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Report by: KJF Consultancy™ Ltd

Title: Preliminary Roost Assessment (PRA) on 64 Woodstock Drive, Ickenham UB10 8EQ and Precautionary Bat Working Method Statement (PBWMS)

Reason for the report: Supporting information for the proposed demolition of the dwelling and to advise the Local Planning Authority (LPA) of the findings and recommendations

LPA: London Borough of Hillingdon

LPA Reference: Not known at the time of this report

Client: Amritpal Aggarwal

Architect: Amar Sidhu, ASARCH

Author: Karl Forkasiewicz AISEP, MCIOB, CEnv, CL18

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Quality Assurance

Report title	PRA on 64 Woodstock Drive, Ickenham UB10 8EQ and PBWMS
Version	V1
Report ref	PRA.PBWMS.V1.64.WD.I
Date produced	21/10/2026
Validation period	This report has been produced as supporting information for the proposed demolition and is considered valid until May 2028, subject to the limitations identified in Section 4 and there being no material changes to the site, buildings, proposed works, relevant legislation or guidance.
Report checked by	Jan Forkasiewicz BA (Hons)

Distribution List

Client	✓
Architect	✓

Previous relevant KJF Consultancy™ Ltd reports within the last two years: none.

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1. Summary, findings and conclusion

1.1 An explanation of the terms in bold is provided at Appendix 1. It is proposed to demolish the dwelling at 64 Woodstock Drive, Ickenham UB10 8EQ. No plans were provided. The LPA is London Borough of Hillingdon; the planning application reference is not known at the time of this report. KJF Consultancy™ Ltd was instructed to provide a bat survey report as supporting information. A Preliminary Roost Assessment (**PRA**) has been carried out, in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines 2023 (the **BCT guidelines**). The PRA was carried out by Karl Forkasiewicz AISEP, MCIOB, CEnv, CL18 (Bat Survey Licence Level 2), who has been licensed to carry out bat surveys and disturb and handle bats since 2016. His findings are below.

1.2 I carried out the PRA on 16/10/2026 when there was excellent visibility. No bats or external **evidence of bat activity** were identified. Potential Roost Sites (**PRS**) for bats were identified that were assessed using binoculars but could not be inspected for health and safety reasons. No fur-oil staining was noted at any PRS. The roof space floor and insulation had been removed so I could not inspect these for evidence of bat activity. These comprised gaps beneath ridge tiles, gaps between boards at the apex of both gable ends, and gaps between the soffit boards and the walls. A description of the dwelling, together with relevant photographs, including of the PRS, is provided in Appendix 2.

1.3 The BCT guidelines would normally recommend a presence/absence survey to establish whether a **bat roost** is present at a PRS. No bats or external evidence of bat activity were identified during the PRA. However, the identified PRS could not be fully inspected, and the removed roof-space floor and insulation could not be examined for evidence of bat activity. Consequently, the presence of a bat roost cannot be excluded. A presence/absence survey cannot be undertaken until May 2027, approximately seven months after the PRA. The client reports ongoing costs est. at £3,000 per month. Section 1.1.4 of the BCT guidelines acknowledges that departures from the guidelines, including the use of alternative methods, are often appropriate. Having regard to the survey findings, the inspection limitations, the significant delay and associated financial implications, a precautionary approach using the PBWMS is considered a proportionate alternative in the circumstances. This approach seeks to reduce the risk of harm to bats during demolition. It does not establish the absence of bats or remove the requirement to comply with protected-species legislation.

1.4 Demolition may proceed in accordance with the PBWMS in Appendix 3, provided the works can be undertaken lawfully and the specified precautionary measures are followed. If a bat or evidence of a roost is discovered, work in the affected area must stop and the procedure in Appendix 3 must be followed. A PBWMS sets out the procedures and precautions that contractors must follow during building works where bats or a bat roost may be present, but their presence has not been confirmed, or where PRS could not be fully inspected. Its purpose is to reduce the risk of injuring or disturbing bats and damaging or destroying a roost while allowing works to proceed using a controlled, precautionary approach. My credentials are provided in Section 2, my PRA methodology in Section 3, any limitations in Section 4, and my recommendations in Section 5.

1.5 This report is considered valid until May 2028, subject to the limitations identified in Section 4 and there being no material changes to the site, buildings, proposed works, relevant legislation or guidance.

2. Author's credentials

2.1 Professional affiliations

- Associate Member of The Institute of Sustainability and Environmental Professionals (AISEP).
- Member of the Chartered Institute of Building (MCIOB).
- Chartered Environmentalist (CEnv).
- Licensed to disturb and handle bats (Bat Survey Class Licence CL18) since 2016 (Licence No. 2026-xxxxx-CL18-BAT).
- Member of the Bat Conservation Trust.

2.2 Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During those 9 years, I undertook numerous bat surveys of trees and within woodlands and produced Woodland Management Plans that contained recommendations regarding bats.
- I have 15 years' experience as an Ecological Consultant.
- During my time as a consultant, I have inspected many buildings for bats and evidence of bat activity, and carried out many PRAs, presence/absence surveys, emergence surveys, dawn entry surveys, Bat Roost Characterisation Surveys, and dusk to dawn surveys.
- I have produced many reports regarding bats and proposed developments.

3. PRA methodology on buildings (not trees)

3.1 A PRA consists of detailed inspections of buildings, including an external and internal inspection, as detailed below.

External inspection looking for:

- Roosting bats, external evidence of bat activity and PRS.

Internal inspection looking for:

- Roosting bats and internal evidence of bat activity.

3.1.1 PRAs are carried out in accordance with the BCT guidelines, from ground level, using a torch and binoculars. An endoscope may also be used, in which case its use is discussed within the report.

4. Limitations

4.1 The roof space floor and insulation had been removed before the inspection. The insulation had been placed in a pile, with some stored in bags, and could not be reliably inspected for evidence of bat activity.

4.2 The differing activities of bats at different times of the year are also acknowledged.

5. Recommendations

5.1 This report should be forwarded to the LPA as supporting information for the proposed demolition.

5.2 The report is valid until May 2028, subject to there being no material changes to the site, buildings, proposed development, relevant legislation or guidance. If the demolition has not been carried out by this date, a new PRA may need to be carried out.

5.3 The Precautionary Bat Working Method Statement (PBWMS) attached at Appendix 3 must be followed.

5.4 The LPA should consider attaching the following condition to any planning permission: "*All demolition works shall be carried out in accordance with the Precautionary Bat Working Method Statement prepared by KJF Consultancy™ Ltd, unless otherwise agreed in writing by the Local Planning Authority.*"

References

Bat Conservation Trust (www.bats.org.uk).

Bat Conservation Trust (2026) Bat Emergence Surveys using Night Vision Aids - A Technical Guide for Professional Ecologists. The Bat Conservation Trust, London (https://www.bats.org.uk/resources/guidance-for-professionals/bat-emergence-surveys-with-night-vision-aids-a-technical-guide).

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN 978-1-7395126-0-6 (https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition).

Natural England (2025) Bats: advice for making planning decisions. https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield (https://cieem.net/resource/uk-bat-mitigation-guidelines 2025/?filter_resource_type=429&filter_topic=206).

The Conservation of Habitats and Species Regulations 2017 (as amended) (https://www.legislation.gov.uk/uksi/2017/1012/contents/made).

Wildlife and Countryside Act 1981 (as amended) (https://www.legislation.gov.uk/ukpga/1981/69/contents)

Appendix 1. Explanation of terms.

PRA: Regarding buildings/structures, a PRA is a detailed external and internal inspection to look for bats, evidence of bat activity and PRS. The aim of a PRA is to determine the actual or potential presence of bats and the need for further survey effort and/or mitigation. In many situations it is not possible to inspect all PRS where bats may be present and therefore an absence of bat evidence does not equate to evidence of bat absence.

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

Evidence of bat activity: Bat droppings, fur-oil staining and feeding remains (butterfly/moth wings, beetle remains, and other insect fragments) indicate roosting activity.

PRS: These are anywhere on a building where a bat could roost e.g. in a gap under a hanging tile or roof tile.

Bat roost: A place used by bats for breeding or resting e.g. a roof space/roof void. Bat roosts remain protected even when bats are not present.

Appendix 2. Description of the dwelling and relevant photographs.

Description of the dwelling

The property is a two-storey detached dwelling of traditional brick construction, with predominantly yellow/brown facing brickwork and white-framed windows and doors. The main roof is pitched and covered with interlocking concrete tiles, with half-round ridge tiles along the roof apex. Two brick chimneys project above the roof, near the apex of the gable ends, with lead flashing at their bases, and solar panels are installed on the roof at the rear. The gable ends are lined with rigid, sheet-form boards fitted between the roof timbers. The roof has projecting eaves with fascia boards and soffits beneath the roof edges. The rear elevation incorporates a single-storey extension with a flat roof. The roof space comprises a traditional timber roof structure with exposed rafters and supporting timbers. The underside of the pitched roof is lined with a bituminous roofing membrane beneath the roof tiles. The roof space floor and insulation had been removed before the PRA.

Relevant photographs





PRS (circled)

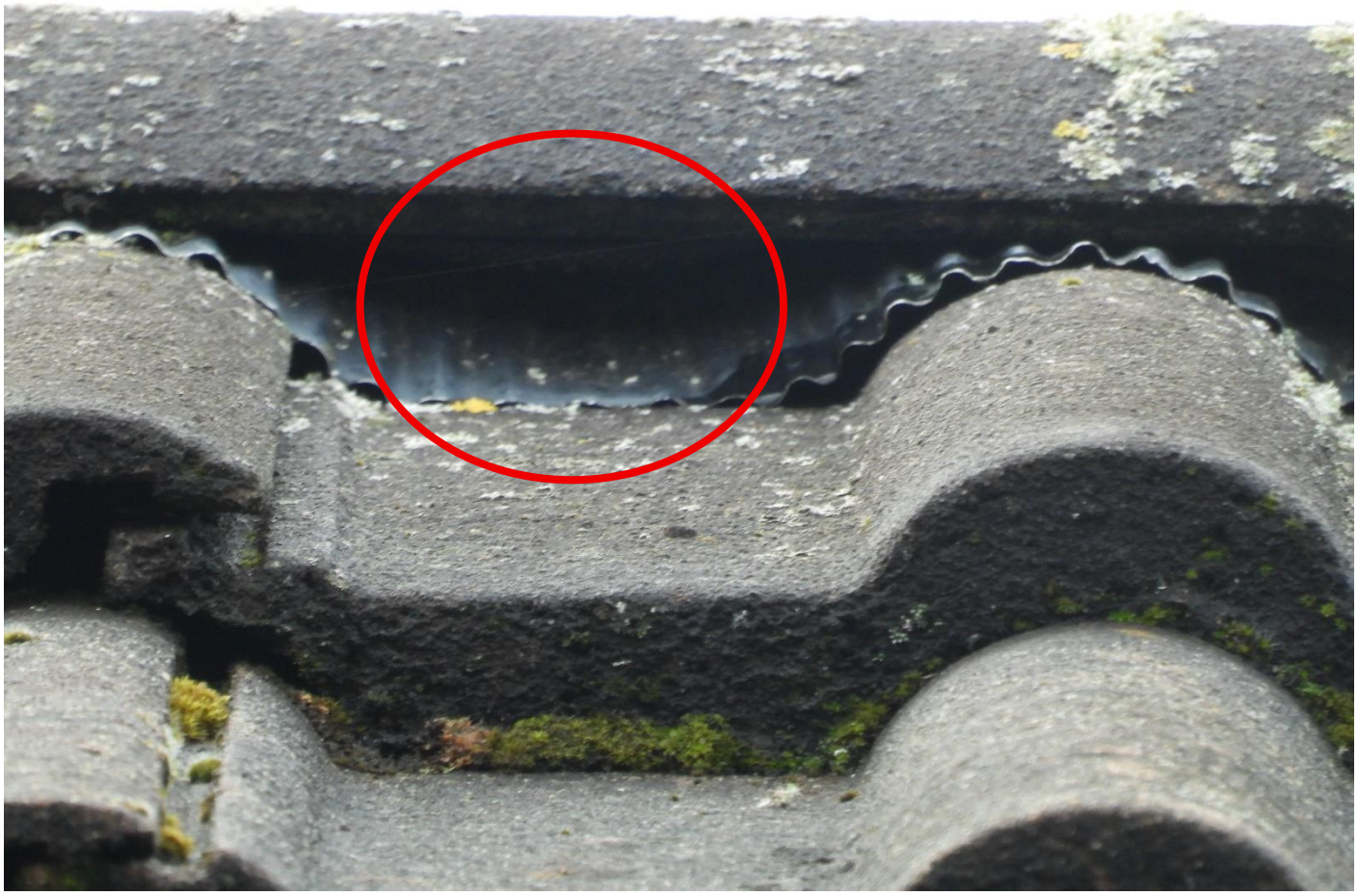


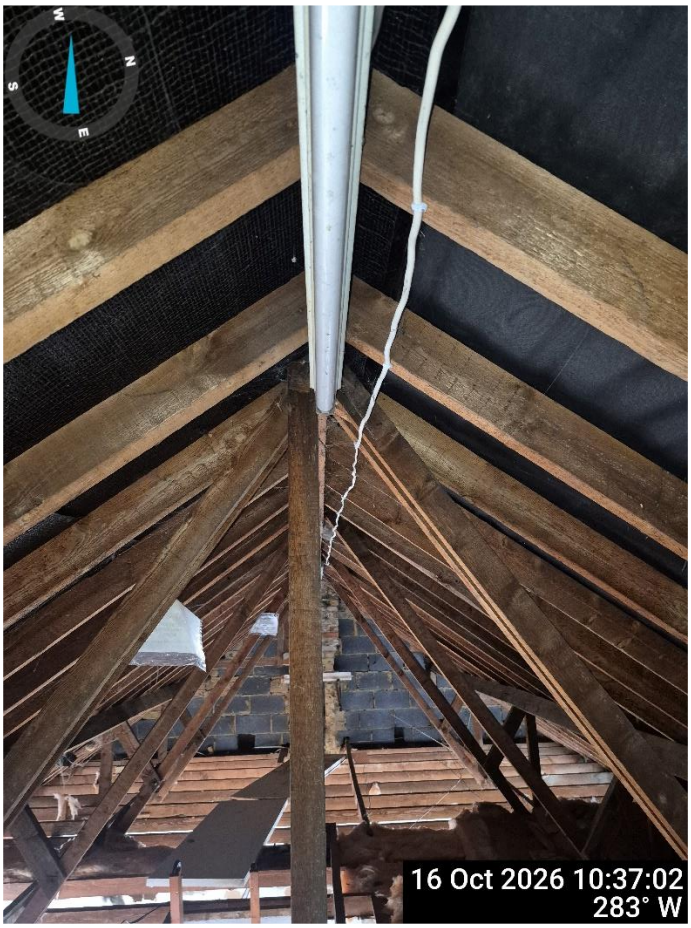
Illustration of gaps beneath ridge tiles, exposing the flexible ridge underlay.

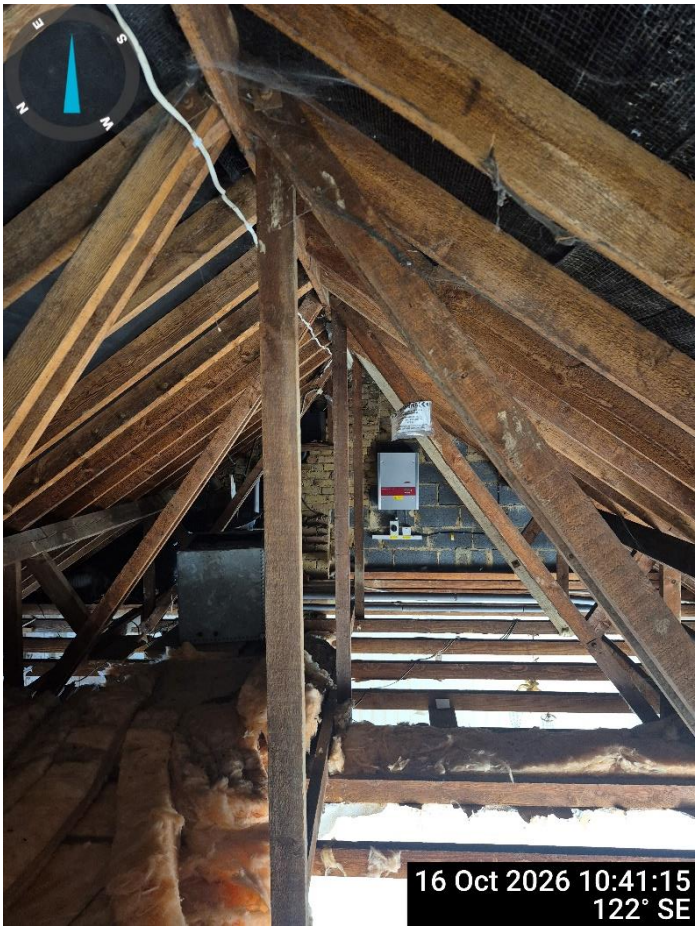


Illustration of gaps between boards at apex of both gable ends.



Illustration of gaps between boards and walls.





This PBWMS sets out the procedures and precautions that contractors must follow during the demolition of 64 Woodstock Drive, Ickenham UB10 8EQ, where bats or a bat roost may be present, but their presence has not been confirmed, or where PRS could not be fully inspected. Its purpose is to reduce the risk of injuring or disturbing bats and damaging or destroying a roost while allowing works to proceed using a controlled, precautionary approach.

Bats and the law: All UK bat species and their roosts are legally protected under relevant UK legislation. Protection applies to roosts even when bats are not present. The principal legislation includes the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

The following is a summary of offences under the relevant legislation:

1. Deliberately capture, injure or kill a wild bat, or intentionally or recklessly kill, injure or take a bat.
2. Deliberately disturb a bat, or intentionally or recklessly disturb a bat while it is occupying a structure or place used for shelter or protection.
3. Damage or destroy a bat's breeding site or resting place, or intentionally or recklessly damage or destroy a structure or place used by a bat for shelter or protection, even when bats are not present.
4. Intentionally or recklessly obstruct access to a structure or place used by bats for shelter or protection.
5. Possess or control a live or dead bat, or any part of a bat, or sell, offer for sale or transport a bat or any part of a bat for sale, where this contravenes the applicable legislation.

Contract Manager (CM):

Name_____

Contact Number_____

Signature_____

Appointment of Ecological Consultant (EC): Before demolition commences, the CM must appoint a suitably qualified and experienced bat ecologist to oversee the precautionary works. The LPA will be advised of the appointed EC.

EC:

Name_____

Contact Number_____

Signature_____

Toolbox talk: Before any demolition or PRS removal begins, the EC will provide the CM with a toolbox talk based on the UK Bat Mitigation Guidelines. The briefing will include an A4 weatherproof information sheet setting out the actions to take if a bat is discovered.

Destructive search: All identified PRS will be carefully exposed and inspected or dismantled under the direct supervision of the appointed EC. If a bat or evidence of a roost is discovered, work in the affected area will stop immediately and the EC will seek advice before work resumes. The EC will seek advice from Natural England's London Office (the statutory nature conservation organisation in England). Any advice given will be followed. Demolition may resume only when the EC confirms that it is lawful to do so and any necessary advice or authorisation has been obtained. If the works are likely to damage or destroy a bat roost or otherwise constitute an offence, demolition will not proceed until the necessary Bat Mitigation Licence has been obtained from Natural England.

Discovering a bat: If a bat is discovered at any time during works, when the EC is not on site, the work will stop immediately, and the EC must be contacted. If the EC is not available, Natural England's London Office must be contacted for advice on 0300 060 3900. Alternatively, the BCT must be contacted for advice by calling their National Bat Helpline on 0345 1300 228 (available from 9:30 am to 4.30 pm, Monday to Friday).

Procedure if an injured bat is found when the EC is not on site:

1. Stop work immediately in the affected area and notify the CM.
2. Do not touch, handle or attempt to treat the bat, and prevent further disturbance.
3. Contact the EC immediately for advice and instructions.
4. If the EC is unavailable, contact the Bat Conservation Trust National Bat Helpline for advice. Explain that the bat is injured and provide the site location.
5. Do not release or move the bat unless specifically instructed by a suitably qualified person.
6. Follow the advice received. Work in the affected area must not resume until the EC confirms it is appropriate and lawful to do so. If necessary, the EC must contact Natural England for further advice.

Important: Contractors must not attempt to feed, give water to, or treat an injured bat. Handling should be undertaken only by an appropriately trained and authorised person.