



**118 Priory Street,
Corsham, SN13 0AY**

Preliminary Roost Assessment

Luscinia Ecology
On behalf of
Rob Shillaker



LUS26034

Date: 21/04/2026

Rob Shillaker
118 Priory Street
Corsham
SN13 0AY

Dear Rob Shillaker,

Preliminary Roost Assessment – 118 Priory Street, Corsham, SN13 0AY

Introduction

Scope

- 1.1 Luscinia Ecology was appointed by Lynea Architects, acting on behalf of the homeowner, Rob Shillaker, to undertake a Preliminary Roost Assessment (PRA) at 118 Priory Street, Corsham, SN13 0AY (hereafter, the 'Site'). The assessment was commissioned to support a pending planning application proposing the removal of an existing rear conservatory and the construction of a single-storey wrap-around extension at the Site.

Site Description

- 1.2 The Site is located within the town of Corsham, Wiltshire at National Grid Reference: ST 86752 70767. The property is surrounded by residential development, with Bath Road situated to the west. Agricultural fields, woodland and hedgerows lie further to the north and west of the Site (**Figure 1**). The Bath and Bradford-on-Avon SAC is located approximately 2.6km to the south-west, and the Site falls within the bat consultation zone.





Figure 1: Aerial image – Site boundary in red line¹

Proposed Development

- 1.3 The Proposed Development comprises the removal of the existing rear conservatory and the construction of a single-storey wrap-around extension (hereafter, 'the Proposed Development'). The Proposed Development is to be restricted to the existing built footprint and will not result in the removal of any habitats.

Method

Site Survey

- 1.4 The Site was subject to a PRA inspection of external features on 30th March 2026 by Georgina Gard and Mel Granato. An inspection of internal features was conducted on 7th March 2026 by Georgina Gard and Alfie Dickens. The purpose of the PRA inspection survey is to search for bats and/or evidence of bats and assess the likelihood of bats being present. The results of the PRA will determine the need for further survey work and/or mitigation.
- 1.5 Prior to the external inspection, the property's age, design, location, construction materials, state of repair, and current use, were assessed. These were then related to the likelihood of a bat roost being present, along with consideration of which species of bat would be most likely to use the building. The external inspection included searching for the following features to determine if suitable exit/entry points were present:

¹ Image used under licence (©2026 Google): Accessed: 14/04/2026.



- Holes, gaps, cracks, and damage to masonry/walls.
- Lifted, missing, slipped, and damaged tiles at the ridge, hip and across the roof.
- Lifted, slipped and missing areas of hanging tiles, weatherboarding, and cladding.
- Gaps, holes and/or damage to soffits and fascias.
- Lifted flashing around air vents, chimneys, roof joints.
- Interfaces of different materials and roof designs, where construction and/or damage can cause gaps.

1.6 If suitable exit/entry points were observed during the external inspection, the following evidence of roosting bats was carefully searched for on the exterior of the building:

- Droppings (down the wall, on the floor, caught in spiderwebs, on windowsills).
- Staining and/or clean/smoothed areas, indicative of exit/entry.
- Feeding remains, including moth/butterfly wings and beetle wing casings.

1.7 Prior to the internal inspection, the roof/loft design, likely levels of disturbance, and any likely recent changes to the roof/loft were assessed. These were then related to the likelihood of a bat roost being present, along with consideration of which species of bat would be most likely to use the roof/loft space. The internal inspection included searching for the following evidence of roosting bats within the roof/loft space:

- Roosting bats within crevices or free hanging.
- Bat corpses (on the floor, in uncovered water tanks or other containers).
- Bat droppings, including beneath likely roosting areas.
- Feeding remains, including moth/butterfly wings and beetle wing casings.
- Scratch marks, staining and/or clean/smoothed areas, indicative of regular use.
- Bat-fly *Nycteribiid* spp. pupal cases.
- Gaps within the structure of the building, including:
 - Light ingress in the roof indicating access points to the outside.
 - Between the roof lining and roof covering.
 - Within the structure of walls and suitable access points to cavity or rubble-filled walls.
 - Around the structure of chimneys or within disused chimneys.
 - Around lintels.



- Evidence beneath roof insulation, which indicates use by bats before the insulation was installed.
- Clean swept floors, which may indicate evidence of bats has been removed.

1.8 The following equipment was used for the PRA:

- Binoculars
- Powerful torch to illuminate dark corners from the ground
- Ladder
- Camera to record evidence

1.9 The assessment of the suitability of the property was assessed against Table 4.1 of the Bat Survey Guidelines.

1.10 The survey followed best practice guidelines².

Assumptions and Limitations

1.11 The presence of an adjacent property prevented clear visibility of the roof apex on the eastern elevation. Given the good condition of the roof and the limited scale of the proposed works, this constraint is not considered to alter the conclusions of this assessment regarding the property's suitability for roosting bats.

1.12 Inspection of the rear loft space was undertaken from the loft hatch only, due to health and safety constraints. The loft was small and adequately illuminated using a high-powered torch, allowing effective inspection of all visible features. In accordance with the Bat Survey Guidelines, the level of access achieved is considered proportionate and sufficient to inform a robust PRA.

1.13 No further assumptions or limitations are associated with this assessment.

Surveyor

1.14 **Table 1** outlines the relevant experience of the assessment contributors.

² Collins, J. (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.



Contributor	Experience
Greg Nightingale BSc (Hons) MCIEEM	Greg is the Director of Luscinia Ecology (A CIEEM Registered Practice) with over 11 years of experience in ecology and environmental management in the private sector. Greg has worked extensively within the planning system, undertaking protected species surveys, habitat surveys and Ecological Impact Assessments as well as providing advice on habitat management and mitigation and enhancement design. He has a comprehensive understanding of environmental policy and the challenges the environment is facing, along with how these challenges are managed within the planning system. Through an understanding of good practice, planning policy, the ecology of protected habitats and species, and environmental impact pathways, Greg provides robust ecological advice that is cognisant of planning and legal requirements. He is experienced in the UK Habitat Classification system. He has designed, undertaken, and reported on numerous habitat and protected species surveys (including badger surveys, bat emergence/re-entry surveys, bat activity surveys, and hazel dormouse surveys), including bespoke survey design and the implementation of numerous protected species mitigation strategies. Greg is a full member of CIEEM. He holds a level two Bat Licence, a level one Great Crested Newt Licence, and a NPTC (CS38) Tree Climbing and Aerial Rescue qualification. In addition, he has been named on badger and bat mitigation licences and has completed courses in barn owls, botany, breeding birds, and hazel dormouse.
Georgina Gard BA (Hons) MSc Qualifying Member of CIEEM	Georgina is a Consultant Ecologist with a master's degree in Conservation and Ecosystem Management. She has strong experience in delivering ecological surveys and assessments to support planning applications, with expertise in botany, protected species, and habitat assessment. Georgina holds a Field Identification Skills Certificate (FISC) at Level 3. She has extensive practical experience in undertaking protected species surveys, including bats, badgers, riparian mammals, reptiles, breeding birds, hazel dormice, and great crested newts. This experience is underpinned by a robust theoretical understanding of relevant legislation, guidance, and best practice.
Mel Granato BSc (Hons) MSc Qualifying member of CIEEM	Mel is a Consultant Ecologist at Luscinia Ecology, having graduated in 2023 with a degree in Conservation Ecology. Mel has two publications, one of which can be found in the Journal Insects (Granato <i>et al.</i>, 2024), and one in the Journal World (Granato <i>et al.</i>, 2025). Mel has practical experience and theoretical knowledge with bat, reptile, great crested newt and breeding bird surveys, technical report writing, UK Hab classification systems, biodiversity net gain metrics and QGIS. Mel is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Mel is actively working towards gaining a level 2 bat licence and level 1 great crested newt licence.



Contributor	Experience
Alfie Dickens BSc (Hons)	Alfie is a Consultant Ecologist with expertise in UK Habitat Classification, botanical surveys, and protected species work. He has delivered a wide range of species focused surveys, including for bats, otters, badgers, dormice, and great crested newts, among others. He has six years of experience in ecological data visualisation using GIS software, including QGIS and ArcGIS. Alfie has worked in both private consultancy and local government, most recently with Wiltshire Council's Ecology team, where he reviewed planning applications. His experience includes project management, client liaison, and ecological reporting across development and conservation contexts. He has completed additional training in botany, winter NVC, and freshwater invertebrates. He is actively developing his botanical skills towards FISC accreditation.

Results

- 1.15 The property comprises a two/three-storey end-of-terrace dwelling constructed of brick, partially rendered with pebble dash and painted. It has a slate-tiled, gabled roof arranged across two sections with clay ridge tiles. The front roof section includes two brick chimneys with lead flashing and two skylights. The roof is in good condition, with no evidence of broken or lifted tiles, gaps between slates or ridge tiles, or cracking within the chimney stacks. No features suitable for bat roosting were identified within the main roof structure.
- 1.16 Timber bargeboards are present along the front and rear gables. A small vertical crack was noted at the apex of the rear bargeboard (northern, garden-facing elevation). As the proposed works are limited to ground level and will not affect this feature, it is not considered to present a constraint to the Proposed Development.
- 1.17 A single-storey conservatory is attached to the rear of the property (**Photographs 1 and 2**). The structure is constructed of blockwork with pebble dash render, with timber-framed single-glazed windows from approximately two metres above ground level and timber-framed glazed double doors opening onto the garden. A small hole associated with localised timber rot was recorded within the soffit on the eastern elevation (**Photograph 3**), along with a minor gap between two soffit sections adjacent to the double doors (**Photograph 4**). These features are exposed, shallow, and likely to be subject to light, draughts, and fluctuating temperatures. As such, they do not provide suitable roosting conditions and were therefore assessed as having negligible potential to support roosting bats, in accordance with best practice guidance. No further bat survey effort is considered necessary in relation to these features.





Photograph 1: Rear conservatory northern elevation



Photograph 2: Rear conservatory western elevation





Photograph 3: Timber rot within soffit on eastern elevation



Photograph 4: Gap between soffit sections

- 1.18 The internal roof space was inspected. The front section of the property has been previously converted into an additional room, with the eastern eaves accessible via cupboard doors. Inspection of these eaves identified no evidence of bat use (**Photographs 5 and 6**).





Photograph 5: Eaves at front section of property



Photograph 6: Eaves at front section of property

- 1.19 The rear loft space comprised exposed timber beams, brickwork and blanket insulation, with a small amount of detritus present (**Photographs 7 – 8**). No evidence of roosting bats was recorded during the inspection.





Photograph 7: Loft space at rear section of property



Photograph 8: Loft space at rear section of property

Discussion

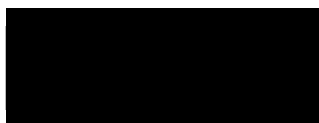
- 1.20 The Proposed Development will result in the removal of the rear conservatory and the construction of a single-storey wrap-around extension. Based on the findings of this assessment, **the property was assessed to have Negligible Suitability to support**



a bat roost. No further bat survey work or mitigation is therefore considered necessary.

- 1.21 As a precautionary measure, Reasonable Avoidance Measures (RAMs) are recommended immediately prior to the removal of the conservatory. This should comprise a brief visual inspection of all accessible features by a suitably experienced ecologist to check for the presence of bats. Should a bat be encountered at any stage of the works, all works must cease immediately, and advice sought from a suitably qualified ecologist.
- 1.22 We trust the above information is in good order. However, should you have any comments or queries on any of the above, please do not hesitate to contact us.

Yours sincerely,



Georgina Gard MSc
Consultant Ecologist

