

Preliminary Roost Assessment of 15 Brook Street

Our ref: 9237 Brook Street

Produced by: Alex Hannam MCIEEM

Date: 16/09/26

Pro Vision Ecology were commissioned in August 2026 to carry out a Preliminary Roost Assessment (PRA) of 15 Brook Street, Great Bedwyn, Marlborough, SN8 3LZ. For the Site Location refer to **Appendix A**. This report will contribute to a forthcoming planning application to be submitted by the Client for a single storey extension.

This report summarises the findings of the PRA. The results set out within this report are valid for eighteen months from the issue date.

Methodology

Desk Study

A search was undertaken to obtain records of granted European Protected Species Licences (EPSLs) within two kilometres of the development, using the Defra interactive website MAGIC.

Preliminary Roost Assessment

Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the building was conducted by CL20 bat licence holder Alex Hannam MCIEEM (licence numbers available upon request) on the 18th August 2026. The weather conditions during the survey were 2/8 cloud cover, 1/12 wind, dry and with an ambient temperature of 20°C. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 1** below.

Table 1: Assessment of buildings to support roosting bats.

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year.
Negligible	Negligible features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

Works are limited to a single storey extension on the north eastern elevation of the property, therefore the survey effort concentrated on the proposed works area and immediately surrounding area and a detailed assessment of the remainder of the building was not considered necessary. There will be no impacts to any potential bat roosting features or bat roosts in these areas, if present.

Results and Analysis

Desk Study

The Defra run website, MAGIC, was consulted for a list of granted EPSLs. No records of EPSL were returned.

It is considered the lack of records in the area is likely due to under recording rather than an absence of bat roosts within the vicinity of the site.

Preliminary Roost Assessment

The property comprises a two-storey thatched property with a single storey flat roof extension with a bitumen felt roof present on the north eastern elevation. The elevations of the property comprise brick with timber window and door frames which were in good condition.

A single storey brick and clay tiles roof section of the property is also present on the southern elevation however this is outside the proposed works area.



Figure 1: North eastern elevation of property

The thatch is in good condition and well-sealed including at the eaves and around a soil stack which protrudes through the roof.



Figure 2 and 3: Eaves and soil stack

A small section of timber cladding is present on the northern elevation of the single storey extension which was lifted with gaps noted suitable for low numbers of crevice roosting bats (**Figure 4 and 5**). This feature was fully inspected with an endoscope, and no evidence of roosting bats was recorded.



Figure 4 and 5: Timber cladding on the northern elevation

There was no roof void present internally and the ceiling was vaulted to form a downstairs bathroom (**Figure 6**).



Figure 6: Internal view of proposed works area.

Summary

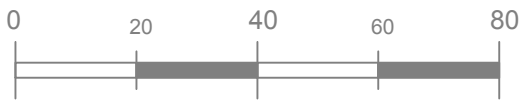
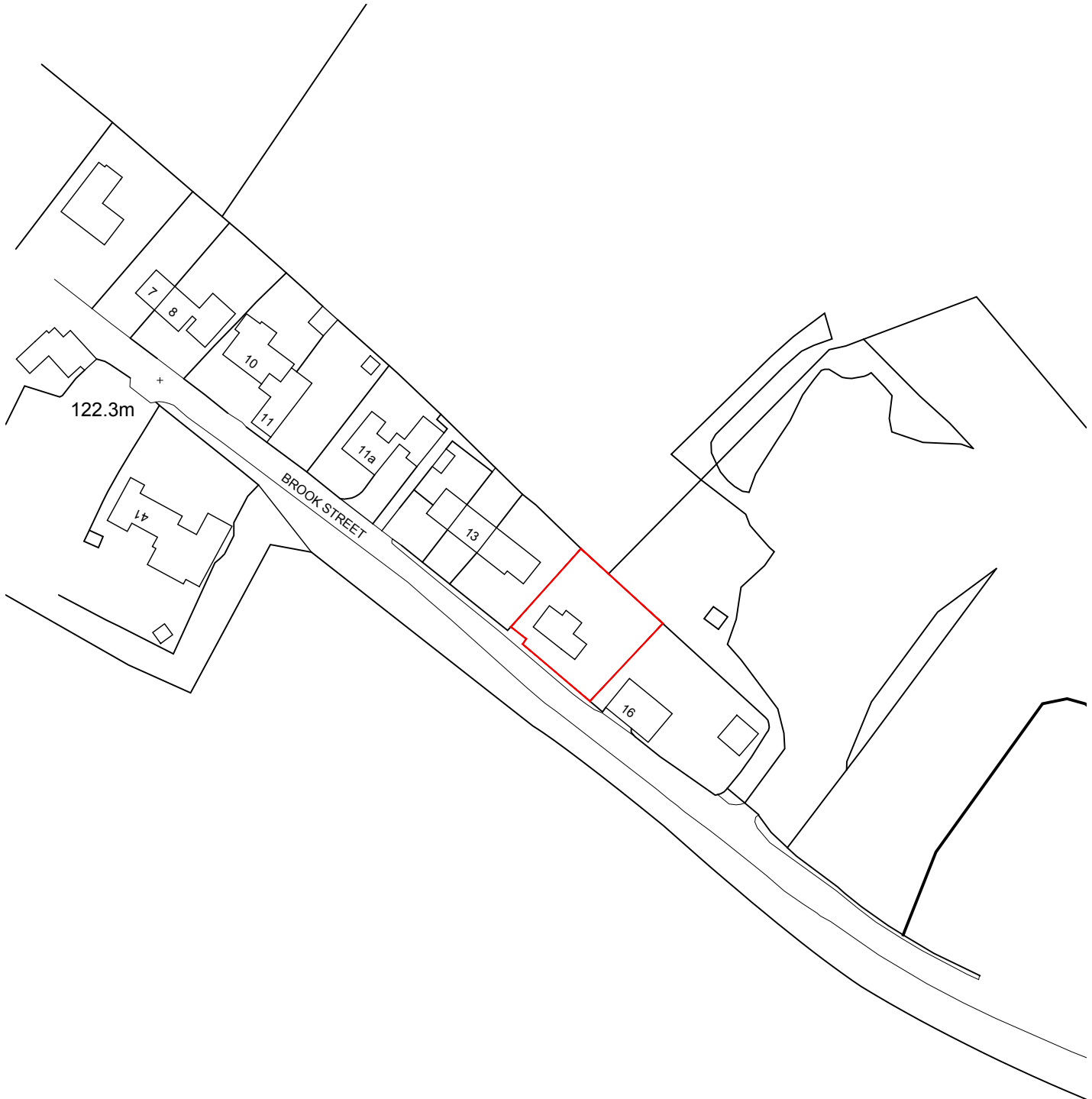
The proposed works are limited to a single storey extension on the northeastern elevation of the property. A potential roost feature was noted under the cladding, but no evidence of roosting bats was recorded, and a targeted emergence survey is considered disproportionate as the feature was fully inspected and roosting bats confirmed as absent. No other potential roost features were identified within the proposed works area. Therefore, it is considered no roosts are present within the proposed works area and no impact to roosting bats are anticipated. Therefore, no further action is required.

Requirements and Recommendations

Due to the height of the proposed extension, it is not considered appropriate to incorporate bat roosting or bird nesting opportunities as animals using these features would be vulnerable to predation from anything sat above or below the access points.

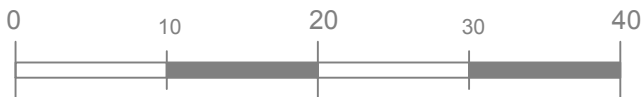
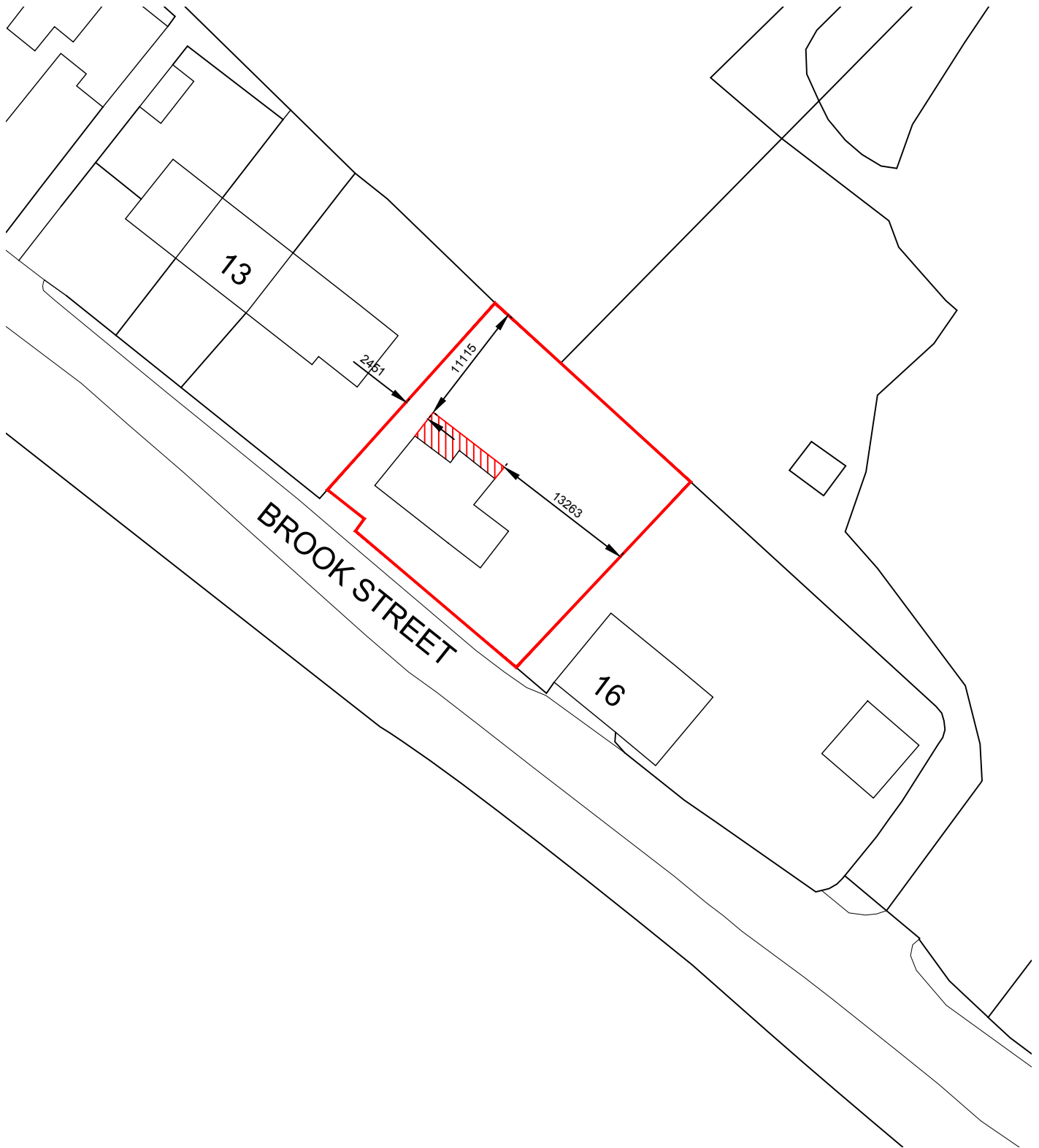
Therefore, it is recommended that a bird or bat box is installed on a mature tree within the garden at a minimum height of three metres.

Appendix A: Site Location Plan

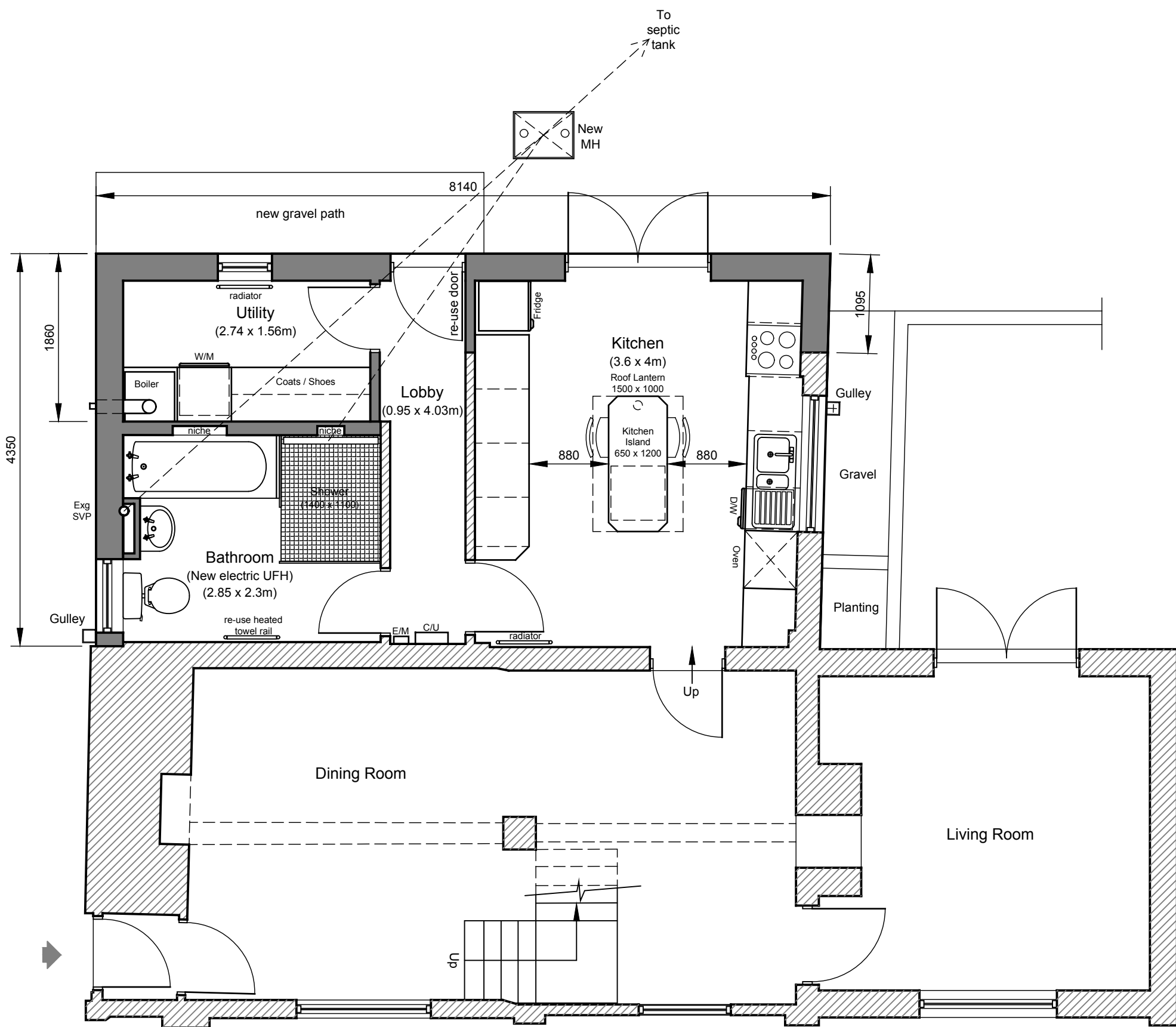
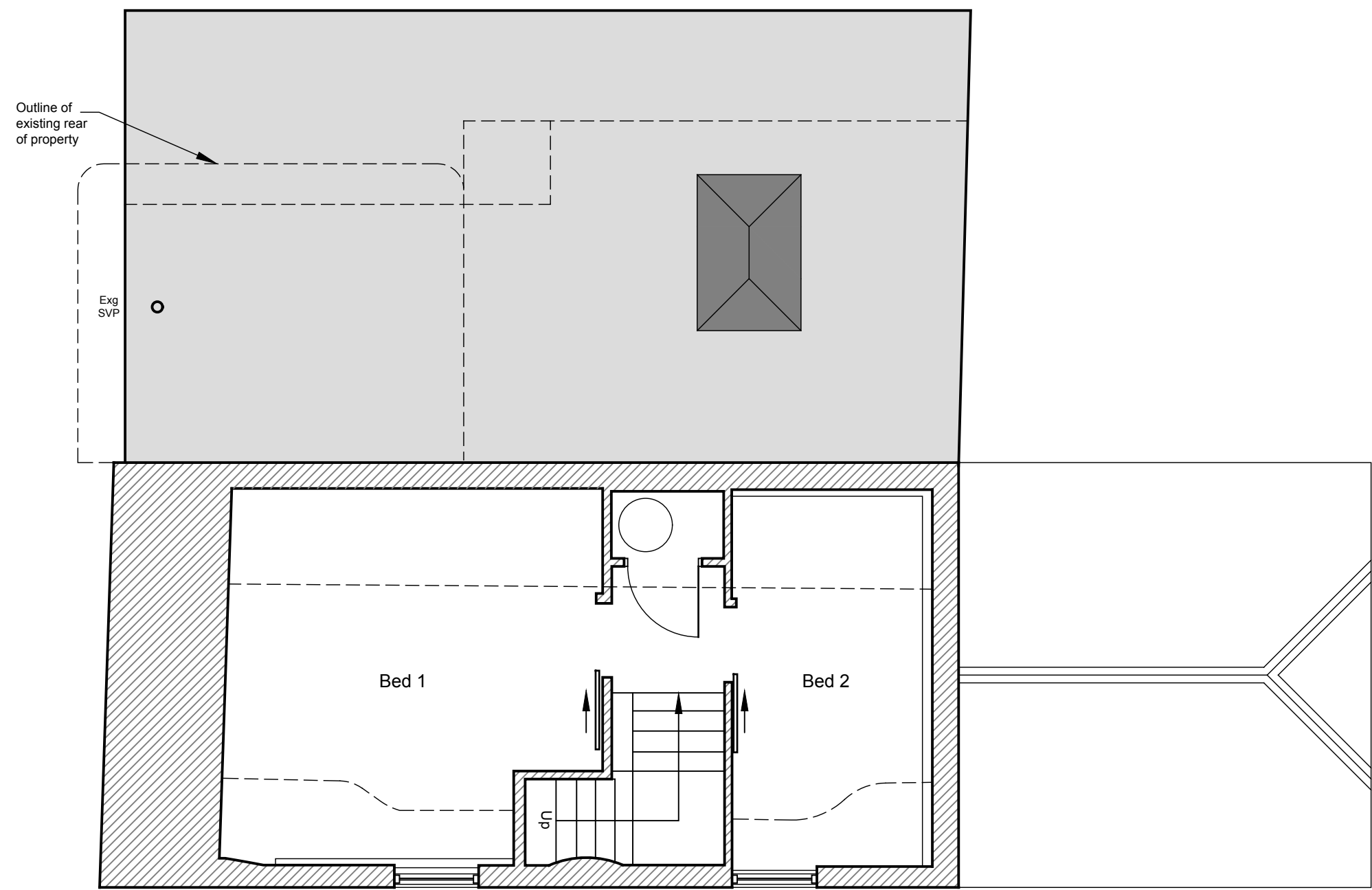
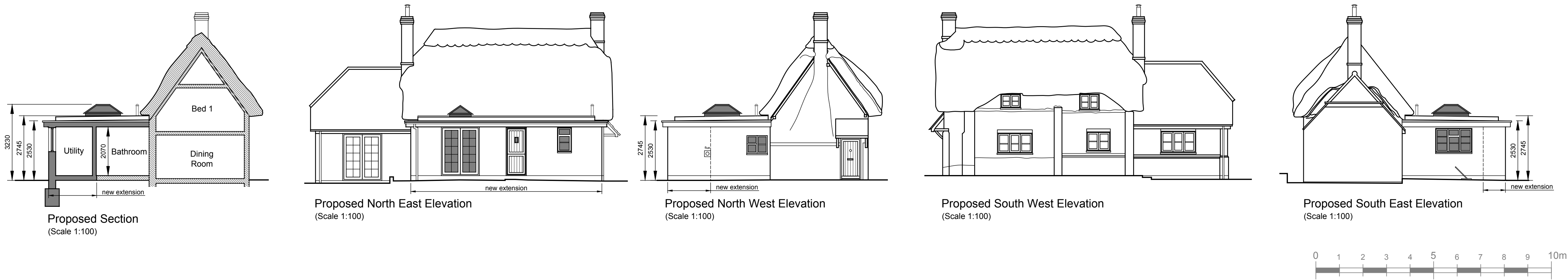


Client JANE KEMPSEY & NICK SPAVEN	Project PROPOSED REAR EXTENSION 15 BROOK STREET GREAT BEDWYN MARLBOROUGH SN8 3LZ	 The Studio 22 Brickley Lane Devizes Wiltshire SN10 3BQ T 01380 819900 E info@drdesigns.co.uk W www.drdesigns.co.uk	DALE ROBERTS DESIGN ARCHITECTURAL SERVICES	
Drawing Title SITE LOCATION PLAN			Scale A4@1:1250	Date AUG 26
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Appendix B: Proposed Plans



Client JANE KEMPSEY & NICK SPAVEN	Project PROPOSED REAR EXTENSION 15 BROOK STREET GREAT BEDWYN MARLBOROUGH SN8 3LZ	 The Studio 22 Brickley Lane Devizes Wiltshire SN10 3BQ T 01380 819900 E info@drdesigns.co.uk W www.drdesigns.co.uk	DALE ROBERTS DESIGN ARCHITECTURAL SERVICES	
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This drawing has received Planning approval dated:

This drawing has received Building Regulations approval dated:

External Materials Schedule

New Extension
Walls: Facing brick to match existing as closely as possible

Flat Roof: Grey/black EPDM recycled rubber single ply membrane

Fascias & Soffits: Timber, painted black

Roof Lantern: 1500 x 1000mm fixed, double glazed, black aluminium frame

Rainwater Goods: UPVC, black

New Windows and Doors
Utility Window: Timber flush casement, double glazed, painted white

French Doors to Garden: Timber, double glazed, painted white
Existing Windows and Doors – Retained and Refurbished

Existing Timber Windows: Timber flush casements, refurbished and repainted white

Existing Timber Doors: Refurbished and repainted, colour to match existing

Existing Rear Stable Door: Retained, refurbished and repainted, colour to match existing

Existing Windows – Replacement:
Bathroom Window: Replacement with timber flush casement, double glazed, painted white

Kitchen Window(s): Replacement with timber flush casement, double glazed, painted white

Note: Bathroom & Kitchen windows currently white UPVC. Replacement for consistency and to satisfy Conservation Area requirements.

No.	Revisions	Date
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Client	JANE KEMPSEY & NICK SPAVEN
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Project	PROPOSED REAR EXTENSION 15 BROOK STREET GREAT BEDWYN MARLBOROUGH SN8 3LZ
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Drawing Title	PROPOSED FLOOR PLANS & ELEVATION
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