



ROAVR | GROUP

Project: 24_PRA_09_09
Site: 1 Chapel Green Cottages, Wokingham, RG40 3ER
Client: Jane Ward



Project Number:	24_PRA_09_09
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	1 Chapel Green Cottages, Wokingham, RG40 3ER

Role:	Name:	Position:	Date:
Surveyor	Connor Harmsworth	Field Ecological Consultant	16/09/2024
Author	Gwennan Butler	Ecological Consultant	14/10/2024

Revision History		
Date:	Version number:	Summary of changes:
14/10/24	1.0	First Draft
15/10/2024	1.0	First Issue

[Supplementary Document - Survey Methodology.](#)

[Supplementary Document - Potential Roosting Features.](#)

Summary:

ROAVR Group were appointed by Jane Ward to undertake a preliminary roost assessment survey and report at 1 Chapel Green Cottages.

It is proposed to redevelop the site with the construction of a part single, part two storey extension on the northern elevation which requires alterations to the roof space. The site falls within Wokingham Borough Council area.

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 3rd September 2024 at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Connor Harmsworth on the 16th September 2024 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Connor has 4-years continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

1 Chapel Green Cottages, Wokingham, RG40 3ER is a semi-detached cottage. The building is set in a rural area surrounded by agricultural land. The building has two separate void spaces.

An internal and external examination discovered no potential roosting features on B1. No known evidence of bats was seen within the void space. The building was assessed as holding negligible suitability for roosting bats.

Located close to the river Emm Brook (65m to the northeast of the site) and bordered by agricultural fields with hedges and scattered trees there is the moderate potential for foraging bats to utilise the property. Five EPSM licences have been granted within 2km of the site for Common Pipistrelle (*Pipistrellus pipistrellus*); Brown Long-eared Bat (*Plecotus auritus*)

No further survey effort is required as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month in line with the guidance published by CIEEM and the Bat Conservation Trust.

Table of Contents:

1	Introduction
2	Methodology
3	Desktop Study
4	Site Survey
5	Evaluation and Assessment
6	Biodiversity Net Gain
7	Conclusions
8	References
9	Report Limitations

Appendix 1: Site Location and Assessment Boundary

Appendix 2: Site Photographic Plates & Target Notes

Appendix 3: Site Habitat Map

Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 1 Chapel Green Cottages, Wokingham.
- 1.2 The survey was comprised of a desktop study, which was undertaken in September 2024 and a site survey, which was carried out by Connor Harmsworth on the 16th September 2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

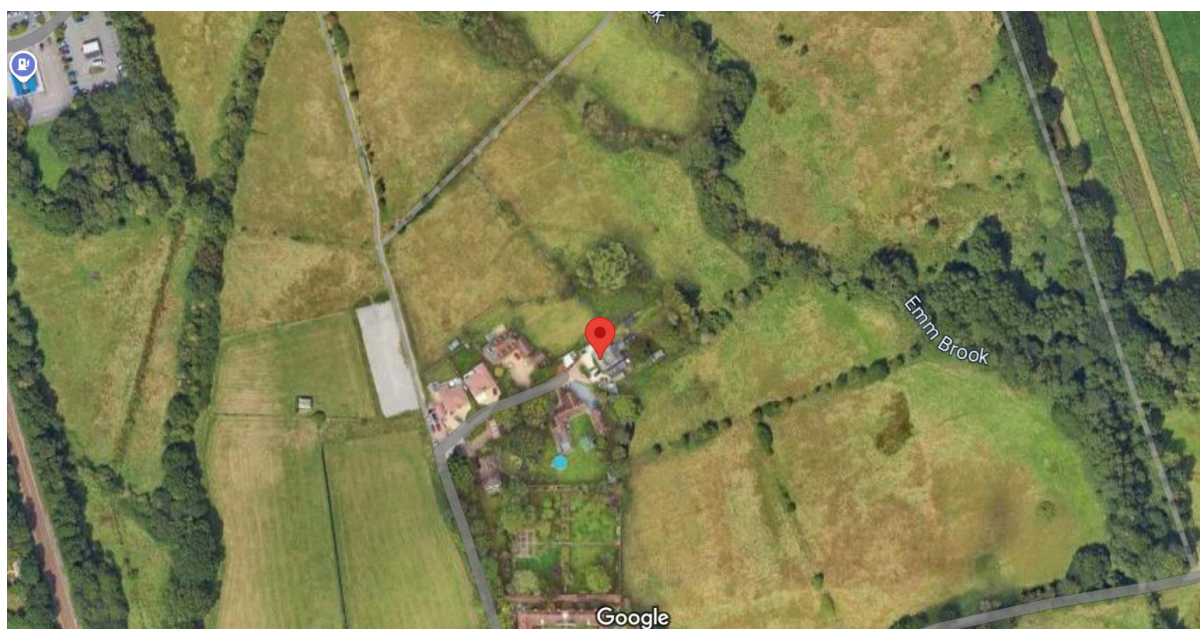
- 1.6 The survey site covers an area of approximately 796.1 sqm and is centred on grid reference 'SU 8127 6753'.
- 1.7 The site is situated in the Wokingham Borough Council control area. The site is located on the southern side of the town of Wokingham and 65m to the southwest of the river Emm Brook.
- 1.8 The site is a semi-detached residential dwelling house located in a rural area surrounded by agricultural land. There is a railway line located 315m to the west of the site.

DEVELOPMENT PROPOSALS

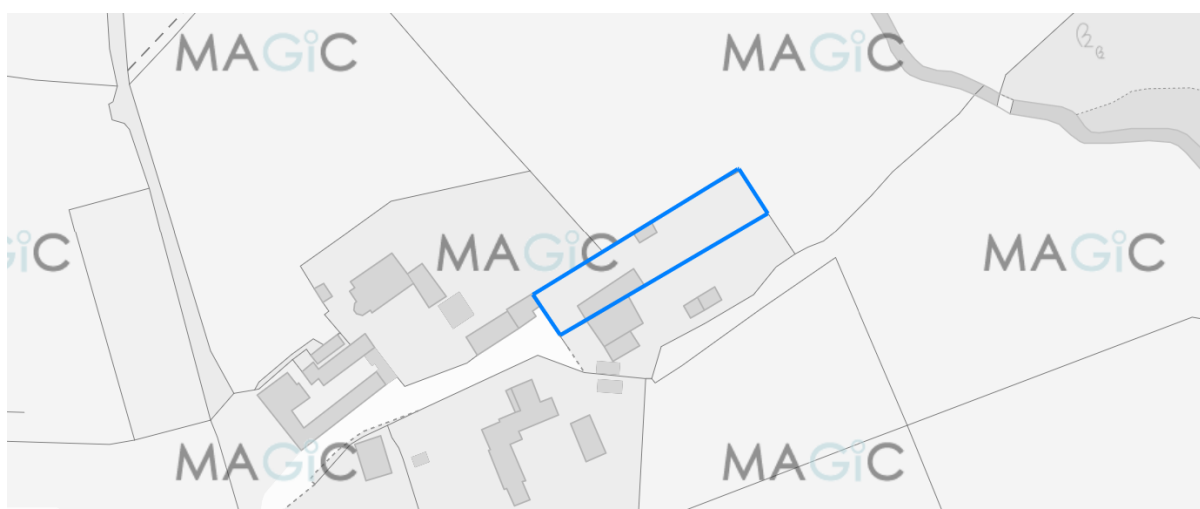
- 1.9 The site is to be redeveloped with the construction of a part single, part two storey extension and general improvements.

SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
 - Assess the presence/potential for roosting bats within the existing building;
 - Identify potential access/egress points for bat species;
 - Assess potential habitat usage for foraging/commuting bats on-site;
 - Determine whether further Bat Surveys may be necessary;
 - Provide recommendations for suitable mitigation and ecological enhancement (if required).



Taken from Google Maps (2024).



Taken from DEFRA MAGIC (2024).

Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZOI) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

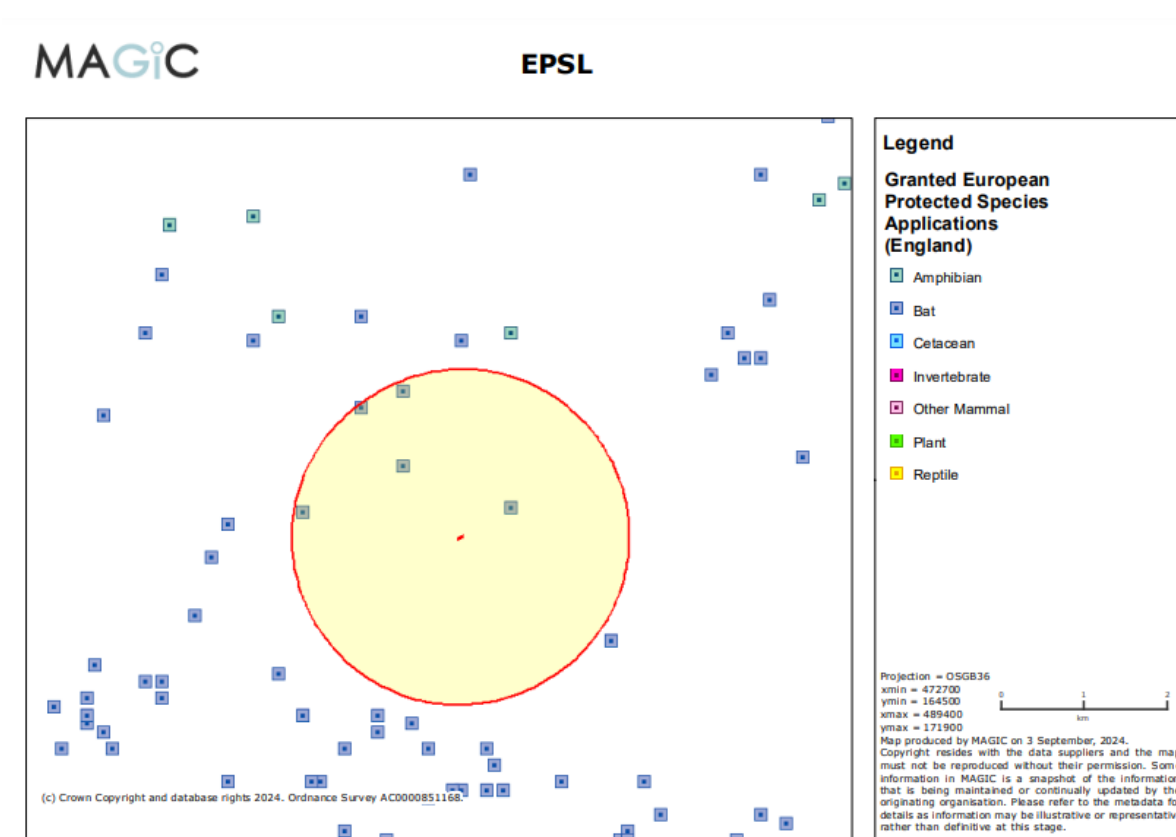


Figure 2 - EPSL licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
2014-2425-EPS-MIT	22nd July 2014 - 1.9 km NW of the site	Common Pipistrelle (<i>Pipistrellus pipistrellus</i>); Brown Long-eared Bat (<i>Plecotus auritus</i>)
2014-964-EPS-MIT	15th April 2014 - 1.9 km NW of the site	Brown Long-eared Bat (<i>Plecotus auritus</i>)
2015-11806-EPS-MIT	5th September 2015 - 1.0 km NW of the site	Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)
2016-22176-EPS-MIT	1st April 2016 - 1.9 km NW of the site	Brown Long-eared Bat (<i>Plecotus auritus</i>)
2018-34805-EPS-MIT	31st May 2018 - 0.7 km NE of the site	Common Pipistrelle (<i>Pipistrellus pipistrellus</i>); Brown Long-eared Bat (<i>Plecotus auritus</i>)

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2023).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment, was undertaken by Connor Harmsworth on the 16th September 2024. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	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 for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats 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 bats for foraging 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, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.

	hibernation sites.	Site is close to and connected to known roosts.
--	--------------------	---

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lightning strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 The site surveyor does not currently hold a bat licence. However, this is not seen as a major limitation as no licensable activities were thought to be needed to fully evaluate the building.
- 2.10 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months in line with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 2km of the site including Common Pipistrelle (*Pipistrellus pipistrellus*); Nathusius's Pipistrelle (*Pipistrellus nathusii*); Noctule bat (*Nyctalus noctula*); Soprano Pipistrelle (*Pipistrellus pygmaeus*); Serotine (*Eptesicus serotinus*) and Brown Long-eared Bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken on the 3rd September 2024.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.

- 3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Wokingham Borough Local Development Framework provides advice on the design of development proposals and reference should be made to Core Strategy Policy CP7 'Biodiversity'.

<https://www.wokingham.gov.uk/planning-policy/adopted-development-plan/local-plans>

SITE DESIGNATIONS

- 3.5 There is one designated site within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes.
Local Nature Reserves (England) Holt Copse & Joel Park LNR	SU 804 693	5.28	1.8 km	Habitats in this site include lowland mixed deciduous woodland and Ancient semi-natural woodland. This site has a large Noctule bat (<i>Nyctalus noctula</i>).
SSSI Impact Risk Zones	N/A	N/A	0 km	

*Data from DEFRA MAGIC.

LOCAL HABITAT

- 3.6 The entire site is a rural site and is not located within any known priority habitats. B1 is a semi-detached residential property accessed by a private driveway. The garden situated to the north of the property contains a small area of overgrown modified grassland and garden ornamentals.

Surrounding the property are large open fields, likely used for grazing or low-intensity farming, which suggests a mosaic of grassland habitat. The patchy, irregular tree lines and hedgerows throughout the area provide connectivity between different parts of the landscape and likely act as ecological corridors for wildlife, including bat species. To the northeast of the property, there is a small river called Emm Brook which could serve as an important water source and habitat for various species, potentially supporting aquatic and semi-aquatic wildlife such as amphibians, aquatic

insects, and possibly bats for foraging.

The nearby patches of trees and hedgerows may also offer suitable roosting or nesting habitats for bats and birds.

The surrounding land is a mix of improved grassland and semi-natural features, with limited urban development, suggesting low levels of human disturbance. This setting creates favourable conditions for species typical of farmland, hedgerows, and aquatic habitats.

This combination of aquatic, grassland, and wooded elements creates a diverse habitat mosaic that is likely of moderate ecological value, supporting a variety of species typical of rural environments.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 2km of the site, including records for Common Pipistrelle (*Pipistrellus pipistrellus*); Nathusius's Pipistrelle (*Pipistrellus nathusii*); Noctule bat (*Nyctalus noctula*); Soprano Pipistrelle (*Pipistrellus pygmaeus*); Serotine (*Eptesicus serotinus*) and Brown Long-eared Bat (*Plecotus auritus*). These records were obtained through a search of NBN Atlas on the 3rd September 2024.

4 Site Survey

- 4.1 The site survey was undertaken by Connor Harmsworth on the 16th September 2024. The survey was undertaken during sunny conditions with an air temperature of 19°C and light winds with no precipitation.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential

roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains.

In terms of limitations of this survey, the access was good to both loft voids with them being accessed via a pre-installed loft ladder. The loft voids were lined in most areas allowing for a full and thorough inspection to be carried out.

Building B1:

1 Chapel Green Cottages, Wokingham, RG40 3ER is a two-story, semi-detached rural house constructed primarily from brick, with extensions featuring different materials. The building has undergone modifications, including a rear extension to the north, which was redone in 2016. The brick structure is well-maintained, and the newer extension is covered in a white render.

Roof: The roof is pitched and covered with slate tiles. The extension roof appears to be single-pitched, with no obvious gaps visible along the roofline. The roof junctions and soffits are tightly sealed, reducing potential access points for roosting bats.

Walls: The brickwork and external render are in good condition, with minimal visible defects. Some areas of the walls have climbing vegetation, particularly at the front, but there are no obvious cracks or cavities that could offer wildlife access. The extensions, including the 2016 northern section, are also well-maintained.

Windows and Doors: The property has modern double-glazed windows and doors, which are well-sealed. This includes large glass sliding doors at the rear.

There are two void spaces in B1. One is located to the most southern point of the property, and the other is to the north.

There was no known evidence of bats found during the internal inspection, including: staining, feed remains, droppings or bats (living or dead).

Field Results:

External	Feature of value to bats	Notes
External Stonework	N/A	Red brick walls.
Window/Door Frames	N/A	None.
Eaves Coverings	N/A	Small soffits around the perimeter. Well maintained fascia and soffits.
Roof Coverings	N/A	Slate roof. Roof is well sealed, therefore no potential for roosting bats.
Internal	Feature of value to bats	Notes
Membrane Coverings	N/A	None.
Roof Void Floor Covering	N/A	None.
Protruding Daylight	N/A	No light entering the loft spaces.
Evidence From Bats	N/A	None.
Restrictions	N/A	None.

FORAGING & CONNECTIVITY

The surrounding landscape of B1 provides extensive foraging and commuting habitats including agricultural land, grassland, scattered trees and hedgerows. River Emm Brook to the northeast provides foraging resources for bats by attracting high insect densities, offering a sheltered commuting corridor, and serving as an important drinking water source.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites. Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as agricultural land are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

1 Chapel Green Cottages is situated to the south of Wokingham and located in a rural setting surrounded by a small number of properties with a mix of vegetated gardens and scattered introduced shrubs and trees.

The wider landscape consists of agricultural land, scattered woodland and hedgerow.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of 1 Chapel Green Cottages, Wokingham, RG40 3ER. The external inspection also noted no potential roosting features. The site has good connectivity to good foraging habitat as it is located in a rural setting surrounded by agricultural land, woodland and hedgerow.
- 5.3 Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having negligible suitability for roosting bats.
- 5.4 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible.	Building B1 has no potential for roosting bats.	None anticipated.	None required.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate.	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The surrounding agricultural fields, scattered trees, river and hedgerow provide excellent foraging potential.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on

				outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
--	--	--	--	---

7 Conclusions

- 7.1 The property at 1 Chapel Green Cottages is to be redeveloped with an extension and alterations. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs.
- 7.2 A local record search using NBN Atlas and DEFRA Magic on the 3rd September 2024 highlighted that a number of bat species are present within the local landscape.
- 7.3 There are no features at the property capable of supporting bat species known to be present in the local area.
- 7.4 As such no further survey effort is required and the works may proceed as scheduled.

8 Report Limitations

- 8.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 8.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for its current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 8.3 This report, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 8.4 The ultimate decision to do/not do any work on any structure/tree/feature and any legal consequences of any action taken/not taken lies solely with yourselves and/or your employees/subcontractors. ROAVR accepts no liability or responsibility in any way for any actions taken/not taken by you and/or your employees and/or any other person/organisation engaged in carrying out/not carrying out any of the proposed work.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Matthew Harmsworth
Lead Arboricultural and Ecological Consultant

Matt Harmsworth



Prepared by: Gwennan Butler BSc, MSc
Checked by: Matt Harmsworth BSc

Appendix 1: Site Location and Assessment Boundary

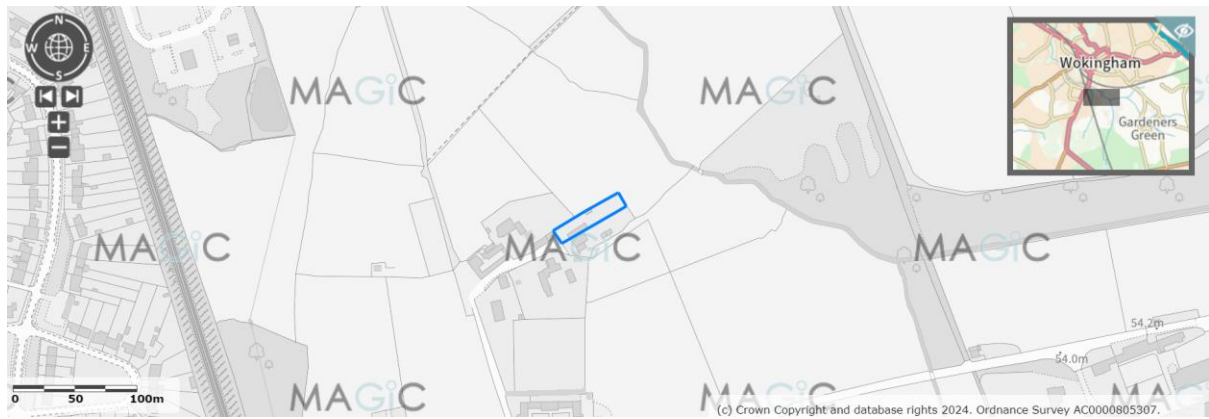


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
<i>Soffit condition on the southern elevation of B1</i>	Soffit condition on the southern elevation. 
<i>Northeastern elevation of B1</i>	North east elevation. 
<i>Northern elevation of B1</i>	Northern elevation. 

Loft one on the southern elevation of B1

Loft one on the southern elevation.



Loft two on the northern elevation of B1

Loft two on the northern elevation.



