Preliminary Roost Assessment (PRA) Associated with 98 Evelyn Avenue, Ruislip

Client

Kraig Morbey

Date

11th May 2026

Report Number

RBM_0417

Issue and Revision Record

Revision	Date	Originator	Description
1	11/05/2025	P. Kimberg	1st Draft of PRA Report for 98 Evelyn Ave, Ruislip

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Executive Summary

Introduction	Resurgence Biomonitoring Ltd. (RBM) was appointed by Kraig Morbey to conduct a Preliminary Roost Assessment (PRA) associated with the proposed development at 98 Evelyn Avenue, Ruislip.
Proposed Development	The project entails the removal of the roof and extension of the house.
Objective	The objective of the PRA is to provide sufficient information for the local planning authority to fully assess the potential ecological impacts of the development and to determine whether further surveys are required, or to establish the need for, and extent of, any mitigation or compensation measures required as part of the proposed development.
Work Conducted	A PRA was undertaken consisting of a desk study and field survey conducted in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edn (Collins, 2023).
Conclusions	Although some PRFs were noted on the exterior survey of 98 Evelyn Ave there were no traces of bats observed during the internal survey. Based on the results of the survey 98 Evelyn Avenue Ruislip is classified as having low bat roost potential.

Recommendations	Current guidance recommends at least one dusk emergence or dawn re-entry survey to confirm the likely absence of bats and to ensure compliance with wildlife legislation before works proceed.

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1. Introduction

Resurgence Biomonitoring Ltd. (RBM) received a request from Jack Dusek on behalf of his client Kraig Morbey to conduct a Preliminary Roost Assessment (PRA) associated with a proposed development at 98 Evelyn Ave, Ruislip.

This report presents the results of the PRA based on a desktop assessment and a site visit conducted on the 22nd April 2026.

2. Proposed Development

The project entails the removal of the roof and the extension of the building.

3. Objectives

The objective of the PRA is to provide sufficient information for the local planning authority to fully assess the potential ecological impacts of the development and to determine whether further surveys are required, or to establish the need for, and extent of, any mitigation or compensation measures required as part of the proposed development.

4. Limitations

- It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.
- The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are highly mobile creatures that will move into and out of areas.
- The details within this report will remain valid for a period of 12 months from the date of issue.

5. Quality Assurance

The field survey was undertaken by Peter Kimberg (Natural England CL18 Bat Class Survey Licence No: 2025-86156-CL18-BAT), an ecologist with 21 years of experience conducting ecological surveys.

6. Site Description

The site is situated in Ruislip, a suburb in the Hillingdon borough of West London. A map showing the layout of the site is provided in Figure 1. Photographs of front and rear elevations of 98 Evelyn Ave, Ruislip are provided in Figure 2.

The property at 98 Evelyn Avenue, Ruislip, comprises a detached two-storey residential dwelling of probable early-to-mid 20th century construction, likely dating from the 1920s–1930s suburban expansion period. The building is of traditional masonry construction with roughcast/rendered external elevations beneath a hipped pitched roof finished in interlocking concrete or clay tiles. Two substantial rendered chimney stacks are present to the principal roof slopes, together with additional roofline features including ridge and verge details typical of the period.

The principal (front) elevation exhibits characteristic interwar suburban architectural detailing, including prominent canted bay windows at ground and first floor level with tile-hung cladding beneath the upper bays. White-painted timber or uPVC-framed multi-pane windows are present throughout. Rainwater goods appear to be modern replacement plastic fittings. The property is set back from the road behind a gravel driveway.

The rear elevation is comparatively plain and includes a central rear projection/extension at ground floor level incorporating glazed doors and flat or shallow-pitched roof elements. The rear garden is enclosed by neighbouring residential properties and boundary vegetation. The roof structure appears uninterrupted across the main ridgeline, with soffits, fascias, and eaves visible around the roof perimeter.

Features of potential relevance to roosting bats during a Preliminary Roost Assessment include:

- Multiple chimney stacks with associated flashing, crevices, and gaps;
- Tiled hipped roof slopes with potential lifted or overlapping tiles;
- Eaves, soffits, and fascia junctions that may provide access opportunities;
- Gaps associated with tile hanging beneath the bay windows;
- Potential crevice features around window frames, render interfaces, and roofline details;
- The age and traditional construction of the building, which may provide suitable roosting opportunities within roof voids and wall cavities.

At the time of the survey the garage located adjacent to the home had been demolished and its bat suitability could therefore not be assessed.

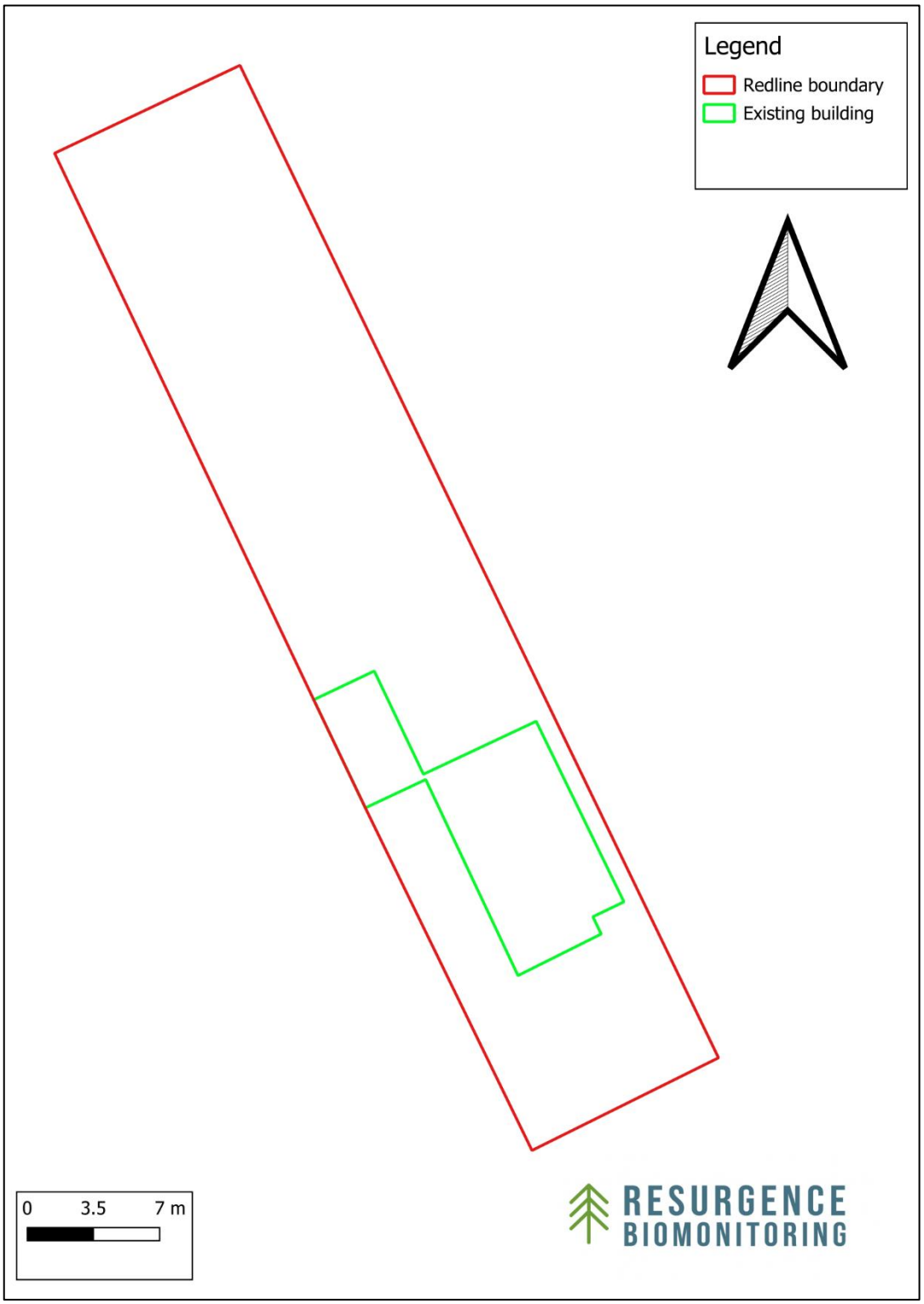

Figure 1: Layout of the site at 98 Evelyn Ave, Ruislip showing the location of the existing home. Image compiled by P. Kimberg (Source OpenStreetMap, accessed May 2026)

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Figure 2: A) Front / southern, B) back / northern elevation of 98 Evelyn Ave, Ruislip

7. Methodology

The PRA was conducted according to the guidelines provided by Good Practise Guidelines for Bat Surveys (Collins, 2023).

7.1 Desktop Assessment

A desktop assessment was carried out with the aim of supplementing the field survey results by collating and reviewing existing ecological information relevant to the site and the local area.

Historical ecological data was obtained from the Department of Environment, Food and Rural Affairs' (DEFRA) Multi-Agency Geographic Information for the Countryside (MAGIC) mapping tool and Greenspace Information for Greater London (GiGL).

7.2 Field Survey

The exterior walls and roof of the buildings were viewed from ground level and features that provide potential bat access points or roosting places were noted and referred to as potential roost features (PRFs). Features that were looked for include:

- Cracks in walls/holes in mortar;
- Gaps between ridge tiles and ridge and roof tiles;
- Missing or lifted roof tiles;
- Gaps in soffit boxes;
- Gaps under wooden cladding or barge boards; and
- Gaps around the eaves.

Areas where bat droppings may accumulate, such as on the ground, ledges, windowsills and walls, were also inspected.

A systematic search was conducted of the interior of the structure to identify potential or actual bat access points or roosting places and to locate evidence of the presence of bats.

7.3 Interpretation of Results

The findings of the internal and external surveys inform an assessment of the structure, classifying the potential of the bat roost.

A summary of the guidelines for assessing potential suitability of PRFs on a proposed development site is provided in Table 1.

Table 1: Bat Roost Assessment Classification

Classification	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No habitat features on site likely to be used by any roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites which could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter or protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats, (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites which could be used by bats due to their size, shelter, protection, conditions and suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation space. The categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
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 suitable surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed	Evidence of bats roosting in the building or structure is recorded, bats, their droppings or feeding remains.

8. Results

8.1 Desktop Assessment

8.1.1 European Protected Species Licences (EPSL)

Based on the MAGIC database, 5 European Protected Species Licenses have been issued within a 2 km radius of 98 Evelyn Avenue. Of these licenses 3 were issued for bats and 2 for great crested newts. The bat licenses can be summarised as follows:

- The first was issued in 2010 for common pipistrelle bats (*Pipistrellus pipistrellus*);
- The 2nd was issued in 2012 for common (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) bats
- The 3rd was issued for common and soprano pipistrelles and brown long-eared bats (*Plecotus auritus*) (DEFRA, 2024).

A map showing the location of the granted EPS licenses within the 2 km ZoI is provided in Figure 3.

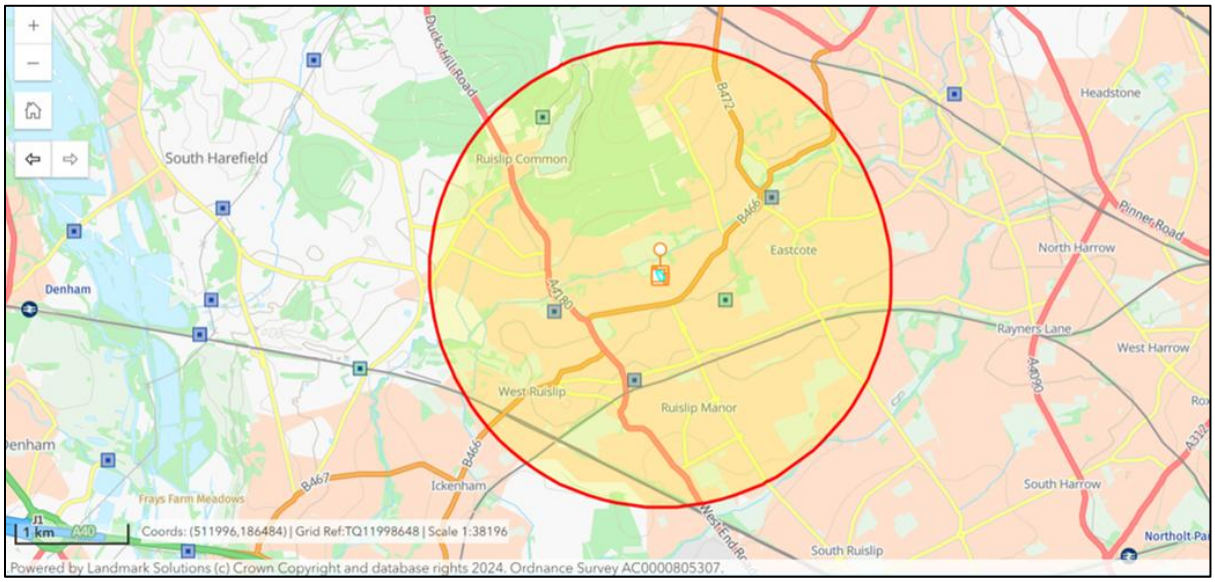

Figure 3: Defra MAGIC map showing the location of EPS licences granted within the 2 km ZoI (DEFRA, 2026)

8.1.2 Protected and Notable Species

Assessment of historical records obtained from GiGL confirmed the presence of 8 bat species within 1 km of the site. Species that have been confirmed within 1 km of the site are:

- Common (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*)
- Nathusius's pipistrelle *(P. nathusii*)
- Brown long-eared bat (*P. auritus*)
- Common noctule (*Nyctalus noctule*)
- Leisler's noctule (*N. leisleri*)
- Serotine (*Eptesicus serotinus*)
- Daubenton's bat (*Myotis daubentonii*)

Given that 18 bat species have been recorded within the UK, the bat community within the ZoI represents 44% of the total UK bat community. Based on this, the area associated with 98 Evelyn Avenue Ruislip can be said to host a diverse bat community.

8.2 Field Survey Results

8.2.1 External survey

The external survey of the building showed some potential roost features (PRFs) on the northern, eastern, southern and western facades of the building.

8.2.1.1 Northern facade

PRFs observed on the northern façade of the building included a gap in a soffit box and gaps between roof tiles (Figure 4).

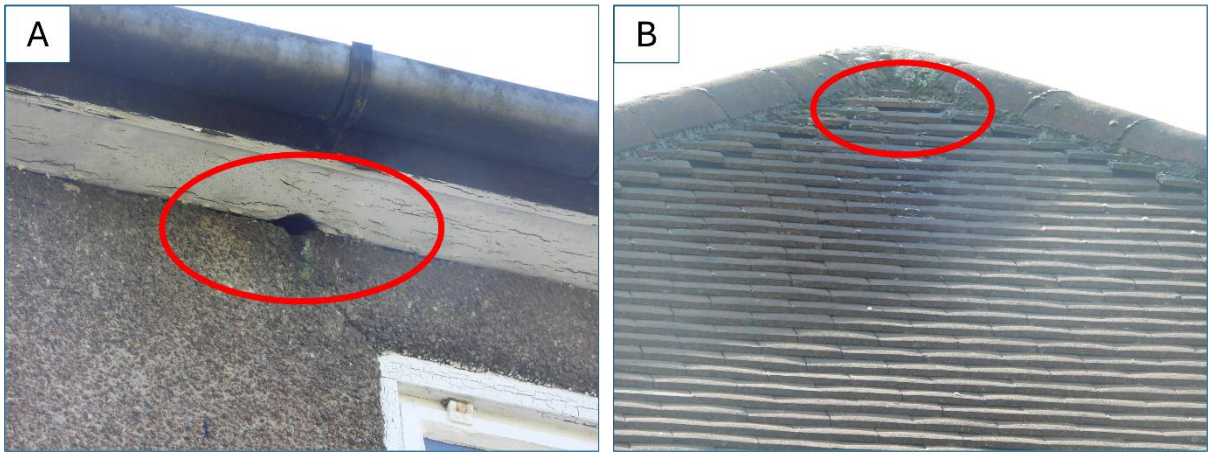

Figure 4: PRFs noted on the northern façade included a gap in the soffit and gaps between roof tiles.

8.2.1.2 Eastern facade

PRFs observed on the eastern façade of 98 Evelyn Ave included missing mortar under ridge tiles and gaps under roof tiles (Figure 5).

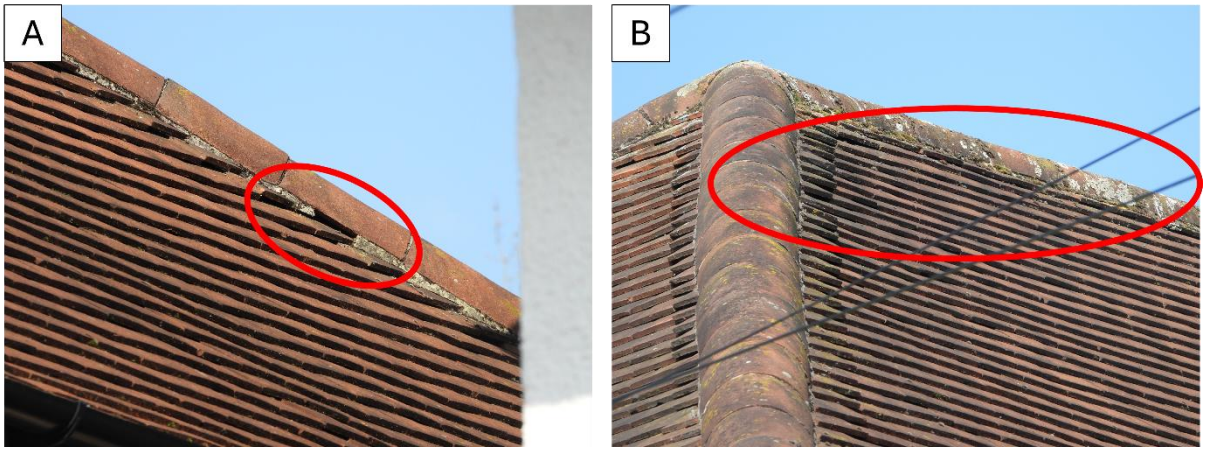

Figure 5: PRFs noted on the eastern façade of 98 Evelyn Ave Ruislip included A) missing mortar under ridge tiles and B) gaps under roof tiles

8.2.1.3 Southern facade

PRFs observed on the southern façade comprised gaps under roof tiles (Figure 6).

8.2.1.4 Western facade

PRFs observed on the western façade comprised gaps under roof tiles (Figure 7).

Figure 6: PRFs noted on the southern façade of 98 Evelyn Ave Ruislip

Figure 7: PRFs noted on the western façade of 98 Evelyn Ave Ruislip

8.2.2 Internal survey

Over time, loft spaces that are used as roosts by bats accumulate large deposits of bat droppings.

No bat droppings were observed in the loft space at 98 Evelyn Ave Ruislip. No bat feedings signs (moth wings), living or dead bats were observed in the loft space.

Photographs of the interior of the loft space are provided in Figure 8.

Figure 8: View of internal loft space at 98 Evelyn Ave Ruislip

9. Conclusions and Recommendations

Although some PRFs were noted on the exterior survey of 98 Evelyn Ave there were no traces of bats observed during the internal survey.

Based on the results of the survey 98 Evelyn Avenue Ruislip is classified as having low bat roost potential.

Current guidance recommends at least one dusk emergence or dawn re-entry survey to confirm the likely absence of bats and to ensure compliance with wildlife legislation before works proceed.

10. References

Bat Conservation Trust (2020). Bats and Buildings: Bats and the Built Environment Project.

Collins, J. (ed) (2023). Bat Surveys for Professional Ecologists: Good Practise Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Department for Environment, Food & Rural Affairs (DEFRA) (2024) MAGIC Map Application. Available at: https://magic.defra.gov.uk (Accessed: 11 May 2026).

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