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Project: 24_PRA_07_52
Site: Kahnters Farm, Gay Street, Pulborough, RH20 2HJ
Client: Holly Nye



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Project Number:	24_PRA_07_52
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	Kahnters Farm, Gay Street, Pulborough, RH20 2HJ

Role:	Name:	Position:	Date:
Surveyor	Connor Harmsworth	Field Ecological Consultant	5/08/2024
Author	Max Shaw	Ecological Consultant	4/09/2024

Revision History		
Date:	Version number:	Summary of changes:
4/09/2024	1.0	First Draft
4/09/2024	1.0	First Issue

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Summary:

1. ROAVR Group were appointed by Holly Nye to undertake a preliminary roost assessment survey and report at Kahnters Farm, Gay Street, Pulborough, RH20 2HJ.

2. It is proposed to redevelop the site with changes to an existing outbuilding to create an annexe. Horsham District Council as the Local Planning Authority have requested a PRA due to the alterations to the roof and the proximity to suitable foraging habitat.

3. Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 4th September 2024, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

4. A site survey was carried out by Connor Harmsworth on the 5th August 2024 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Connor has 4-years continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

5. Kahnters Farm, Gay Street, Pulborough, RH20 2HJ consists of two detached open plan barn buildings most likely of 1900's origin. The building is set in a rural area surrounded by agricultural farmland with a small area of modified grassland to the west of B1.

6. An internal and external examination discovered no known potential roosting features. No known evidence of bats was seen within the units, and neither had a loft space. The building was assessed as holding negligible suitability for roosting bats.

7. Located close to the Gaywood Farm Ponds (336m to the north of the site) and bordered by agricultural farmland and similar residential properties with attached private gardens as well as West Wood and Woodshill Copse 335m to the east there is the moderate potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking gardens . Two EPSM licences have been granted within 2km of the site for Soprano Pipistrelle *(Pipistrellus pipistrellus),* Barbastelle Bat *(Barbastella barbastellus), Brown Long-eared bats (Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Serotine Bat (*Eptesicus serotinus*) and Natterer's Bat (Myotis nattereri).

8. No further survey work is required.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

1 Introduction

1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at Kahnters Farm, Gay Street, Pulborough, RH20 2HJ.

1.2 The survey was comprised of a desktop study, which was undertaken in September 2024 and a site survey, which was carried out by Connor Harmsworth on the 5th August 2024.

1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.

1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.

1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

1.6 The survey site covers an area of approximately 2,172.8 sqm and is centred on grid reference 'TQ 0805 2018'.

1.7 The site is situated in the Horsham District Council control area. The site is located 1400m to the north of the centre of Nutbourne and 2000m to the south west of Broadford Bridge.

1.8 The site is a detached barn building, currently being used as a kennel located in a rural area surrounded by similar properties and agricultural farmland.

DEVELOPMENT PROPOSALS

1.9 The site is to be redeveloped with the demolition of one barn building and the construction of a annexe and general improvements as shown on drawing 'kahnters proposed' provided to me for inspection in August 2024.

POLICY AND LEGISLATION

1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.

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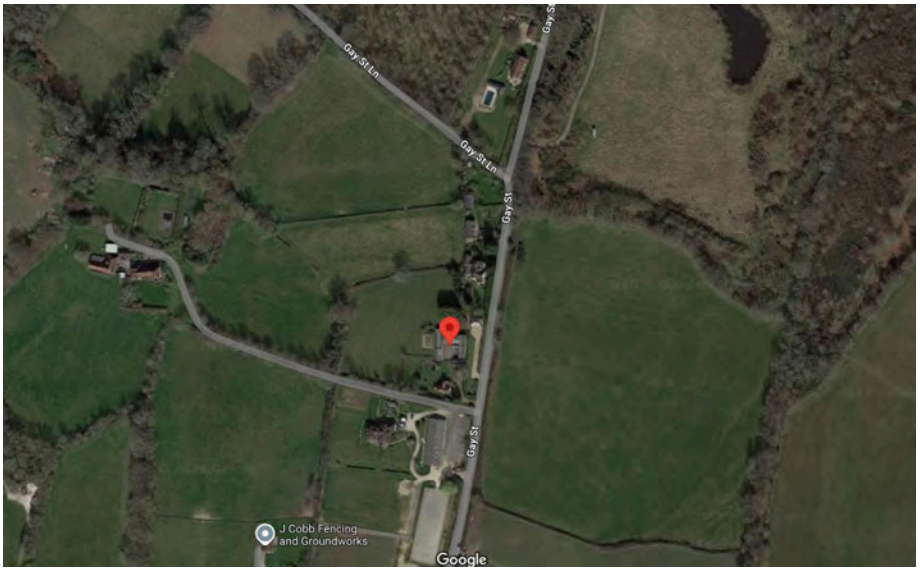
SCOPE OF WORKS

1.11 The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building;
- Identify potential access/egress points for bat species;
- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).



Taken from Google Maps (2024).



Taken from DEFRA (2024).

Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZoI) was sourced from DEFRA MAGIC.

2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.

2.3 Results of the desktop study should be considered to be indicative only.

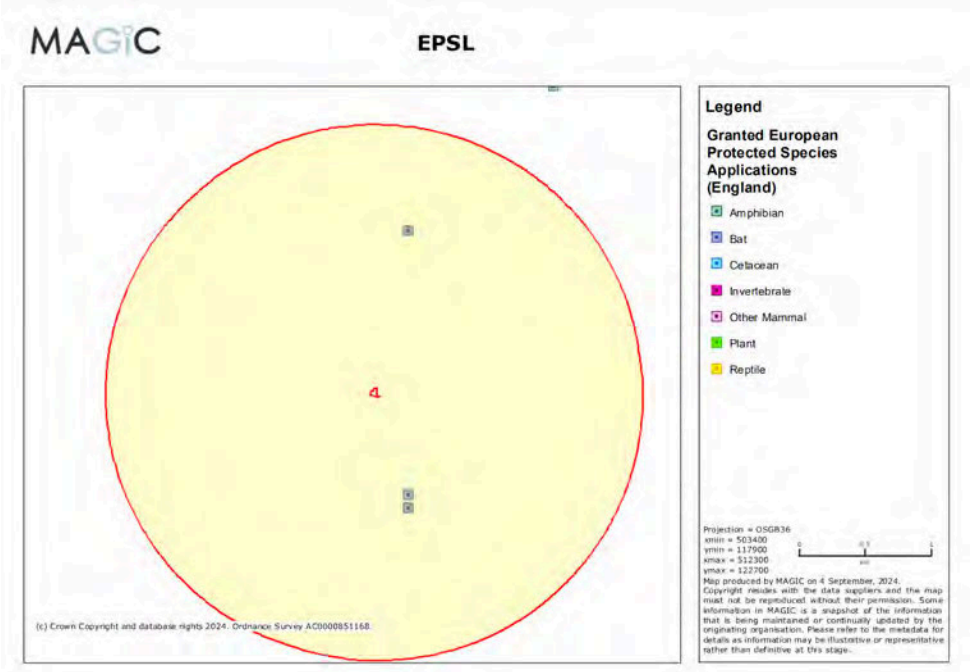


Figure 2 - EPSL licences granted within 2km ZOI.

Licence number	*Date of Issue*	*Species listed on licence*
2019-42554-EPS-MIT	12/09/2019 - 0.8km SSE of the site.	Soprano Pipistrelle *(Pipistrellus pipistrellus),* Barbastelle Bat *(Barbastella barbastellus), Brown Long-eared bats (Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Serotine Bat (*Eptesicus serotinus*).
2018-34018-EPS-MIT	23/04/2018 - 1.2km NNE of the site.	Natterer's Bat (*Myotis nattereri)*

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2024).

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PRELIMINARY BAT ROOST ASSESSMENT (PRA)

2.4 A Preliminary Roost (PRA) assessment, was undertaken by Connor Harmsworth on the 5th August 2024. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).

2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

2.7 The potential for roosting bats within building B1 and B2 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

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Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, 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 or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree 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 habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

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Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	*PRFs formed by damage*	*PRFs formed by association*
• *Woodpecker holes* • *Squirrel holes* • *Knot holes* • *Pruning cuts* • *Tear outs* • *Wounds* • *Cankers* • *Compression forks* • *Butt rots*	• *Lighting strikes* • *Hazard beams* • *Subsidence* • *Cracks* • *Shearing cracks* • *Transverse snaps* • *Welds* • *Lifting bark* • *Desiccation* • *Fissures* • *Frost cracks*	• *Fluting* • *Ivy*

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	*Description*
NONE	*Either no PRFs in the tree or highly unlikely to be any*
FAR	*Further assessment required to establish if PRFs are present in the tree*
PRF	*A tree with at least one PRF present*

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.9 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

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3 Desktop Study

BAT ECOLOGY AND LEGISLATION

3.1 Several bat species have been recorded within 2km of the site including Soprano Pipistrelle *(Pipistrellus pipistrellus),* Barbastelle Bat *(Barbastella barbastellus), Brown Long-eared bats (Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Serotine Bat (*Eptesicus serotinus*) and Natterer's Bat (*Myotis nattereri*). In order to obtain this information, a record search was undertaken on the 4th August 2024.

3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.

3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.

3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Horsham District Planning Framework provides advice on the design of development proposals and reference should be made to Chapter 9: 'Conserving and Enhancing the Natural and Built Environment' and its policies 'SP24 Environmental Protection', 'SP25 The Natural Environment and Landscape Character' and 'Policy 31 Green Infrastructure and Biodiversity'.

https://www.horsham.gov.uk/planning/local-plan/read-the-current-local-plan

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SITE DESIGNATIONS

3.5 There are no designated sites within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes.
SSSI Impact Risk Zones	TQ08042017	NA	0 km	Consultation with Natural England is not required as the proposal does not fall within Airports, helipads and other aviation proposals.

*Data from DEFRA MAGIC.

LOCAL HABITAT

3.6 The entire site is a residential site and is not located within any known priority habitats. B1 and B2 are semi-detached rural barn units accessed of Gay Street. There is an area of agricultural farmland and scattered trees to the rear (west) of B1. The garden contains a small area of overgrown modified grassland and scattered trees.

HISTORICAL SPECIES RECORDS

3.7 Records for bats are present within 2km of the site, including records for Soprano Pipistrelle (*Pipistrellus pipistrellus*), Barbastelle Bat (*Barbastella barbastellus*), Brown Long-eared bats (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Serotine Bat (*Eptesicus serotinus*) and Natterer's Bat (*Myotis nattereri*). These records were obtained through a search of NBN Atlas on the 4th August 2024.

4 Site Survey

4.1 The site survey was undertaken by Connor Harmsworth on the 5th August 2024. The survey was undertaken during sunny conditions with an air temperature of 22°c and light winds with no precipitation.

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ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains.

In terms of limitations of this survey, there was no loft void present in either barn. The areas were photographed showing an open plan and lack of void space.

Building B1:

Kahnters Farm, Gay Street, Pulborough, RH20 2HJ, are two semi-detached one storey, L-shaped barn buildings situated to the north of Nutbourne. The surrounding area is predominantly rural with good foraging opportunities to all cardinal points. These opportunities include agricultural farmland and more significantly, West Wood and Woodshill Copse 335m to the east of the site which contains pockets of grassland, shrubs and trees.

The barn and stable building are both made of wood with corrugated iron roofing sheets and iron sheet walls.

Kahnters Farm is currently being used as a kennel with moderate levels of disturbance and high levels of daylight entering the inside of both units.

There was no known evidence of bats found during the internal inspection, including: staining, feed remains or droppings.

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Field Results:

External	Feature of value to bats	Notes
External Stonework	None.	NA.
Window/Door Frames	None.	NA.
Eaves Coverings	None.	NA.
Roof Coverings	None.	NA.
Internal	**Feature of value to bats**	**Notes**
Membrane Coverings	No void space present.	NA.
Roof Void Floor Covering	No void space present.	NA.
Protruding Daylight	High amounts present.	Protruding daylight is present throughout both buildings.
Evidence From Bats	None found.	None found.
Restrictions	No void space present.	No void space present.

FORAGING & CONNECTIVITY

The building is somewhat isolated in a rural area, the surrounding landscape does provide extensive foraging and commuting habitats including agricultural farmland to the north, south, east and west of the site. West Wood and Woodshill Copse 335m to the east of the site provide pockets of tree cover, scrub and grassland that could be utilised for foraging in calm weather conditions.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the west of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland found within the Woodshill Copse are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

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Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

Kahnters Farm is located 1400m to the north of the centre of Nutbourne and 2000m to the south west of Broadford Bridge located in Gay Street which is a rural street surrounded by similar style properties with a mix of vegetated gardens and scattered introduced shrubs and trees.

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5 Evaluation and Assessment

5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1

5.2 No known evidence of bats was observed during the internal inspection of Kahnters Farm, Gay Street, Pulborough, RH20 2HJ. The external inspection noted potential roosting features in the form of an open plan layout which allows for entry into the unit. However, due to this there are high levels of protruding daylight. The site has good connectivity to good foraging habitat to the east at the woods via agricultural farmland.

5.3 The building was not suitable for roosting bats, this is due to the lack of void space and high levels of protruding daylight into the units. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having negligible suitability for roosting bats.

5.4 No further survey work is required.

5.5 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

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Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible.	Building B1 had no potential for roosting bats.	None.	None required.
Bats (Chiroptera)	**Presence/Potential**	**Further Comments**	**Potential Impacts**	**Recommendations for Mitigation**
Foraging/Commuting Bats	Moderate.	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The playing fields to the west of the site and the wider Riparian corridor have excellent foraging potential.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

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7 Conclusions

7.1 The property at Kahnters Farm is to be redeveloped with demolition and reconstruction. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs.

7.2 A local record search using NBN Atlas and DEFRA Magic on the 4th August 2024 highlighted that a number of bat species are present within the local landscape.

7.3 The features present at the property are not suitable for crevice dwelling bats species which are present in the local area. As such the property has been classified as having negligible suitability for bats.

7.4 No further survey work is required.

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8 References

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9 Report Limitations

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Should you require any further information, please do not hesitate to contact us at any time.

Max Shaw
Ecological Consultant

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Checked by: Matt Harmsworth BSc

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Appendix 1: Site Location and Assessment Boundary



Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

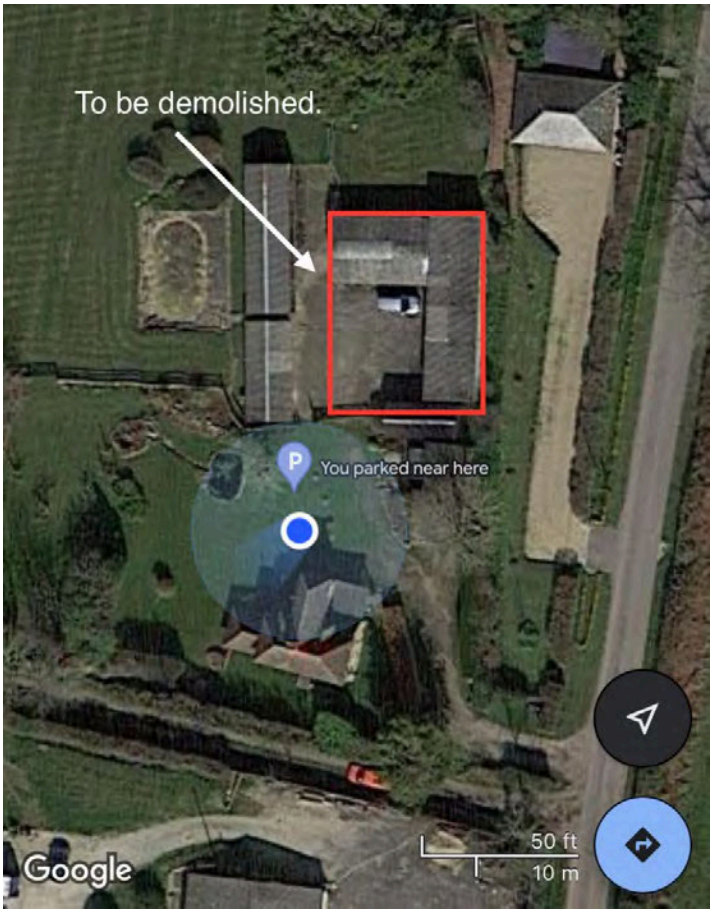
Detail	*Photograph*
Image 1 - Aerial google maps screenshot.	
Image 2 - B1.	

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Image 3 - B2.	
Image 4 - The inside of B1.	

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Image 5 - Showing the section of B1 that is currently being used as a kennel.	Inside of B1, currently a kennel. 
Image 6 - The northern elevations of B1 and B2.	The northern elevations of B1 and B2. 

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Image 7 - Looking east within B2.	
Image 8 - Looking south within B1.	

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