



Combined Bat Roost Assessment and Activity report

**Brimfull
Haile
Egremont
CA22 2PD**

Prepared for: Mark and Helen Hunter
Date: October 2025
Reference: J123



DOCUMENT CONTROL SHEET

Report Number: J123/BSR/DW/22.10.25/FINAL

Client: Mark and Helen Hunter

Project Name: Brimfull, Haile, Egremont

Project Number: J123

Report Type: Bat Survey Report

Status: Final

Date of Issue: 23 October 2025

CONTENTS

Contents	1
Non-Technical Summary	2
Executive Summary	2
1. Introduction	3
Background	3
Survey Objectives	3
2. Methods.....	4
Desk Study	4
Site Survey – Preliminary Roost Assessment	4
Site Survey – Emergence Surveys.....	6
Limitations.....	6
Legislation.....	6
3. Results.....	7
Site Description.....	7
Desk Study	8
Preliminary Roost Assessment.....	8
4. PRA Conclusions.....	9
Potential Impacts	9
5. Nocturnal Activity Survey	10
6. Conclusion.....	12
7. Recommendations	13
Recommended improvements for the inclusion of bats	13
8. References and supporting documents.....	14
9. Appendices.....	15
Appendix A: Photographs	15
Appendix B: Building potential and activity plan.....	21
Appendix C: Mitigation Examples.....	22
Appendix D: Proposed Plan	26

NON-TECHNICAL SUMMARY

Executive Summary

Background	In July 2025 Natural Ecology were instructed to undertake a preliminary roost assessment and bat emergence surveys at Brimfull, Haile, Egremont CA22 2PD (central grid reference NY 03406 08638, What3Words:///profited.coarser.oppose). The Preliminary Roost Assessment was undertaken prior to the first emergence survey to provide a baseline description and initial assessment of the site. The result of the PRA confirmed the requirement for further bat activity surveys, which were undertaken in August and September 2025.
Site Description	The site comprises of a two-storey bungalow, with a single, double sized dormer on the front/western aspect, and two single dormers on the eastern/rear aspect.
Development Proposal	Development proposals include a single storey extension to the rear of the property, replacing the existing greenhouse, a larger full height dormer to replace the two rear singles, as well as extra sky lights and a potential solar array installed on the western roof.
Purpose	The purpose of the survey was to: • Identify Potential Roosting Features on structures at the Site to be affected by the proposals; • Assess the potential value of those features for bats following the best practice guidelines; • Assess the potential of the surrounding habitats for foraging and commuting bats; • Undertake two nocturnal bat activity survey to determine whether the building is in use as a bat roost; • Recommend further surveys, if necessary; and • Recommend mitigation, compensation, and enhancement measures. • A nesting bird check was also completed where possible.
Results	No bats were seen to be exiting or entering or using the building for roosting. Activity was isolated to foraging and commuting around the site. Five bat species in total were observed during the surveys: common pipistrelle <i>Pipistrellus pipistrellus</i>; soprano pipistrelle <i>Pipistrellus pygmaeus</i>; noctule <i>Nyctalus noctule</i>; brown long-eared <i>Plecotus auritus</i>; and Natterer's bat <i>Myotis nattereri</i>. Activity was constant, with passes by individual bats foraging around the site and within adjacent properties.
Recommendations	Given the survey results, it is determined that bats are not using the building but are presumed to be close by. See Section 5 for further recommendations.

1. INTRODUCTION

Background

- 1.1 Natural Ecology were commissioned by Mark and Helen Hunter to undertake a preliminary roost assessment in July 2025 and nocturnal bat surveys in August and September 2025 at Brimfull, Haile, Egremont CA22 2PD (central grid reference NY 03406 08638, What3Words:///profited.coarser.oppose), (hereafter referred to as the 'Building/Site').
- 1.2 The preliminary roost assessment was completed 14th July 2025 with the activity surveys taking place in August and September 2025. The purpose of the PRA was to establish, as far as possible, whether the site offered any potential to support roosting bats and assess the necessity for any further bat surveys to support a planning application. The PRA survey was carried out by David Watson, accredited agent under the licence of Lucinda Spencer, a Class 2 Natural England licensed bat ecologist. A summary of the PRA is available in Section 2 of this report.

Survey Objectives

- 1.3 The purpose of the surveys was to:
- Identify Potential Roosting Features on structures at the Site to be affected by the proposals;
 - Assess the potential value of features highlighted during the PRAs for bats following the best practice guidelines;
 - Assess the potential of the surrounding habitats for foraging and commuting bats;
 - Recommend further surveys, if necessary; and
 - Recommend mitigation, compensation, and enhancement measures.
- 1.4 The following assessment is informed by the Bat Conservation Trust's publication Bat Surveys for Professional Ecologists – Good Practice Guidelines (Collins, J. (Ed) 2023).

2. METHODS

Desk Study

- 2.1 To create a baseline of the ecological conditions in the area, we reviewed and included relevant ecological information surrounding a 2km radius. This included:
- Landscape structure using Ordnance Survey base maps (www.bing.com) and aerial photographs from Google Earth (www.maps.google.co.uk).
 - Designated sites, habitat and granted European Protected Species Mitigation (EPSM) records held on <http://magic.defra.gov.uk/>.

Site Survey – Preliminary Roost Assessment

- 2.2 Natural Ecology visited the site on 14th July 2025 to determine the presence of bats through an inspection survey. The survey was undertaken by David Watson, an accredited agent under the licence of Lucinda Spencer, a Class 2 Natural England licensed bat ecologist. An internal and external inspection was carried out as part of this survey.
- 2.3 The survey was conducted in accordance with Bat Conservation Trusts 'Bat Surveys for Professional Ecologists'. The rationale behind the values assigned to the suitability of a feature to support bats is shown in Table 1 on the following page.

External Inspection of Buildings

- 2.4 A visual inspection of the buildings was undertaken to identify the suitability of the buildings to provide potential roost space for bats. In particular, potential access points and evidence of bats were searched for. This was carried out in full day light with the aid of binoculars, endoscope, torch and ladders (where needed) to identify the following features:
- Age and structure of the building;
 - Condition of the roof noting any missing, dislodged or lifted tiles that would provide entry;
 - Condition of the walls, doors and windows that may also provide entry;
 - Windowsills, walls and sheltered areas are search for bat droppings; and
 - Grease marks, scratch marks and urine staining around possible entry points.

Internal Inspection of Buildings

- 2.5 This section of the survey focuses on identifying features or areas which provide the correct environmental conditions for roosting bats and the evidence of bat activity. These include:
- Identifying dark, warm, undisturbed areas normally in the roof space such as joins in traditional roof joists and beams, behind the ridge beam or roofing felt and any cracks or crevices in the bricks or stonework that could be utilised as a roost site; and
 - The walls, floor and any flat areas such as on top of beams were examined for bat droppings, feeding remains and bat corpses.

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

Potential Suitability	Description of roosting habitats	Description of commuting 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).
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 flightpaths 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). A tree of sufficient size and age to contain potential roost features 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 bats as flightpaths 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 flightpaths 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 flightpaths 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.

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.

Site Survey – Emergence Surveys

- 2.6 Natural Ecology visited the site on 14th August and 4th September 2025 to conduct dusk emergence surveys, by experienced bat surveyors in suitable weather conditions, and following the guidelines set out by the Bat Conservation Trust's "Bat Surveys for Professional Ecologists". Observations were made by surveyors situated around the building at locations that were considered most likely for bats to emerge.
- 2.7 The emergence survey was conducted from 15 minutes before sunset and concluded approximately 1.5 hours after sunset.
- 2.8 Detectors used for bat observation and identification were Echo Meter Touch 2's with Samsung tablets. Bat passes were observed and flight paths mapped (commuting, foraging).
- 2.9 NVAs used included Nightfox Whiskers, Nightfox Cape and Nightfox 110R. All NVAs were mounted on secure tripods and covered all required features of the building/s surveyed, with additional IR lights where needed.
- 2.10 Analysis was performed as necessary on calls made.

Limitations

- 2.11 There were no significant constraints; weather conditions were good for all surveys.

Legislation

- 2.12 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2010. 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 including noctule *Nyctalus noctule* (but not common pipistrelle *Pipistrellus pipistrellus*) are listed at Species of Principal Importance under the provisions of the Natural Environment and Rural Communities (NERC) Act 2006.
- 2.13 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.
- 2.14 The NERC Act, as amended, 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 enhances.
- 2.15 Furthermore, the National Planning Policy Framework (NPPF) required 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'.

3. RESULTS

Site Description

- 3.1 The proposed development is situated on the eastern edge of the small village of Haile, which itself is approximately 1.5 miles southeast of Egremont.
- 3.2 The immediate landscape consists of a reasonable sized garden sloping from east to west, with mature trees surrounding the site on all aspects except to the north – which is bordered by a private farm track. A small private beck forms parts of the curtilage on the western border, at the lowest part of the garden. There are no immediate neighbours, but further properties exist within the local vicinity.
- 3.3 Beyond the curtilage of the site Haile sits to the east, with lowland farmland and established tree belts stretching beyond in all directions. Various woodland copses are scattered throughout the surrounding landscape, with Kirk Beck running north to south approximately 570m to the west of the site.
- 3.4 Connectivity to the site is good, with high potential for bats to be located within the surrounding landscape.
- 3.5 It is proposed to add a single storey flat roof extension to the west, increase the size of the western dormer, and strip the roof completely to re-insulate the property.

Figure 1: Brimfull development site, highlighted in red.



Desk Study

- 3.6 no bat EPSM records were found within 2km of the proposed development.

Preliminary Roost Assessment

Building Descriptions

- 3.7 The survey site comprises of a two-storey bungalow, with the upper floor having been built into the loft void, leaving very small spaces set into the eaves and the apex of the roof as “attic” space.
- 3.8 The walls are constructed of concrete pebble-dashed breeze block, and no gaps or crevices were evident. Soffit boxes are found the tops of the walls, on each aspect of the roof. However no obvious gaps or crevices were evident.
- 3.9 Decorative slate stone quoins are located at the two corners of what is the front of the building, on the western aspect. Two decorative slate stone pillars also form part of the entrance to the property. The slate stone facades provide minimal roosting opportunities for individual crevice dwelling species.
- 3.10 The roof is an open gable ended, pitched slate roof with two dormer windows on the west and a single double dormer window on the eastern side. The dormers are covered with hanging slate tiles. Gaps and crevices are noted all over the roof, providing multiple opportunities for individual bats to roost.
- 3.11 Internally the roof has been lined with polystyrene sheeting, held in place in a few locations with hardboard. Loft insulation has been wedged into other locations. Both types of insulation have been used to try to stop heat loss from the property.
- 3.12 No bat droppings were found, and the small loft voids do not provide enough space or opportunities for void dwelling species to inhabit.
- 3.13 The greatest feature of the site is the slate roof, providing multiple opportunities for individual crevice dwelling species to roost.
- 3.14 It was noted that the adjacent detached farmhouse had visibly more features, which would provide easier roosts for use if bats were to be present and needing use of such a feature.
- 3.15 Select photos of the buildings and features are provided in Appendix A.

4. PRA CONCLUSIONS

Potential Impacts

Building Reference	Likelihood of Presence on Site	Potential Impacts
B1	External – Moderate roosting opportunities for low numbers of bats in gaps under roof tiles. Internal – Minimal roosting opportunities for individual bats amongst supporting beams.	Moderate – Potential for disturbance of roosting bats if present, and destruction or damage to potential roost features during residential lead redevelopment.

- 4.1 Due to the good location of the building, and the building being in well-kept condition and appearing to be sealed, with features only being present around slate roof tiles, B1 is classified as having moderate potential, and the development has the potential to disturb bats or destroy their roost.
- 4.2 Following the Bat Conservation Trust's Good Practice Guidelines, the building will require two separate survey visits ('stage 2' activity surveys) to classify the roost type, taking place between May and September, with the option for a third survey should there not be sufficient findings on the first two.
- 4.3 Detailed recommendations and mitigation will be subject to the results of the 'stage 2' activity surveys.

5. NOCTURNAL ACTIVITY SURVEY

- 5.1 A breakdown of the bat activity can be found below. A plan of the activity results and surveyor locations can be found in Appendix B.

Table 2: Surveyors and Equipment

Survey Date	Surveyor	Experience	Equipment
14.08.2025, and 04.09.2025	Lucinda Spencer	10 years survey experience as a bat consultant CL18 bat Licence	Echo Meter Touch 2, Samsung Tablet, Nightfox Whisker Infra-Red Camera
	David Watson	4 years survey experience, accredited agent under licence of Lucinda Spencer.	Echo Meter Touch 2, Samsung Tablet, Nightfox Whisker Infra-Red Camera

Table 3: Survey Conditions

Survey Date	Survey Times		Sunset Time	Temperature (C)		Precipitation		Cloud Cover (%)		Wind Speed (mph)	
	Start	End		Start	End	Start	End	Start	End	Start	End
14.08.2025	20:30	22:20	20:47	17	16	Dry with low cloud	Dry	100	100	4	3
04.09.2025	19:40	21:30	19:59	15	14	Light drizzle	Dry	90	50	5	5

Survey 1 – 14th August 2025

- 5.2 Three bat species were observed in total: common pipistrelle *Pipistrellus pipistrellus*; soprano pipistrelle *Pipistrellus pygmaeus*; and Noctule *Nyctalus noctula*.
- 5.3 The first bat recorded was at 21:02, a soprano pipistrelle commuting along the adjacent lonning toward the neighbouring farm.
- 5.4 No more than one bat was observed at one time. The bats were not associated with the building and were seen to be commuting across the site from one area of trees to another, and with low levels of foraging activity over the garden areas surrounding the building and along the tree lined beck on the boundary.
- 5.5 Activity was constant from approximately 21:06 to 21:25, after which only occasional distant passes were noted by soprano and common pipistrelle bats.
- 5.6 No roosting bats or roosting behaviour was observed during the survey.

Survey 2 – 4th September 2025

- 5.7 Five bat species were observed in total: common pipistrelle *Pipistrellus pipistrellus*; soprano pipistrelle *Pipistrellus pygmaeus*; noctule *Nyctalus noctule*; brown long-eared *Plecotus auritus*; and Natterer's bat *Myotis nattereri*.
- 5.8 The first bat recorded was at 20:16, a noctule seen commuting overhead, followed by a common pipistrelle at 20:18, seen foraging along the hedge line to the east of the site.
- 5.9 No more than two bats were observed at any time. The bats were not associated with the building and were seen to be foraging within the garden to the front and rear of the property, as well as commuting across the site.
- 5.10 Activity was low throughout the entirety of the survey, with most bats recorded in a half hour slot between 20:16 and 20:44. Several noticeable periods of no activity were recorded from this point onwards for the rest of the survey.
- 5.11 No roosting bats or roosting behaviour was observed during the survey.

6. CONCLUSION

- 6.1 The PRA identified potential roost features (PRFs) in the building's roof.
- 6.2 Nocturnal bat surveys are carried out to establish if bats are roosting in a structure, and if they do, they help determine species and roost type present, and the level of further survey effort, mitigation and compensation required for the development to lawfully proceed.
- 6.3 No bats were seen to emerge from the building. Although timings suggest that bats are located close by, they are not within the site boundary.
- 6.4 During the bat activity surveys, activity from bats was relatively low, with the most recorded species being passes by soprano and common pipistrelle; commuting and foraging. A total of five bats species were recorded across both surveys, and no more than two bats were observed at one time.
- 6.5 The proposed works **will not** result in the destruction or disturbance of any bat roosts, no licence from Natural England will be required.
- 6.6 As no roosting behaviour was observed, the recommendation for works involving roofs and roof structures of the building, should be for it to be carried out under an **Ecological Clerk of Works (ECoW)**.
- 6.7 Due to the legal protection of bats in the UK, if any bats are unexpectedly discovered during works, all activities in that area should immediately cease and the advice of a licensed bat ecologist sought.

7. RECOMMENDATIONS

7.1 Final recommendations are as follows:

- The proposed works will **not** result in the destruction or disturbance of bat roosts, and as such no further action is required with regards to licencing.
- The best recommendation for all work involving the roof is for it to be carried out under an **Ecological Clerk of Works**.
- Due to the legal protection of bats in the UK, if any bats are unexpectedly discovered during works, all activities in that area should immediately cease and the advice of a licensed bat ecologist sought.
- As it has been found that breathable roofing membranes (BRM's) pose risk of entrapment to bats, they should not be used in locations where bats are likely to roost. Either Type 1F hessian reinforced bitumen felt should be used within the roof or measures must be taken to ensure that bats cannot come into contact with any BRM's.
- External lighting (pre and post development) should be kept to a minimum and, where necessary, should be low wattage and should include measures to reduce reflective rebound into the surrounding sky.
- Site lighting will be kept to a minimum during construction and operational phases. If lighting is necessary, there are a number of ways to minimise the effect of lighting on bats. Information can be taken from the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK (2018). If further clarification is required, the ecologist should be consulted.
- As bats are opportunistic animals, and are transitory in nature, if the start of works is delayed by more than one year from the end of the surveys of September 2025 (October 2026 or later) then update surveys are likely to be required.

Recommended improvements for the inclusion of bats

- 7.2 Appendix C shows examples of how to include features for bat inclusivity within re-development. As no bats were seen to be using the buildings for roosting, enforced mitigation is not a requirement. However, the inclusion of a bat loft and/or bat boxes are highly recommended, and the site provides ample opportunity to allow for these. A bat loft will allow for a dedicated space with appropriate roofing membrane for bats – type 1F bitumen felt, whilst freeing up the rest of the build to be suitably sealed to exclude bats and allowing for the use of breathable roofing membrane throughout the rest of the site.
- 7.3 Examples of bat boxes can be found under a comprehensive buyer's guide, where examples of various types of suitable bat boxes, their construction materials and suitability for bat species and use type are given: <https://www.nhbs.com/blog/buyers-guide-bat-boxes>
- 7.4 Further advice can be given through ongoing conversations between the involved parties post planning application permission.

8. REFERENCES AND SUPPORTING DOCUMENTS

COLLINS, J. (ED.) (2023) Bat Surveys for Professional Ecologists – Good Practice Guidelines, 4th Edition. Bat Conservation Trust, London <https://www.bats.org.uk/news/2023/09/bat-surveys-for-ecologists-good-practice-guidelines-4th-edition-launched>

Bat Ability (2019) Assessing Sites for Hibernation Potential. A Practical Approach, including Proposed Method and Supporting Notes

Bat Conservation Trust (2018) Guidance Note 08/18 Bats and artificial lighting in the UK

Bat Conservation Trust (2021) The National Bat Monitoring Programme. Annual Report 2021. Bat Conservation Trust, London <https://cdn.bats.org.uk/uploads/pdf/Our%20Work/NBMP/National-Bat-Monitoring-Programme-Annual-Report-2021.pdf?v=1655151480>

Grid Reference Finder (2023): GRF, online <http://www.gridreferencefinder.com>, accessed at report date.

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

Office of the Deputy Prime Minister (2005), Circular 06/2005: Biodiversity and Geological Conservation. Para. 99

Wray, S., Wells, D., Long, E., & Mitchell-Jones, T., 2010. Valuing Bats in Ecological Impact Assessment. *In Practice* 70: 23-25.

Magic (2023): Magic Maps, NEPS licences and designated sites, online <http://www.magic.gov.uk>, accessed at report date.

9. APPENDICES

Appendix A: Photographs



Photo 1: front/western aspect



Photo 2: western aspect



Photo 3: soffit and support pillar example



Photo 4: northern gable end



Photo 5: gable end and eastern roof



Photo 6: view from garden



Photo 7: eastern roof example



Photo 8: gaps and crevices a plenty



Photo 9: rear dormer window example



Photo 10: dormer windows



Photo 11: southern gable end



Photo 12: view from beck



Photo 13: beck to left of image



Photo 14: loft void example



Photo 15: insulation types



Photo 16: apex loft void



Photo 17: aerial view of western roof



Photo 18: western dormer



Photo 17: aera proposed for solar array



Photo 18: aerial view of eastern roof



Photo 19: two dormers



Photo 20: roofing section



Photo 21: surrounding landscape looking west



Photo 22: landscape looking east



Photo 23: 14.08.25 S4 survey start



Photo 24: 14.08.25 S1 survey start



Photo 25: 14.08.25 S2 survey start



Photo 26: 14.08.25 S3 survey start



Photo 25: 14.08.25 S4 survey end, IR on



Photo 26: S4 survey end, darkest point



Photo 25: 14.08.25 S1 survey end, IR on

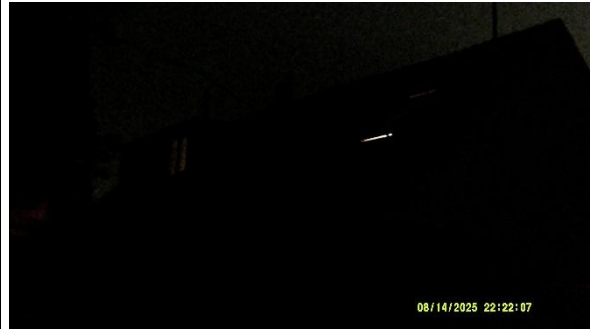


Photo 26: S1 survey end, darkest point



Photo 25: 14.08.25 S2 survey end, IR on



Photo 26: S2 survey end, darkest point



Photo 25: 14.08.25 S3 survey end, IR on



Photo 26: S3 survey end, darkest point



Photo 25: 04.09.25 S3 survey start



Photo 26: 04.09.25 S3 survey end, IR on



Photo 25: S3 darkest point



Photo 26: 04.09.25 S1 survey start



Photo 25: 04.09.25 S1 survey end, IR on



Photo 26: S1 darkest point



Photo 25: 04.09.25 S2 survey start

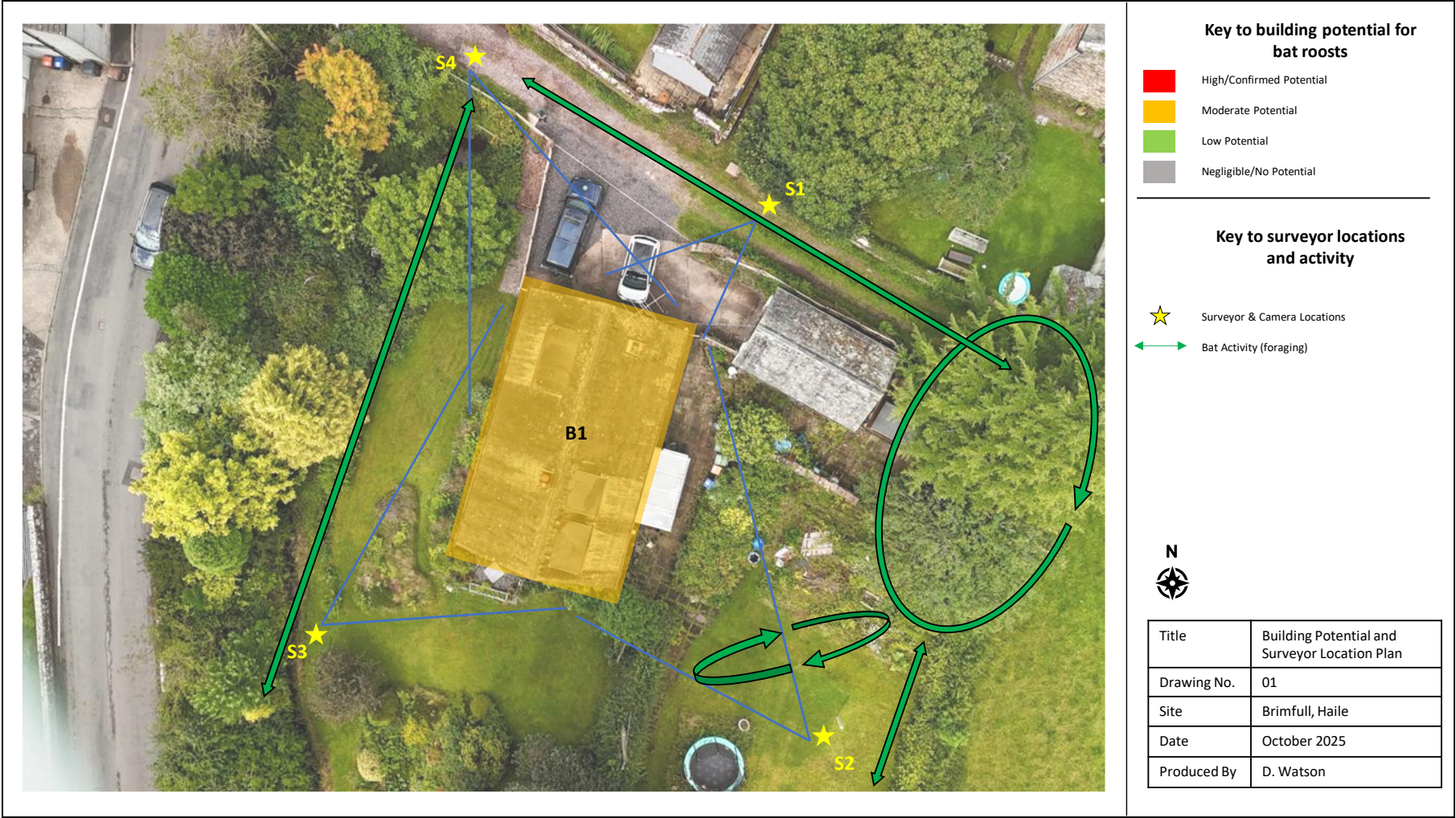


Photo 26: 04.09.25 S2 survey end, IR on

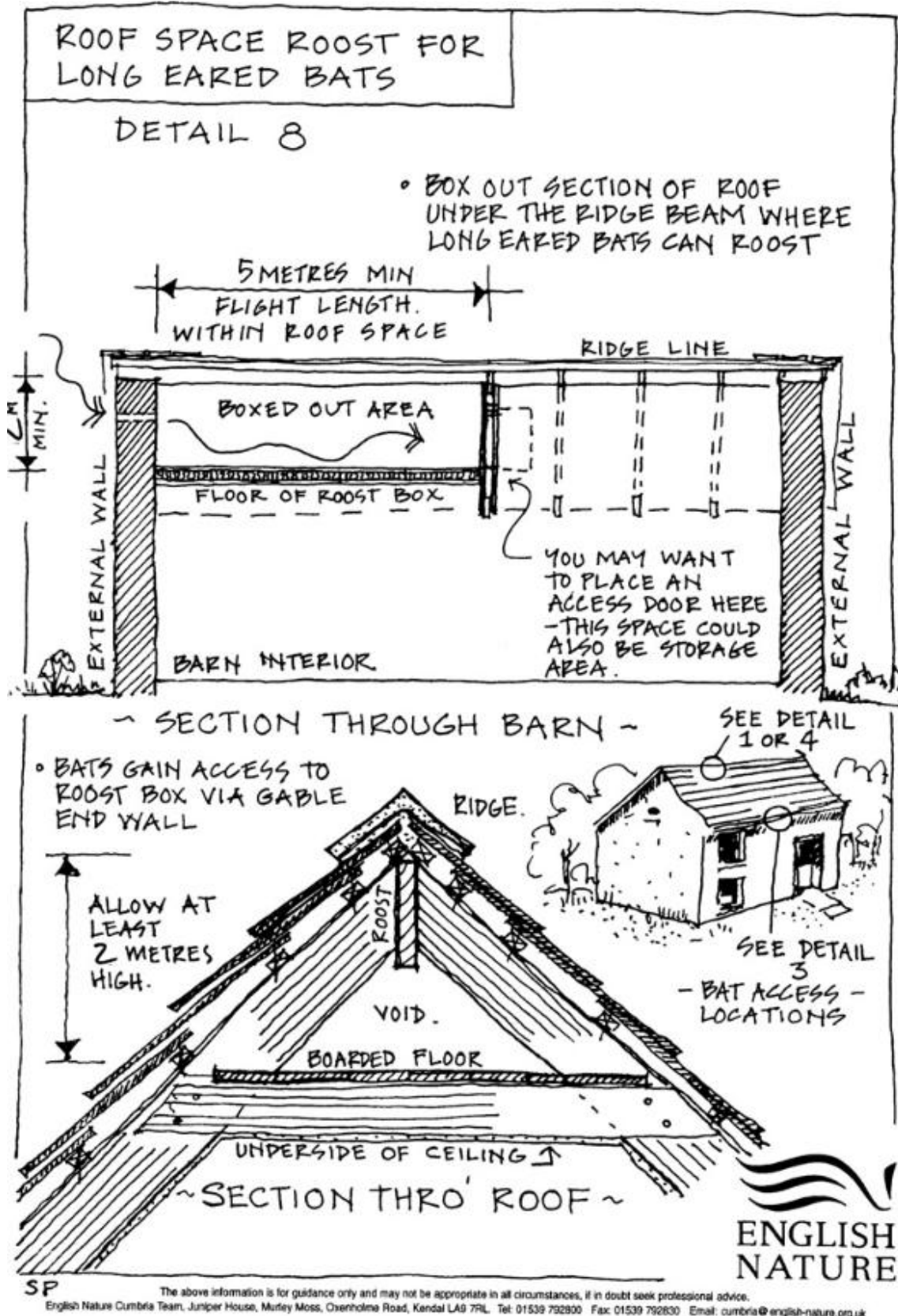


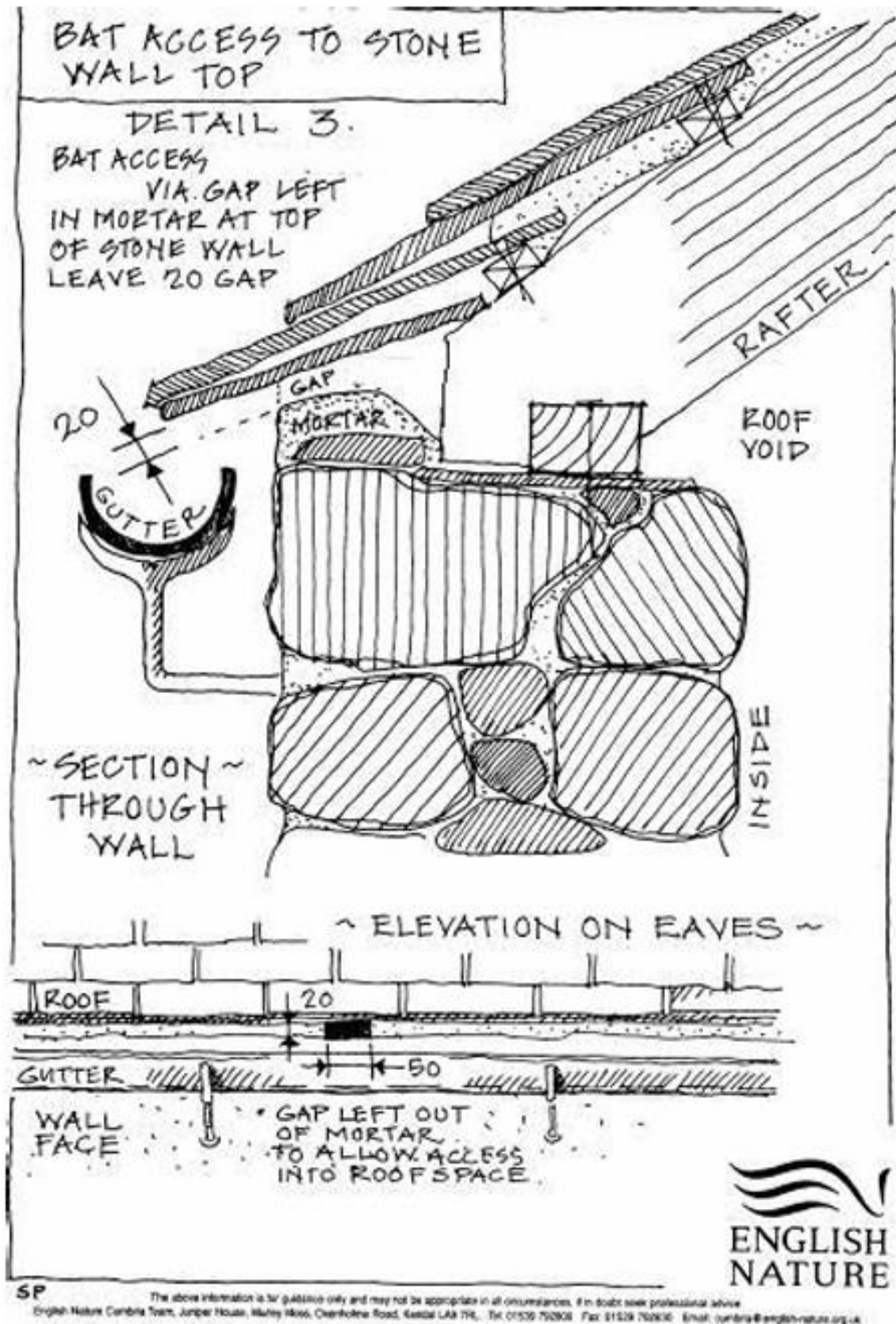
Photo 27: S2 darkest point

Appendix B: Building potential and activity plan

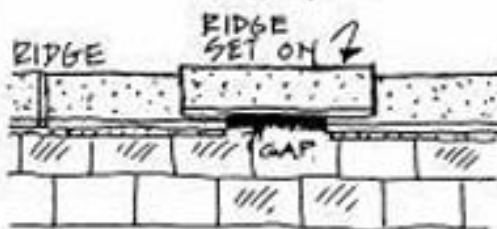
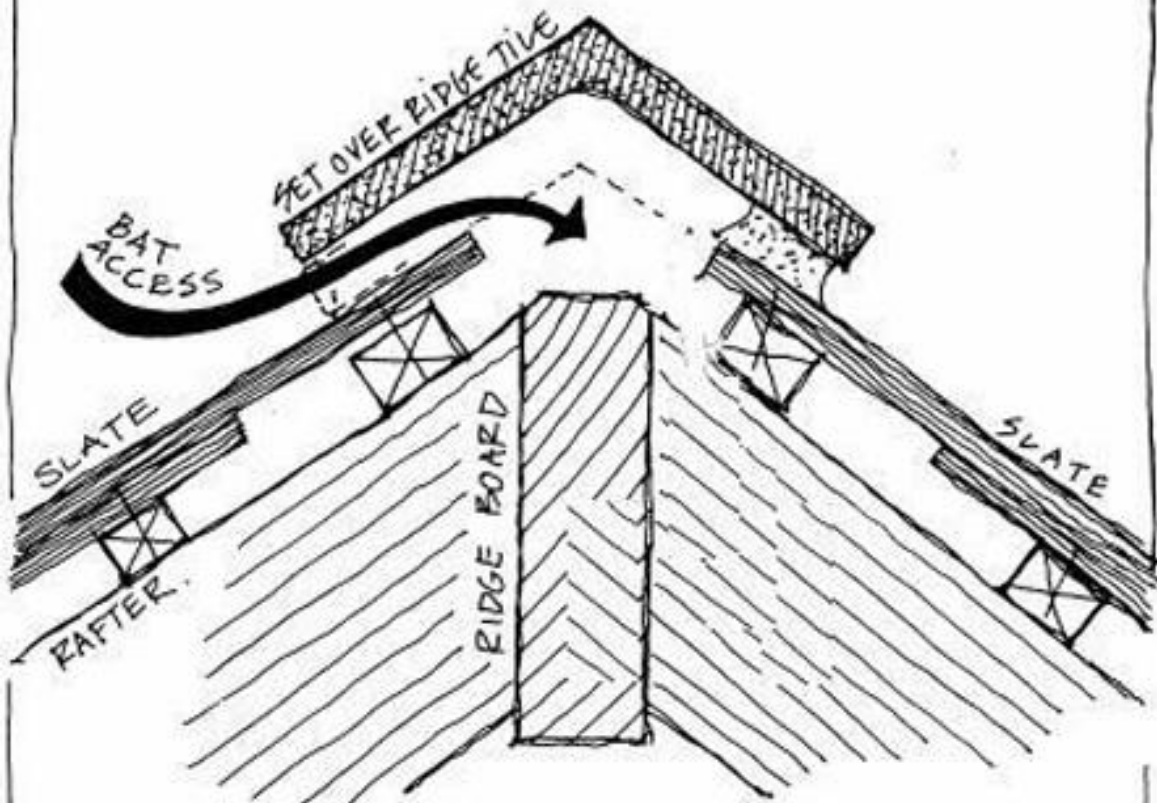


Appendix C: Mitigation Examples



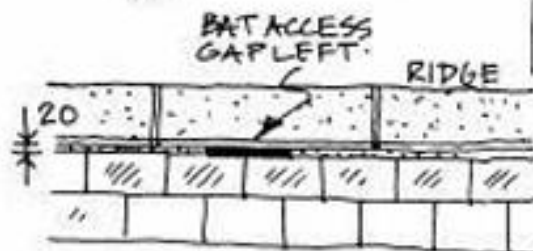


RIDGE TILE ACCESS DETAIL 4



~ OPTION A ~

ROOF RIDGE SET ON TOP
OF GENERAL RIDGE TILES
TO FORM BAT ACCESS GAP.



~ OPTION B ~

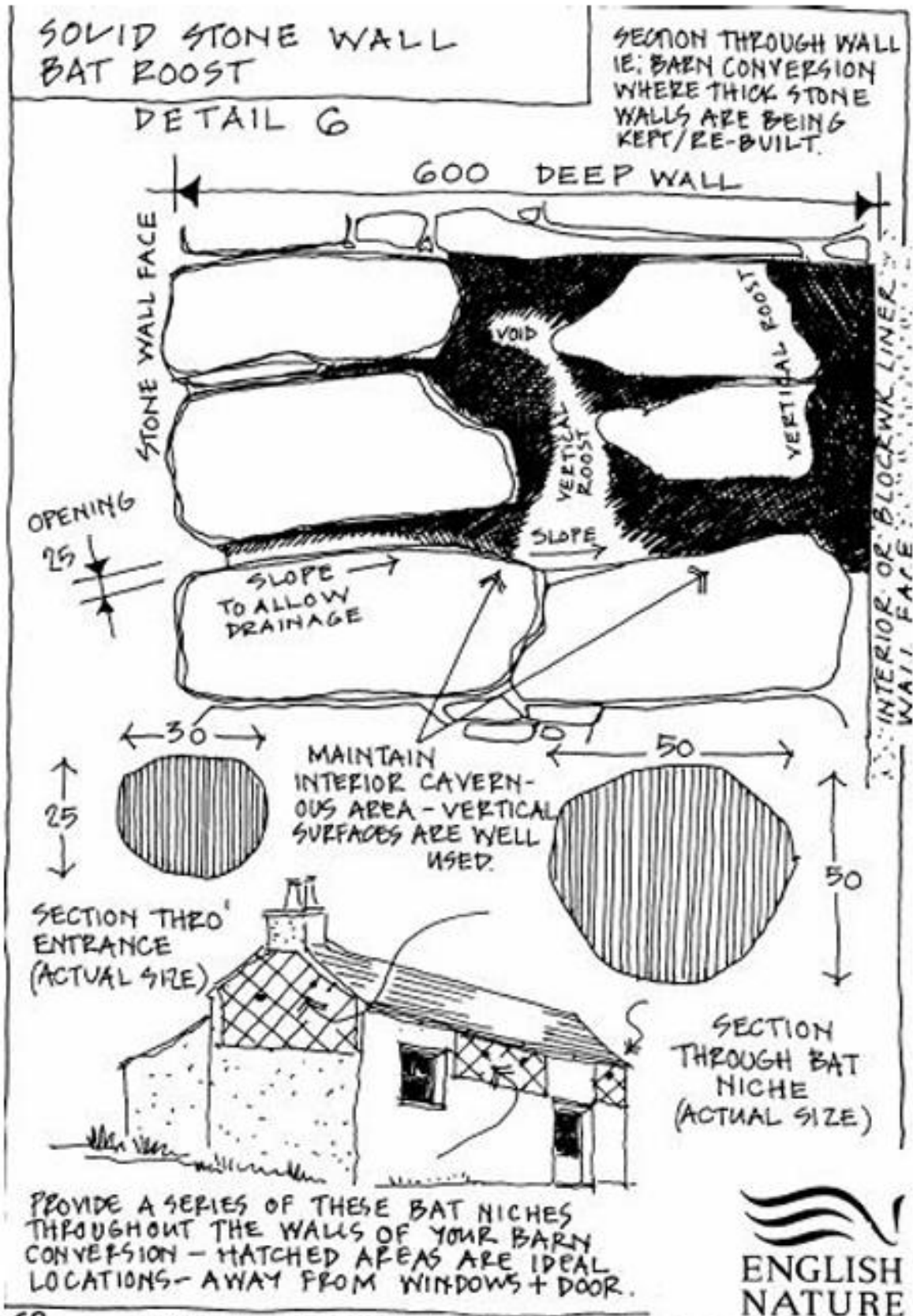
MAINTAIN 20MM MORTAR
GAP & LEAVE A SECTION
OUT.



SP

The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Murley Moss, Oxenholme Road, Kendal LA9 7PL. Tel: 01539 752900 Fax: 01539 752533 Email: cumbria@english-nature.org.uk



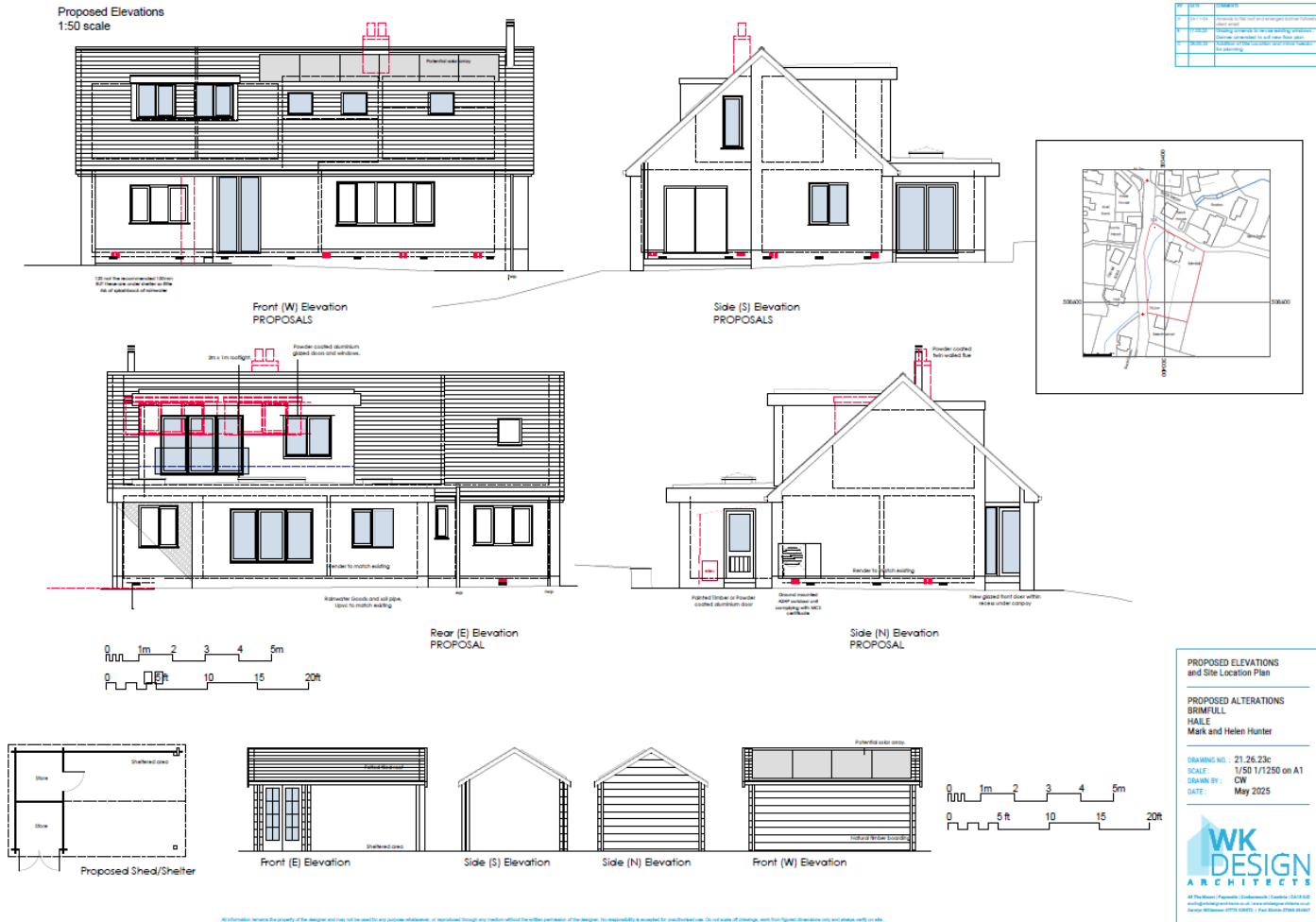


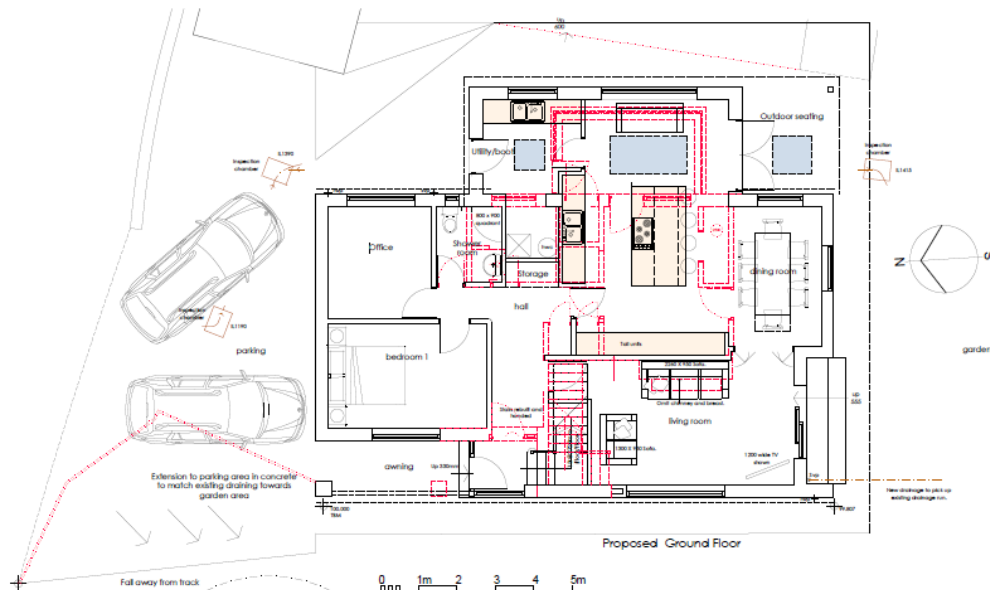
SP

The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Mulkey Moss, Quakerline Road, Kendal LA9 3RL. Tel: 01539 792900 Fax: 01539 792930 Email: cumbria@englishnature.org.uk

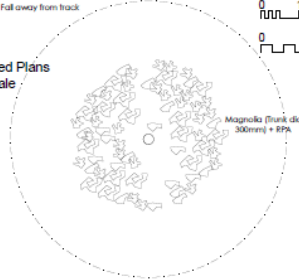


Appendix D: Proposed Plan

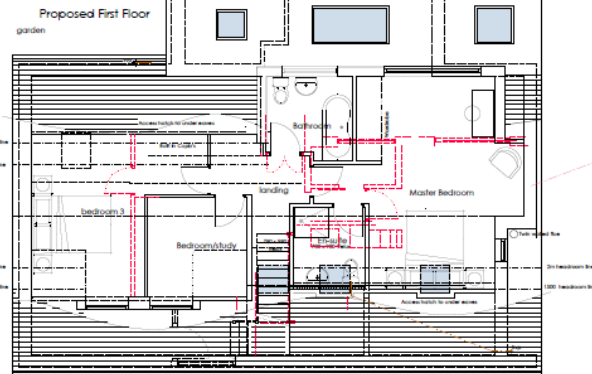




Proposed Plans
1:50 scale

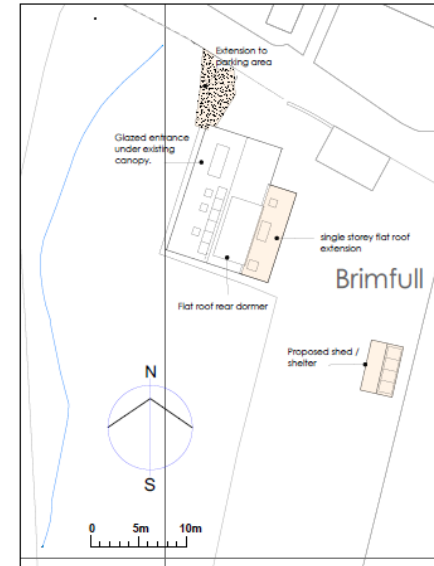


0 1m 2 3 4 5m
0 5ft 10 15 20ft



Proposed Block Plan
1:200

NO	DATE	COMMENTS
1	21.05.22	Initial site visit to the roof, chimney, drainage, and other external features.
2	21.05.22	Initial site visit to the roof, chimney, drainage, and other external features.
3	21.05.22	Initial site visit to the roof, chimney, drainage, and other external features.
4	21.05.22	Initial site visit to the roof, chimney, drainage, and other external features.



PROPOSED PLANS AND BLOCK PLAN

PROPOSED ALTERATIONS
BRIMFULL
HAILE
Mark and Helen Hunter

DRAWING NO.: 21.26.22C
SCALE: 1:50 / 1:200@A1
DRAWN BY: CW
DATE: MAY 25



All The Plans / Papers / Drawings / Details / Sections / Etc.
are the property of WK Design Architects and are not to be used
without the written permission of WK Design Architects.

