



BENGROVE LTD

Ecology-BNG-Wildlife

PRELIMINARY ROOST ASSESSMENT

10 LINLEYS, GASTARD

Client: Matt Bollen

Date Issued: 04 August 2025

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SUMMARY

The owners of 10 Linleys in Gastard are seeking to renovate a barn in the grounds of the house, which will require work to the roof and walls. Bengrove Ltd were asked to undertake a Preliminary Roost Assessment for bats to determine whether any bat roosts are likely to be affected by the proposed work.

The property was inspected by an experienced surveyor on 30th of July 2025. The barn has several places where small numbers of bats could roost and overall, it has moderate roosting potential.

At least two evening emergence surveys should be carried out before the end of August to determine if any bats roost in the barn.

1. INTRODUCTION

1.1. Scope and Purpose of the Report

- 1.1.1 Bengrove Ltd was commissioned by Matt Bollen to undertake a Preliminary Bat Roost Assessment of a barn at 10 Linleys in Gastard near Corsham. The site location is shown in **Figure 1**, the OS grid reference for the site is ST 87920 68887 and the postcode is SN13 9PG.
- 1.1.2 The owners of the property are seeking to renovate the barn, which will require work to the roof and walls.
- 1.1.3 This report sets out the results of an inspection of the building and an assessment of whether it is likely to support roosting bats.



Red Line Boundary

Project Name:
10 Linleys, Gastard

Client Name:
Matt Bollen

Drawing Name:
Location Plan

Date:
04/08/2025

Scale:
1:1000 @A4

Suitability:
For Issue

Project Number:
B25_055



0 10 20 30 40 50 m

2. SURVEY METHODS

2.1. Roost Inspection

- 2.1.1 Following the guidance and information in Collins et al. (2023) the barn was surveyed on the 30th of July 2025, with the aim of assigning it to one of the following roosting potential categories:
- None: no habitat features likely to be used by roosting bats at any time of year;
 - Negligible: No obvious features, but a small element of uncertainty remains as bats can use apparently unsuitable features on occasion;
 - Low: one or more potential roost sites that could be used by individual bats opportunistically, but which are unlikely to be used regularly by large numbers of bats;
 - Moderate: one or more potential roost sites that could be used by several bats, but which are unlikely to be roosts of high conservation status;
 - High: One or more potential roost sites that are obviously suitable for use by larger numbers of bats on a regular basis e.g. as maternity or hibernation sites.
- 2.1.2 The barn was inspected from ground level using a high-powered torch and binoculars. The exterior surfaces were systematically searched for potential roosting features, access points or evidence of bats (such as droppings or staining). The search for evidence included the ground around the edge of the barn, the floor inside the barn and the surfaces of objects stored in the barn. The surveyor was able to view the entire perimeter of the buildings.
- 2.1.3 The interior of the building was also searched for droppings, feeding remains or other signs of roosting, or areas where bats could roost.
- 2.1.4 The survey was carried out by Matt Davies BSc, MSc, MCIEEM, an experienced ecologist with over 20 years' experience as an ecological consultant.

2.2. Limitations

- 2.2.1 The surveyor was able to view the outside well from ground level and the interior space was accessible. The western gable end is covered in ivy growth, which means the structural integrity of the exterior wall could not easily be assessed in terms of whether there would be potential roosting features under the ivy. The internal face of this wall could be inspected, which mitigated this limitation.
- 2.2.2 Building inspections such as this are always only a snapshot of the current situation. If a substantial amount of time (12-18 months) passes before work begins it may be prudent to have an ecologist re-check the building before starting work.

3. RESULTS

3.1. Building Description

- 3.1.1 The site is located between Corsham and the smaller settlement of Gastard in Wiltshire. This region is known for supporting a wide range of bat species, and some of the UK's rarer species are present in Wiltshire. For example, Box Mine Site of Special Scientific Interest, which is part of the Bath and Bradford on Avon Bats Special Area of Conservation, is 3.5km west of the site. Box Mine supports an important population of greater horseshoe bats (*Rhinolophus ferrumequinum*) as well as other species including lesser horseshoe bats (*Rhinolophus hipposideros*).
- 3.1.2 The barn has stone walls supporting a tiled roof with a single pitch. The front (facing to the south) is completely open and the roof on this side is supported on steel beams with timber uprights.
- 3.1.3 The roof tiles rest on timber battens and the roof is lined with bitumen roofing felt. The felt is ripped and falling away in places between the wooden rafters and purlins.



Photo 3-1: front (south facing) elevation of the barn



Survey Area



0 5 10 m



Project Name:
10 Linleys, Gastard

Client Name:
Matt Bollen

Drawing Name:
Target Notes

Date:
04/08/2025

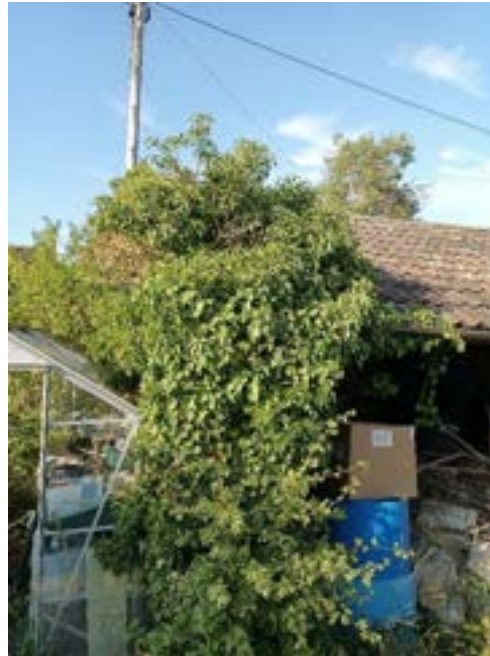
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Suitability:
For Issue

Project Number:
B25_055



Table 3-1: Preliminary Roost Inspection Results

Target Note	Description	Photo
TN1	Ivy covering the north-west gable end of the barn. The ivy stems are not thick enough to provide a roosting place, but they could obscure cavities in the stonework where bats could roost.	

Target Note	Description	Photo
TN2	One of the ridge tiles is slightly lifted and there is a gap that could allow bats to crawl underneath it to roost.	

Target Note	Description	Photo
TN3	There is a vertical crack in the stonework in the north-west corner of the barn. Most of this is exposed and unlikely to be used by bats but there are small areas where individual bats or small numbers of bats could roost.	

Target Note	Description	Photo
TN4	There are tears and gaps in the bitumen roofing felt that would allow bats to crawl into the gap between the felt and the tiles	

Target Note	Description	Photo
TN5	There is a gap between the end rafter and the wall: small numbers of bats could crawl into this space to roost	

Target Note	Description	Photo
TN6	The tiles on the rear roof pitch are mostly gap-free, but there are many small gaps in the mortar joints where small numbers of bats could roost	

4. CONCLUSIONS

4.1. Bat Roosting Potential

- 4.1.1 The surrounding landscape consists largely of open farmland with moderately-sized fields bounded by hedgerows. It is not a well-wooded landscape and mature / veteran trees are not a prominent feature in the immediate surroundings. There are many farmsteads and the towns and villages are characterised by typical Cotswold housing stock – stone-tiled roofs and older properties are common. This type of landscape favours some of the more generalist bat species over those with more selective foraging requirements, although the farmsteads and settlements will offer a wide variety of potential roosting sites suitable for various bat species.
- 4.1.2 There is no permanent artificial lighting around the barn. The B3353 road to the north of the barn does not have streetlights so it only presents a minor barrier to the movement of bats.
- 4.1.3 The interior space of the barn could be explored by foraging bats at night and could be used as a feeding perch by species such as brown-long-eared bats, albeit there were no feeding remains. It is too open and well-lit to be used as a day roost.
- 4.1.4 The potential roosting features in the fabric of the building could be used by small numbers of crevice-dwelling bats such as pipistrelles, but there are no open voids that would be used as day roosts by species such as brown long-eared bats or horseshoe bats. The space between the roof tiles and the bitumen felt is a typical roosting site and on some buildings this type of feature can be used by several bats or even maternity colonies. However, in this case the poor state of the felt and the loose tiles mean that much of the potential roosting space is open to the weather and less likely to be used for such an important roosting function. The absence of linear features leading to and from the barn,



Photo 4-1: the immediate surroundings of the barn

and the absence of tree cover over the barn, also reduce the likelihood of bats roosting here.

- 4.1.5 Considering the context of the site, the type of potential roosting features and the condition of the barn, it would be classified as having moderate roosting potential.

4.2. Further Survey Requirements

- 4.2.1 The Bat Conservation Trust Guidelines (Collins, 2023) indicate that buildings with moderate roosting potential should be surveyed at least twice in the period between May and August to be confident that no bats are roosting in the building. Such surveys should be carried out in suitable weather conditions and should use night vision aids to view the building from a sufficient number of aspects to cover all potential roosting features. The surveys of the barn should be completed from sufficient viewpoints to cover the following features:

- the interior of the north-west gable wall
- the interior of the south-east gable wall
- the ridge tiles from the south, looking north
- the rear wall from the north, looking south

- 4.2.2 Further viewpoints could be required depending on the field of view and illumination potential of the night vision aids that are used.



Barn Location

Project Name:
10 Linleys, Gastard

Client Name:
Matt Bollen

Drawing Name:
Landscape Context

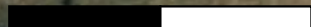
Date:
04/08/2025

Scale:
1:5000 @A4

Suitability:
For Issue

Project Number:
B25_055

0 100 200 m




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Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

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