Preliminary Bat Roost Assessment

Upland Cottage
Timothy Lane
Batley
WF17 0AJ

1. The survey was undertaken to inform proposals to extend the existing dwelling and raise the existing roof level.
2. The bat survey works carried out comprised a preliminary roost assessment, undertaken on 19th June 2026.
3. No historic bat roost records were received in relation to Uplands Cottage.
4. No evidence of roosting bats was recorded from the surveyed building, with the structure considered to display a low level of bat roost suitability. It was however noted that no more than a negligible level of bat roost suitability was recorded from the existing slate roof, as this was in a good state of repair with no missing slates and a fully pointed ridge. The walls were fully pointed or rendered so offered no roost potential.
5. Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should cease, and further be advice sought without delay.



East Elevation



South Elevation Gable



North Elevation Gable