx. Age of Droppings	2+ years
Description of Bat Evidence	4 old droppings were found on the windowsill beneath a sealed window.

Photos of Evidence

Further Notes	Droppings located beneath window.

Internal Photos

PRF (4 Items)

PRF - A

Feature Letter	A
Feature Type	Gap in mortar
Size of PRF Opening	30x2
Description	An internal gap above a blocked window leading to cavity wall. Old bat droppings found beneath feature. Taken for DNA sampling.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gap in mortar
Size of PRF Opening	40x2
Description	An internal gap above a blocked window leading to cavity wall.

PRF Photos

PRF - C

Feature Letter	C
Feature Type	Gap in mortar
Size of PRF Opening	3x5 cm
Description	A gap in the mortar on the northern external wall.

PRF Photos

PRF - D

Feature Letter	D
Feature Type	Gap in mortar
Size of PRF Opening	10x5cm
Description	A gap above the doorframe on the external side.

PRF Photos

Bat Roosting Potential	Confirmed Roost
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	2

Building - B9

Help and Info	
Building Number	B9
Structure Type	Detached House
Structure Description	A detached brick residential dwelling out of use and in disrepair. The building has two storeys with a clay tiled, multi-pitched roof. Lots of tiles are loose and missing and the windows are boarded up. A single storey lean-to extension is present on the Southern aspect.
No. of Storeys	2
Basic Construction	Brick
Roof Type	Multi-pitch
Roof Material	Clay tile
Chimneys	Yes
Number of Chimneys	3
Gable Ends	Yes

Number of Gable Ends	5
Sky Lights/Roof Windows	No
Eaves	Overhanging
Fascias	Wood
Soffits	Wood, Boxed
Barge-boards	Wood
Window Construction	Wood
Exposed Lintels	None
Dormers	Yes
Dormer Description	2 windowless dormers are present on the northern aspect.
Flashing Present	Yes
Flashing Description	Flashing is present around the chimneys and on adjoining roof sections. Some lifting present.
Cladding	Clay Tiles
Cladding Description	Cladding tiles were present on the eastern and northern gables from the eaves to the apex.
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	All windows were boarded tightly. No internal access was possible due to health and safety concerns. Extensive overgrown vegetation in places was obscuring the eastern end which will affect nocturnal surveys.

External Photos

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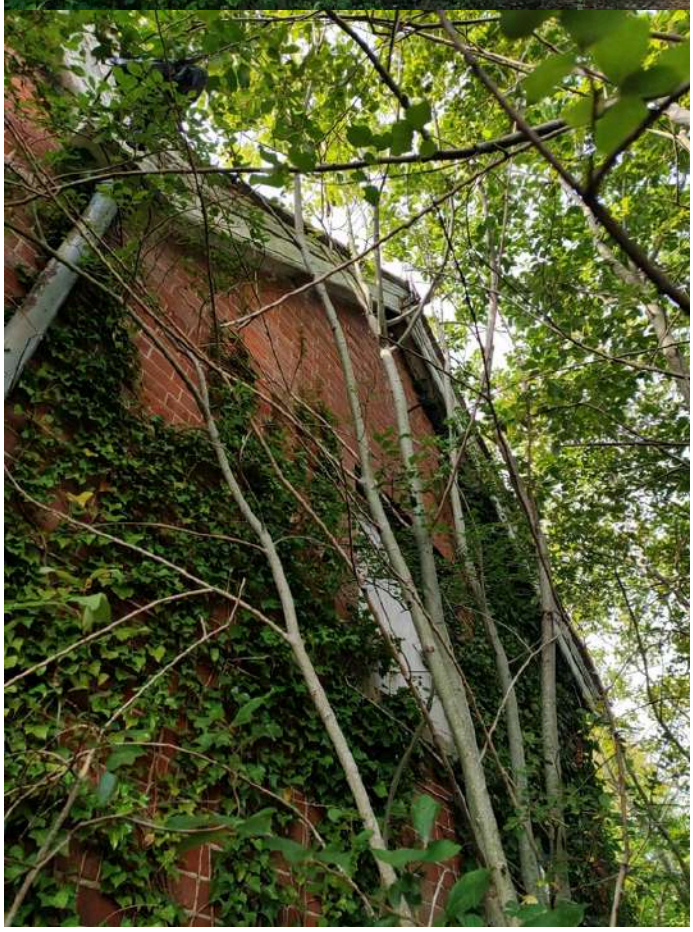
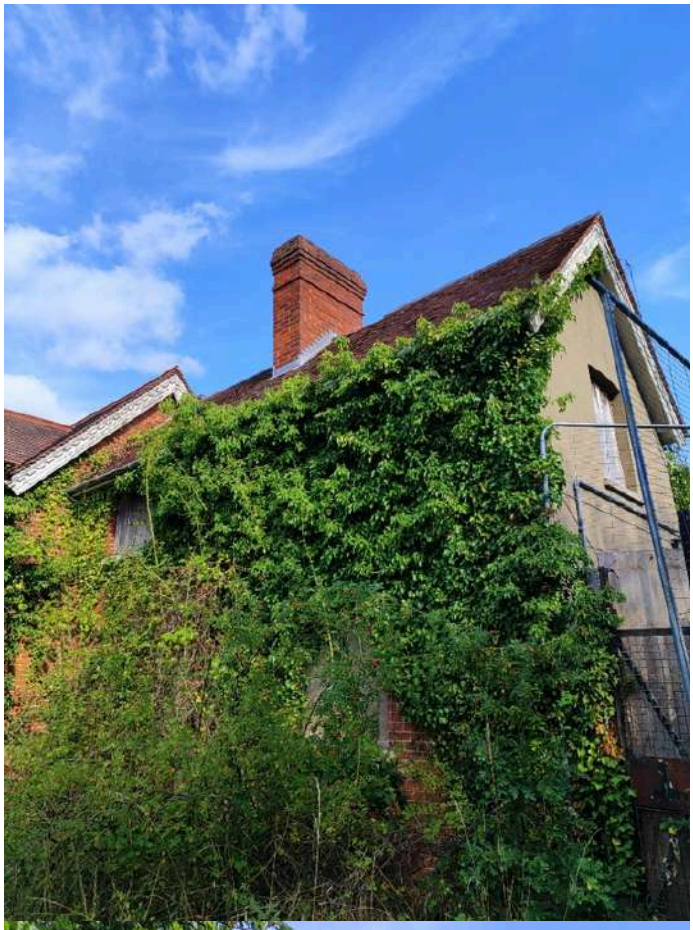




Internal Description

PRF (3 Items)

PRF - A

Feature Letter	A
Feature Type	Missing tiles
Size of PRF Opening	10x3
Description	There are missing roof tiles throughout the property

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gaps in cladding tiles
Size of PRF Opening	5x3
Description	Gaps in the cladding tiles are present on all relevant gables.

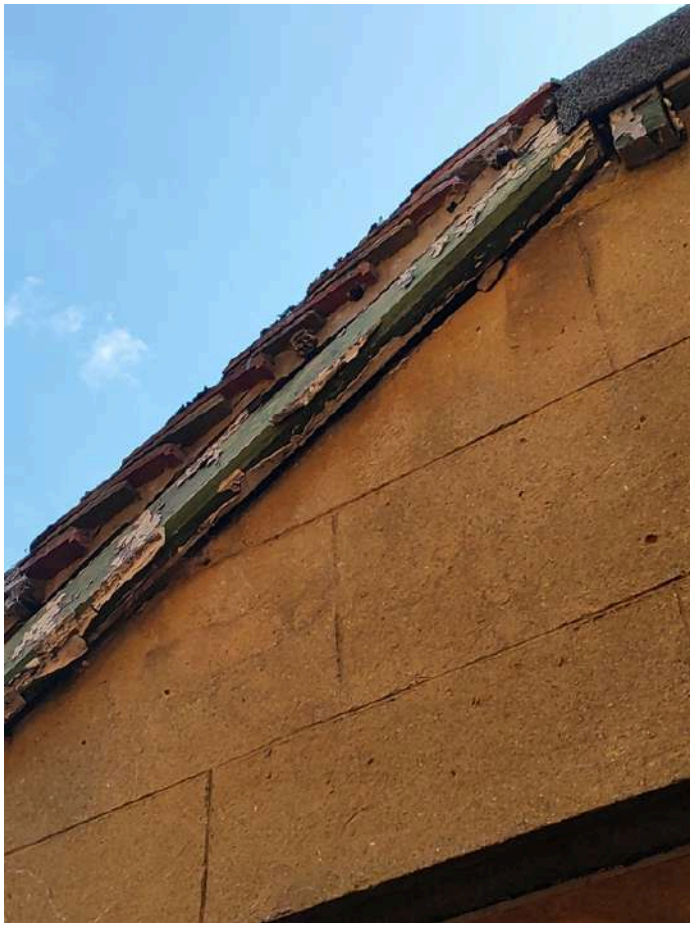
PRF Photos

PRF - C

Feature Letter	C
Feature Type	Gaps in mortar rake
Size of PRF Opening	3x3

Description	There are multiple gaps in the mortar rakes on the single storey section.

PRF Photos



Bat Roosting Potential	High
Hibernation Potential?	Yes
Number of Surveyors Required for Nocturnals	5

Building - B10

Help and Info	
Building Number	B10
Structure Type	Detached House
Structure Description	A small detached outhouse to the south of B9. A single storey structure with a pitched, clay tiled roof and in a similar state of disrepair to B9. A single storey toilet block is attached to eastern aspect with flat, felt and timber roof.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Pitched
Roof Material	Clay tile
Chimneys	No

Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	None
Fascias	Wood
Soffits	Wood, Boxed
Barge-boards	Wood
Window Construction	Wood
Exposed Lintels	Wood
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	The overgrown vegetation and boarding limits visibility. Surveyor numbers have been suggested for the visible aspects, not all aspects as additional vantage points without vegetation clearance would not improve visibility of the structure.

External Photos

Internal Description (1 Item)

Internal Description - B10 Internal

Help and Info	
Roof Void Number	B10 Internal

Description of Internals	Single small room with plastered walls and ceiling. Mouldy and rotten with holes in the ceiling, but not access hatch. Structural concerns with the state of the building. All windows boarded but doors open or missing. Flat roofed section has 2 outhouse rooms with timber roof and no underlining or insulation.
Width (m)	3
Length (m)	8
Height (m)	2.5
Beam Structure	Simple roof with purlin
Beam Type	Timber - Machine
Underlining	No
Insulation	None
Cobwebs	Some
Draft	Noticable Drafts
Lightness	Some Light
Evidence of Bats Present	No
Further Notes	No bat or bird evidence but no access to roof space possible.

Internal Photos

PRF (2 Items)

PRF - A

Feature Letter	A
Feature Type	Missing roof tiles

Size of PRF Opening	10x3
Description	Missing or slipped roof tiles are present throughout the roof, giving access to the roof space.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gaps around UPVC flashing
Size of PRF Opening	3x3
Description	Gaps are present behind the plastic flashing that is nailed onto felted roof on the flat roofed section to the west.

PRF Photos

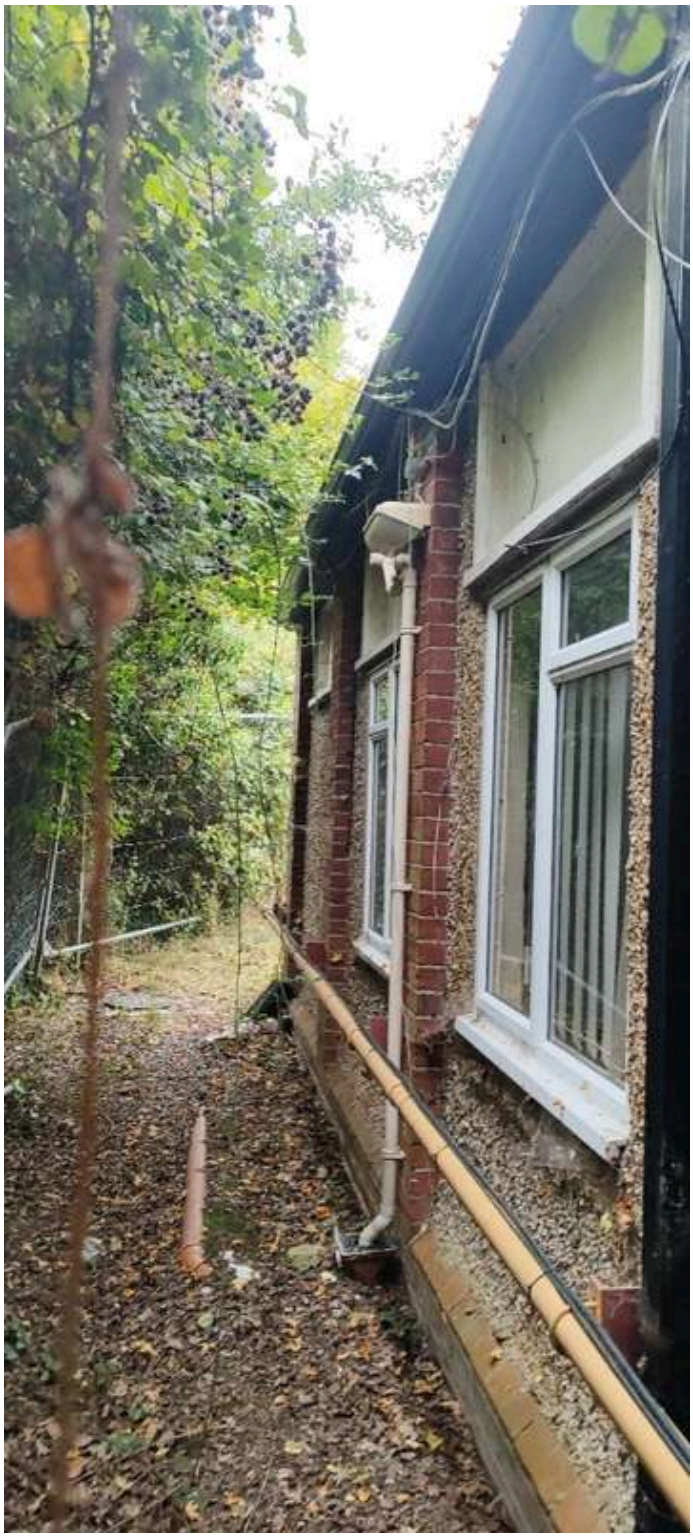
Bat Roosting Potential	High
Hibernation Potential?	Yes
Number of Surveyors Required for Nocturnals	2

Building - B11

Help and Info	
Building Number	B11
Structure Type	Converted Stables
Structure Description	A long horseshoe shaped converted stable building of brick construction with a pitched, composite tiled roof. The internal space is separated into numerous office and welfare rooms. A roof void is present towards the northwest end of the building. Access is possible. The rest of the building has a false ceiling with the bare underside of the roof visible. It is unsafe to enter the space but it can be viewed through the ceiling tiles. A lean-to style windowed walkway is present along the front aspect with internal doors leading to all rooms. The walkway has a shallow, mono-pitched roof with felted timber construction. 3 rooms on the west side were inaccessible. 1 was an electric substation and unsafe to access. The other 2 were locked offices.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Pitched
Roof Material	Composite Tiles
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	Overhanging
Fascias	Wood
Soffits	Wood, Boxed
Barge-boards	None
Window Construction	uPVC
Exposed Lintels	None
Dormers	Yes
Dormer Description	A single gabled dormer present on the front and rear centre of the structure.
Flashing Present	Yes
Flashing Description	Flashing is present along the adjoining walkway and in the valleys. It possesses some lifting but is largely in good condition.
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	Restricted visibility to rear due to overgrown vegetation and limited internal access due to dual false ceilings prevent full internal inspection.
External Photos	



Internal Description (3 Items)

Internal Description - B11 - Void 1

Help and Info	
Roof Void Number	B11 - Void 1

Description of Internals	A small roof void with lots of cobwebs and rat droppings. Too small to crawl in, so viewed from the loft hatch.
Width (m)	4
Length (m)	5
Height (m)	1.5
Beam Structure	Simple rafter roof
Beam Type	Timber - Machine
Underlining	Yes
Membrane Type	Sarking Boards
Insulation	Between Joists
Cobwebs	Lots
Draft	Completely sealed
Lightness	Some Light
Evidence of Bats Present	No
Further Notes	No evidence of bats identified.

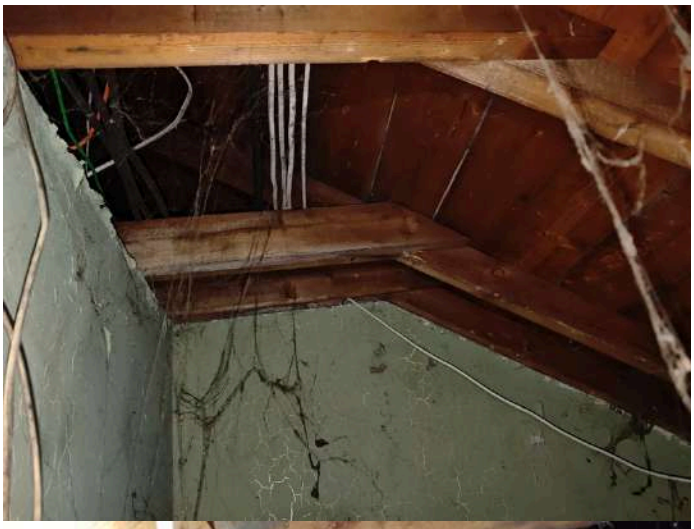
Internal Photos

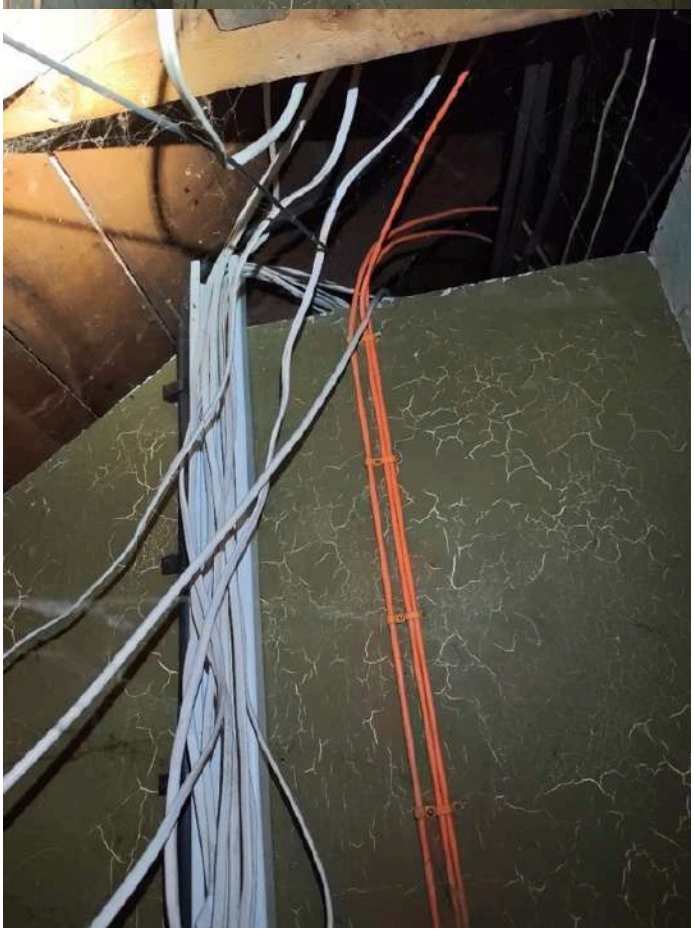
Internal Description - B11 - Void 2

Help and Info	
Roof Void Number	B11 - Void 2
Description of Internals	Small roof void
Width (m)	3
Length (m)	1.5
Height (m)	1.5
Beam Structure	Simple rafter roof
Beam Type	Timber - Machine
Underlining	Yes

Membrane Type	Sarking Boards
Insulation	Between Joists
Cobwebs	Lots
Draft	Completely sealed
Lightness	Mostly Dark
Evidence of Bats Present	No
Further Notes	A small space. The gaps in the partitions link to other sections. No evidence of bats found.

Internal Photos





Internal Description - B11 - Void 3

Help and Info	
Roof Void Number	B11 - Void 3
Description of Internals	An open void above the false ceiling. Some light was visible at the eaves. There was no underfelt or insulation but sarking boards were present.
Width (m)	4
Length (m)	18
Height (m)	2
Beam Structure	Simple rafter roof
Beam Type	Timber - Machine
Underlining	Yes
Membrane Type	Sarking Boards
Insulation	None
Cobwebs	Few
Draft	Completely sealed
Lightness	Mostly Dark
Evidence of Bats Present	No
Further Notes	No evidence of bats.

Internal Photos

PRF (1 Item)

PRF - A

Feature Letter	A
Feature Type	Missing roof tile
Size of PRF Opening	10x3cm
Description	A missing roof tile on the rear of the building dormer.

PRF Photos

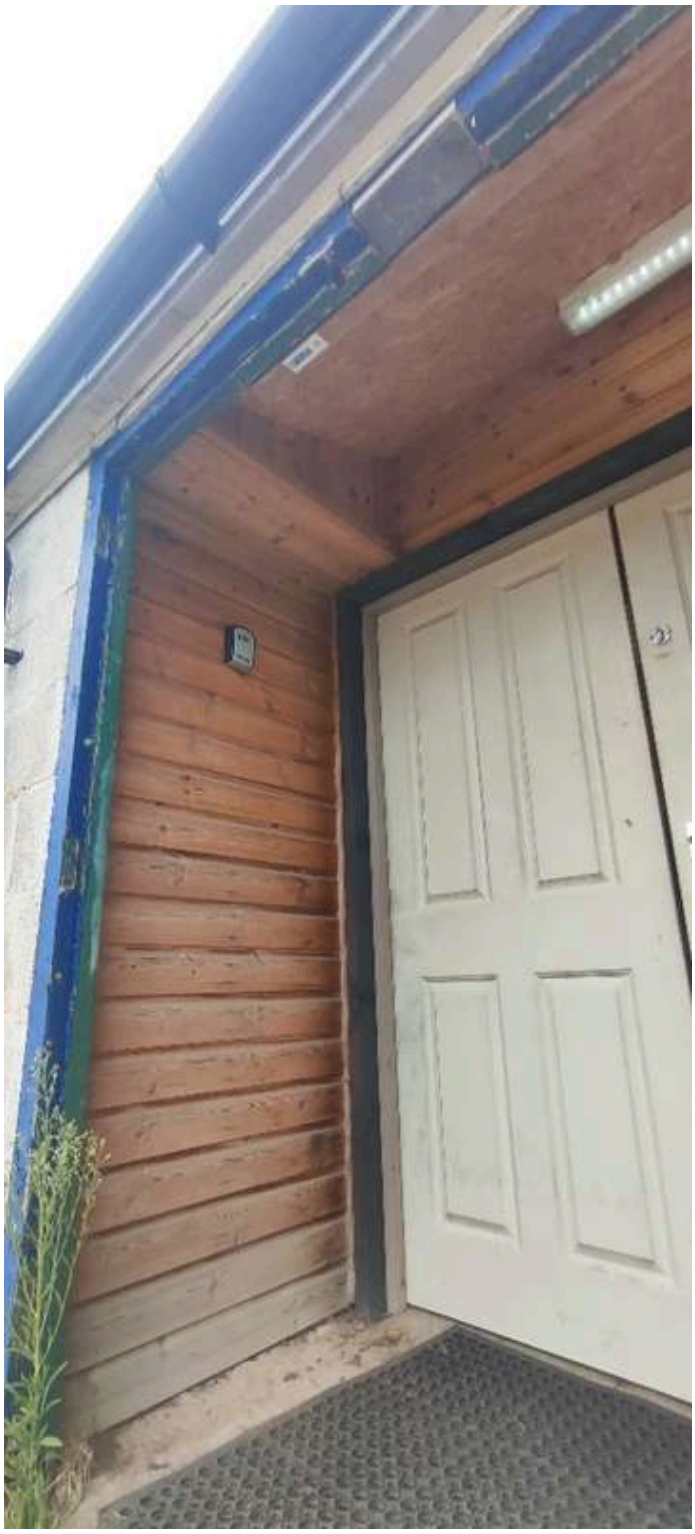
Bat Roosting Potential	Moderate
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	7

Building - B12

Help and Info	
Building Number	B12
Structure Type	Workshop
Structure Description	A single storey brick structure with a corrugated sheet roof and large glass windows on each side. The building was in use as a carpentry workshop at the time of survey.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Pitched
Roof Material	Metal sheet
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	None
Fascias	Wood
Soffits	None
Barge-boards	None
Window Construction	Wood
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Gaps Present
Mortar Description	There are gaps in mortar at both gable rakes providing potential bat or bird access.

Conservatory/Extension?

Further Notes	The building was locked at the time of survey so no internal assessment was undertaken.
External Photos	



Internal Description

PRF (1 Item)

PRF - A

Feature Letter	A
Feature Type	Gaps in Mortar
Size of PRF Opening	5x5
Description	Gaps in the mortar on the gable rakes at each end.

PRF Photos

Bat Roosting Potential	Moderate
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	2

Building - B13

Help and Info	
Building Number	B13
Structure Type	Industrial Unit
Structure Description	A large industrial unit of brick and steel construction with sliding doors running the full length of the north and south aspects. The structure has a flat roof with slanted rooflights and windows along upper section of all walls. A large canopy is present at either end. One is covering an additional guard building (B13a). Internally the building is a single large space with no roof void. Each end has small lower section separated for office rooms.
No. of Storeys	1
Basic Construction	Brick, Steel
Roof Type	Flat
Roof Material	Metal sheet
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	5
Sky Lights/Roof Windows Description	Full width rooflights are positioned along the length of the roof.
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	Metal cladding along edge of canopy roofs
Mortar Condition	Good, No Gaps

Conservatory/Extension? (1 Item)

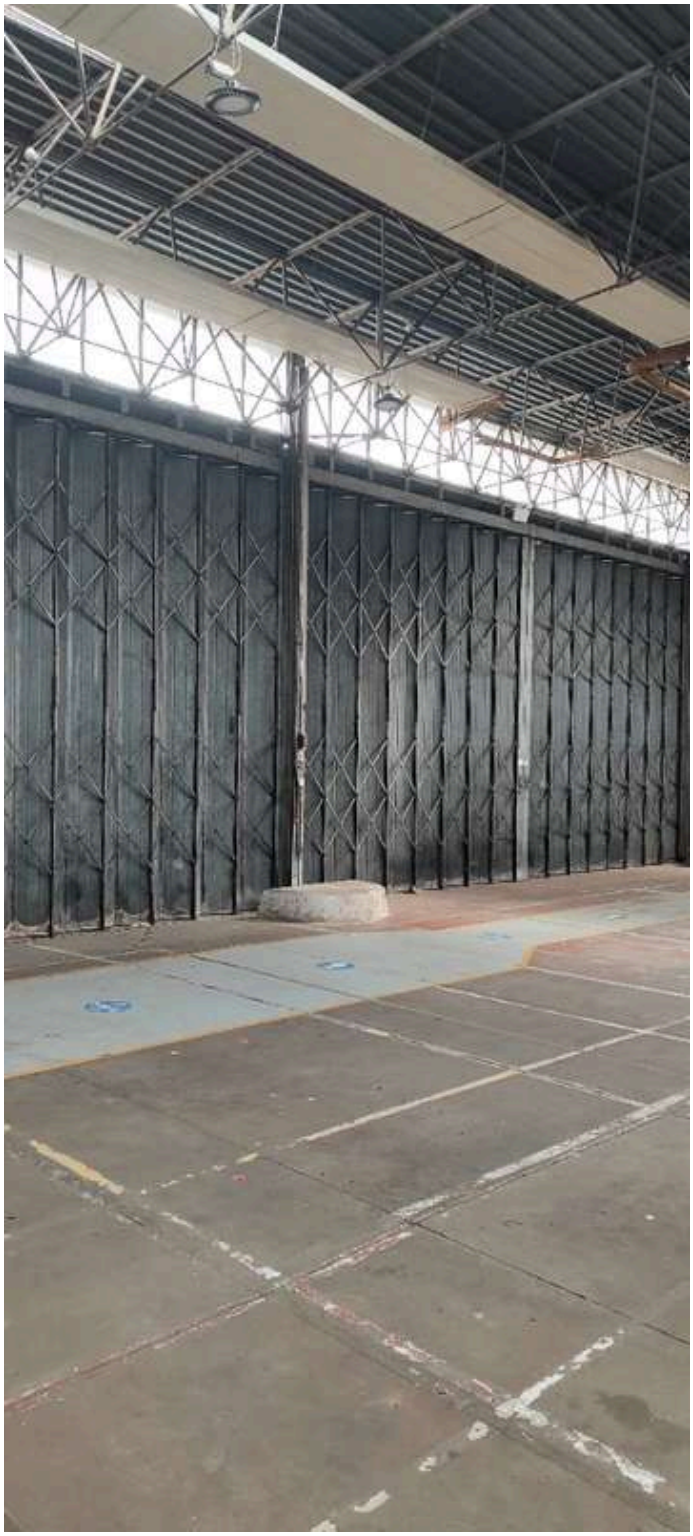
Conservatory/Extension? - B13A

Reference number/title	B13A
Conservatory or extension?	Attached outbuilding.
Aspect	W
No. of storeys	1
Basic Construction	Brick, Steel
Roof type	Flat
Roof Material	Felted timber

Notes	Small guard building under western canopy section of B13. No internal access, but no PRFs or potential access points identified and view through external windows shows the internal space as light and unsuitable for roosting bats.
Further Notes	There are no visible PRFs, and the internals are unsuitable for bat roosts.

External Photos

34



FIRE EXIT

FLAMEPROOF

Internal Description

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No

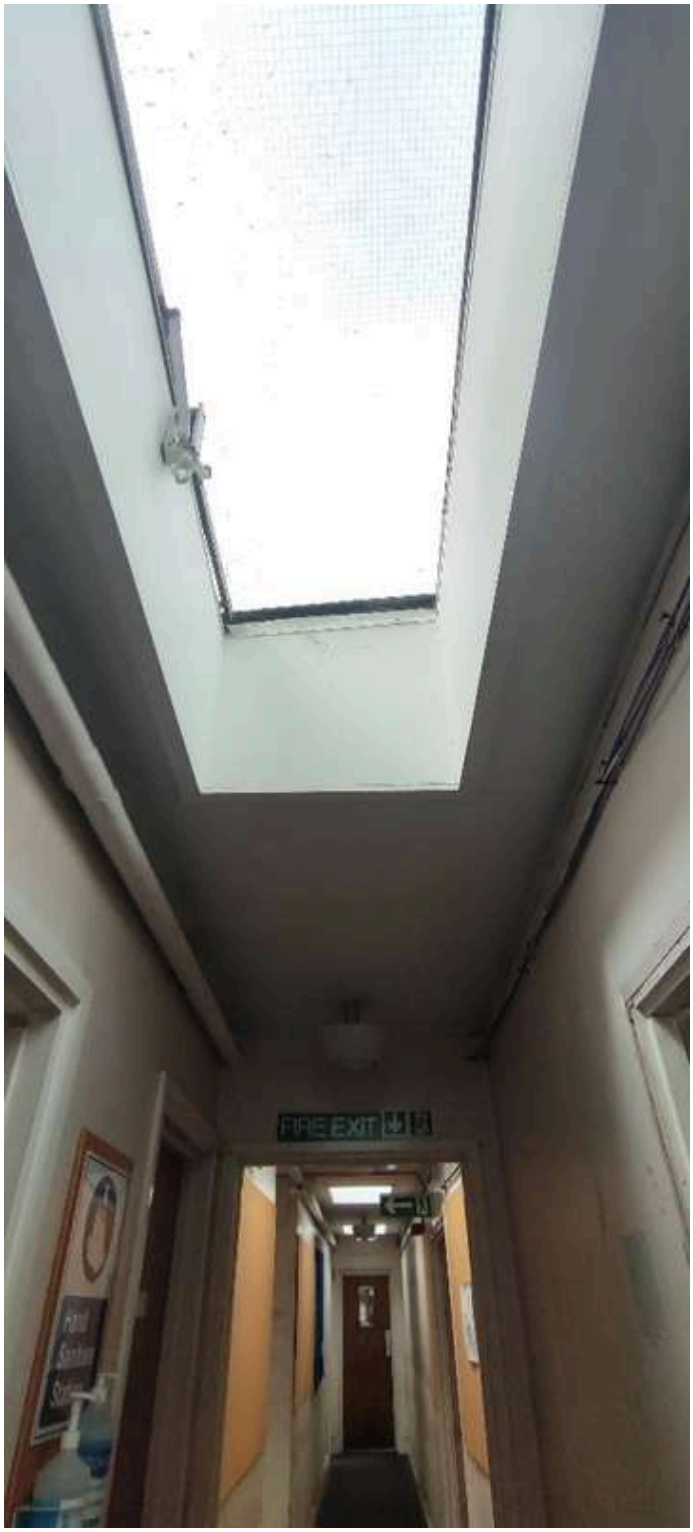
Number of Surveyors Required for Nocturnals	0

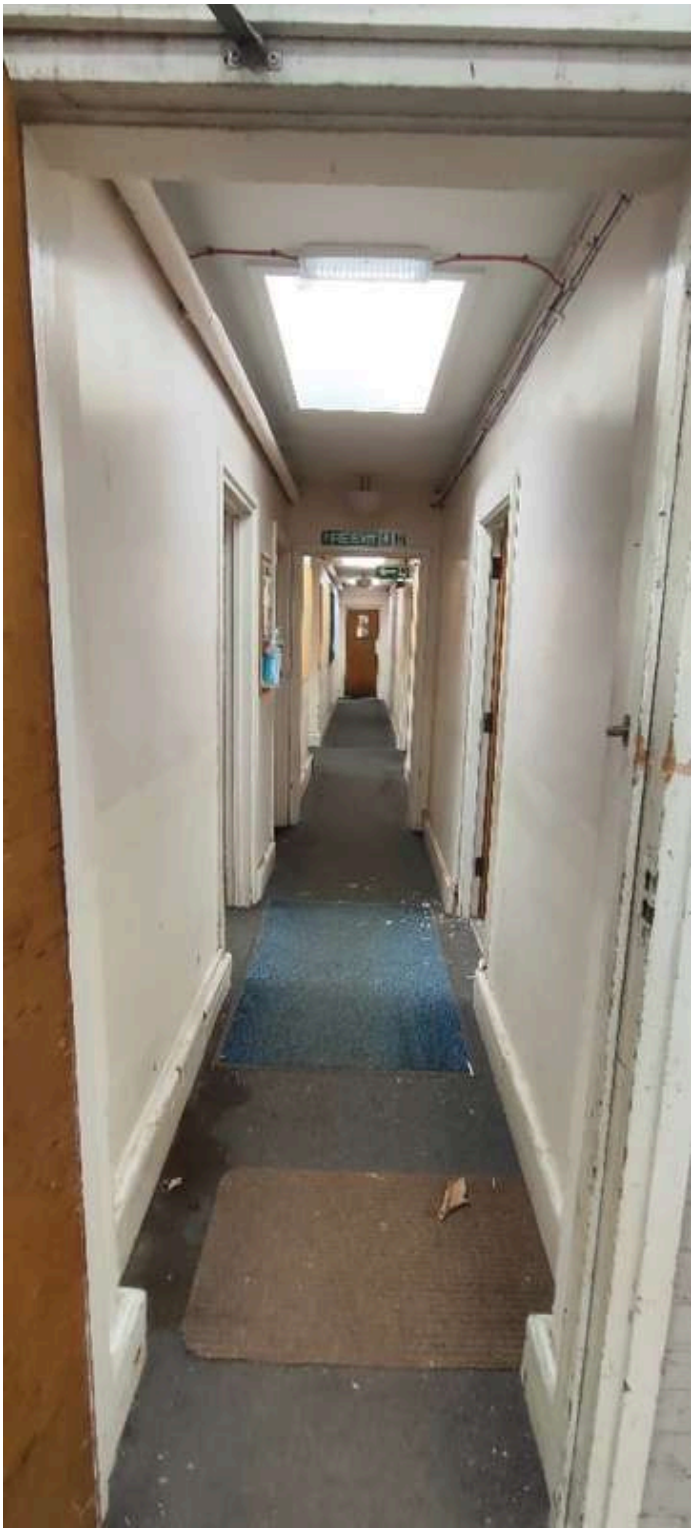
Building - B14

Help and Info	
Building Number	B14
Structure Type	Industrial Unit
Structure Description	A large industrial unit of brick and steel construction. The structure is split into 3 sections with the central, lower roofed, narrower section providing office spaces while the two end sections are industrial workshops. All sections have flat roofs and rooflights. Internally the space is split into 5 sections with the western end providing 3 large workshops with partial separations, the central section separate office rooms, and the eastern section a single large workshop.
No. of Storeys	1
Basic Construction	Brick, Steel
Roof Type	Flat
Roof Material	Metal sheet
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	21
Sky Lights/Roof Windows Description	Tilted rooflights are present on taller sections, extending width ways across the roof. The lower section has flat rooflights scattered throughout.
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Steel
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No visible PRFs and the internal spaces are all unsuitable for roosting bats.
External Photos	


FIRE EXIT



SOUTH
STUDIO

Internal Description

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No

Number of Surveyors Required for Nocturnals	0

Building - B15

Help and Info	
Building Number	B15
Structure Type	Industrial Unit
Structure Description	A large brick built structure with a pitched, corrugated sheet roof and metal windows throughout. 2 flat roof extensions were present on the western aspect (B15a & B15b). There were no internal roof voids, though a false ceiling is present throughout. The northern length has separate rooms. All internals are bright and unsuitable for void roosting bat species.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat, Pitched
Roof Material	Concrete sheet
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	Overhanging
Fascias	None
Soffits	None
Barge-boards	Aluminium
Window Construction	Steel
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Gaps Present
Mortar Description	Gaps are present in the mortar on the western gable.

Conservatory/Extension? (2 Items)

Conservatory/Extension? - B15a

Reference number/title	B15a
Conservatory or extension?	Extension
Aspect	S
No. of storeys	1

Basic Construction	Brick
Roof type	Flat
Roof Material	Polycarbonate plastic sheet
Notes	A small extension on south eastern corner of B15 with a flat, plastic roof and metal windows. Plastic facias are present throughout and concrete lintels are on the windows. Internally the building has 4 separate rooms. All are sealed and light with no roost potential.

Conservatory/Extension? - B15b

Reference number/title	B15b
Conservatory or extension?	Extension
Aspect	S
No. of storeys	1
Basic Construction	Brick, Breezeblock
Roof type	Flat
Roof Material	Felted timber
Notes	A flat roofed extension adjoining the Southeastern corner of B15. It has a felted timber roof and some damage to exterior. Plastic facias are present throughout. Internally the structure is separated into 3 rooms. All are sealed and light with no suitability for void roosting bat species.
Further Notes	

External Photos

BUILDING
32
GREENS
ENTRY
ONLY

Internal Description (1 Item)

Internal Description - B15 - Internal

Help and Info	
Roof Void Number	B15 - Internal

Description of Internals	Large open space on the southern side occupying 2/3 of the space with the northern length split into separate rooms. All bright and open with no PRF's or void roosting suitability.
Width (m)	11
Length (m)	40
Height (m)	8
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	Few
Draft	Few Drafts
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	False ceiling present throughout. No bat evidence, no access above false ceiling.

Internal Photos

PRF (3 Items)

PRF - A

Feature Letter	A
Feature Type	Gaps in mortar

Size of PRF Opening	10x20cm
Description	Missing bricks and gaps in the mortar on the northwestern corner of B15 at rakes where the barge boards are missing.

PRF Photos

PRF - B

Feature Letter	B

Feature Type	Gaps behind barge boards
Size of PRF Opening	200x3cm
Description	Gaps are present behind the loose barge boards on the western gable.

PRF Photos

PRF - C

Feature Letter	C
Feature Type	Gaps under corrugated roof sheet
Size of PRF Opening	3x3
Description	Gaps are present under the corrugated roof sheet along the north and south aspects may provide suitable cavities for roosting bats.

PRF Photos

Bat Roosting Potential	Low
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	6

Building - B16

Help and Info	
Building Number	B16
Structure Type	Industrial Unit
Structure Description	A large industrial unit of brick and steel construction with a multipitched corrugated steel roof.
No. of Storeys	1
Basic Construction	Brick, Breezeblock, Steel
Roof Type	Multi-pitch
Roof Material	Metal sheet
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	6
Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	40
Sky Lights/Roof Windows Description	Flat corrugated rooflights are present, but partially obscured by dirt.
Eaves	None
Fascias	None
Soffits	None
Barge-boards	Aluminium
Window Construction	Steel

Exposed Lintels	Concrete
Dormers	No
Flashing Present	Yes
Flashing Description	Metal flashing/barge boards are present on the gable rakes. It has some gaps and lifting.
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension? (2 Items)

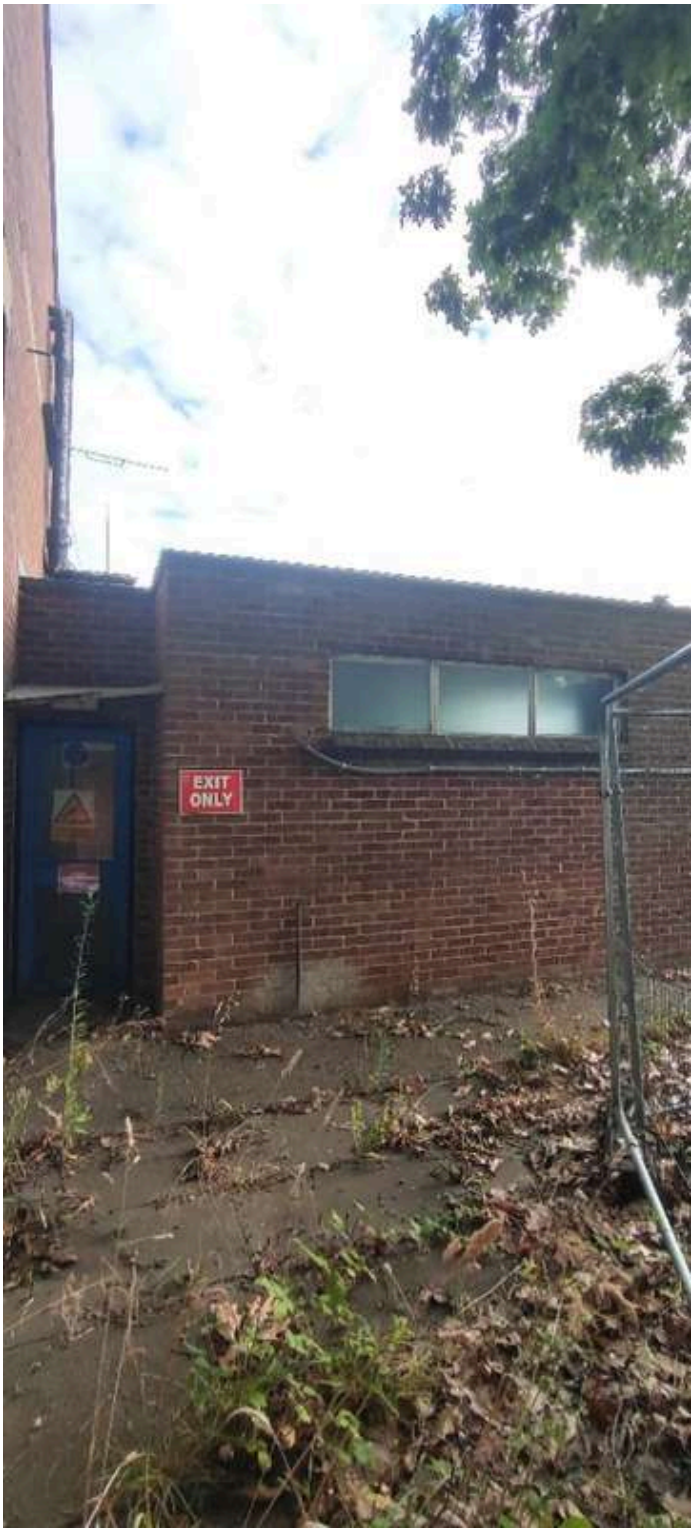
Conservatory/Extension? - B16a

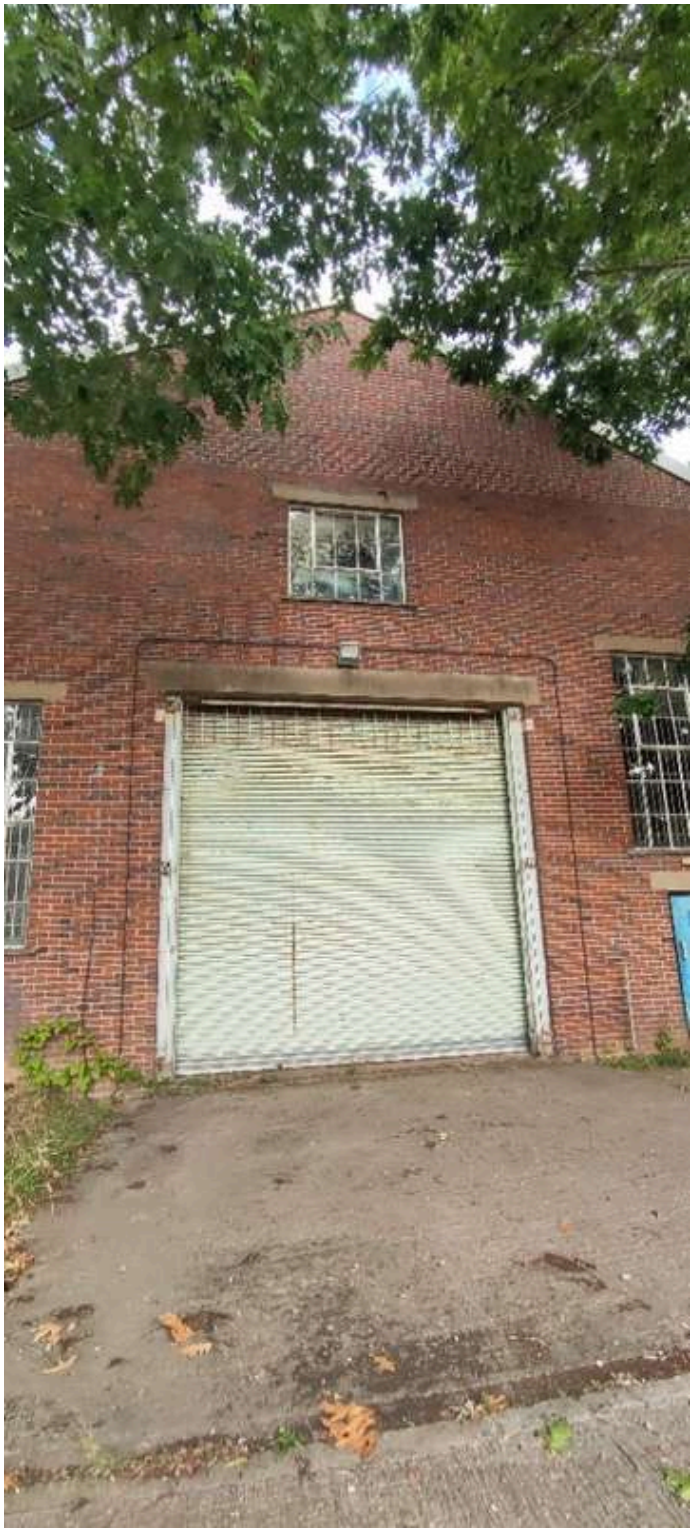
Reference number/title	B16a
Conservatory or extension?	Extension
Aspect	E
No. of storeys	1
Basic Construction	Brick
Roof type	Flat
Roof Material	Felted timber
Notes	A small extension on the south of the eastern aspect containing toilets and a boiler/transformer room. The building has no internal potential but the external aspect has weep holes in the brickwork which provide potential roost features.

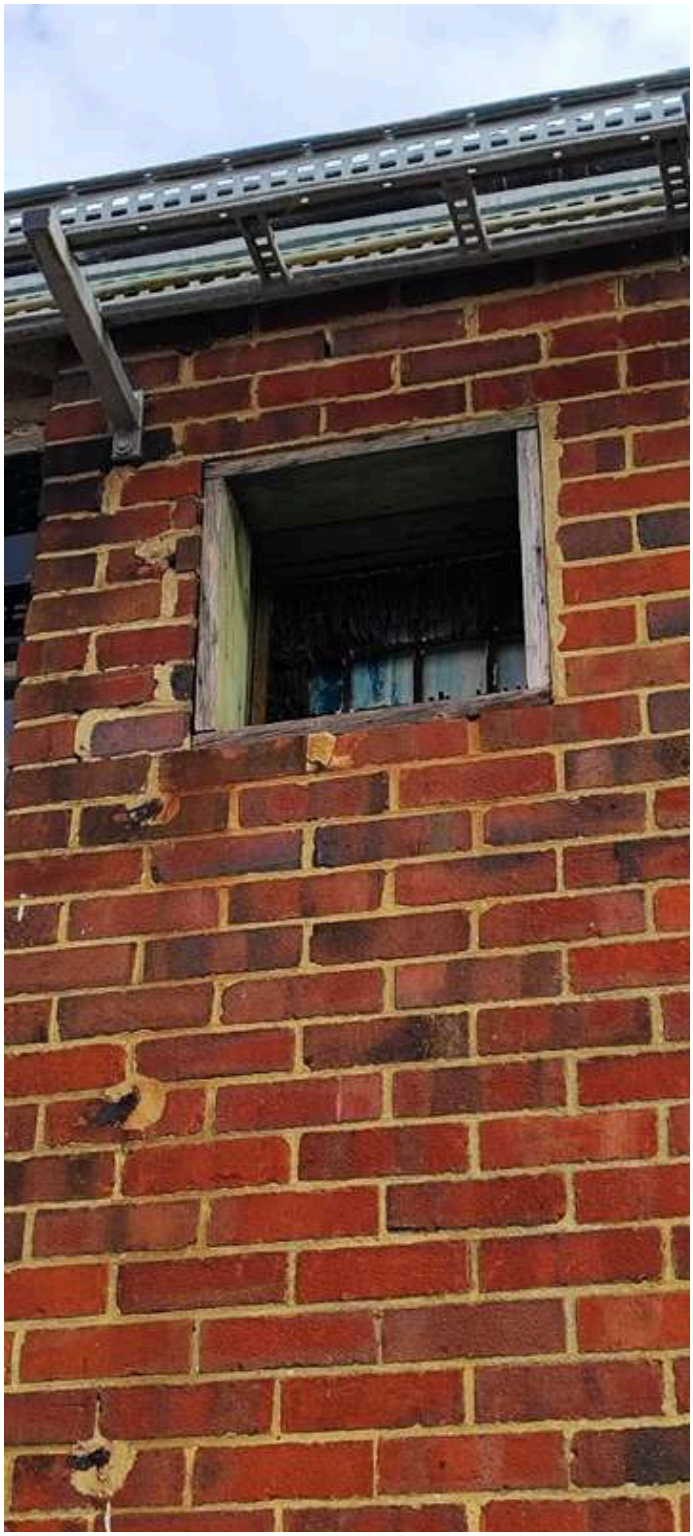
Conservatory/Extension? - B16b

Reference number/title	B16b
Conservatory or extension?	Extension
Aspect	E
No. of storeys	1
Basic Construction	Brick
Roof type	Flat
Roof Material	Felted timber
Notes	A small extension on the north of the eastern aspect containing toilets. There is no internal potential but the external aspect has weep holes in the brickwork which provide potential roost features.
Further Notes	Trees on eastern aspect limit visibility of this side. No access is possible to the boiler room in B16a.

External Photos


EXIT
ONLY





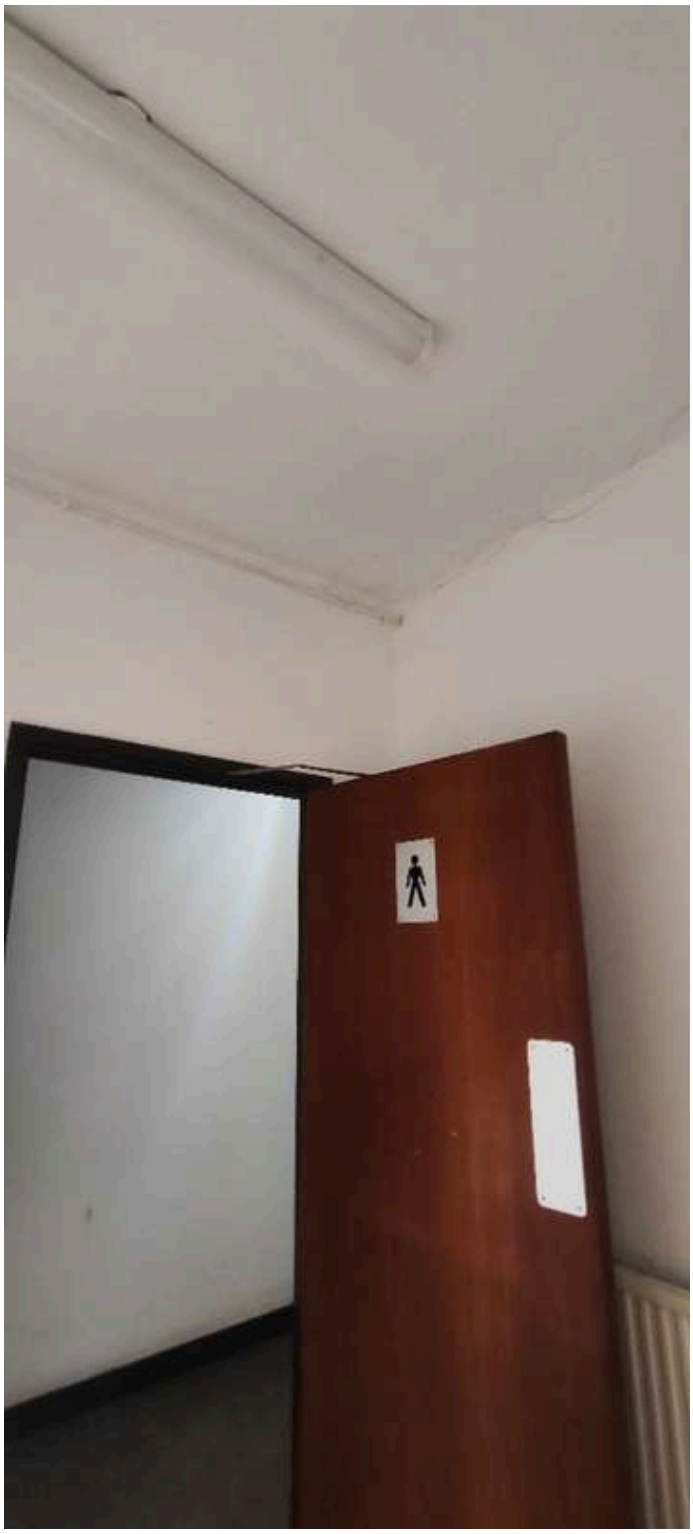
Internal Description (1 Item)

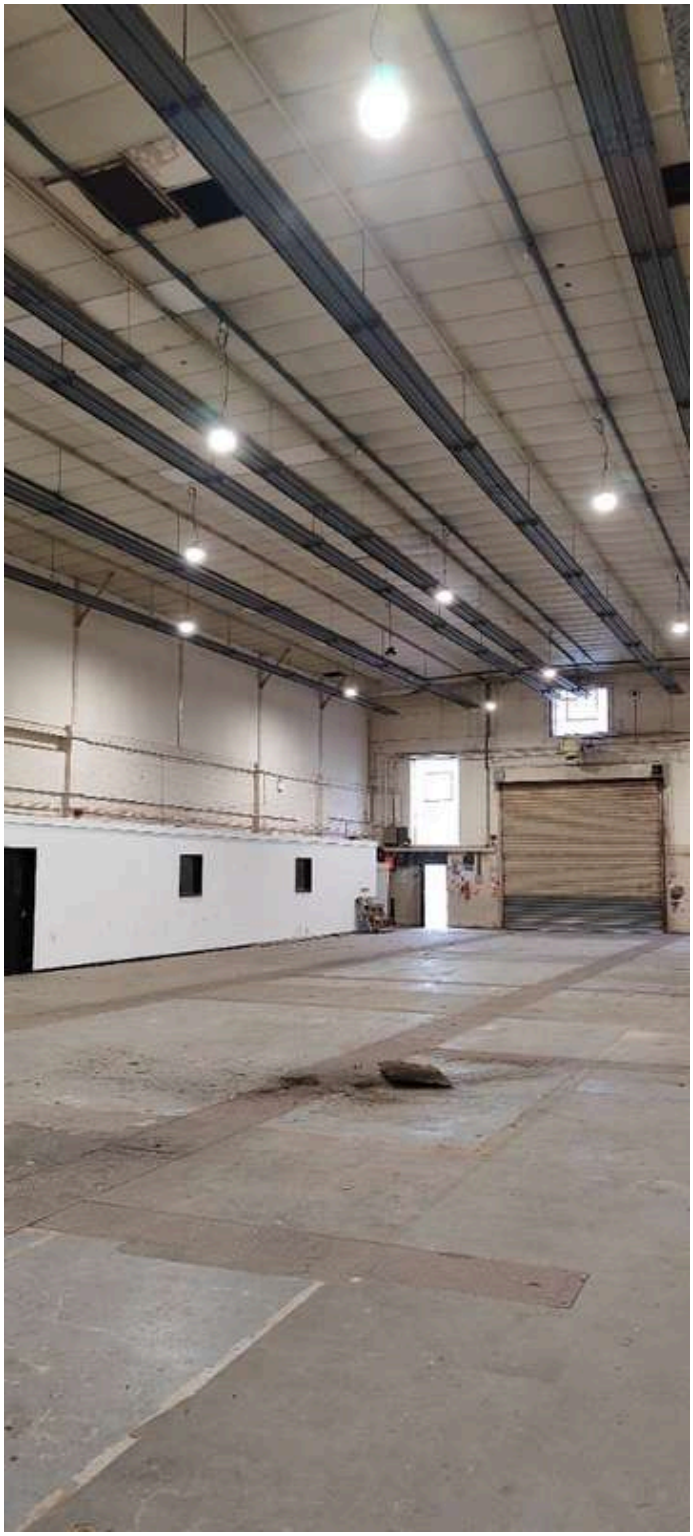
Internal Description - B16 - Internals

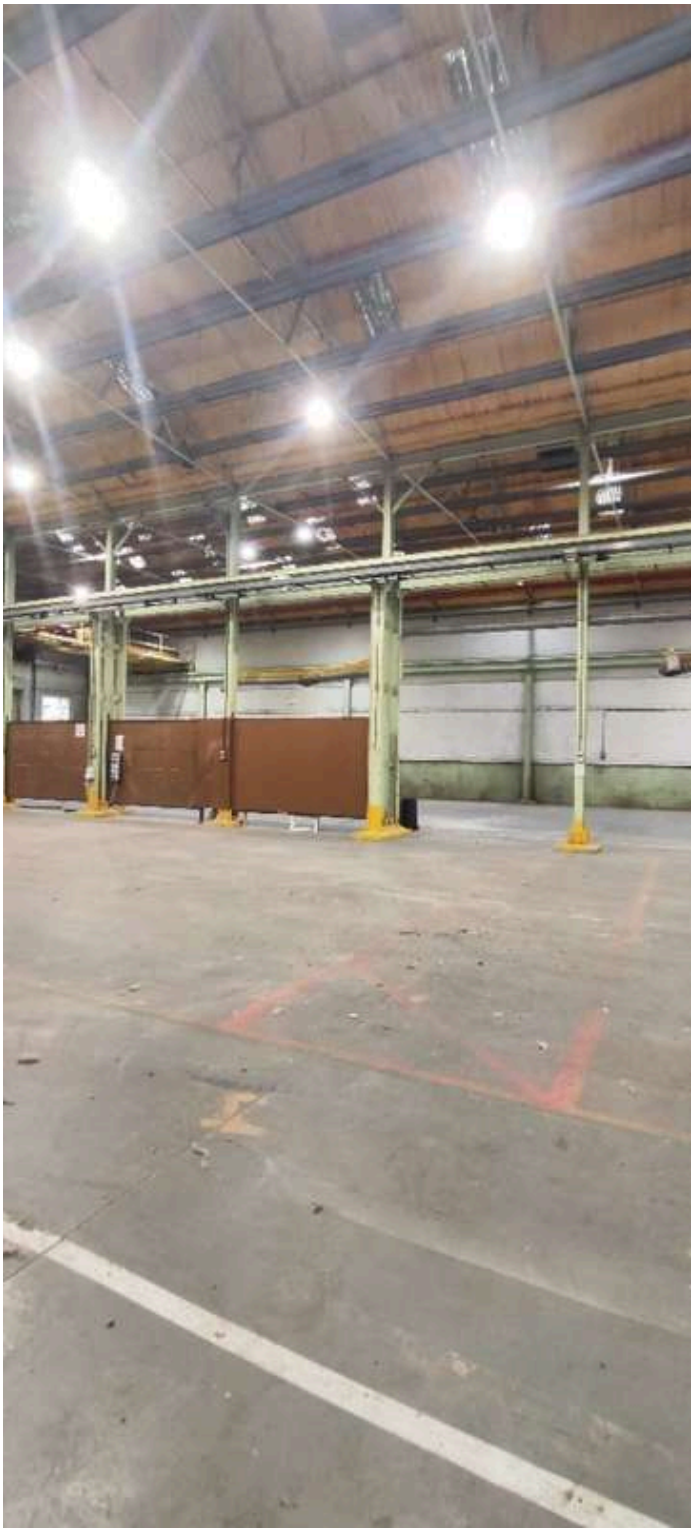
Help and Info	
Roof Void Number	B16 - Internals

Description of Internals	3 extensive hangars with giant open spaces. No underlining or insulation is present. The most southerly unit has a false ceiling. At the north and south ends of the building are lower roofed sections running the full length of the structure and split into several rooms, each with false ceilings and windows. Evidence of nesting birds is present though no live birds seen at the time of survey. No bat evidence is present.
Width (m)	55
Length (m)	40
Height (m)	10
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	Some
Draft	Few Drafts
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	All internal spaces are well lit and unlined. They may be suitable for void roosting species above the false ceiling. No other internal suitability.

Internal Photos







PRF (4 Items)

PRF - A

Feature Letter	A
Feature Type	Gaps behind barge boards

Size of PRF Opening	99x5cm
Description	There are gaps behind the barge boards along much of each end of the structures. There is potential for bat access and use by crevice roosting species. Evidence of birds nesting in places was present.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gaps in mortar
Size of PRF Opening	6x2
Description	Weep holes are present in the mortar on B16a providing potential for crevice roosting species.

PRF Photos

PRF - C

Feature Letter	C
Feature Type	Gaps in mortar
Size of PRF Opening	6x2

Description	Weep holes are present in the mortar on B16b providing potential for crevice roosting species.

PRF Photos

PRF - D

Feature Letter	D
Feature Type	Gap in brickwork

Size of PRF Opening	3x3
Description	A gap in the brickwork on the southern aspect where fitting may have been. There is potential access to cavity wall.

PRF Photos

Bat Roosting Potential	Low
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	8

Building - B17

Help and Info	
Building Number	B17
Structure Type	Industrial Unit
Structure Description	A large steel and breeze block unit. It is predominantly single storey with a small section to the south split into 3 storeys with office space. Constructed with a steel outer with a steel, pitched roof.
No. of Storeys	1
Basic Construction	Breezeblock, Steel
Roof Type	Pitched
Roof Material	Metal sheet

Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	Overhanging
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	

Conservatory/Extension?

Further Notes	There is no visible roost potential. The building is well sealed and predominantly single skin metal construction.

External Photos

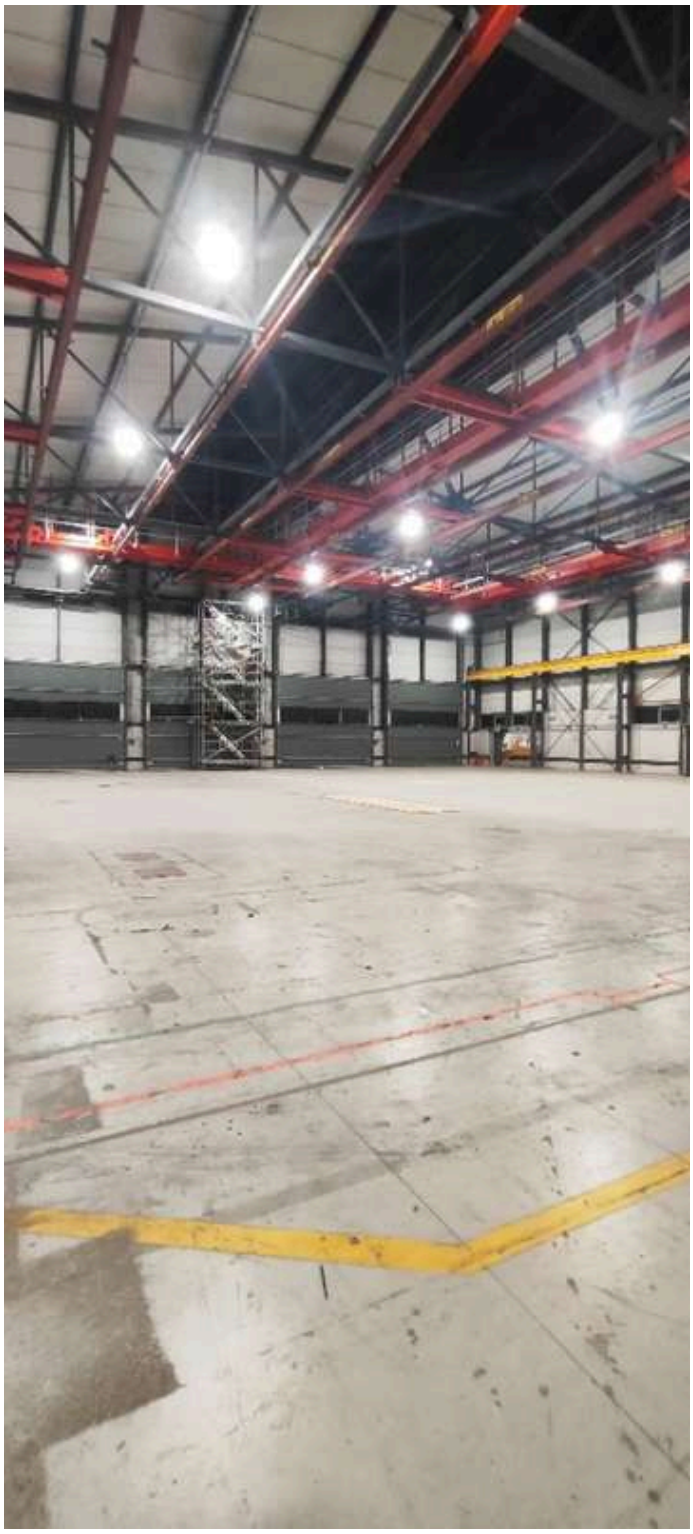
Internal Description (1 Item)

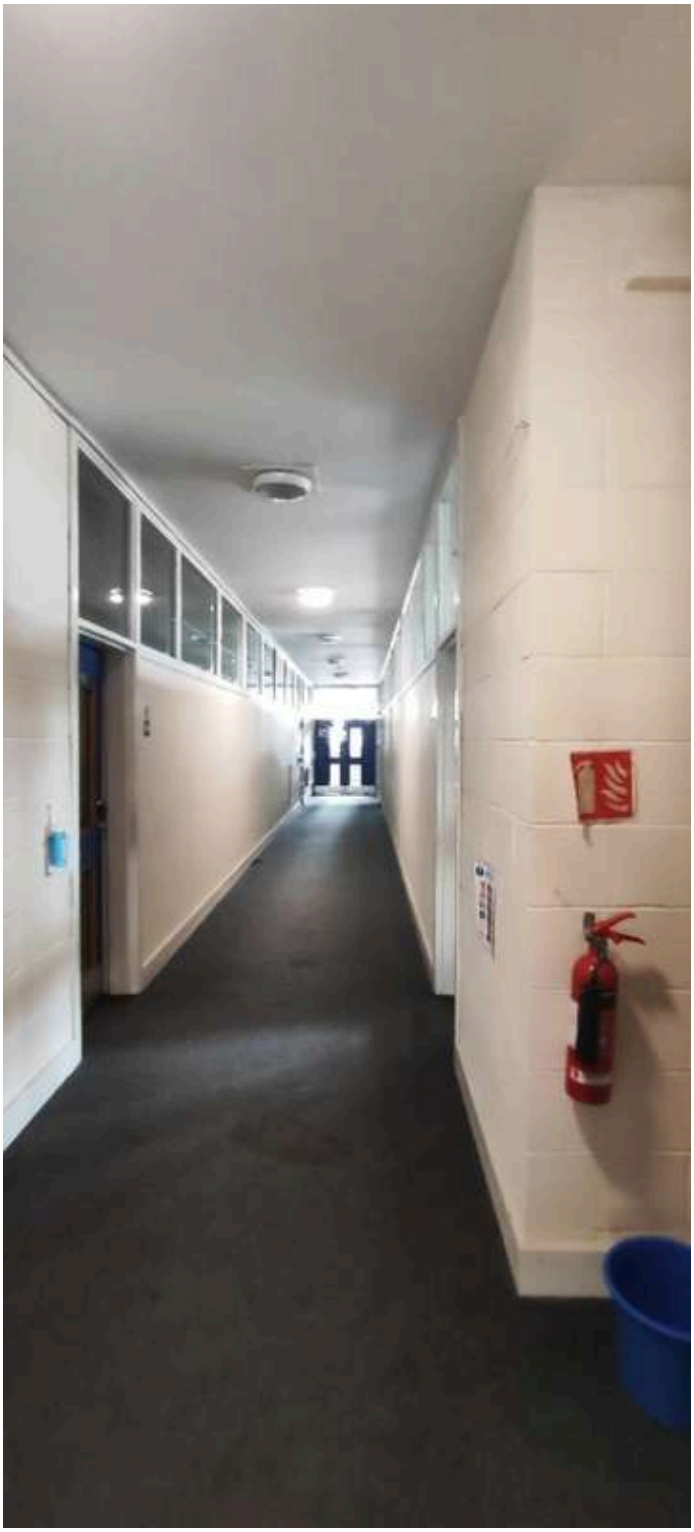
Internal Description - B17 - Internal

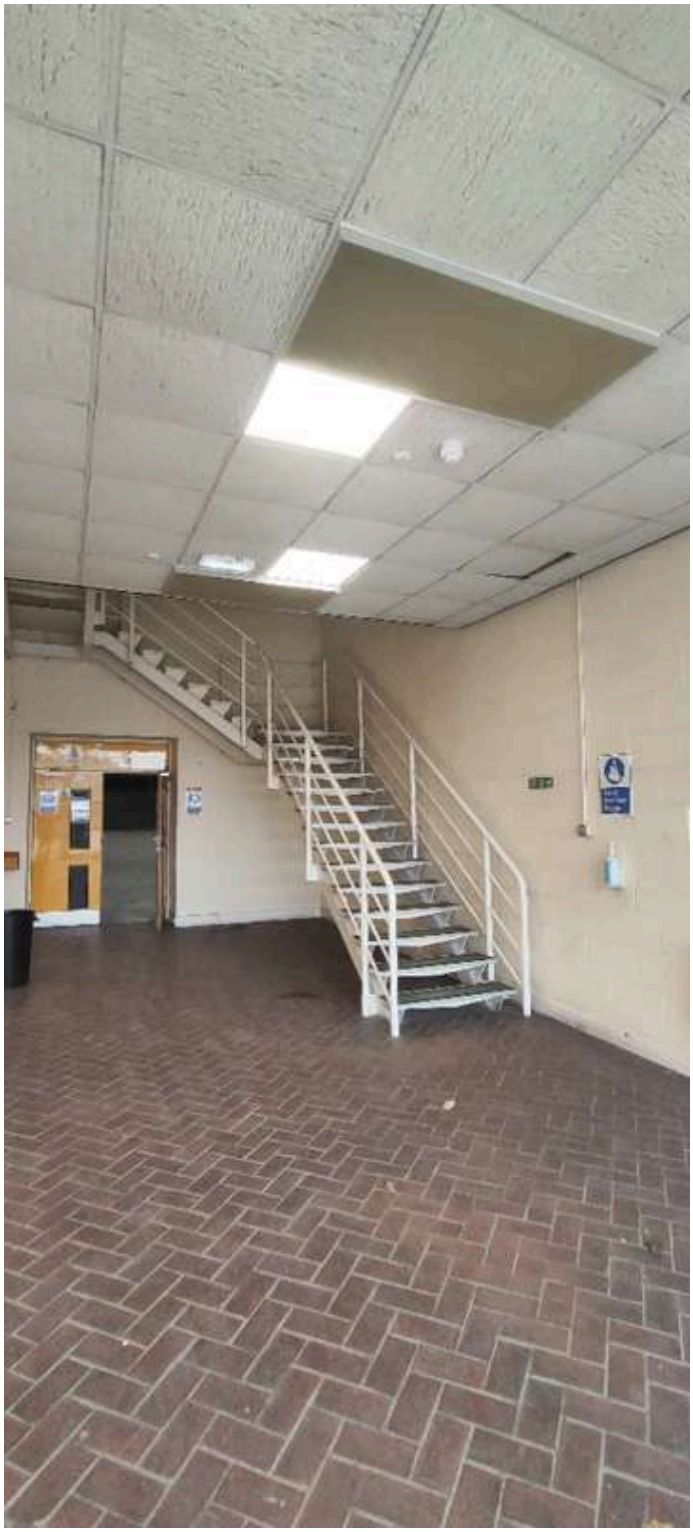
Help and Info	
Roof Void Number	B17 - Internal

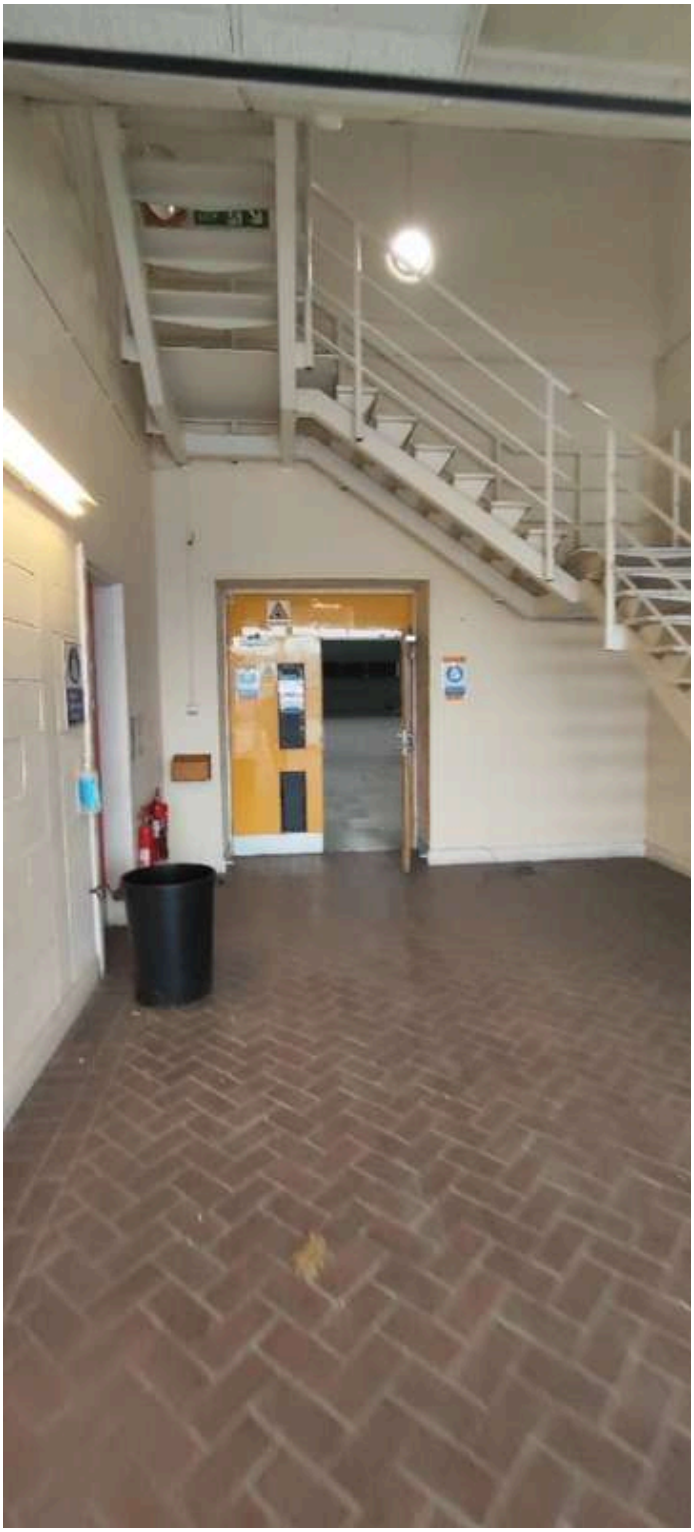
Description of Internals	A single huge space with raised walkways near to the roof. It is lit by electric light only so is relatively dark as standard. All single skin metal with no visible roost features. The structure has a separated section to the south which acts as offices. These have the same construction but with 3 floors. It is separated internally from the large space by a breeze block wall. There is no additional roost suitability.
Width (m)	30
Length (m)	40
Height (m)	12
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	Few
Draft	Few Drafts
Lightness	Some Light
Evidence of Bats Present	No
Further Notes	No evidence of roosting bats and no suitable PRF's identified.

Internal Photos









PRF

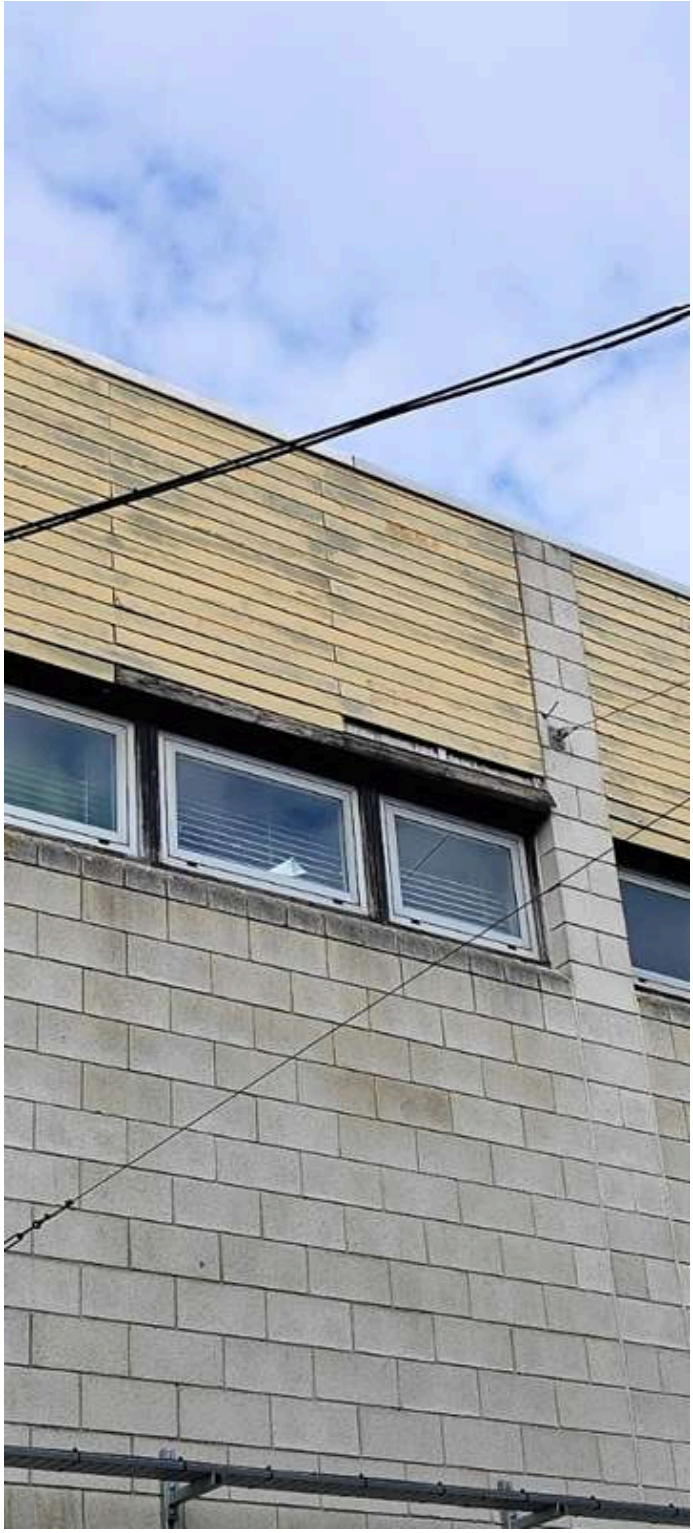
Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B18

Help and Info	
Building Number	B18
Structure Type	Office Block
Structure Description	A 2 storey breeze block structure with a flat roof. Internally the building is separated into offices. Metal windows and cladding are present on the upper floor.
No. of Storeys	2
Basic Construction	Breezeblock
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	Unknown Material
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	An additional 3rd storey structure is present on the roof which holds a stairway to the roof and additional utilities.
External Photos	



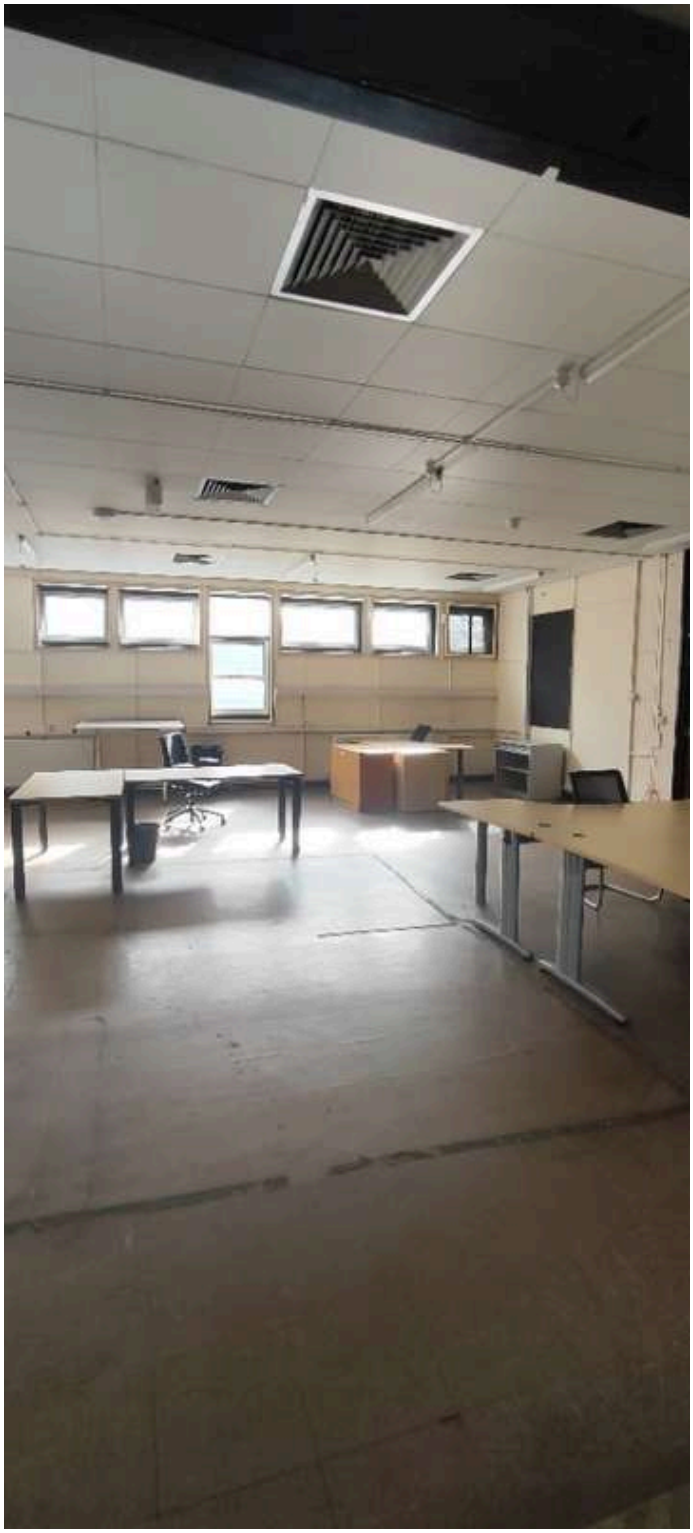
Internal Description (1 Item)

Internal Description - B18 - Internals

Help and Info	
Roof Void Number	B18 - Internals

Description of Internals	The building is separated into multiple offices internally over 2 floors which are well sealed and bright.
Width (m)	15
Length (m)	42
Height (m)	10
Beam Structure	Simple rafter roof
Beam Type	Timber - Machine
Underlining	No
Insulation	None
Cobwebs	None
Draft	Completely sealed
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	No internal suitability for roosting bats.

Internal Photos



PRF (1 Item)

PRF - A

Feature Letter	A
Feature Type	Gaps in cladding

Size of PRF Opening	40x2cm
Description	There are gaps in cladding along the east and west aspects of the building.

PRF Photos

Bat Roosting Potential	Low
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	6

Building - B19

Help and Info	
Building Number	B19
Structure Type	Office Unit
Structure Description	A single storey, flat roofed office unit in a state of disrepair. It is steel framed with tile cladding around all aspects.
No. of Storeys	1
Basic Construction	Steel
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	uPVC
Soffits	None
Barge-boards	None
Window Construction	uPVC
Exposed Lintels	None
Dormers	No
Flashing Present	Yes
Flashing Description	Flashing is present around the base of the facias throughout. There is some lifting though this doesn't provide PRFs.
Cladding	Clay Tiles
Cladding Description	Clay tiles cladding all aspects
Mortar Condition	

Conservatory/Extension?

Further Notes	No internal access possible due to H&S concerns.
External Photos	

Internal Description

PRF (2 Items)

PRF - A

Feature Letter	A
Feature Type	Tile cladding on walls
Size of PRF Opening	10x3
Description	Tile cladding on walls on all aspects provide gaps and crevices for potential bat use.

PRF Photos

PRF - B

Feature Letter	B
Feature Type	Gaps in soffits
Size of PRF Opening	30x10
Description	Gaps in soffits provide potentisl bat access to flat roof and length of soffit space.

PRF Photos

Bat Roosting Potential	Moderate
Hibernation Potential?	No

Number of Surveyors Required for Nocturnals	2

Building - B20

Help and Info	
Building Number	B20
Structure Type	Storage Unit
Structure Description	A single storey brick built structure with a flat roof and no windows. 2 doors are present on the western aspect and one on the east.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	Overhanging
Fascias	uPVC
Soffits	uPVC, Boxed
Barge-boards	None
Window Construction	None
Exposed Lintels	None, Concrete
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No potential access points were identified. No internal access possible.
External Photos	

Internal Description

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No

Number of Surveyors Required for Nocturnals	0

Building - B21

Help and Info	
Building Number	B21
Structure Type	Prefabricated Unit
Structure Description	A single storey prefabricated unit with a flat roof and plastic windows.
No. of Storeys	1
Basic Construction	Timber
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	Unknown Material
Soffits	None
Barge-boards	None
Window Construction	None, uPVC
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	

Conservatory/Extension?

Further Notes	There are no visible potential roost features and no internal roof void or bat roosting suitability.
External Photos	

BUILDING
22B

BUILDING
22B

Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No

Number of Surveyors Required for Nocturnals	0

Building - B22

Help and Info	
Building Number	B22
Structure Type	Prefabricated Unit
Structure Description	A single storey prefabricated unit with flat roof and plastic windows.
No. of Storeys	1
Basic Construction	Timber
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	Unknown Material
Soffits	None
Barge-boards	None
Window Construction	None, uPVC
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	

Conservatory/Extension?

Further Notes	No visible potential roost features and no internal roof void or bat roosting suitability.
External Photos	

BUILDING
22A
MAKE UP

Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

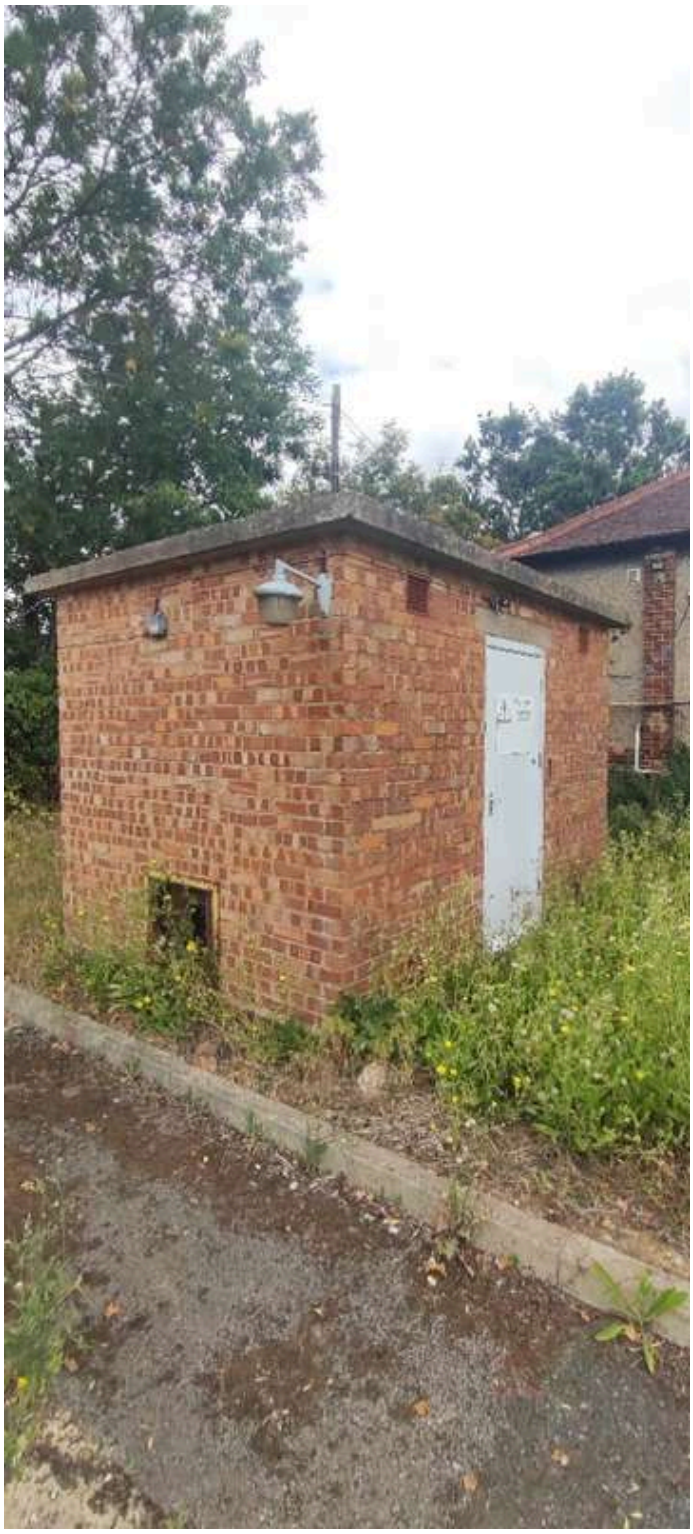
Building - B23

Help and Info	
Building Number	B23
Structure Type	Utility Building
Structure Description	A small brick structure with a flat roof and a single door. Vents are present around the walls. No cavities or potential roost features are present.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Concrete Slab

Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	Concrete
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No internal access was possible. The building shows no suitability to support roosting bats.
External Photos	



Internal Description

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No

Number of Surveyors Required for Nocturnals	0

Building - B24

Help and Info	
Building Number	B24
Structure Type	Water Tower
Structure Description	A concrete water tower. There is a central ladder to access the top which was locked. No access was possible during the survey.
No. of Storeys	1
Basic Construction	Concrete
Roof Type	Flat
Roof Material	Clay tile, Concrete tile, Concrete
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	

External Photos

Internal Description (1 Item)

Internal Description - B24 - Internals

Help and Info	
Roof Void Number	B24 - Internals
Description of Internals	There is a central ladder to access the water tower
Width (m)	1.5
Length (m)	1.5
Height (m)	12
Beam Structure	None
Beam Type	None
Underlining	No
Insulation	None
Cobwebs	None
Draft	Noticable Drafts
Lightness	Mostly Dark
Evidence of Bats Present	No

Further Notes	No access to the tower.

Internal Photos

PRF (1 Item)

PRF - A

Feature Letter	A
Feature Type	Central ladder access
Size of PRF Opening	2m x 1m
Description	The door way at ground level leads to a central ladder access shaft up the tower. There is a dark space inside that could support roosting bats. Some drafts are present but the features within this space are unknown as access was not possible.

PRF Photos

Bat Roosting Potential	Low
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	1

Building - B25

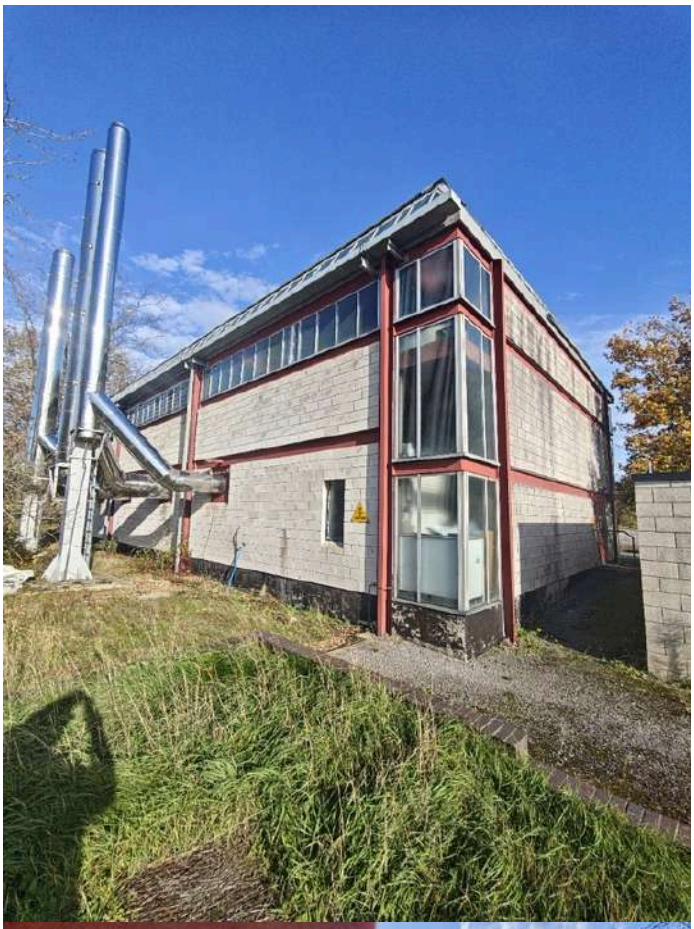
Help and Info	
Building Number	B25
Structure Type	Industrial Unit
Structure Description	The building is a detached boiler house of breeze block and steel construction, featuring glazed elevations to the front and rear. It accommodates generators within a single open-plan internal space. The structure includes a roof-mounted ventilation system, with large chimney exhausts positioned to the rear.
No. of Storeys	1
Basic Construction	Breezeblock, Glass
Roof Type	Flat
Roof Material	Felted timber
Chimneys	Yes
Number of Chimneys	32
Gable Ends	No

Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	1
Sky Lights/Roof Windows Description	Glass around the base of the roof.
Eaves	None
Fascias	Aluminium
Soffits	None
Barge-boards	None
Window Construction	Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No internal access was possible due to health and safety. Visible from through the glass door. The space inside is completely light with glass windows on all aspects.

External Photos



Internal Description (1 Item)

Internal Description - B25 - Internals

Help and Info	
Roof Void Number	B25 - Internals
Description of Internals	There are no internal cavities or crevices suitable for roosting bats. The interior is fully illuminated, and there is no external access point into the building.
Width (m)	13
Length (m)	26
Height (m)	8
Beam Structure	Steel
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Completely sealed
Lightness	Completely Light
Evidence of Bats Present	No
Further Notes	
Internal Photos	

PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B26

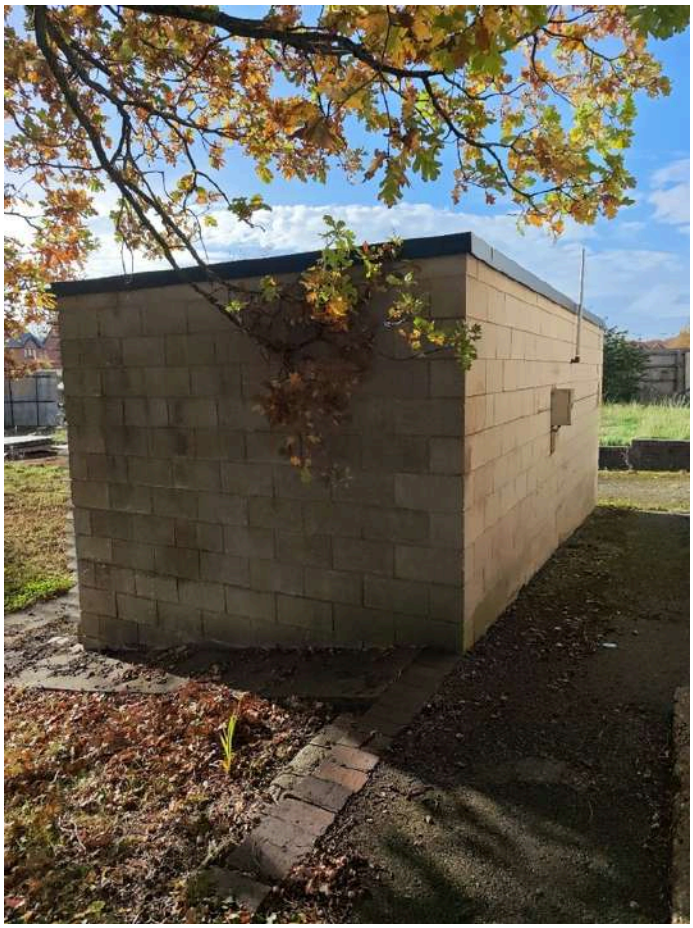
Help and Info	
Building Number	B26
Structure Type	Sub-station
Structure Description	The structure is an electricity substation measuring approximately 7 m × 4 m, with a height of around 2.5 m. The building has vented metal doors on the front elevation; however, all vents are fitted with metal grilles, effectively preventing entry by birds or bats. The building is completely sealed, with no internal access points from the outside. No PRFs are present.
No. of Storeys	1
Basic Construction	Breezeblock
Roof Type	Flat
Roof Material	Felted timber

Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	uPVC
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	

External Photos



Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

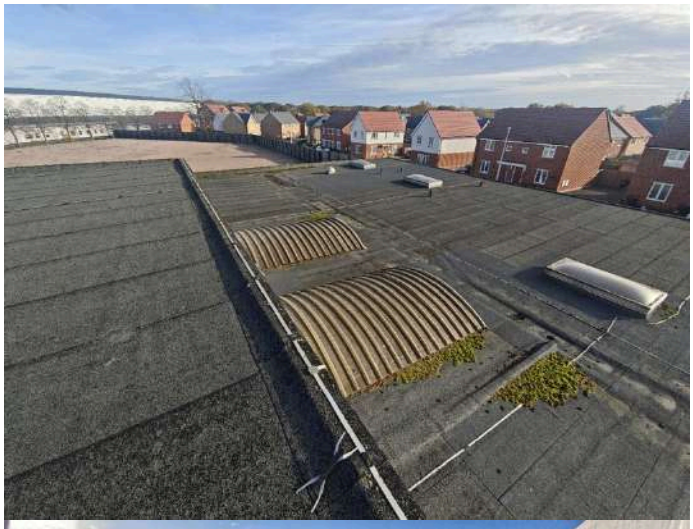
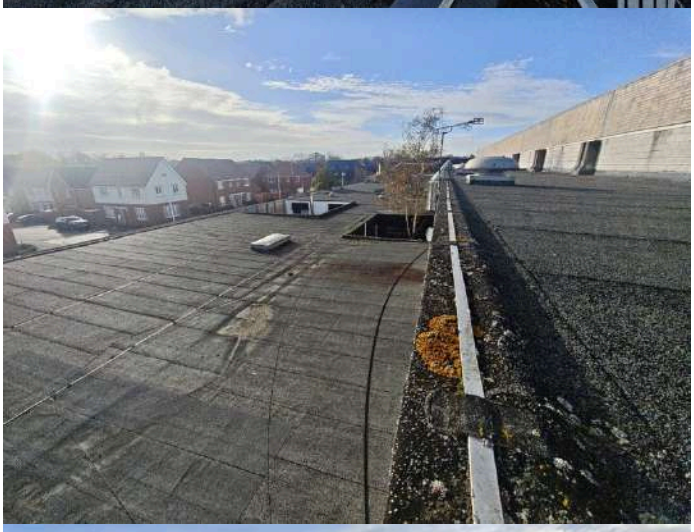
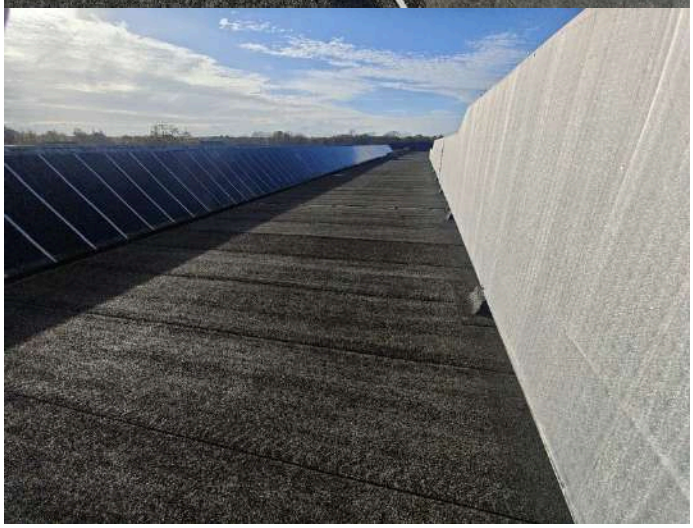
Building - B27

Help and Info	
Building Number	B27
Structure Type	Industrial Unit
Structure Description	The structure is a large building constructed primarily of breeze blocks, with sections featuring metal and wooden cladding. Windows, doors, and shutters are installed throughout. The roof is flat and finished with bitumen felt across its entirety, incorporating large skylights and roof windows. Roof access is available internally via a fire escape. Overall, the building is in good condition and well sealed, with the exception of the timber and metal cladding, which form the main PRF elements of the structure.
No. of Storeys	2
Basic Construction	Breezeblock
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	Yes
Number of Skylight/Roof Windows	0
Sky Lights/Roof Windows Description	Multiple skylights are present in various shapes and designs. Due to the complexity no number was given.
Eaves	None
Fascias	Wood, Metal
Soffits	None
Barge-boards	None
Window Construction	Wood, uPVC, Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	Wooden Boards, Metal
Cladding Description	Wooden board and metal sheeting
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	Number of surveyors and cameras Feature H. 1 surveyor and 2 cameras on the roof. Feature G. 2 surveyors, 3 cameras Feature F. 1 unmanned camera Feature E. 1 person, 1 camera Feature D. 1 person, 1 camera Feature C. 3 surveyors, 3 cameras Feature B. 1 surveyor, 1 camera Feature A. 1 surveyor, 1 camera

External Photos

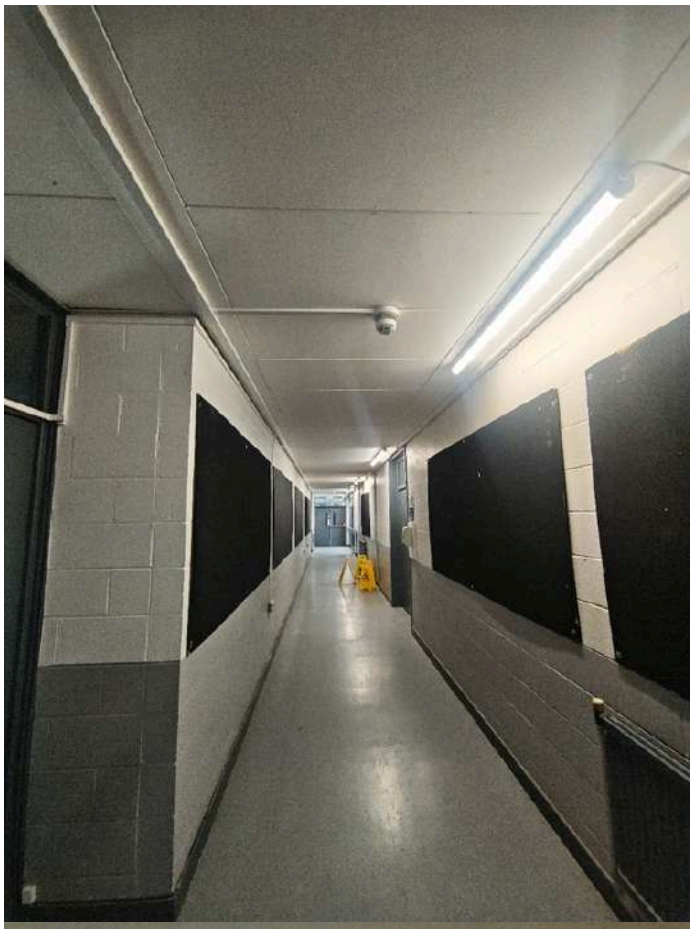
Internal Description (1 Item)

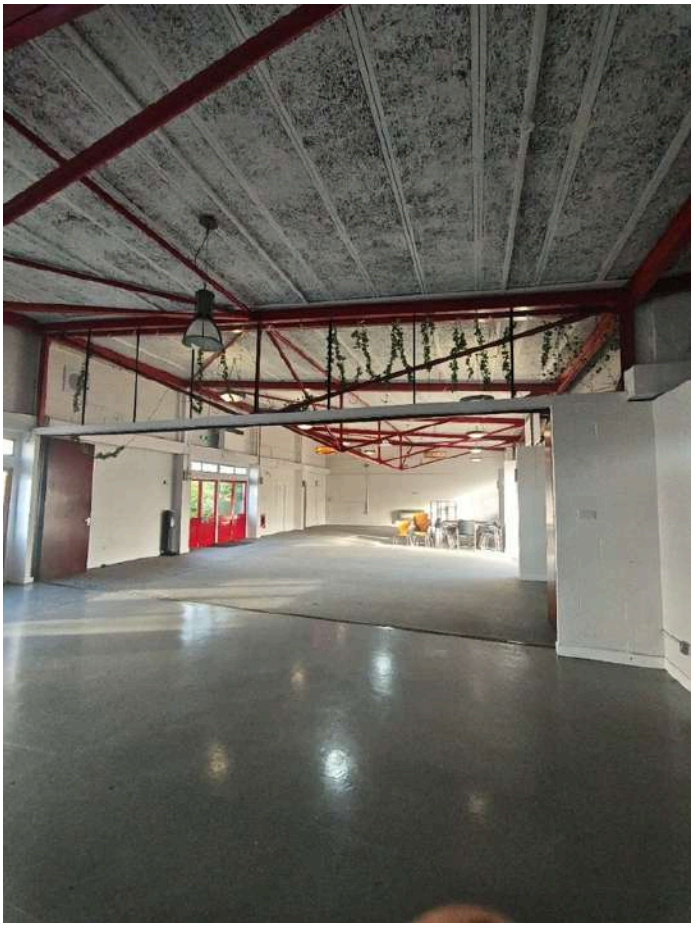
Internal Description - B27 - Internals

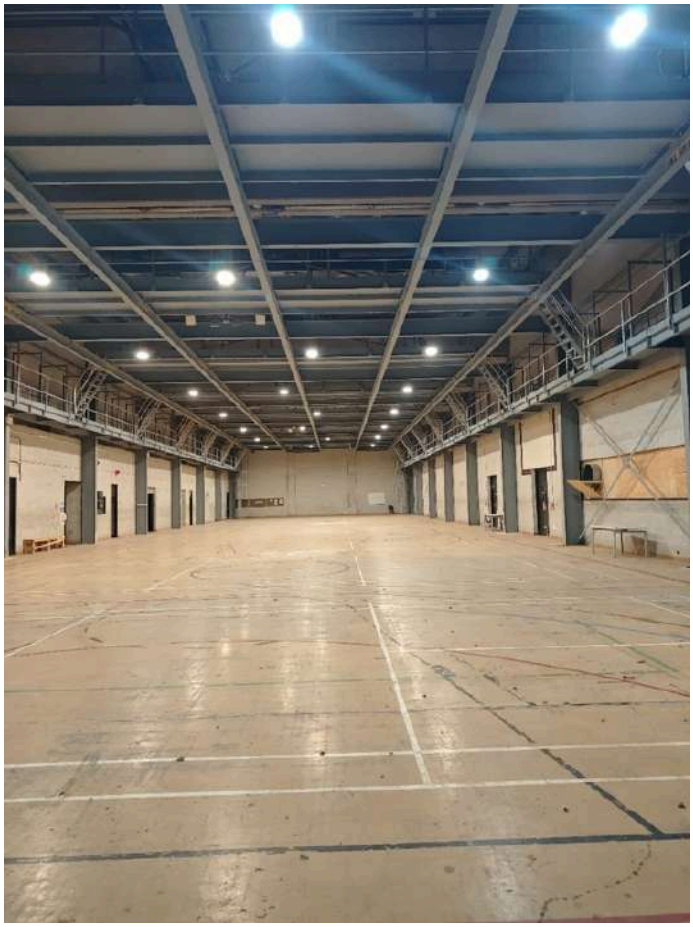
Help and Info	
Roof Void Number	B27 - Internals

Description of Internals	The inside comprises a single large sports hall/studio with steel beams and block walls. Multiple doors and shutter doors are present. Off to the side are smaller rooms including toilets, squash courts, storage rooms and classrooms. Some rooms contain false ceilings with pipework and cabling behind. Others have flat roofs open to the fiberglass ceiling.
Width (m)	50
Length (m)	110
Height (m)	10
Beam Structure	Steel flat roof
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Few Drafts
Lightness	Completely Dark
Evidence of Bats Present	No
Further Notes	Access was available to all rooms. No roof voids were present. Several rooms had false ceilings with a small voids above containing pipework. However, as these areas were located centrally within the building beneath a flat roof, no external access to the voids was possible.

Internal Photos



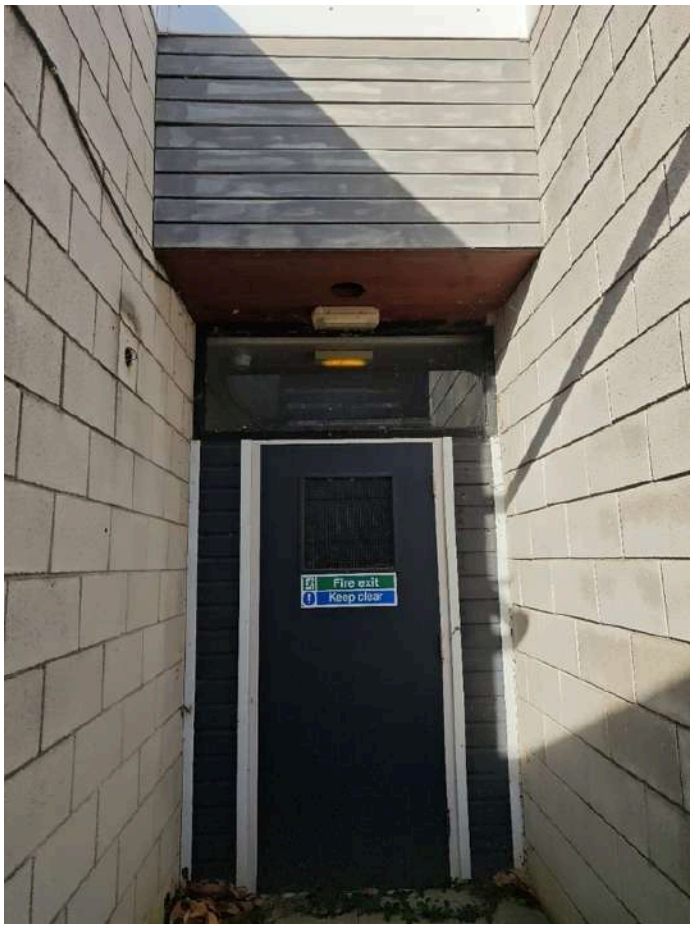




PRF (8 Items)

PRF - A

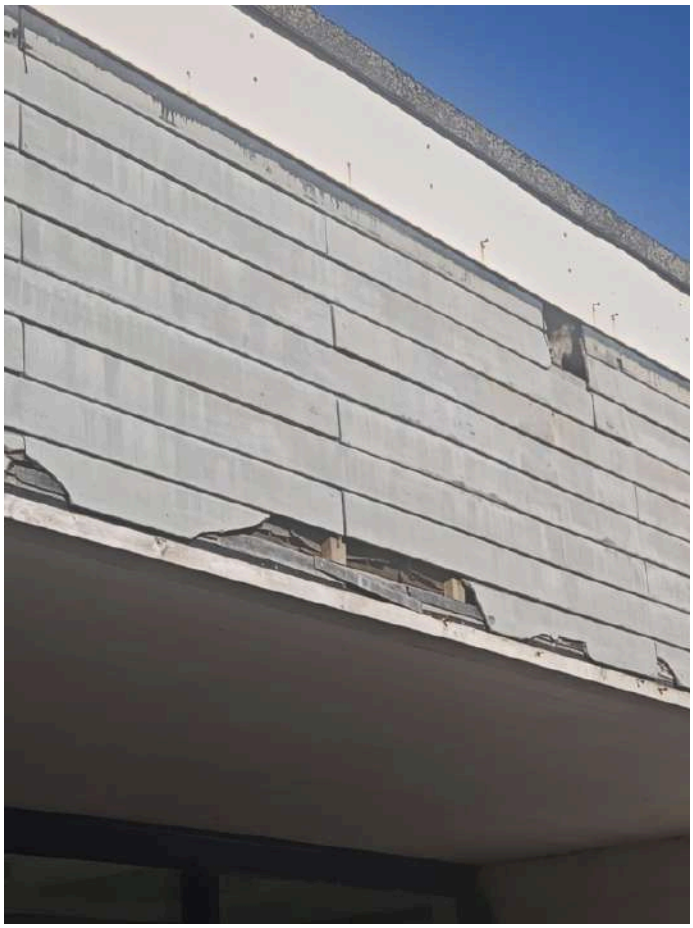
Feature Letter	A
Feature Type	Hole in soffit box
Size of PRF Opening	20cm
Description	A hole in a boxed soffit above a rear emergency exit.
PRF Photos	

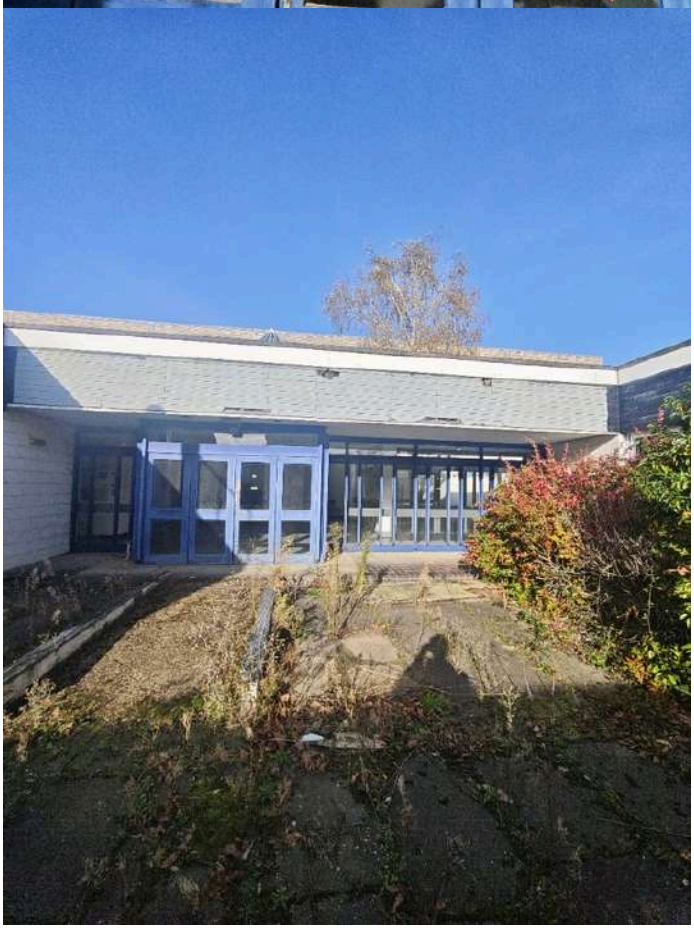


PRF - B

Feature Letter	B
Feature Type	Broken cladding
Size of PRF Opening	30cm x 10cm
Description	4 areas of broken cladding against above the rear door. The gaps lead to the cavity behind which is felted.

PRF Photos

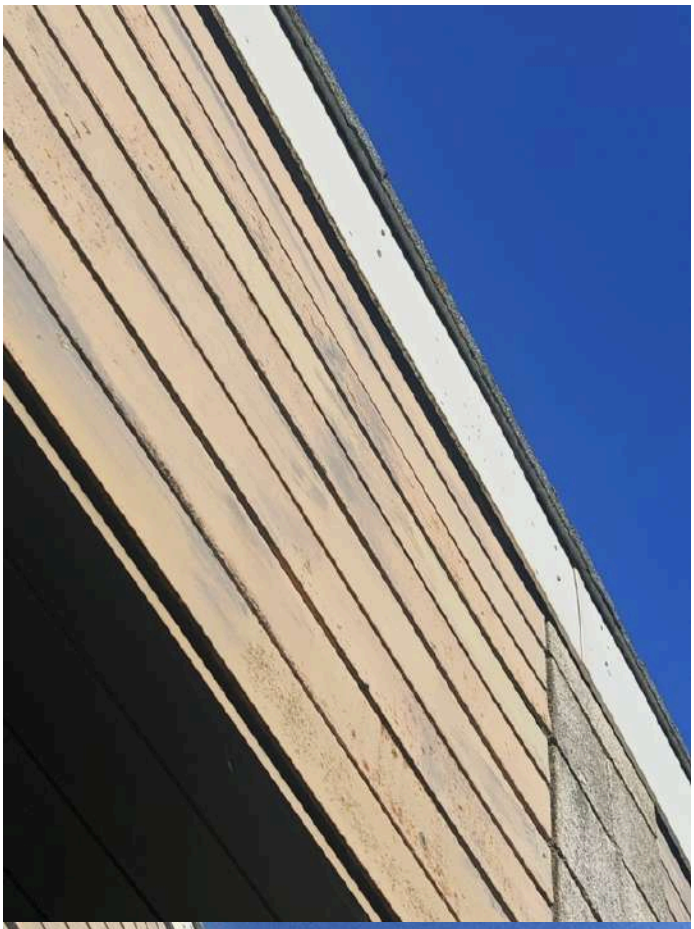


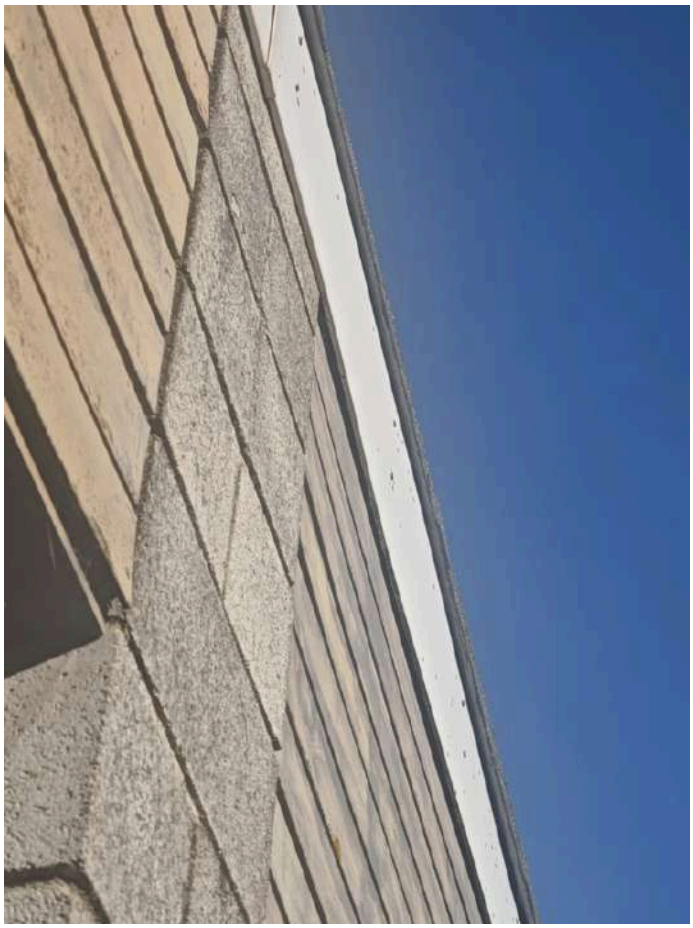


PRF - C

Feature Letter	C
Feature Type	Gaps behind plastic fascia
Size of PRF Opening	3cm
Description	Multiple gaps are present along the side and rear fascia. Fully cobwebbed at the time of survey, however could support the occasional bat.

PRF Photos

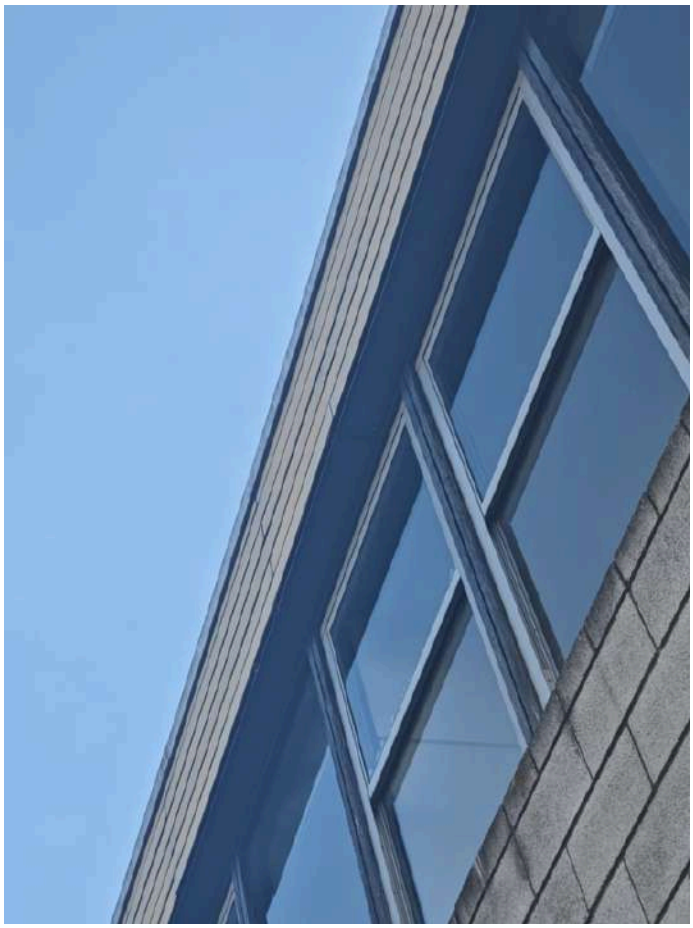




PRF - D

Feature Letter	D
Feature Type	Lifted cladding
Size of PRF Opening	3cm
Description	Slightly lifted cladding is present near the roof. Surveyor was unable to see sufficiently from the ground.

PRF Photos



PRF - E

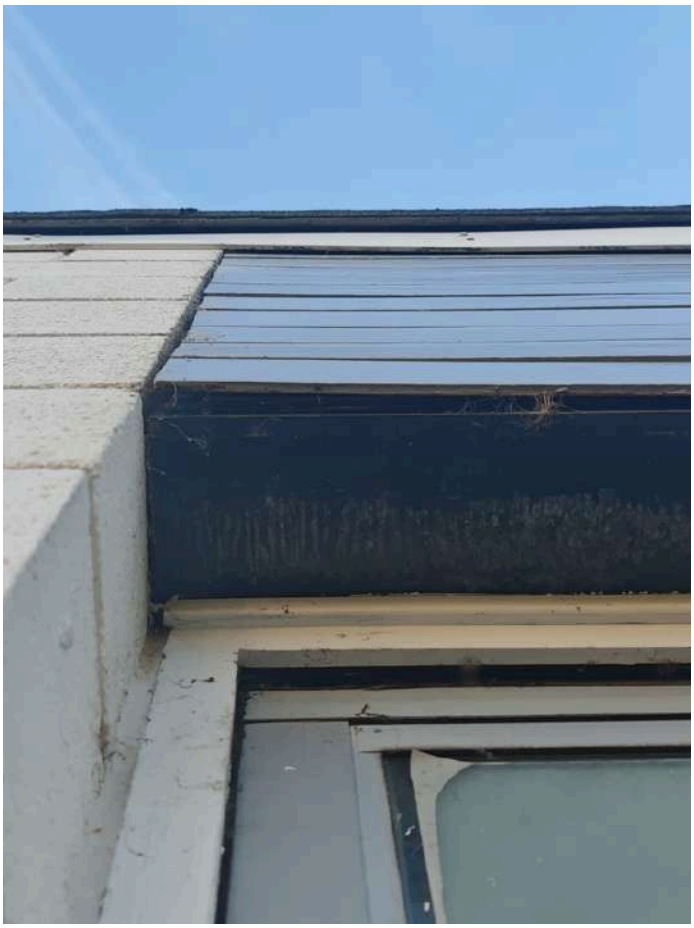
Feature Letter	E
Feature Type	Lifted cladding
Size of PRF Opening	3cm
Description	The same as feature D but on the opposite side. Slightly lifted cladding is present near the roof. The surveyor was unable to see sufficiently from the ground.

PRF Photos

PRF - F

Feature Letter	F
Feature Type	Lifted cladding
Size of PRF Opening	2cm
Description	A small gap in the corner of some cladding above a window.

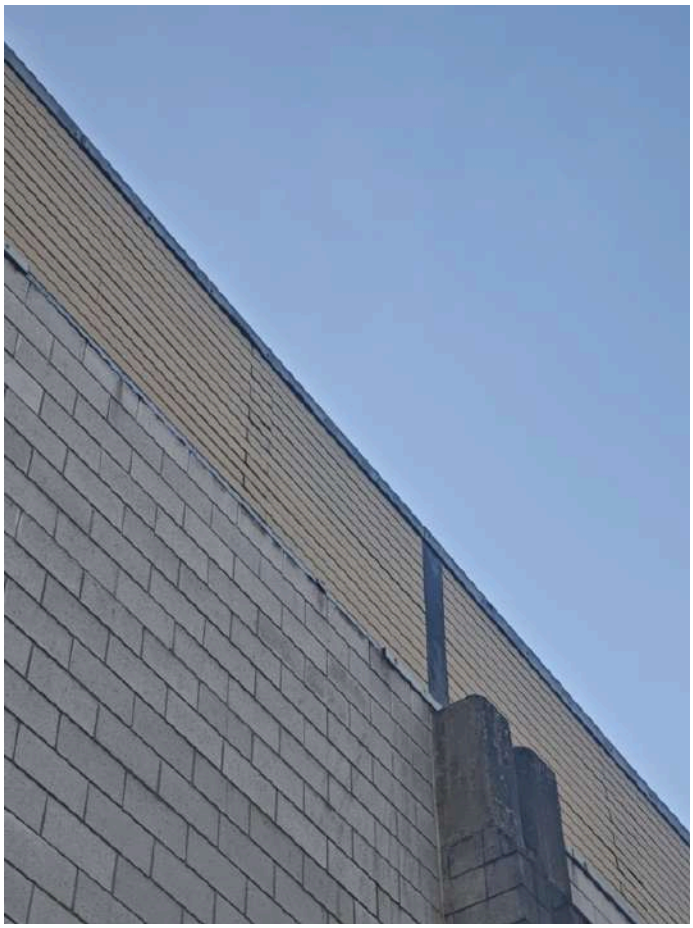
PRF Photos



PRF - G

Feature Letter	G
Feature Type	Gaps behind plastic fascia
Size of PRF Opening	3cm
Description	Multiple gaps along the facia at the buildings frontage.

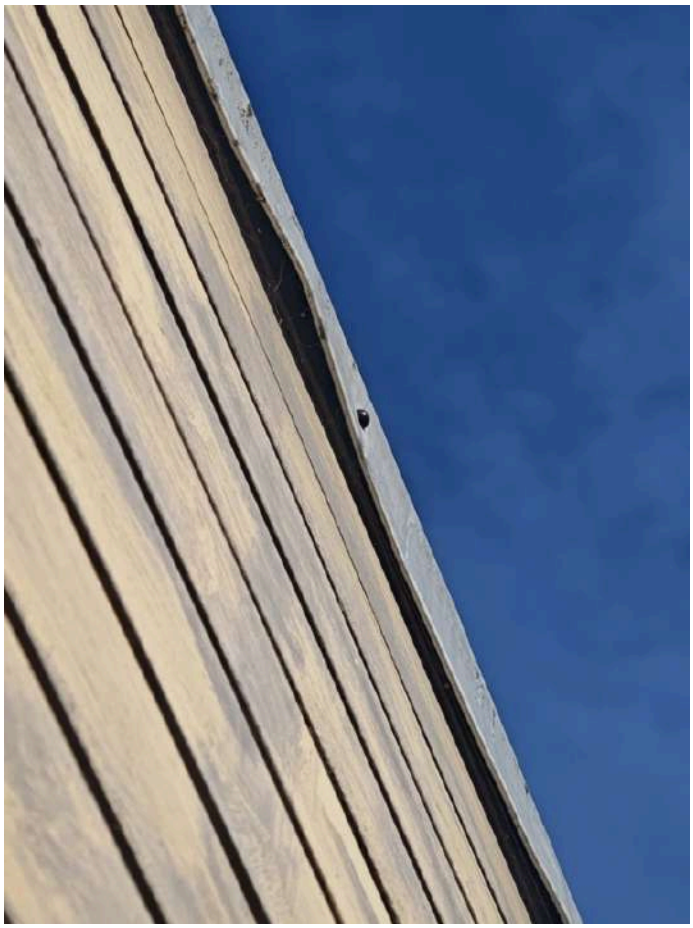
PRF Photos



PRF - H

Feature Letter	H
Feature Type	Lifted fascia
Size of PRF Opening	5cm
Description	Multiple areas of lifted metal fascia on the rooftop.

PRF Photos



Bat Roosting Potential	High
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	10

Building - B28

Help and Info	
Building Number	B28
Structure Type	Garage
Structure Description	An open fronted shelter/store. Constructed of breeze block walls under a steel framed roof.
No. of Storeys	1
Basic Construction	Breezeblock, Steel
Roof Type	Flat
Roof Material	Metal sheet
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	

External Photos

Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B29

Help and Info	
Building Number	B29
Structure Type	Detached Building
Structure Description	The property comprises a detached building with no internal access. It is constructed of brick with uPVC-framed windows and timber doors. The building features a flat roof with uPVC cladding around the perimeter at roof level.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	uPVC
Soffits	None
Barge-boards	None
Window Construction	uPVC
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	uPVC Boards
Cladding Description	White uPVC boards are present around the perimeter of the roof.
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	2 surveyors with 4 cameras
External Photos	

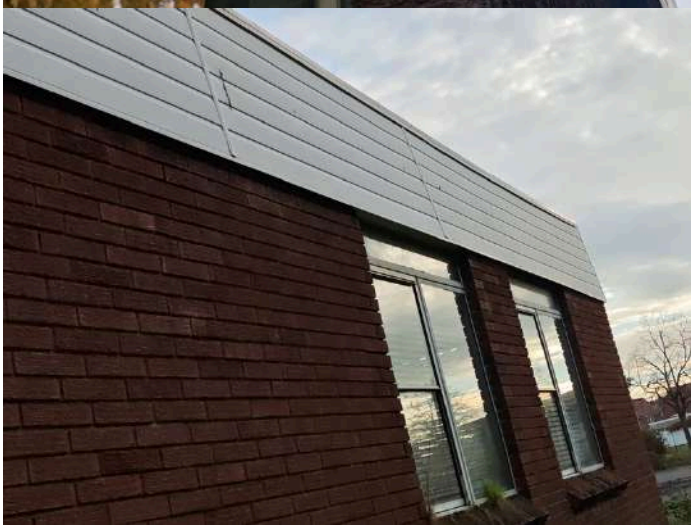
Internal Description

PRF (1 Item)

PRF - A

Feature Letter	A
Feature Type	Gaps in cladding
Size of PRF Opening	4cm
Description	Gaps are present all the way around the building where the cladding meets the wall. Gaps are also present in the timber boxes above the windows. These could support individual bats.

PRF Photos



Bat Roosting Potential	Moderate
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	2

Building - B30

Help and Info	
Building Number	B30

Structure Type	Detached Security Booth
Structure Description	The structure is a detached security booth featuring windows on all four elevations and a single access door. It has a flat roof and is constructed of brick, with uPVC fascia detailing around the roof perimeter.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat
Roof Material	Felted timber
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	uPVC
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	uPVC Boards
Cladding Description	White uPVC in good condition
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	

External Photos

Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B31

Help and Info	
Building Number	B31
Structure Type	Industrial Unit
Structure Description	The building is a large warehouse-type structure constructed from breeze blocks and metal cladding. It features several small access doors, large roller shutter doors, and a number of windows around the perimeter, which are formed in uPVC, metal, and timber frames. Metal cladding is also installed above the blockwork, all of which appears to be in good condition. Overall, both the cladding and associated metalwork are in good order, with no visible PRFs observed.
No. of Storeys	2

Basic Construction	Brick, Metal Sheet
Roof Type	Multi-pitch
Roof Material	Metal sheet
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	None
Fascias	None
Soffits	None
Barge-boards	None
Window Construction	Wood, uPVC, Aluminium
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	Metal
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	Internally, the building comprises a large open-plan space previously used for film production. Along both sides, there are several enclosed rooms serving as offices, classrooms, toilets, and general storage areas. These rooms are fitted with suspended (false) ceilings, above which the space is open up to the underside of the roof structure.

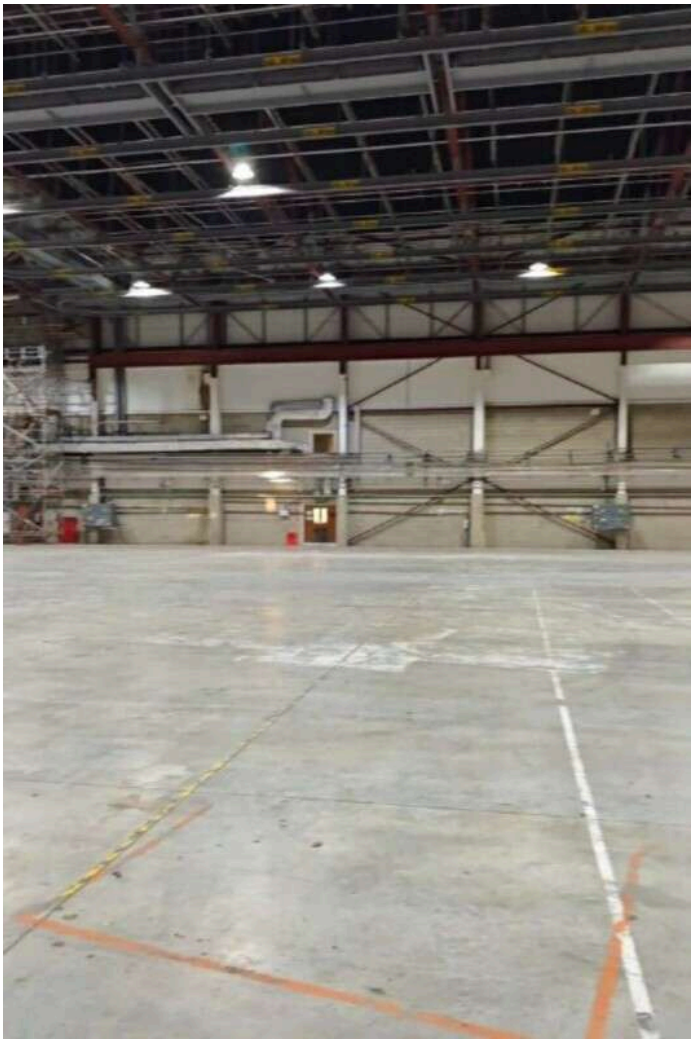
External Photos

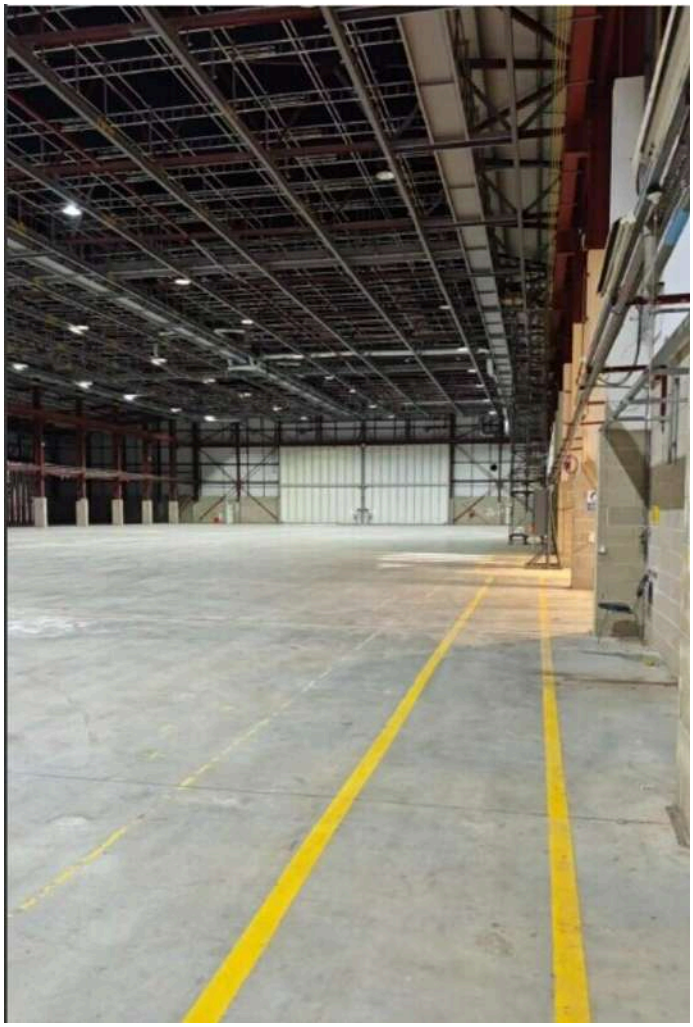
Internal Description (1 Item)

Internal Description - B31 Internals

Help and Info	
Roof Void Number	B31 Internals
Description of Internals	Huge aircraft hangar style structure with vast open space. along the southern and northern lengths contained office spaces leading off the main structure.
Width (m)	75
Length (m)	125
Height (m)	15
Beam Structure	Trussed Rafters
Beam Type	Steel
Underlining	No
Insulation	None
Cobwebs	None
Draft	Few Drafts
Lightness	Mostly Light
Evidence of Bats Present	No
Further Notes	The office spaces contained windows along one edge creating a bright space. The main hangar was dark when all doors were closed. no potential access points of PRF's were identified.

Internal Photos





PRF

Bat Roosting Potential	Negligible
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B32

Help and Info	
Building Number	B32
Structure Type	Service Building
Structure Description	A detached service building with uPVC doors on the front and a metal door on the rear
No. of Storeys	1
Basic Construction	Brick
Roof Type	Flat

Roof Material	Fibreglass
Chimneys	No
Gable Ends	No
Sky Lights/Roof Windows	No
Eaves	None
Fascias	Fibreglass
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No PRFs

External Photos

Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Building - B33

Help and Info	
Building Number	B33
Structure Type	Electrical Substation
Structure Description	Single-storey brick substation with a pitched, composite slate roof, and 2 solid doors on the SE aspect.
No. of Storeys	1
Basic Construction	Brick
Roof Type	Pitched
Roof Material	Composite Slate Tile
Chimneys	No
Gable Ends	Yes
Number of Gable Ends	2
Sky Lights/Roof Windows	No
Eaves	None
Fascias	uPVC
Soffits	None
Barge-boards	None
Window Construction	None
Exposed Lintels	None
Dormers	No
Flashing Present	No
Cladding	None
Mortar Condition	Good, No Gaps

Conservatory/Extension?

Further Notes	No PRF's and no potential bat access points identified. No internal access possible.
External Photos	

Internal Description

PRF

Bat Roosting Potential	None
Hibernation Potential?	No
Number of Surveyors Required for Nocturnals	0

Survey Completed

Survey Completed?	No

Quality Assurance

QA Date	November 27, 2025
QA Completed by	Lewis Andrew
QA Completed	Yes
QA Comments	Grammatical and minor technical alterations.