

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

49 Queens Road, East Grinstead, West Sussex, RH19 1BG

Client:

William Board

Report date:

8th August 2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council for the proposal described as:

“Conversion of a D1 educational building to 24 residential apartments (32 bedrooms) with infilling of existing undercroft areas, associated car parking, landscaping, cycle spaces, amenity areas, 1.1m high metal fence and new ramp”.

This report is supplementary to the Ecological Impact Assessment report completed by Practical Ecology (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024](#).

This report is an addendum to and must be read in conjunction with the Ecological Impact Assessment completed by Practical Ecology (2024) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Whilst the BERS conducted to date have found no evidence of bats roosting within B1, the hibernation value of the building could not be fully assessed (due to limitations with previous characterisation efforts). As such, one further survey will be needed, carried out by a suitably licensed and experienced ecologist, to effectively characterise or discount the building's hibernation suitability.

Background

Ecological Impact Assessment – Practical Ecology, November 2024, B1 (derelict educational building), high suitability for roosting bats and high hibernation potential, an internal inspection was not conducted due to access restrictions however no evidence of bats was recorded during the external inspection.

Number of buildings on site – 1 building.

Number of buildings surveyed – 1 building.

Proposed development

Current use of building – Derelict building, previously used as an educational building.

Proposed use of building – Conversion to residential.

Structural changes to building – Conversion of existing building including infilling undercroft areas.

Type of permission required – Full planning permission.

The site surveys were designed and managed by Grace McCulloch, Assistant Ecologist. Georgina Rennie BSc (Hons) MSc, Consultant Ecologist provided technical advisory oversight and ensured compliance with ecological standards.	
See surveyor locations in the BERS plan in Appendix 1, Proposed Plans in Appendix 2.	
<i>Limitations</i>	<p>B1 is a three-storey building, which limited the ability to achieve full visual coverage of the second storey and third-storey roof from all elevations. This impacted all surveys. This was addressed by positioning surveyors on the southern elevation across the road which improved the ability to observe the roof ridge. On the northern elevation surveyors adopted a diagonal viewing angle to maximise coverage of the second-storey roof however it was not possible to get the third-storey roof into the camera due to the fenced site boundary.</p> <p>Artificial lighting from the carpark and residential complex opposite the site caused light spill onto surveyor 2 and 3's IR in all surveys. However, this was mitigated through a comprehensive IR review.</p>
Field Survey	
Dusk Emergence Survey 1	
Building B1	
<i>Building inspection prior to survey</i>	<p>Carried out by: Grace McCulloch and Rhianna Dix (Class 1 Natural England bat licence: 2020-50069-CLS-CLS)</p> <p>Structures inspected: B1 internally and externally (no access to loft void).</p> <p>Bat evidence found: no evidence found.</p> <p>An internal inspection of B1 was conducted, however, access to the lofts could not be achieved due to structural limitations with missing floorboards preventing access. No evidence of bats including live bats, dropping or staining was recorded during the internal inspection. Whilst several holes in ceiling panels were identified there was no apparent access route to the loft and voids were deemed largely superficial. In a storage room in the undercroft area on the northern elevation of B1, two holes</p>

were present in the ceiling panels. These were also assessed as superficial and cobwebs observed over the opening indicating a lack of recent use by bats.

The lack of safe access meant the hibernation value of the building could not be fully assessed.



Photos






B1: third storey room on northern elevation







B1: hole in third storey ceiling leading to loft area



					
	B1: undercroft area, storage room on the northern elevation, holes in ceiling panels		B1: undercroft area, hole in the storage room leading into a superficial void space		
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Grace McCulloch	1 year	Level 2	Observing southwest
	2	Jen Gibbons	2 years	Level 1	Observing the southeast
	3	Rhianna Dix	12 years (Level 1 bat licence)	Level 2	Observing the south
	4	Unmanned IR	NA	NA	Observing the east elevation of the undercroft area
	5	Lucy Jacobs	3 years	Level 1	Observing the northwest
	6	Jolanta Jurpalova	1 year	Level 1	Observing the north
	7	Zak Hassi	1 year	Level 1	Observing the north
<i>Weather (start/end)</i>	Temperature (°C): 24.5 Relative humidity (%): 51		Temperature (°C): 23 Relative humidity (%): 61		


	Cloud cover (%): 15 Wind (m/s): 1.6 Rain: None		Cloud cover (%): 5 Wind (m/s): 1.1 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count
	NVAs	Nightfox	Whisker	7
	Additional Illumination	Nightfox	XB5 PRO	7
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	6
		Magenta Electronics	Magenta Bat4	6
Two Way Radio	BAOFENG	FV-88E	6	
Results				
Date of survey			Sunset; Start - End	
30/06/2025			Sunset 21:19, 21:04 – 22:59	
Surveyor observations				
<i>Surveyor 1</i>	Summary of general activity: Species – Common pipistrelle. Flight paths – None. Foraging areas – Along the western elevation of B1 and scrub and adjacent residential property rear garden to the east of B1. A common pipistrelle was seen foraging along the western elevation between the site and neighbouring residential dwelling (47 Queens Road) between 21:52 and 22:01.			



<p><i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southwestern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	 An infrared photograph of a two-story building at night. The building's structure and windows are visible against a dark background. A timestamp in the bottom right corner reads "06/26/2025 22:57:29".
<p><i>Surveyor 2</i></p>	<p>Summary of general activity:</p> <p>No activity heard or seen during survey.</p> <p>Species: None.</p> <p>Flight paths – None.</p> <p>Foraging areas – None.</p> <p>No activity was heard or seen from this position.</p>	 A daytime photograph of a two-story brick building with a dark roof. The building has several windows and a balcony area. In the foreground, there is a fence made of corrugated metal and wooden panels. The sky is clear and blue.


<p><i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 3</i></p>	<p>Summary of general activity:</p> <p>No activity heard or seen during survey.</p> <p>Species: None.</p> <p>Flight paths – None.</p> <p>Foraging areas – None.</p> <p>No activity was heard or seen from this position.</p>	

<p><i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southeastern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>IR position 4 (Unmanned IR)</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing western elevation of the undercroft of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	

<p><i>Surveyor 5</i></p>	<p>Summary of general activity: Species – Common pipistrelle. Flight paths – Commuting along line of scrub opposite eastern elevation. Foraging areas – Along the eastern elevation of B1 and ruderal vegetation in front of surveyor position.</p> <p>A common pipistrelle was seen at 21:32 foraging along the north and northwestern elevations of B1. Constant foraging activity continued until 22:18. The final activity was a common pipistrelle heard but seen at 22:34.</p>	
<p><i>IR position 5</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing northwestern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	

<i>Surveyor 6</i>	<p>Summary of general activity:</p> <p>Species – Common pipistrelle.</p> <p>Flight paths – None.</p> <p>Foraging areas – Area of hardstanding and ruderal vegetation in front of the northern elevation, the areas of scrub along the site boundary to the east and west of surveyor position.</p> <p>Constant common pipistrelle activity was observed commencing at 21:32 until 21:55, with frequent foraging around the areas of scrub along the site boundaries to both the east and west of the surveyor's position. At 22:02 a common pipistrelle was seen foraging between the site and the neighbouring building to the west. At 22:04 until 22:19, a common pipistrelle was foraging over the area of hardstanding in front of the northern elevation of B1.</p> <p>A badger was observed in the vegetation in the northwest of the carpark.</p>	
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<p><i>IR position 6</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing north elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 7</i></p>	<p>Summary of general activity:</p> <p>Species – Common pipistrelle.</p> <p>Flight paths – None.</p> <p>Foraging areas – Area of hardstanding and ruderal vegetation in front of the northern elevation and vegetation along the western elevation. Under first storey windows.</p> <p>The first bat recorded was a common pipistrelle at 21:31 commuting toward the southwest. This was followed by continuous foraging activity from 21:35 until 22:18, with two common pipistrelle bats noted circling the area to the northwest of the building. The last activity was a common pipistrelle heard but not seen at 22:34.</p>	


<p><i>IR position 7</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing north elevation of B1.</p> <p>Following a potential emergence, the surveyor repositioned their IR to incorporate the undercroft in their field of view. This will be mitigated by full observation of the original elevation in v2 and v3 surveys.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
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Field Survey



Dusk Emergence Survey 2



Building B1



<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Liz Hadland	1 year	Level 1	Observing southwest
	2	Dr Sam Manning	1 year	Level 2	Observing the southern
	3	Rhianna Dix	12 years (Level 1 bat licence)	Level 2	Observing the southeast elevation
	4	Unmanned IR	N/A	N/A	Observing the eastern elevation of the undercroft area
	5	Lily Harman	2 years	Level 1	Observing the northwestern elevation
	6	Jolanta Jurpalova	1 year	Level 1	Observing the north elevation



	7 - Lead	James Marsh	1 Year	Level 2	Observing the north elevation
<i>Weather (start/end)</i>	Temperature (°C): 26.3 Relative humidity (%): 79 Cloud cover (%): 0 Wind (m/s): 0 Rain: None			Temperature (°C): 22.5 Relative humidity (%): 85 Cloud cover (%): 0 Wind (m/s): 0 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	7	
	Additional Illumination	Nightfox	XB5 PRO	7	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	6	
		Magenta Electronics	Magenta Bat4	6	
Two Way Radio	BAOFENG	FV-88E	6		
Results					
Date of survey			Sunset; Start - End		
17/07/2025			Sunset 21:10, 20:55 – 22:40		
Surveyor observations					
<i>Surveyor 1</i>	Summary of general activity: Species – Common Pipistrelle Flight paths – Observed bat activity occurring to the north of the building Foraging areas – No foraging on the southern elevation				



<p><i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southwestern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 2</i></p>	<p>Summary of general activity: Species – Common Pipistrelle's Heard but not seen at 22:25 and 22:31, no flight paths or foraging areas could be determined from this activity</p>	

<p><i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 3</i></p>	<p>Summary of general activity: Species – Common and Soprano Pipistrelle Both bats (heard at 21:54 and 22:15) were heard but not seen, so no flight paths or foraging areas could be determined.</p>	

<p><i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southeastern elevation of B1.</p> <p>No emergencies observed. No further bat activity observed in IR review.</p>	
<p><i>IR position 4</i> <i>(Unmanned IR)</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing western elevation of the undercroft at the north of B1.</p> <p>No emergencies observed. No further bat activity observed in IR review.</p>	

<p><i>Surveyor 5</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths – Along the trees to the north and west of the site Foraging areas – Common pipistrelles were observed intermittently foraging in the trees to the west of position 5 from 21:23 until the end of the survey.</p>	
<p><i>IR position 5</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing northwestern elevation of B1. No emergences observed. No further bat activity observed in IR review.</p>	

<p><i>Surveyor 6</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths – Across the face of the building over the carpark, and along the west side. Foraging areas – Frequent Common pipistrelles foraging around trees to northwest of the site.</p> <p>A badger was observed at 22:32-22:34 coming out of the bushes west of the building, same spot as on V1.</p>	
<p><i>IR position 6</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing north elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	

<p><i>Surveyor 7</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths – Along the trees to the north and west of the site, as well as along the northern boundary flying east to west. Foraging areas – Frequent foraging over the carpark and around the trees to the north/west of the site.</p> <p>A badger was observed foraging in the vegetation to the north of B1.</p>	
<p><i>IR position 7</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing north elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	



Field Survey



Dusk Emergence Survey 3



Building B1



<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Liz Hadland	1 year	Level 1	Observing southwest



	2 - Lead	James Marsh	1 year	Level 2	Observing the southeast
	3	Rhianna Dix	12 years (Level 1 bat licence)	Level 2	Observing the southern elevation
	4	Unmanned IR	N/A	N/A	Observing the eastern elevation of the undercroft area
	5	Lily Harman	2 years	Level 1	Observing the eastern elevation
	6	Jolanta Jurpalova	1 year	Level 1	Observing the north elevation
	7	Abigail Louise Dodge	4 years	Level 1	Observing the north elevation
<i>Weather (start/end)</i>	Temperature (°C): 21.5 Relative humidity (%): 79 Cloud cover (%): 90 Wind (m/s): 1.2 Rain: None			Temperature (°C): 19.9 Relative humidity (%): 85 Cloud cover (%): 100 Wind (m/s): 0.6 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	7	
	Additional Illumination	Nightfox	XB5 PRO	7	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	6	
		Magenta Electronics	Magenta Bat4	6	
	Two Way Radio	BAOFENG	FV-88E	6	
Results					
Date of survey			Sunset; Start - End		
7/08/2025			Sunset 20:35, 20:20 – 22:05		
Surveyor observations					



<p><i>Surveyor 1</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths - Foraging areas – At 20:52 a common pipistrelle was observed dropping down from the lower roof of the Western elevation. <i>(IR review confirms this was foraging activity, not an emergence)</i>. This bat foraged in the gap between the two buildings (47 and 49 Queens Road) at the northern end. Shortly after at 20:55 two common pipistrelles were foraging between the two buildings flying further south towards survey position 1 before looping back north.</p> <p>No echolocations recorded throughout the survey. Species confirmation by observation and dialogue with other surveyors on site. Observed at 20:50, 20:52, 20:53 and 20:55.</p>	
<p><i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southwestern elevation of B1.</p> <p>No emergences observed. Observations were consistent with the surveyor's and no additional bat activity observed in IR review. Confirmation that activity noted at 20:52 was not an emergence.</p>	


<p><i>Surveyor 2</i></p>	<p>Summary of general activity: Species – No bats were detected. Flight paths – No flight paths were observed. Foraging areas – No foraging activity was observed.</p>	
<p><i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southern elevation of B1. No emergences observed. No further bat activity observed in IR review.</p>	

<p><i>Surveyor 3</i></p>	<p>Summary of general activity: Species – Common Pipistrelle and Noctule Flight paths – No flight paths were observed. Foraging areas – No foraging activity was observed.</p> <p>Four common pipistrelle calls were recorded from 21:01, 21:07, 21:28 and 21:33, very faint, all unseen. One Noctule was heard but not seen at 22:02.</p>	
<p><i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southeastern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	

<p><i>IR position 4 (Unmanned IR)</i> <i>Nightfox Whisker + Nightfox XB5 PRO</i></p>	<p>Camera position: observing western elevation of the undercroft at the north of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 5</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths - At 20:51 and 20:56, a common pipistrelle was observed passing from the east to the west, in front of the elevation. At 21:15, a common pipistrelle was observed passing from the south to the north, over the property. Foraging areas – At 21:21, a common pipistrelle was observed looping from the east to west back to the east, in front of the elevation. At 21:24 and 21:30, a common pipistrelle was observed foraging around the trees to the right of position 5.</p> <p>The first bat was a common pipistrelle, heard but not seen at 20:46, and again at 20:48. Lastly, at 21:34, a common pipistrelle was heard but not seen.</p>	

<p><i>IR position 5</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing northeastern elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 6</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths – From northeast to southwest between 20:51 and 21:31, often involving some foraging activity Foraging areas – North East of the building, right in front of the building, also NE of the car park.</p>	

<p><i>IR position 6</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing north elevation of B1.</p> <p>No emergences observed. No further bat activity observed in IR review.</p>	
<p><i>Surveyor 7</i></p>	<p>Summary of general activity: Species – Common Pipistrelle Flight paths - Individual linear activity by common pipistrelles was also observed at 20:51, passing south to north over property, at 21:15 flying northeast to southwest over property and at 21:21, flying from the southeast to northwest boundary over car park area. Foraging areas – First bat heard not seen at 20:46 was a common pipistrelle foraging, then again at 20:48 and seen briefly circling from over eastern boundary hedgerow into car park area and back again. Common pipistrelles were also seen between 21:00 and 21:13 foraging around the north western boundary tree line, flying north to south and south to north between B1 and neighbouring property, as well as foraging over car park area in circular motions having entered and exited the property boundary via the northwest boundary hedge/tree line. Last bat seen at 21:31 was a common pipistrelle foraging in a</p>	

	<p>circular pattern over property car park area in the lower northern corner above surveyor positions 5-7. Last bat heard at 21:35 was a common pipistrelle.</p>	
<p><i>IR position 7</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing north elevation of B1. No emergences observed. No further bat activity observed in IR review.</p>	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<p>Survey data indicates likely absence of roosting bats.</p> <p>General bat activity on site:</p> <p>Key foraging areas – area of hardstanding and ruderal vegetation in front of the northern elevation of B1, the scrub along the western elevation of B1 and neighbouring property.</p> <p>Key flight lines – Along the western face of the building from the north towards the southwest elevation and back.</p> <p>Species observed – Common pipistrelle and Noctule.</p>
<i>Impact Assessment</i>	<p>No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting or the removal of vegetation on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.</p> <p>The survey efforts as yet have been insufficient to make an impact assessment on the hibernation value of the building.</p>
<i>Recommendations</i>	<p>The survey data indicates a likely absence of roosting bats. The previous EcIA report lacks sufficient detail to accurately characterise the internal space of the building, given that recommendations have been made based off images and not a thorough internal inspection.</p> <p><u>Further survey</u></p> <p>A further day-time survey carried out by an ecologist should be undertaken to gather internal evidence about the building's suitability for hibernating bats and the necessity of hibernation surveys as proposed in the EcIA report. Provisions will need to be made beforehand to overcome any access issues that may limit the survey effort. Upon completion of this survey, if the building is deemed to not offer hibernation value for bats, then works can proceed without the need for any further requirements. Once works have started, in the unlikely even bats are found work must stop and a suitably qualified ecologist will be contacted for further advice.</p>

	<p>Wildlife Sensitive Lighting Strategy</p> <p>Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to key habitats or features which bats may use for roosting, foraging or commuting (in this case the car park and trees to the north of the site).</p>
<p><i>Enhancements</i></p>	<p>Integrated bat boxes x2 will be installed in the new dwelling. These will be placed high up at eaves level, face south/south west if possible, and be unlit by artificial light.</p> <p>The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box for crevice dwellers (attach to side of building), Isabella Bat Box for void dwellers (attach to side of building or tree), Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.</p>

Appendix 1: BERS plan



Appendix 2: Proposed Plans



Lower Ground Floor Plan

DO NOT SCALE
 MEASURE DIMENSIONS AND DIMENSIONS TO THE ARCHITECT
 CHECK ALL DIMENSIONS BEFORE FABRICATION
 DRAWN: JWB
 DATE: 10/06/24
 A No change of scale printed from A1 to A3 1:1 1:2 1:4 1:8 1:16 1:32 1:64 1:128 1:256 1:512 1:1024

Accommodation Schedule

	1B1P	1b2p	2B3P	2B4P	Total
L. Ground	1	3	2	-	6
Ground	2	4	1	-	7
First	1	4	1	1	7
Second	-	4	1	-	5
TOTAL	4	15	5	1	25
	76%		24%		

Planning Pre-App

PROJECT: 1:10026A11/2024/043
 DATE: July 2024
 CLIENT: WBS
 ADDRESS: 49/25
 PROPOSED: 24152_PA04
 DRAWING: A

ATP Architects + Building Surveyors
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Version control			
Status	Issue	Name	Date
Draft	0.1	James Marsh, BA (Hons), MSc	08/08/2025
Reviewed	0.2	Josephine McCarthy; Senior Ecologist	08/08/2025
Reviewed	0.3	Craig Williams BSc (Hons), MSc, DIC, MRSB, Technical Manager (Ecology)	08/08/2025
Final	1.0	James Marsh, BA (Hons), MSc	08/08/2025