

# batreport

including  
preliminary roost assessment  
and dusk activity, emergence survey

for

Abbots Court  
St Bees  
Cumbria  
CA27 0EG

August 2025



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## 1.0 Introduction

- 1.1 Whistling Beetle Ecological Consultants were commissioned in August 2025 to undertake a bat scoping survey on Abbots Court, St Bees, Cumbria, CA27 0EG. This would be the second Preliminary Roost Assessment and Dusk Emergence Survey carried out on the site.
- 1.2 The previous survey had been undertaken in September 2020. The outcome of the surveys undertaken on the site was no bat roost present and no bat activity recorded in or on the building
- 1.3 This survey would entail a Preliminary Roost Assessment which included a detailed evidence/opportunity survey where thermal imaging equipment would be used during the daytime survey to inspect any small spaces, cracks and crevices where bats could use as a daytime roost. This detailed building survey where all areas of roof space/attic/ loft would be inspected for any evidence of bat activity would be followed by a dusk emergence/activity survey which all four surveyors would use bat recorders and night viewing equipment (thermal imaging or infra-red handheld devices).
- 1.4 The objectives of the survey were to provide an assessment of the current status of bats on site and if present to assess any impact from any proposed development. If evidence of bats were recorded mitigation proposals would need to be developed for the protection of this species.
- 1.5 All surveys were supervised by Principal Ecologist Graham Workman who has more than forty years' experience as a professional ecologist assisted by a suitably licensed bat consultant and two ecological technicians both with over ten years' experience in carrying out bat surveys.
- 1.6 The development proposals are to completely refurbish the current building which will necessitate the removal of part of the building and refurbishment of the remaining parts. This will include the repair and refurbishment of some areas of the slate tile roof.
- 1.7 A visual of the building location within the local environs is located in Appendix 1 AC/SL/WB/01

## 2.0 Desk Study

- 2.1 The following information was recorded from MAGIC  
Identify Results generated on Mon Sep 01 2025  
**You selected the location:** Centroid Grid Ref: NX96601198  
**Name:** Cumbria County  
**Geographic Level:** County  
**Hectares:** 71824.486  
**Parliamentary Constituencies**  
**Name:** Copeland Co Const  
**Parishes GB**  
**Name** St Bees CP  
**Description** Civil Parish or Community  
**Administrative Regions** CUMBRIA COUNTY  
**Hectares** 1899.223

### Priority Habitat Inventory – No Features Found

**National Nature Reserves (England)**

No Features found

**Sites of Special Scientific Interest (England)**

No Features found

**Registered Parks and Gardens (England)**

No Features found

**Country Parks (England)**

No Features found

**Great Crested Newt Pond Surveys 2017 - 2019**

No Features found

**Granted European Protected Species Applications (England)**

No Features found

- 2.2 The following information was recorded from the NBN Gateway within 500m of the site. There were four mammal species records within the 500m search zone centred on the proposed development area.

**Mammal Species**

- *Erinaceus europaeus* : West European Hedgehog
- *Sciurus carolinensis* : Eastern Grey Squirrel (Alien species)
- *Sciurus vulgaris* : Eurasian Red Squirrel
- *Neovison vison* : American Mink (Alien species)

**There were no records of any bat species either current or historic. within the 500m search zone.**

**Within an extended 1km search zone there was a single record of Common Pipistrelle recorded on 2014-06-15**

**Bird Species**

- 15 species, none that will be affected by the proposed development

**Reptiles**

- No species records

**Amphibians**

- Bufo Bufo Common Toad

- 2.3 Due to its location and the surrounding environment the proposed development within the footprint of the site will not adversely impact on any nature conservation sites. A search was made for granted European Protected Species Mitigation (EPSM) Licenses within 500m of the proposed development. No licenses have been granted either currently or historically.

**3.0 Bat Survey Legislation**

- 3.1 This legal information is a summary and intended for general guidance only. It is recommended that the original documentation be referred to for detailed and definitive information. Web addresses are located in the References and Bibliography section of this report.
- 3.2 In England and Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, "*to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*"[Section 40 (1)]. It notes that



*“conserving biodiversity includes restoring or enhancing a population or habitat” [Section 40 (3)].*

- 3.3 All British bats and their roosts are afforded full protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). All bat species are also listed under Annex IV of the Conservation (Natural Habitats &c) Regulations 1994 which requires that they are given full protection. All bat species in the UK are therefore classed as European Protected Species and as such are a material consideration in the determination of any planning application which may affect them or their habitat.
- 3.4 Legal protection makes it an offence to:
- intentionally or deliberately kill, injure or capture (or take) bats;
  - deliberately disturb bats (whether in a roost\* or not);
  - recklessly disturb roosting bats or obstruct access to their roosts;
  - damage or destroy bat roosts
  - possess or transport a bat or any part of a bat, unless acquired legally;
  - sell (or offer for sale) or exchange bats, or parts of bats.
- (Mitchell-Jones and McLeish, 2004)
- \*The term ‘roost’ has been used to simplify the phrasing within the legislation which refers to ‘any structure or place which any wild animal...uses for shelter or protection’. As bats generally re-use the same roosts after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.*
- 3.5 Circular 06/05: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system “provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the expression of national planning policy in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) and the accompanying Guide to Good Practice”.
- 3.6 The Circular states that “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.
- 3.7 If a European protected species is recorded during the survey then a licence to derogate from the Habitats Regulations will be required from Natural England to implement any proposals. A licence application will require the preparation of a detailed mitigation package that will ensure the protection of the species and maintenance of its ‘favourable conservation status’ within the area.
- 3.8 In the case of a building, tree or other feature not already known to be a bat roost, **if bats are found during the course of work contractors must stop work immediately and seek advice from the consultant involved with the project**, if one had been appointed, or Natural England, before proceeding. Assuming a good-quality bat survey had been carried-out before the commencement of work and its recommendations followed, it would be unlikely that the discovery of bats during the course of the work would be considered to be “reckless” interference.



### 3.9 The National Planning Policy Framework

The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines. (PPG's) In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Paragraph 180 of the National Policy Planning Framework (as revised in July 2021) states:

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and,
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

### 3.10 Biodiversity Action Plans

The original objective of the UK Biodiversity Action Plan (UKBAP) was to fulfill the requirements of the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of national priority species and habitats has been produced with specific action plans defining the measures consider necessary to ensure their conservation. Regional and local BAPs have also





been developed for species/habitats of nature conservation importance both regionally and locally.

The UK BAP, which details conservation plans for the biological resources of the UK, lists seven bat species as conservation priorities, including soprano Pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctula* and brown long-eared bat, *Plecotus auritus*.

(all listed in the UKBAP) to be of local conservation importance.

### 3.11 Biodiversity Duty

The Natural Environment and Rural Communities (NERC) Act 2006 Section 40 requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity duty'.

Section 40(1) imposes a duty to conserve biodiversity:

*"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."*

Section 40(3) of the Act explains that:

*"Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat".*

The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of habitats and species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 56 habitats of principal importance and 943 species of principal importance (list updated 2010).

### 3.12 Seven bat species are species of principal importance (SPI) these are –

- Barbastrelle Bat
- Bechstein's Bat
- Brown Long-eared Bat
- Greater Horseshoe Bat
- Lesser Horseshoe Bat
- Noctule Bat
- Soprano Pipistrelle Bat

## 4.0 Bats and Buildings

### 4.1 Most bat species have been recorded using buildings as roost sites, both for breeding or hibernation, or for temporary shelter. Breeding roosts are typically used between early May and late August, with hibernation roosts occupied between October and April. The micro-climate and conditions within a building (e.g. temperature variations, humidity, airflow, regular disturbance) will affect the likelihood of use by bats.

Roost selection is usually associated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used



depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

- 4.2 Species such as common pipistrelle (*Pipistrellus pipistrellus*) most commonly occur in houses and prefer confined roost sites, such as soffit boxes, eaves or under hanging tiles. The most common roosts are found between underfelt and boards or tiles, and inside cavity walls. Others such as the horseshoe bats (*Rhinolophus sp.*) and long-eared bats (*Plecotus sp.*) show a preference for open roof voids that allow for flight inside (Mitchell-Jones, 2004).
- 4.3 Factors affecting the probability of a building being used by bats are set out in Table 1.

**Table 1: Factors affecting the probability of bats being present**

<b>Increase probability</b>	<p>Disused or little used; largely undisturbed</p> <p>Large roof void with unobstructed flying spaces</p> <p>Large dimension roof timbers with cracks, joints and holes</p> <p>Uneven roof covering with gaps, though not too draughty</p> <p>Entrances that bats can fly in through</p> <p>Hanging tiles or wood cladding, especially on south-facing walls</p> <p>Rural setting</p> <p>Close to woodland and/or water</p> <p>Pre-20th century or early 20th century construction</p> <p>Roof warmed by the sun</p> <p>Within the distribution area of horseshoe bats and serotine bats</p>
<b>Decrease probability</b>	<p>Urban setting or highly urbanised area with few feeding places</p> <p>Small or cluttered roof void (esp. for <i>Plecotus</i>)</p> <p>Heavily disturbed</p> <p>Modern construction with few gaps around soffits or eaves (but be aware these may be used by pipistrelles in particular)</p> <p>Prefabricated with steel and sheet materials</p> <p>Active industrial premises</p> <p>Roof shaded from the sun</p>

(Mitchell-Jones, 2004)

- 4.4 The species of bats most likely to be encountered within a residential building in this area are Pipistrelle (Common and Soprano) and Brown Long-eared bats. Examples of places used by these bat species for shelter and protection during the winter are:

- Pipistrelle – small crevices in buildings, trees, stone walls, bridges, barns and also in bat boxes. Often in fairly exposed locations to take advantage of warmer winter days for feeding. Rarely in caves and tunnels.
- Brown long-eared – Buildings, caves, mines, tunnels and ice houses. Will roost in crevices.

(Bat Conservation Trust, 2007)

- 4.5 The exterior and interiors of Abbots Court were visually assessed for evidence of bat activity and/or for the potential to be used by bats. Evidence of a roost is determined as the presence of live or dead bats, droppings, feeding remains, scratch marks and/or staining. When a roost is positively identified during an Internal and External Visual Assessment the building within which the roost is located is classified within the category Roost Present. Other buildings are classified as having High, Medium or Low Potential to contain bat roosts based upon the number and quality of features



present, and the buildings position in relation to the surrounding environs. Table 2 gives the features considered when attributing a potential classification to a building.

- 4.6 A High Potential building would typically be an older building situated close to high quality bat foraging habitats such as woodland, water features or substantial hedgerows. Buildings falling within this class will usually offer a variety of roosting opportunities suitable for use by a range of bat species.
- 4.7 Conversely a Low Potential building will typically be well sealed and of modern construction, offering no or few clear access points or roosting opportunities. The risk of a building housing a bat roost is further reduced if located within an area of poor-quality habitat such as hard standing or amenity grassland.
- 4.8 Features typical of buildings within the different potential categories are set out in table 2

**Table 2: Features typical of buildings within the different potential categories**

Low Potential	Medium Potential	High Potential
No easily identifiable access points such as gaps within stonework or between tiles.	Some access points. Typically obscured by cobwebs or detritus.	Several possible access points. Some clean showing potential use.
No roof void	Small or cluttered roof void	Large roof void with Un obstructed flying spaces
No external cavities such as crevices within wall or behind fascia boards	Few external cavities with cavities present of low suitability	A variety of external features offering a range of roosting locations
Located within areas of poor quality habitat, away from bat foraging or commuting routes	Area offering some habitat features likely to be used by bats	Good connectivity to high quality habitats
Not part of a group of buildings	Part of a group of buildings, all offering similar roosting opportunities	Part of a group of buildings offering a range of different conditions and potential roost locations
Heavily disturbed	Potential roosting locations suffering little disturbance	Building disused or little used, largely undisturbed

- 4.9 The building at Abbots Court's roof spaces and attics were thoroughly and systematically entered and thoroughly inspected and searched for any evidence that would suggest any area of roof space had been used by bats. The principal ecologist Graham Workman and the licensed bat consultant agreed that there was no evidence of bat activity in any area of the building including all roof areas, ground and first floor rooms and cellar.
- 4.10 **The professional opinion of the Principal Ecologist and the Licensed Bat Consultant assessed the site, at the time of survey, 29<sup>th</sup> August 2025 provided low potential for bats.**



## 5.0 Bats and Trees

- 5.1 All bats rely upon woodland for either foraging or as roost sites, some species, such as Noctule (*Nyctalus noctula*) are more dependent upon trees than others. Places used by bats vary from small crevices, gaps behind loose bark, natural/woodpecker holes and cracked or rotted limbs.
- 5.2 The identification of tree roosts is generally more difficult to confirm by comparison with those in buildings, as evidence quickly degrades and bats often will have more than one roost within woodland.
- 5.3 Where woodland or individual trees are affected by works, it is important to assess its value to local bat populations and how best to mitigate during and following those works.
- 5.4 No trees suitable for bat roosting are affected by the proposed development.

## 6.0 Site Description

- 6.1 The site is located at Abbots Court, St. Bees, Cumbria, CA27 0EG The survey focused on a large detached building constructed in 1868. The building was originally a private residence but has been a hotel, a dormitory for St Bees School and some of the ground floor rooms were being used in September 2020 as a pre-school nursery. The building has since that time been unoccupied and areas of damp and decay are now evident in some areas.

Photo sheets of the building features, aspects and condition including the loft spaces and cellar are included in Appendix 2, AC/WB/PS01, AC/WB/PS02, AC/WB/PS03, AC/WB/PS04, AC/WB/PS05, AC/WB/PS06

- 6.2 The building is situated in an area with good opportunities for roosting, commuting and foraging. The immediate area and its environs provide optimal bat habitat e.g. residential gardens with mature native deciduous trees and the majority of roads in the area are tree lined.
- 6.3 The building is bounded by residential properties in the wider area.
- 6.4 The building at the time of survey was unoccupied and had not been in use for a number of years. The building had been well maintained in the past and this is reflected in its current state of repair. Currently the building does seem to be deteriorating in condition with several rooms under the flat roofed area of the building having collapsing ceilings due to rain ingress. Some repair work had been undertaken which had resolved some of the issue with leaks. The external walls are of stone with small areas of brick with no obvious cracks or gaps in the mortar being accessible to bats.
- 6.5 The roof to the building is constructed of tiles, which are generally in a good state of repair but with a roof of this size and complexity of elevations there were a small number of slipped or cracked tiles. Any missing tiles had been replaced – one or two with plexiglass which allowed light into the loft areas. Ridge Tiles and flashing around the roof joins has been well maintained providing no significant access opportunities. There are several chimney stacks on the building, and all appear to be in an acceptable state of repair with flashing where present intact and well-fitting where it joins the roof.



- 6.6 The external doors and windows are of wood and are single glazed. They are in an acceptable condition but will need refurbishment/replacement in the very near future.
- 6.7 All extended eaves, fascia boards and soffits are of wood and are in an acceptable condition. Where the eaves join the building there are no significant gaps present.
- 6.8 The building has a large single loft space that spans the original part of the building. There is no loft space over the flat roofed part of the building. The loft is divided into smaller rooms, all areas of the loft are accessible although this meant using crawl boards in some areas and climbing through holes for access to other areas. The loft floors are un-boarded and all most floor areas uninsulated. The underroof of all loft areas is unlined, which enabled a comprehensive search for evidence of any bat roosting or to be conducted.
- 6.9 Overall the building had been well maintained in the past but it would appear that maintenance regimes are now lacking resulting in a deterioration of the building as a whole.

## 7.0 Surveys

- 7.1 The Bat Conservation Trust Guidelines (BCTG) (Collins 2016) is widely accepted as providing a sound basis and rationale for conducting bat surveys. It is acknowledged that the guidelines offer an abundance of useful background data and provides a very useful tool in standardising methodologies for undertaking surveys, it is also considered that an over reliance on specific guidelines within this document can produce over complicated surveys which can have substantial consequences for the cost, or timescale of a large project, but do not in any way deliver positives for bat conservation.

the BCTG document has emphasised the point that it is within the remit of the consultant ecologist to make a decision on the necessity and scope of surveys - they will use the guidelines in doing so but are not in any way bound by them: this is reflected in Section 1.1 of the guidelines -

*‘The Guidelines do not aim to either override or replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate. However, in this scenario an ecologist should provide documentary evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind the judgement.’*

- 7.2 An initial opportunity assessment, detailed evidence survey of the building and evening emergence/activity survey was carried out on the 29<sup>th</sup> August 2025. The surveys were to assess the potential for bats to utilise the building and surrounding habitat and the results would determine if further surveys were necessary. The surveys were supervised by experienced Principle Ecologist Graham Workman accompanied by a suitably licensed bat worker (Natural England Class Licence Registration Number: 2015-10595-CLS-CLS Bat Survey Level 2 Class Survey Licence WML CL18 and Natural England Class Licence Registration Number: 2015-10592-CLS-CLS Bat Roost Visitor Level 1 Class Survey Licence WML CL15) and two bat surveyors who have had many years' experience in undertaking emergence and activity surveys.



7.3 The following features of all buildings and/or structure on site were assessed:

- Type of building
- Age of building
- Aspect of building
- Wall construction, in particular the type of brick or stone used to build the wall and whether it has cavity or rubble filled walls
- Form of the roof, in particular the presence of gable ends, hipped roofs, etc. and the nature and condition of the roof covering
- Presence of hanging tiles, weather boarding or other forms of cladding
- Nature of the eaves, in particular if they are sealed by a soffit or boxed eave and the tightness of the fit to the exterior walls
- Presence and condition of lead flashing
- Gaps under eaves, around windows, under tiles, lead flashing etc.
- Presence and type of roof lining
- Presence of roof insulation
- Presence of water tanks in loft
- Structure of the roof including the truss type, age and nature of timber work
- Information or evidence of work having been undertaken that could affect use of the structure by bats

(Bat Conservation Trust, 2007).

7.4 A detailed internal inspection of the empty rooms, corridors and then the loft was carried out using specialist LED lighting when necessary. The building has a single accessible loft area. The floor of the loft is unboarded and the roof unlined in most areas. The access hatch to the loft on the first-floor corridor allowed full entry to the loft. The loft was visually searched by the Principal Ecologist, licensed bat consultant using LED lighting and specialist UV lighting to indicate any areas where bats had been active. The unlined roof and uninsulated floor areas allowed a detailed search of all spaces to be carried out. Using specialist LED torches all loft spaces were subjected to detailed and thorough evidence searching to identify any signs of droppings, moth wings or other forms of evidence to show current or past occupation by bats. A handheld thermal imager was used to check any areas where bats could find narrow or confined spaces for roosting. The licensed bat consultant had an endoscope to be used if necessary but the thermal imaging equipment was more useful in the roof space areas.

Within the loft areas particular attention was paid to:

- all beams for free-hanging bats;
- droppings beneath the ridge and hip beams of the roof and junctions between the two;
- droppings, urine staining on and at the base of walls, gable end walls and around chimney breasts;
- droppings, urine staining and corpses on, under or in materials or boxes stored in the roof;
- droppings beneath purlins;
- droppings and corpses beneath roof insulation;
- corpses at the base of walls and near wall plates at the base of rafters;
- corpses in uncovered water and header tanks or other containers in the roof;
- bat-fly (Nycteribiid) pupae cases;
- scratch marks and characteristic staining from fur oil on timber and walls;





- mortise joints and junctions between roof timbers and between timbers and walls;
  - clean gaps and sections of ridge beam and other timber and walls within the roof;
- (Bat Conservation Trust, 2007)

7.5 A close examination of the outside of all the building from ground level was undertaken, to establish if there were opportunities for bats to use any cavities or holes. An examination of all accessible external ledges, and the ground immediately around the building was made for evidence of bat droppings or feeding remains. Binoculars were used to check all roof tiles and assess any potential cracks or crevices within each building above ground level. External building inspections (using binoculars when necessary) focused particularly on roof areas, soffits, areas of wall with cladding or hanging tiles, window surrounds and the overall structure of the buildings including any features that may be suitable for bats to roost in. Evidence of roosting bats such as droppings or staining around potential roost entrances would be recorded if present.

The features that were given special attention included:

- holes in walls, pipes, gaps behind window frames, lintels and doorways;
- cracks and crevices in stonework and brickwork;
- gaps between ridge tiles and ridge and roof tiles, usually where the mortar has fallen out;
- gaps between lintels above doors and windows;
- broken or lifted roof tiles;
- lifted lead flashing around chimneys, dormer windows, roof valleys and ridges and hips or where lead flashing replaces tiles;
- gaps between the eaves, soffit board and outside walls;
- gaps behind weatherboarding, hanging tiles and fascia boarding;
- suitable entry and exit points around the eaves, soffits, fascia and barge boarding and under tiles;
- bat droppings on the ground, ledges, windows, sills or walls or urine on window sills (Bat Conservation Trust, 2007).

7.6 All window glass externally and interior glazing including windowsills in the building were also inspected for any evidence of bat activity.

7.7 All four surveyors were equipped with heterodyne ultrasonic bat detectors, which were employed to confirm the presence of bats. A 'four point survey' technique was used to record any bat activity externally. This technique involved the surveyors standing at fixed points and recording any bat movements, such as number of passes, time, species, and activity, i.e. commuting, feeding, as well as the direction of flight, when visible.

7.8 From dusk onwards the surveyors who were equipped with thermal imaging or Infra-red handheld monoculars surveyed the likely areas where bats would emerge from or re-enter if bats were present on the property

7.9 The surveys were carried out in line with the recommended methods contained in the following publications "The Bat Workers Manual" (JNCC 2004), "The Bat Mitigation Guidelines" (EN 2004) and the Bat Conservation Trust Bat Survey Good Practice Guidelines (2012).



## **8.0 Limitations of the survey**

- 8.1 There were no limitations in surveying the exterior of the building. Views of all elevations and angles of the walls, eaves and roof were accessible by the use of binoculars.
- 8.2 There were no limitations in gaining access to the ground areas around the bottom of the building to check for droppings or other evidence of bats.
- 8.3 There were no limitations in gaining access to the loft areas. All areas were systematically searched using crawl boards when necessary and climbing over low walls to enter access points.
- 8.4 There were some slipped or cracked tiles on some areas of the roof. The locations of these slates were noted and under roof areas checked to see if any opportunities for access were available – the underneath of the tiled areas were all boarded removing any access potential for bats to use the loft area of the building through the slipped tiles but no evidence of use or activity in any area of the loft was recorded.
- 8.5 This was a single visit survey. As small cracks or crevices can often be used by bats for winter hibernation it can be difficult to provide definitive confirmation of this type of use during a survey. The potential for such use is assessed within the survey report.
- 8.6 Any droppings are often washed or blown away quickly, so evidence of use often doesn't last long once the bats have moved, but an assessment has been made of potential bat roosting places associated with the site.
- 8.7 As bats can utilise very small cracks and crevices it is not possible to completely discount their use of any suitable building or mature trees although the survey did not identify any evidence of use.
- 8.8 The recording of a single species during the evening activity/emergence survey is unlikely to reflect the number of species using the wider area; this is because activity surveys can only provide an incomplete 'snapshot' of the bat community using the site at the time of the surveys.

## **9.0 Results**

### **Bat species often found in buildings.**

#### **9.1 Pipistrelle species**

Common and Soprano pipistrelles are crevice dwellers. They use many features on and in a building but relatively rarely enter the roof void. Features used in summer include soffits, fascias, barge-boards, weather boarding, between roof felt/membrane and tiles/slates, around window frames, in cavity walls, under hanging tiles and lead flashing. In winter, pipistrelle species may use cavity walls or crevices deep in solid walls.

#### **Long-eared bat species**

During summer, long-eared bats will use crevices in the roof structure and under the ridge during the day - although they occasionally roost in the open within the roof void and frequently fly within the roof void. They can also be found in roofs during the winter. Long-eared bats tend to prefer older buildings.





### **Horseshoe bat species**

Both species of horseshoe bat use buildings during the summer months. Usually they are found using roof spaces where they need flight access (due to their poor ability to crawl) but they can also use boiler rooms, often situated in cellars or in separate buildings. In the winter, horseshoe bats can make use of unheated cellars for periods of torpor.

### **Brandt's bat and whiskered bat**

These species of bats are crevice dwellers. In the summer months they may use crevices formed by the structure within a roof space. They might also enter roof spaces to fly around. These bats also make use of external features such as hanging tiles soffits, cavity walls and ridge tiles.

### **Serotine**

Serotine make use of crevices within buildings for summer use. They are not usually found in the roof void. Serotine are likely to use buildings during the winter, too, with the cavity wall likely to be an important feature.

### **Leisler's bat**

Leisler's can be found using crevices within buildings during the summer. They are not usually evident within the roof void. In winter, Leisler's make use of cavity walls.

### **Natterer's bat**

In summer, Natterer's bats are frequently found in the crevices of the substantial types of timbers often found in old barns and other buildings.

## **9.2 Building features used by bats**

These are the key features of buildings and specific built structures along with the species of bats most likely to use them and the season/s during which they are most often used. This is an indicative guide to the most common associations only.

- Cavity walls: Serotine, Leisler's bat and pipistrelle species all year round. Natterer's, brown long-eared, Brandt's and whiskered in summer.
- Roof spaces: Long-eared bat species, greater and lesser horseshoe bats and Natterer's bat in summer.
- External features: Pipistrelle species, Leisler's bat, Brandt's bat and whiskered bat during summer.
- Cellars: Greater and lesser horseshoe bats (heated cellars in summer, unheated cellars in winter).
- Roof structure: Long-eared bat species, Brandt's bat, whiskered bat, pipistrelle species, Natterer's bat, serotine and Leisler's bat in summer. Long-eared bat species in winter.
- Solid wall with cracks and crevices: Pipistrelle species, especially in winter.
- Barns: Natterer's bat and long-eared bat species.



- Churches: Pipistrelle species, long-eared bat species, serotine.
- Bridges: Daubenton's bat in summer.

### 9.3 **Building Survey**

- 9.4 A detailed inspection of the exterior of the building including all external walls, extended eaves and fascia boards confirmed that there were no significant opportunities suitable for use by individuals or groups of bats for roosting.
- 9.5 A detailed search of the ground at the base of the building concentrating on these areas found no evidence of any current or historic use by bats. No staining was present on the walls.
- 9.6 A detailed internal inspection of the loft space within the building was carried out using specialist LED lighting. No evidence to show current or past occupation by bats was recorded.
- 9.7 A detailed internal inspection of the building found no opportunities suitable for bats. Thermal imaging equipment was used to inspect any areas not accessible for traditional searching. No bat presence or evidence of activity was recorded within any of the internal areas.
- 9.8 The windows in the building are of wood and single glazed with no opportunities for bat roosting. Special attention was paid for signs of droppings, moth wings or other forms of evidence to show current or past occupation by bats. No evidence to show current or past occupation by bats was recorded.
- 9.9 The loft areas were entered and inspected for signs of droppings, staining and feeding remains such as moth wings or insect parts. There was no evidence of any bat presence. The areas were checked for any openings which would allow access for bats no such opportunities were recorded. No evidence to show current or past occupation by bats was recorded.
- 9.10 All aspects and elevations of the chimneystacks and flashing were systematically searched using binoculars. No evidence to show current or past occupation by bats was recorded.
- 9.11 Swarovski Swarovision 10X42EL binoculars are employed during surveys and if any form of evidence is present more detailed views would be obtained by using a Kowa TSN 833 spotting scope.
- 9.12 All external roof areas were systematically searched using binoculars. The roof is constructed of slate tiles that are on the whole well-fitting and in a good state of repair. No evidence to show current or past occupation by bats was recorded.
- 9.13 No evidence of bat use in the form of staining, droppings, moth wings or insect parts were recorded in, on or on any of the external elevations or roof of the building.
- 9.14 No trees were considered suitable to provide any significant opportunity to support a bat roost and no potential roost features were noted from ground level inspection of trees,



## Dusk Emergence Survey Results 29<sup>th</sup> August 2025

- 9.15 All four surveyors were equipped with heterodyne ultrasonic bat detectors, and thermal imaging or Infra Red monoculars to use from dusk onwards. (see Appendix 3, drawing number AC/BSL/WB/01).
- 9.16 Weather Conditions  
Weather conditions on the 29<sup>th</sup> August were clear skies with no rain or wind. The temperature taken at the start of the survey was 20°C. The emergence survey was conducted during the evening, firstly in good light, and then at dusk and the post dusk period.
- Sunset: 20.12hrs  
Dusk 20.51hrs  
Moon phase: Waxing Crescent 34% illumination  
Survey Start Time: 20.00hrs.  
Survey Finish Time: 23.00hrs  
Finish temperature: 17°C  
Weather conditions were considered optimal for bat surveys from professional judgement and in reference to the Bat Mitigation Guidelines (Mitchell-Jones, 2004).
- 9.17 During the dusk survey, which confirmed no bats emerging from any parts of the building or roof, low level activity was recorded of Common Pipistrelle in the general area (see Table 3: Emergence Survey Results)

**Table 3: Emergence Survey Results**

Time	Species	Activity	Notes
20.58	Common Pipistrelle (Pipistrellus pipistrellus)	Commuting from the north over the site. No feeding buzzes recorded	See drawing number AC/SBSLWB/01 Approx flight path marked 1
21.22 To 22.37	Common Pipistrelle (Pipistrellus pipistrellus)	Two Com Pips were recorded flying an extended foraging feeding circuits at the front of the building. The bats which flew together showing some indications of breeding behaviour* appeared and were recorded several times during the activity period.	See drawing number AC/BSL/WB/01 Approx activity area marked 2
	The last recorded activity occurred at 22.37	The activity at the front of the building was sporadic and at times chasing behaviour was noted. No 'songflights' or singing social calls were recorded during the survey.  All activity recorded during the emergence survey period was at the front of the building No bat activity was recorded at the rear or around the sides of the building.	The four recorders confirmed all bat activity originated from outside the boundary of the site.  Only low level bat activity was recorded during the emergence/activity period.

*\* Mating for the common pipistrelle bat in the UK primarily occurs in the autumn, from September to November, though some mating can occur in the spring and summer.*

- 9.18 The emergence survey commenced at 20.00 hours approx. 15 mins before sunset and ended at 23.00hrs. This time was chosen to allow for species of bats to emerge from their roosts and commence foraging.
- 9.19 Low level bat activity was recorded originating from outside the boundary of the site.



- 9.20 No bats were recorded emerging from or re-entering the building.
- 9.21 The results of the survey indicate that bat activity occurs in the immediate area more than likely due to the optimum conditions present. There are good opportunities for foraging within the area.
- 9.22 The record of a single bat species (*Pipistrellus pipistrellus*) recorded during the activity survey is unlikely to fully reflect the number of species using the general area; this is because activity surveys can only provide an incomplete 'snapshot' of the bat community using the site at the time of the surveys.

### Species recorded

- 9.23 **Common Pipistrelle** (*Pipistrellus pipistrellus*)  
Pipistrelles are the commonest and most widespread of all British bat species. There are three very similar species, common pipistrelle, soprano pipistrelle and the much rarer Nathusius' Pipistrelle. Pipistrelles are the most commonly recorded bat and are present across the north west region (Richardson 2000). It is likely that both these species are common in the locality.
- 9.24 Of the 17 species of bat found in the British Isles, 9 have been recorded in Cumbria. (Cumberland Bat Group)
- Brandt's Bat: *Myotis Brandtii*
  - Brown Long-Eared Bat: *Plecotus Auritus*
  - Common Pipistrelle: *Pipistrellus Pipistrellus*
  - Daubenton's Bat: *Myotis Daubentonii*
  - Nathusius' Pipistrelle: *Pipistrellus Nathusii*
  - Natterer's Bat: *Myotis Nattereri*
  - Noctule: *Nyctalus Noctula*
  - Soprano Pipistrelle: *Pipistrellus Pygmaeus*
  - Whiskered Bat: *Myotis Mystacinus*

Both common and soprano pipistrelles have been UK Priority Species since 1994 due to their unfavourable conservation status in Europe. The common Pipistrelle is considered widespread in the UK and was removed from the UK Priority List during the 2007 review. The soprano pipistrelle remains a UK priority and as a result of the review has been joined by noctule and brown-long eared bats. New UK targets for soprano pipistrelle have been produced however details of the new action plans for the noctule and the brown-long eared bats are awaited. The remaining eleven species are UK Species of Conservation Concern. There are no national action plans for these species as yet.

- 9.25 **The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This Report, therefore, cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.**

## 10.0 Conclusions

- 10.1 The survey results indicate that the building known as Abbots Court like most buildings of this age, size and build complexity in this area does offer some potential low-level roosting opportunity for bats but no evidence of any



presence either current or historic was recorded during the surveys.

**Removal of some aspects of the building and refurbishment of the other areas of the building will have no impact upon the status of bats in this area.**

- 10.2 No foraging habitat will be lost as a result of the proposals. Existing foraging habitat in the form of nearby trees and hedgerows will not be affected
- 10.3 There was no evidence to suggest that the building had been used as a maternity roost. The survey was undertaken outside the optimal time for maternity roosts but due to the undisturbed nature of the interior of the loft spaces any evidence of such use in the past would have been obvious.
- 10.4 Taking into consideration the results and findings from the evidence, opportunity surveys and evening activity/emergence survey conclusions were that no further surveys are necessary.
- 10.5 **The observations made during all aspects of the survey confirm that no bat activity was recorded either in or on the building.**

## **11.0 Recommendations**

- 11.1 Although no evidence of bat activity was found within the building it is recommended that during the refurbishment work on the building for the roof tiles and any fascia boards to be removed carefully by hand. The contractor undertaking the work must be made aware that in the unlikely event that any bats are found on any other part of the demolition then work must cease immediately and advice sought from a licensed bat worker. **Failure to do so would be a criminal offence.**
- 11.2 To mitigate for the unlikely event of a bat/bats being found during the refurbishing works two Schwegler bat boxes (or suitable equivalents) will be mounted on the front elevation of the building. These boxes will act as receptors should bats be discovered during any refurbishment works.
- 11.3 In the unlikely event that bats are found then as legal requirement work will immediately cease and the ecologist contacted for further advice; **contractors must not touch, handle or in any way cause bats to move.** If any bats have to be captured and relocated during the works this must be carried out by a suitably licensed and experienced Bat Worker and the contractor must provide a safe way for the bat worker to access any area. If necessary, by the use of a cherry picker or equivalent.
- 11.4 As an overall increase into the biodiversity value of the site features such as bat bricks or bat boxes should be incorporated into the replacement or refurbishment. (See Appendix 4 for details of suitable bat roost opportunities)
- 11.5 As all wild birds, their nests, eggs and young are protected during the bird breeding season any proposed removal or pruning of trees should be undertaken outside this period (April to August inclusive).
- 11.6 If there is an urgent requirement during the bird breeding season for any trees to be felled, then they should be checked for the presence of breeding birds prior to any works by a suitably experienced ecologist.



## 11.7 Hedgehog **Legislation**

Hedgehogs are listed as a UK 'Priority Species' under S41 of the NERC Act (2006). They also have limited protection under Schedule 6 of the Wildlife and Countryside Act (1981) as amended, which means they cannot be caught or trapped without a licence. The Wild Mammals (Protection) Act (1996) prohibits cruel activities and mistreating of hedgehogs.

The timing and method of habitat clearance has an impact on hedgehogs but will need to be balanced with other biodiversity needs.

Bramble disturbance is least hazardous in autumn to avoid the bird breeding season, the bulk of hedgehog breeding, and hibernation. Hedgehogs are generally absent from long grass in winter, making this the least hazardous time for cutting, but this isn't necessarily the best time to cut wildlife meadows. Rotational cutting is recommended so that there's always an area left untrimmed for insects to feed on and hedgehogs to nest in.

A high-cut, low-cut method allows nest checks in-between, and increasing the blade height of mowers will minimise risks. Ensure all machine users are trained to be hedgehog aware.

Areas of well-connected native hedging, scrub, bramble, shrubs, dead hedging and piles of dead wood become important nesting and foraging sites. Keeping fallen leaves on the ground or in accessible leaf stores is especially useful for breeding and winter nest building. Mosaic grass management provides the mix of long grass, short turf, open soil and tussocks needed for foraging and day nesting. Developing nectar sources and herbaceous vegetation provides the diverse microhabitats needed for the invertebrates hedgehogs rely upon. Edge habitat is especially important as hedgehogs often navigate landscapes by following linear features

### Hedgehog Highways

Link parcels of land by ensuring boundaries are permeable to hedgehogs. Hedging or hedgehog-sized holes in fencing or walls help create Hedgehog Highways. Ground-level boundary holes should measure 13x13cm and should link as many neighbouring pieces of land as possible. These are easy to include for most fencing contractors, and both wooden and concrete hedgehog-friendly gravel boards can be purchased from some suppliers ready-made. Cinder blocks or piping can be used to deter use by pets.

In the interest of best ecological practice, between October and March, any piles of wood or suitable materials should be checked for hibernating hedgehogs before disturbance. Any hedgehogs found should ideally be left alone. If this is not possible, the hedgehog should be carefully and safely relocated to suitable habitat away from the development site.

## 11.8 **Mammal Ramps**

During construction works any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape.

## 11.9 **Vegetation Removal**

It is recommended that the removal of any woody vegetation (including bramble) be conducted outside of the bird nesting season, which usually encompasses March to September. If this is not possible and removal works are required to take place during the nesting season, nesting bird survey/s will be required. Removal of woody vegetation outside of the nesting season is therefore strongly recommended.



11.10 To prevent any adverse impacts on biodiversity within and adjacent to the site as a result of development activities it is recommended that:

- A safe system for the correct storage of materials/chemicals should be implemented to ensure that materials are stored in a suitable manner as to avoid potential impacts on vegetation and watercourses adjacent to the site.

Although the presence of construction waste is unavoidable, it is recommended that waste is removed at the earliest opportunity to avoid contamination of ground and possible disturbance to wildlife. Contractors should also avoid leaving construction waste within the site.

## 12.0 Closure

This report has been prepared by Whistling Beetle Ecological Consultants Ltd with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The report is in accordance with the agreement under which our services were commissioned. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except for whom the report is intended without the prior written permission of Whistling Beetle Ecological Consultants Ltd.

The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document.

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## 13.0 References

Bat Conservation Trust (2007) *Bat Surveys - Good Practice Guidelines*, Bat Conservation Trust, London.

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

Mitchell-Jones, A.J. and McLeish, A.P. (Eds) (2004) *Bat Workers' Manual*, Joint Nature Conservation Committee, Peterborough.

Bat Conservation Trust (2016) *Bat Surveys For Professional Ecologists – Good Practice Guidelines*

Cheshire Mammal Group (2008). *The Mammals of Cheshire*. Liverpool University Press.

Cumberland Bat Group

Richardson P (2000). *Distribution atlas of bats in Britain and Ireland 1980 – 1999*. Bat Conservation Trust, London.

Bat Conservation Trust (2012) *Bat Surveys - Good Practice Guidelines 2<sup>nd</sup> Edition*, Bat Conservation Trust, London.

Andrews H. L. (2011) *A habitat key for the assessment of potential bat roost features in trees*.

Collins, J (ed.), 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 3<sup>rd</sup> edition. The Bat Conservation Trust, London.

### **Web addresses for access to full UK legislation and policy text:**

Conservation of Habitats and Species Regulations 2010:

[http://www.opsi.gov.uk/si/si2010/uksi\\_20100490\\_en\\_1](http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1)

Wildlife and Countryside Act 1981:

[www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga\\_19810069\\_en\\_1](http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1)

Countryside and Rights of Way Act 2000:

[www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm](http://www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm)

Natural Environment and Rural Communities Act 2006:

[http://www.opsi.gov.uk/acts/acts2006/ukpga\\_20060016\\_en\\_1](http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1)

Planning Policy Statement 9:

[www.communities.gov.uk/documents/planningandbuilding/pdf/147408](http://www.communities.gov.uk/documents/planningandbuilding/pdf/147408)



## Appendix 1





NB. This aerial photograph is from June 2018 as it provides the clearest image of the site



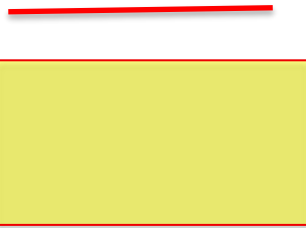
Project

Abbots Court  
St Bees  
Cumbria,  
CA27 0EG

Title

Abbots Court  
and  
Surrounding Area

Approximate footprint of Abbots  
Court building



Extension areas of building to  
be removed. Most of this area  
contains the flat roof. Some  
parts of this building have been  
previously removed.

Photo Sheet      AC/SL/WB/01

Date      August 2025

Scale      N/A



## Appendix 2



1. Abbots Court, Front elevation



2. This part of the building will be removed which includes the large area of flat roof.



3. Front and side elevation



4. Front and side elevation



5. Side elevation with extension to be removed



6. Side and rear elevation



#### Project

Abbots Court, Abbey Road,  
St. Bees  
Cumbria  
CA27 0EG

#### Title

General photographs of  
buildings

Photo Sheet AC/WB/PS01

Date August 2025

Scale N/A





1. Front elevation with later flat roofed extension to be removed



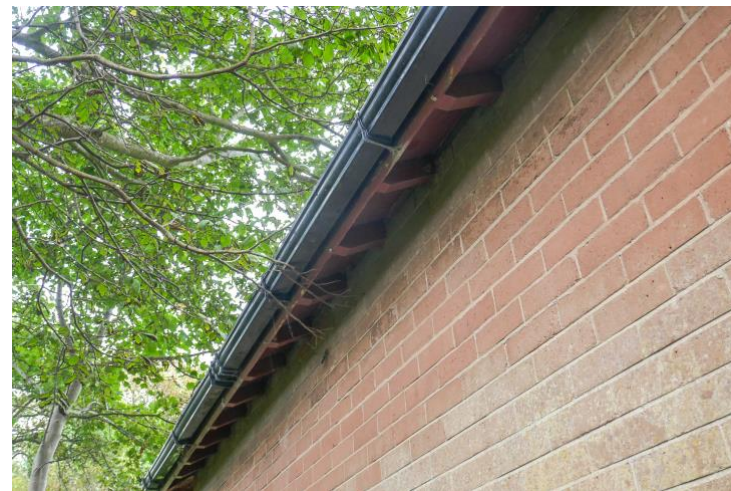
2. All wall elevations carefully inspected for ant cracks, splits or areas of missing mortar that could provide access opportunities for bats. None were recorded. All walls were in very good condition.



3. Side elevation to be removed. All tile areas were carefully inspected using binoculars and location details noted so roof space over tiles could be thoroughly inspected during roof space inspections



4. Images of tile condition were later checked on Imac high definition screens to ensure all areas within the roof spaces had been checked



5. Extended eaves detail – no opportunities for bat access



6. Using binoculars to thoroughly check all roof and roof join areas



#### Project

Abbots Court, Abbey Road,  
St. Bees  
Cumbria  
CA27 0EG

#### Title

General photographs of  
buildings

Photo Sheet AC/WB/PS02

Date August 2025

Scale N/A





1. Example of interior windows



2. All rooms and window sills and glass checked for any evidence of bat activity. The window glass on the exteriors were all checked as it is quite normal that if bats are active in the vicinity for faeces to adhere to window panes



3. Exterior windows checked for evidence of bat activity



4. Detail of window surrounds and wall mortar. All external walls, door and window surrounds were inspected for any areas of potential roost fe



5. Damp was present in most first floor rooms and corridors



6. Every room was inspected for access to roof spaces or attics. Every roof space was entered and thoroughly searched for any evidence of bat roosting or flight activity signs.



**Project**

Abbots Court, Abbey Road,  
St. Bees  
Cumbria  
CA27 0EG

**Title**

General photographs of  
building interiors

Photo Sheet AC/WB/PS03

Date August 2025

Scale N/A





1. Example of roof and ridge tiles. Existing roof will be retained on most of the building apart from the areas to be removed. So ridge and roof tiles will be repaired, repositioned or replaces where necessary



2. Every area of the loft was inspected for any evidence of bat activity or occupation



3. Using specialist LED lighting to search all floor areas for evidence of bat activity



4. All floor surfaces were thoroughly searched moving boards, planks when necessary for any evidence of bat activity. The undisturbed floor surfaces in the roof spaces would have made any evidence of bat activity very obvious



5. The roof space is divided into a number of smaller rooms. Each room was entered and checked for any evidence of bat roosts or bat activity. No evidence was recorded in any of the roof spaces.



6. Using handheld Thermal Imaging equipment to search all roof space areas. This allows all small cracks, areas behind boarding etc to be accurately inspected for any bats that could be roosting in areas otherwise inaccessible to searching.



**Project**  
 Abbots Court, Abbey Road,  
 St. Bees  
 Cumbria  
 CA27 0EG

**Title**  
 General photographs of loft  
 spaces

Photo Sheet AC/WB/PS04

Date August 2025

Scale N/A





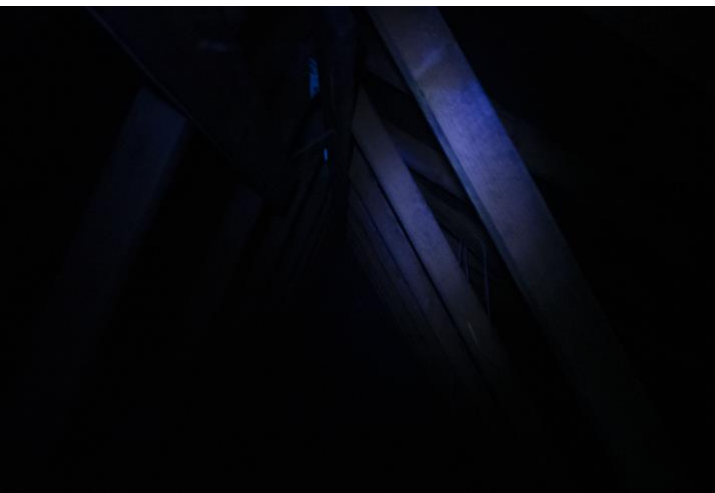
1. All floor surfaces were thoroughly inspected for any evidence of bat roosting or activity. Any feeding remains such as moth or butterfly wings would have been very obvious on the undisturbed floor surfaces



2. All surfaces where rock wool type of insulation were thoroughly inspected for any evidence of bat roosting or activity. Any feeding remains such as moth or butterfly wings would have been very obvious on the insulation surfaces



3. Using specialist UV lighting to search all roof space surfaces for evidence of bat presence such as urine or droppings



4. Using specialist UV lighting to search all floor and vertical wall areas for evidence of bat activity droppings or feeding remains



5. Clear Plexi glass panels allowing light into one area within the loft space



6. Given the size and complexity of the roof only a small number of slipped or cracked tiles were recorded. A thorough and careful evidence search was undertaken in every area of the roof. In some areas this required crawling on hands and knees by the Principal Ecologist and licensed bat consultant to ensure everywhere had been inspected



#### Project

Abbots Court, Abbey Road,  
St. Bees  
Cumbria  
CA27 0EG

#### Title

General photographs of loft  
spaces

Photo Sheet AC/WB/PS05

Date August 2025

Scale N/A





1. Access to cellar is by a descending stone stairwell



2. Specialist LED and UV lighting was used to search all cellar room floors and surfaces for evidence of bat activity.



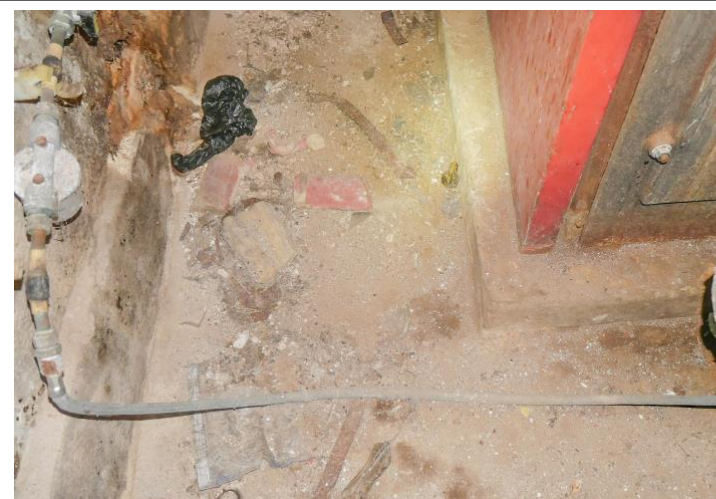
3. Fine chicken wire mesh on access to cellar from external opening. This opening has been sealed shut



4. All rooms were accessible which allowed thorough and detailed searching of all floors and surfaces to be carried out



5. Storage shelving in end room of cellar



6. All floor surfaces were subjected to thorough and detailed searching for any evidence of bat activity. None was recorded in any are of the cellar.



**Project**

Abbots Court, Abbey Road,  
St. Bees  
Cumbria  
CA27 0EG

**Title**

General photographs of cellar

Photo Sheet AC/WB/PS06

Date August 2025

Scale N/A

## Appendix 3





Approximate locations of surveyors during 4 point Dusk Emergence Survey. These positions allowed all elevations of the building to be covered.

All surveyors had bat recording equipment and night vision equipment (Infra-red or Thermal Imaging) which was employed after dusk to record any emergence or re-entry activity. No emergence or re-entry was recorded in/on any area of the building

**Project:** Abbots Court, St Bees, Cumbria, CA27 0EG

Drawing Number  
AC/BSL/WB/01

**Title:** Surveyor locations and bat activity detail

Date: August 29<sup>th</sup> 2025

Scale N/A










## Appendix 4

# Bat Conservation Trust










Below is a list of bat related products that may be used for bat enhancement. However, please be aware that BCT does not endorse any particular product or brand as very little evidence is available to demonstrate that they are successful.

Bat Boxes	In situ	Description	Company	Estimated price
<b>For external surfaces of buildings:</b>				
		<b>Schwegler 1 WQ Summer &amp; Winter Roost</b>  Dimensions: 580 H x 380 W x 120 D Weight: 22Kgs	<a href="#">Alana Ecology</a> <a href="#">Jacobi Jayne</a> <a href="#">The Code Store</a>	£90 to £139
		<b>Schwegler 1 FQ Bat Roost</b>  Dimensions: 600H x 350W x 90D mm Weight: 15.8 Kgs	<a href="#">Alana Ecology</a> <a href="#">Jacobi Jayne</a> <a href="#">NHBS</a> <a href="#">The Code Store</a>	£70 to £90
	Internal or external  	<b>1 Schwegler FE Bat Access Panel</b> with optional back plate  External Dimensions: H 30 x W 30 x D 8 cm Weight: 7.8 kg	<a href="#">Alana Ecology</a> <a href="#">Jacobi Jayne</a> <a href="#">NHBS</a> <a href="#">The Code Store</a>	£38 to £49
<b>To integrate into walls:</b>				
HABIBAT ACCESS BOX 001    	Can be built with timber, brick or stone facing to match walls.  *BCT is using the Habibat as a research and monitoring tool.	<b>Habibat</b>  Dimensions: 215 x 215 mm Or 215 x 290 mm	<a href="#">Habibat</a> <a href="#">NHBS</a>	£82.50 to £129






# Bat Conservation Trust



		<b>Schwegler 1FR Bat Tube</b>  Dimensions: H 475 x W 200 x D 125 mm Entrance W 150 x D 20mm Weight: 9.5kg	<a href="#">Alana Ecology</a> <a href="#">Jacobi Jayne</a> <a href="#">NHBS</a>	£72 to £75
		<b>Schwegler 2FR Bat Tube</b>  The 2FR bat box is based on the same design as the 1FR, but with the addition of holes in the sides. This allows multiple tubes to be placed next to each other to form a much larger bat roost.	<a href="#">Alana Ecology</a> <a href="#">Jacobi Jayne</a> <a href="#">NHBS</a>	£72 to £76
		<b>Ibstock enclosed bat box</b>	<a href="#">Ibstock</a>	
<b>For trees:</b>				
	Trees or flat surfaces	<b>Schwegler 1FF Bat Box</b>  Dimensions: 430H x 270W x 140D mm. Entrance hole: 120 x 240mm	<a href="#">Alana Ecology</a> <a href="#">Jacobi Jayne</a> <a href="#">NHBS</a>	£56 to £60
	Trees	<b>Schwegler 2F Bat Box (General Purpose)</b> Woodcrete 33cm H x diameter 16cm Note: location of access hole means that box is not self-cleaning.	<a href="#">Alana Ecology</a> <a href="#">NHBS</a>	£27.95








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	Trees	<b>Schwegler 2FN Bat Box</b>  The 2FN Bat Box has two entrances - one at the front and one at the rear against the tree. It has a domed roof to form clusters and an increased internal height.  36cm H x diameter 16cm 4.3kg	<a href="#">NHBS</a> <a href="#">Nature</a> <a href="#">Counters</a>	£34.95
	Trees	<b>Schwegler 1FD Bat Box</b>  The 1FD is a large general purpose bat box. Effectively it is a larger version of the Schwegler 2F bat box, with the addition of two roughened wood panels inside the box which simulate crevices. Note: location of access hole means that box is not self-cleaning.	<a href="#">Alana Ecology</a> <a href="#">NHBS</a>	£49 to £55
<b>Wooden bat boxes</b>				
	Fitted to walls, other flat surfaces or trees	<b>Kent Bat Box</b>  Materials to be made from untreated rough-sawn timbers. Timber should be 20mm thick. The box should be rainproof and draught-free. Crevices can be between 15 & 25mm wide	Self constructed. Instructions from BCT.	

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Access tiles or bricks	In situ	Description	Company	Estimated price
		Tudor Bat access tile set	<a href="#">Tudor Clay Roof Tiles</a>	
		Ventilation tiles that can be adapted for bat access	<a href="#">Aspect Roofing</a>	
		Bat access brick	Tamworth Property Services t) 01827 310475 chris@bat-survey.co.uk	
		Ibstock bat roost entrance arch brick	<a href="#">Ibstock</a>	
		Bat access slate	<a href="#">JD Products</a> <a href="#">Owens Slate Service</a> <a href="#">Summit Slate</a>	£40-80
		Habibat Roof Access Tile	<a href="#">Dreadnought Tiles</a> <a href="#">Habibat</a>	



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## **Positioning considerations:**

### **Aspect**

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, bat boxes should be located where they will receive the maximum amount of sunlight. In the northern hemisphere this will be the southerly aspects/orientation (south, south-west and south-east). However, it is helpful to install bat boxes in more than one aspect to allow a choice of roosting conditions. Bat boxes located on a shady side will remain cooler and will be more suitable for use during the hibernation period (winter) or by male bats all year round.

### **Height**

Position the bat boxes a minimum of 2 meters above ground. Avoid placement above windows, doors and wall climbing plants, thereby reducing the likelihood of predation by cats. A position near the eaves or gable apex of the property would be preferable.

### **Other considerations**

To make the bat box a potential roost for a wider range of bat species, it is helpful to consider whether there is nearby linear vegetation features such as hedges. This is because some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.

## **Resources:**

- Williams, C. 2010. *Biodiversity for low and zero carbon buildings: a technical guide for new build*. RIBA Publishing, UK
- Bat Conservation Trust, 2010. *Bats in Buildings*. Bats and the Built Environment Series: Volume 1.  
[http://www.bats.org.uk/publications\\_download.php/247/Bats\\_and\\_Buildings\\_finalDec2010.pdf](http://www.bats.org.uk/publications_download.php/247/Bats_and_Buildings_finalDec2010.pdf)
- BCT webpages: [http://www.bats.org.uk/pages/bats\\_and\\_buildings.html](http://www.bats.org.uk/pages/bats_and_buildings.html)

**Version 5: updated June 2012**

