

**Carlisle House
118 Oxford Road
Reading
Berkshire
RG1 7NG**

Preliminary Ecological Appraisal

Ref: R2694/d

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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was commissioned by Turner Property Limited to undertake a preliminary ecological appraisal of the land and building at Carlisle House, 118 Oxford Road in Reading, Berkshire. The survey was commissioned in connection with a planning application seeking consent for the renovation of the property to provide additional flats in the roof space and basement. Works will involve roof alterations and proposed new landscaping on site.

1.1.2 A walkover survey of the site was completed on 5th October 2021 and showed the site to comprise a house surrounded primarily by hard standing and amenity grassland with beds of introduced shrubs. A search of data held by Thames Valley Environmental Records Centre (TVERC) shows the site is not designated statutorily for its conservation interest and that there are no pre-existing records of protected or notable species held for the site.

1.1.3 The habitats on site were typical of managed, residential plots and considered to be of ecological value at the site level; none represented Habitats of Principle Importance (HPI). The scattered trees and introduced shrubs on site offer nesting opportunities for birds and foraging habitat for bats adapted to urban areas.

1.1.4 No evidence of roosting bats was found during the preliminary bat roost assessment of the building. However, there was one external feature identified under lead flashing around a chimney on the northern roof elevation of the property with low bat roost potential and the basement has bat hibernation potential.

1.1.5 Proposed habitat and protected species survey and mitigation measures, and recommendations in relation to the proposals have been outlined including:

- High level inspection of individual external roost feature from scaffolding or mobile-elevated work platform (MEWP) for presence of bats if area is to be impacted by the proposed works;
- Bat hibernation survey of the basement during January & February (**when safe access is possible**);
- Root protection of scattered trees and hedgerow;
- Retention of dark corridors for foraging and commuting bats; and
- Sensitive timings for shrub and/or tree removal to protect nesting birds.

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1.1.6 The proposals present opportunities for ecological enhancements such as:

- Provision of bat boxes on trees to enhance the site for bats;
- Use of native plant species of local provenance;
- Enhancement of retained grassland to increase species diversity; and
- Provision of rockeries and partially buried log piles and retention of deadwood to enhance the site for invertebrates.

2 INTRODUCTION

2.1 Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Turner Property Limited to undertake a preliminary ecological appraisal of the land and buildings at Carlisle House on 118 Oxford Road in Reading, Berkshire.

2.1.2 The survey was commissioned in connection with a planning application seeking consent for the renovation of the property to provide additional flats in the roof space and basement. Works will involve roof alterations and proposed new landscaping on site. Further alterations to the garden include construction of an external plant room and sheltered cycle store.

2.2 Site Location and Context

2.2.1 The site of Carlisle House is situated on the eastern side of Trinity Place off Oxford Road in the centre of Reading, Berkshire (OS grid reference: SU 70793 73451).

2.2.2 The site is within an urban setting, bordered by other properties with associated gardens and scattered trees, just west of Reading town centre. Patches of broadleaved woodland are situated approximately 450m to the northwest and 790m to the southwest of the site. Prospect Park managed by Reading Borough Council is situated approximately 1.6km to the southwest of the site with 48ha of wood pasture and deciduous woodland.

2.2.3 The habitats nearby are suitable for use by a range of fauna adapted to urban areas and are likely to form part of important foraging and commuting corridors for birds and bats.

2.3 Objectives

2.3.1 The aim of this preliminary ecological appraisal is to understand the nature of the site and assess its current ecological value. The key objectives are:

- to identify any likely ecological constraints associated with the planning proposals;
- establish appropriate mitigation measures in accordance with the mitigation hierarchy (i.e., avoidance > mitigation > compensation);
- determine any additional surveys following on from this preliminary stage; and

- recognise opportunities for biodiversity enhancement in line with national and local planning policy (i.e., achieving biodiversity net gain).

3 PLANNING POLICY BACKGROUND

3.1 National Planning Policy

3.1.1 The ODPM Circular 06/2005 provides guidance on the application of the law relating to planning and nature conservation stating that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

3.1.2 The Natural Environment and Rural Communities (NERC) Act 2006 requires all public bodies, including local authorities, to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity Duty'

3.1.3 The National Planning Policy Framework (NPPF), updated in July 2021, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach local authorities should adopt to conserve and enhance the natural environment when preparing planning policy and also considering planning applications. Paragraph 180- sets out the principles local authorities should apply when determining planning applications as follows:

180. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

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- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

3.2 Local Planning Policy

3.2.1 Planning policy with Reading Borough Council is defined by the Local Plan (adopted November 2019). Policy EN12 sets out the Council's policy for Biodiversity and the green network as follows:

Policy EN12: Biodiversity, and the Green Network

a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:

- Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and*
- Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.*

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

b) On all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible. Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that

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the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats and should be provided prior to development.

4 LEGISLATIVE BACKGROUND

4.1 Overview

4.1.1 The following pieces of legislation are considered relevant for the purpose of this preliminary ecological appraisal:

- Wildlife and Countryside Act (W&CA) 1981 (as amended)
- Conservation of Habitats and Species (Amendment) (EU Exit) ('Habitat') Regulations 2019
- Countryside and Rights of Way (CROW) Act 2000
- Natural Environment and Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

4.1.2 These acts hold relevance to both protected and invasive species and the degree of protection varies depending on faunal/floral group or species. For example, some species of European level conservation importance (e.g., bats) receive full protection with the UK under the Habitat Regulations whereas others may only be afforded protection through national legislation such as the W&CA 1981 (e.g., common lizard). For a detailed overview of species-specific legislation, please refer to Appendix 1.

4.2 European Protected Species Mitigation Licensing

4.2.1 The government's statutory conservation advisory organisation, Natural England, is responsible for issuing European Protected Species Mitigation Licences (EPSML), which permit activities that would otherwise lead to an infringement of the Habitat Regulations 2019. An EPSML can be issued if the following three tests have been met:

- Regulation 55(9)(a) - there is "no satisfactory alternative" to the derogation;
- Regulation 55(9)(b) - the derogation "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"; and
- Regulation 55(2)(e) - the derogation is for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment"

4.2.2 Local Planning Authorities (LPAs) have a statutory duty under Regulation 7(3e) of the Habitat Regulations 2019 to regard requirements of the Habitats Directive in the exercise of their functions. Consequently, the LPA must consider and determine whether these three tests are likely to be satisfied by an application affecting European protected species before granting planning permission.

5 SURVEY METHODOLOGY

5.1 Phase 1 Habitat Survey

5.1.1 An ecological walkover survey was undertaken on the 5th October 2021 by a graduate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and an assistant ecologist. During the survey the habitats present were noted and plotted on a site plan (**Appendix 3**) using definitions based on the standard Phase 1 ecological survey definitions (JNCC 2010). Key features of the site were photographed (**Appendix 2**) and plotted on the site plan using target notes (**Appendix 3**).

5.1.2 Any features of ecological importance were recorded, and plant species observed during the survey noted (**Appendix 4**). Particular attention was given to any evidence of the presence of protected species and the site's potential to support such species and those of principal importance for conservation (SPI) as defined under Section 41 of the NERC Act 2006.

5.2 Building Inspection

5.2.1 An external and internal inspection of the building on site looking for evidence of roosting bats and nesting birds was undertaken by an ecologist registered under Natural England Class Licence CL17 and an assistant ecologist on the 5th October 2021.

5.2.2 The search was undertaken with the aid of binoculars and a high power (1 million candle power) torch. Signs of occupation by bats and features that could offer potential roosting sites following standard survey guidelines were looked for (Collins 2016; Mitchell-Jones 2004; Mitchell-Jones & McLeish 2004).

5.2.3 The following may indicate the presence of a bat roost within a building:

- Bat droppings (these can be found externally, especially in sheltered areas such as window sills, underneath roost entrances or internally within a roof space);
- Piles of insect remains e.g. moth wings (these are indicative of regular feeding sites used by species such as brown long eared bat);
- Staining at roost entrances or within the roost (urine and oil from fur can leave stains on timbers when bats are gathered for long periods); and
- Bats (live or dead).

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5.2.4 Buildings may offer potential roosting sites in a number of locations, favoured locations include:

- Under roof, ridge and hip tiles, especially when loose or lifted tiles are present, or sections of mortar are missing;
- Under sections of raised lead flashing;
- Gaps in stonework;
- At the eaves – gaining access via gaps between the rafters and wall;
- Within an enclosed roof space – long-eared bats (*Plecotus* spp.) for example, will often cluster at the ridge beam.

5.2.5 The building was inspected also for evidence of nesting birds and this comprised a search for nesting material, feathers, droppings, birds (dead and alive) and listening for the calls of young birds occupying nests.

5.3 Background Ecological Data Search

5.3.1 The Thames Valley Environmental Records Centre (TVERC) was commissioned to undertake a search for any pre-existing records of notable or protected species and statutorily or non-statutorily designated sites held by them for the site and land within a 1km radius.

5.3.2 The Multi-Agency Geographic Information for the Countryside (MAGIC) website was referred to for statutorily designated areas of international and national importance within the wider area, and for habitats of principal importance for conservation (HPI) as defined under the NERC Act 2006.

5.4 Survey Constraints

5.4.1 The ecological survey was subject to seasonal constraints; not all plant and animal species are visible throughout the year and therefore the report represents a snapshot of the site at the time of the survey only. The plant species list presented should not be considered a comprehensive list of species present.

5.4.2 Full access was available to the building and therefore there were no significant constraints to the roost assessment survey.

6 BACKGROUND DATA SEARCH FINDINGS

6.1 Habitats and Site Designations

6.1.1 The data held by Thames Valley Environmental Records Centre (TVERC) revealed no records of notable or protected species for the site and showed that the site is not statutorily or non-statutorily designated for its wildlife conservation interest. There are no statutorily designated sites within a 1km radius of the survey site; however, the site is located over 6km to the west of Sulham and Tidmarsh Woods and Meadows Site of Special Scientific Interest (SSSI). A search on the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that the site falls within the SSSI Impact Risk Zone. The proposals for additional flats, i.e., increase in residential units, does not fall within the categories listed in the impact zone.

6.1.2 There are two non-statutorily designated Local Wildlife Sites (LWS) - designated for their conservation importance within Berkshire – within the search area: Cow Lane Depot LWS – an area of 2.6ha comprising a mosaic of habitats ranging from willow scrub with mature trees to open standing water with swamp, ruderal, and tall herb grassland; Holy Brook LWS – an area of 4.8ha comprising of a number of separate sites which have now been combined, including a stream carrying water from the chalk River Kennet and a wetland.

6.2 Protected and Notable Species

6.2.1 The Record Centre's database holds no records of protected or notable species specifically for the site; however, there are records for a range of protected and notable species within the 1km search radius. All records that are over 10 years old are defined as being historical.

6.2.2 There are records of two species of reptile within the search area: common lizard (*Zootoca vivipara*), which has been recorded at one site with the closest being an historical record just over 450m to the northwest at Cow Lane LWS in 2010; and slow worm (*Anguis fragilis*), which has been recorded at two sites with the closest being an historical record approximately 660m to the west in 2013. There are no records of amphibians within the search area.

6.2.3 There are records of up to nine bat species within a 1km radius of the site including: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus*

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pygmaeus), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), long-eared species (*Plecotus* sp.), pipistrelle species (*Pipistrellus* sp.) and *Myotis* species. Common pipistrelle, soprano pipistrelle, noctule, serotine, *Myotis* species and long-eared species were recorded approximately 360m to the east of the site in 2018. The next closest recordings were common pipistrelle, soprano pipistrelle and noctule bats in flight at a property approximately 770m to the northeast of the site in 2018.

- 6.2.4** Other mammal species recorded within the search radius include the west European hedgehog (*Erinaceus europaeus*), which has been recorded in at least six sites between 2013 and 2019, and the Eurasian Badger (*Meles meles*) was recorded at one site in 2013.
- 6.2.5** Higher flowering plant species recorded within the search radius include the bluebell (*Hyacinthoides non-scripta*) – a species which is listed under Schedule 8 of the Wildlife & Countryside Act 1981. Other notable species include the ragged robin (*Silene flos-cuculi*), butterfly-bush (*Buddleja davidii*), Indian balsam (*Impatiens glandulifera*), Japanese knotweed (*Fallopia japonica*) and nuttall's waterweed (*Elodea nuttallii*).
- 6.2.6** There are multiple records of stag beetle (*Lucanus cervus*) - a Priority Species listed under Section 41 of the NERC Act - within 1km of the site, with the closest being a historical record from 1998 from a site approximately 630m to the west. The small heath (*Coenonympha pamphilus*) butterfly and cinnabar (*Tyria jacobaeae*) moth have been recorded within the search radius – both Priority Species listed under Section 41 of the NERC Act.
- 6.2.7** There are several bird records within the search radius including bullfinch (*Pyrrhula pyrrhula*), dunnoek (*Prunella modularis*), herring gull (*Larus argentatus*), lapwing (*Vanellus vanellus*), song thrush (*Turdus philomelos*), starling (*Sturnus vulgaris*) and yellow wagtail (*Motacilla flava*) – all Priority Species listed under Section 41 of the NERC Act.

7 PHASE 1 HABITAT SURVEY FINDINGS

7.1 Site Overview

7.1.1 The site covered approximately 0.1ha comprising the main house and garden. The site comprised hard standing including a gravel driveway on the west side and patio to the rear and east of the property. Amenity grassland was located at the front of the property with introduced shrub beds running around the property and within the amenity grassland. Scattered broadleaved trees were present on the western and eastern boundaries and within the amenity grassland; a lime hedgerow was situated on the western boundary. A small patch of tall ruderal vegetation was located within the southwestern corner of the site.

7.1.2 The following Phase 1 habitat types were observed within the site boundary during the survey: amenity grassland, introduced shrubs, scattered broadleaved trees, bare ground, other habitat (hard standing) and buildings. The habitat types are described below in detail; photographs of the site are shown in **Appendix 1** and their distribution is shown on the site plan in **Appendix 2**.

7.2 Amenity Grassland (AM1)

7.2.1 There was mown amenity grassland to the southwest of the house (**Photograph 1; AM1**). The sward featured grasses such as Yorkshire fog (*Holcus lanatus*), perennial ryegrass (*Lolium perenne*), creeping bent (*Agrostis stolonifera*) and red fescue (*Festuca rubra*). There were several herbaceous species present in the sward typical of managed grassland such as common daisy (*Bellis perennis*), creeping buttercup (*Ranunculus repens*), yarrow (*Achillea millefolium*), lesser trefoil (*Trifolium dubium*), hawkweed (*Hieracium* sp.) and springy turf moss (*Rhytidiadelphus squarrosus*).

7.3 Introduced Shrubs (IS1 – IS3)

7.3.1 Shrubs were present within and behind a common box (*Buxus sempervirens*) hedgerow on the eastern boundary of the site, containing mostly introduced species such as garden privet (*Ligustrum ovalifolium*), greater periwinkle (*Vinca major*), bamboo (*Bambusoideae* sp.), common lilac (*Syringa vulgaris*), St. John's wort (*Hypericum perforatum*), cotoneaster (*Cotoneaster* sp.), mahonia (*Mahonia* sp.) and taro (*Colocasia* sp.) (**Photograph 2; IS1**).

7.3.2 There were three small flower beds amongst the amenity grassland in the garden consisting of Japanese maple, (*Acer palmatum*), smoke tree (*Cotinus* sp.), common broom (*Cytisus scoparius*), bramble (*Rubus fruticosus*), rosemary (*Salvia osmarinus*), spurge (*Euphorbia* sp.), hebe (*Hebe* sp.), common columbine (*Aquilegia vulgaris*), St John's-wort (*Hypericum perforatum*) and scattered geraniums (*Pelargonium* sp.) (**Photographs 3; IS2**).

7.3.3 Shrubs were present within beds along the southern and western walls of the house (**Photographs 4 & 5; IS3**). Species present included smoke tree (*Continus* sp.), cherry laurel (*Prunus laurocerasus*), common lilac (*Syringa vulgaris*), forsythia (*Forsythia x intermedia*), magnolia (*Magnolia grandiflora*), butterfly-bush (*Buddleja davidii*), Japanese anemone (*Anemone hypehensis*), rosemary (*Salvia rosmarinus*) and thyme (*Thymus vulgaris*).

7.4 Tall Ruderal Vegetation (TR1)

7.4.1 The southwest corner of the site contained a small patch of tall ruderal vegetation consisting of an abundance of Canadian fleabane (*Erigeron canadensis*) with frequent wood avens (*Geum urbanum*) and occasional goldenrod (*Solidago* sp.), spear thistle (*Cirsium vulgare*) and green alkanet (*Pentaglottis sempervirens*) (**Photograph 6; TR1**).

7.5 Scattered Broadleaved Trees (SBW1 & SBW2)

7.5.1 There were scattered mature sycamore maple trees (*Acer pseudoplatanus*) behind the box hedge along the eastern boundary of the site (**Photograph 7; SBW1**). Furthermore, a mature common lime tree was also situated within the amenity grassland containing small cavities where branches had broken off from the trunk of the tree (**Photograph 8; SBW2**).

7.6 Species-poor Intact Hedge with Trees (PHT1)

7.6.1 The western boundary that bordered the gravel driveway and amenity grassland had a row of common lime trees that were managed as a species-poor hedge (**Photograph 9; PH1**).

7.7 Other Habitat (OH1 & OH2; TN1)

7.7.1 The front of the house was hard standing with a gravel driveway, patio, and footpath (**Photograph 10; OH1**). An area of patio was also present at the rear of the house

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(Photograph 11; OH2).

- 7.7.2** The rear of the house was overgrown with vegetation and there was metal grating covering a section of the ground **(Photograph 12; TN1)**. Vegetation included an abundance of hedge woundwort (*Stachys sylvatica*) with occasional spear thistle (*Cirsium vulgare*), mugwort (*Artemisia vulgaris*) and butterfly bush (*Buddleja davidii*).

8 PRELIMINARY BAT ROOST ASSESSMENT FINDINGS

8.1 Introduction

8.1.1 Photographs of the property are presented in **Appendix 1**, their locations illustrated on the survey plan in **Appendix 2** and the findings shown on a plan in **Appendix 3**. The survey findings from the exterior and interior of the property are described as follows:

8.2 External Survey

8.2.1 The Grade II Listed property (built circa 1845) was a two and a half storey ashlar villa with a slate roof and chimneys (**Photographs 13 & 14**). The pitched roof formed a 'C'-shape with four main gables and a central section of bituminous flat roof; two additional gables formed attic rooms on the southern side of the house (**Photographs 15 & 16; Target note 1**). The slate roof tiles were flat and intact, and though the ridge tiles were in good condition, missing mortar was noted on the southern elevation (**Photographs 17 & 18; Target notes 2 & 3**). Lead flashing lining tiles and masonry at the gable ends was generally tight, but a section had lifted at the north-eastern gable end and provided potential ingress for roosting bats (**Photograph 19; Target note 4**). Although parts of the masonry mortar had become recessed, the gaps observed were of limited extent and did not offer viable crevices to roosting bats (**Photograph 20; Target note 5**).

8.2.2 Steps led down to the basement at the northeastern corner of the house; a brick alcove lacked suitable crevices and showed no signs of use by roosting bats (**Photographs 21 & 22; Target notes 6 & 7**). The basement had open windows with damaged chicken wire or boarding (**Photograph 23; Target note 8**).

8.2.3 No evidence of roosting bats was observed during the external inspection of the property.

8.3 Internal Survey

8.3.1 The roof void of the property was accessible via a door in an attic room. The void was of 'cut and pitch' roof construction and the northern side had an approximate floor-to-ridge height of four metres (**Photograph 24**). The roof was unlined exposing the underside of the slate tiles, and the floor had no insulation (**Photograph 25; Target notes 9 & 10**). The ridge was cobwebbed, which can

indicate a lack of void-dwelling bat activity, and occasional spots of daylight were visible through ridge tiles (**Photograph 26; Target notes 11 & 12**). There was daylight visible over the top of brickwork at the north-eastern gable end, and two empty water tanks were present at its base (**Photographs 27 & 28; Target note 13**). Daylight was visible through a gable vent and a gap at the apex of the north-western gable end (**Photograph 29; Target note 14**).

8.3.2 The southern side of the roof void was situated above the attic rooms and was accessible using a ladder (**Photograph 30**). This southern section had an approximate floor-to-ridge height of one metre (**Photograph 31**). The two brick gable ends were heavily cobwebbed, and so were the two additional gable ends above the southern attic rooms (**Photographs 32 & 33; Target note 15**). The eaves along the southern elevation were deep and empty (**Photograph 34; Target note 16**). Old bird nesting material was found in the roof void, but no signs of roosting bats were observed at the time of the roof inspection (**Target note 17**).

8.3.3 The basement was accessible through an external door at the bottom of a set of steps (**Photograph 35**). The basement was a derelict part of the property; featuring an old boiler, disused fireplace and rubbish (**Photographs 36 & 37**). There were several potential points of bat access for hibernating bats through gaps in windows, but the basement showed no signs of use by roosting bats (**Photograph 38**).

9 DISCUSSION

9.1 Assessment of Ecological Value

Habitats

- 9.1.1** The site comprised patches of amenity grassland, introduced shrubs, tall ruderal vegetation, scattered trees, a short species-poor hedgerow, bare ground and hard standing. During a search of pre-existing data, the site has been shown not to be statutorily or non-statutorily designated for its wildlife interest and therefore not recognised as being of international, national, or county level conservation importance.
- 9.1.2** The amenity grassland was closely mown and supported plant communities with relatively low numbers of native grass and herbaceous species that are typical of garden lawns in lowland England. The sycamore trees on site are considered important at site level and locally as part of a commuting corridor and potentially as roosting features for bats. The introduced shrubs and small patch of tall ruderal vegetation isolated from other habitats have low intrinsic ecological value but within a residential garden setting, they offer habitat for species adapted to urban areas such as garden birds, small mammals, and invertebrates.

Bats

- 9.1.3** The lime tree hedgerow on the western boundary and sycamore trees on the eastern boundary offer commuting and foraging habitat for bats. The trees have negligible potential to offer roosting opportunities for bats, with the small crevice features on the central lime tree deemed unsuitable for use by bats.
- 9.1.4** The house showed no evidence of use by roosting bats within its roof space or basement. The absence of signs (i.e., bat droppings) inside the loft space indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are highly unlikely to be present. The basement offered suitable microclimatic conditions, i.e., damp and stable low temperatures, and access points for hibernating bats. The lack of evidence inside the basement demonstrates that it is unlikely to act as a significant hibernation site, however, there is still potential for individual/small numbers of hibernating bats to use this feature **(it is understood that asbestos has been identified in the cellar and is to be removed in March 2022)** .

- 9.1.5** Externally, there were limited roosting opportunities for crevice-dwelling bats, such as pipistrelle (*Pipistrellus* spp.) and/or small *Myotis* species. There were occasional gaps under ridge tiles, but due to the roof being unlined and therefore lacking crevices in which evidence could become trapped, these potential features lacked suitability for roosting bats. The only potential roosting site considered suitable for crevice-dwelling bats was a gap under lead flashing on the northern elevation of the house.

Hazel Dormice

- 9.1.6** There is no suitable habitat on site for commuting, foraging or nesting dormice, i.e., native hedgerows, dense scrub or woodland habitat. Hazel dormice favour dense habitat connected to woodland that allows animals to move easily through habitats without coming to the ground (English Nature 2006). Furthermore, the site is in an isolated urban setting with no known records within the local area. As such, there is a negligible level of potential for this species to be present on site and hazel dormice will not be considered further in this assessment.

Amphibians

- 9.1.7** The habitats on site provided very limited sheltering or foraging habitats for amphibians. Furthermore, these habitats were isolated by surrounding hard standing, amenity grassland and bare ground. Mapping reveals no waterbodies within a 2km radius of the site, which is surrounded by urban infrastructure offering minimal terrestrial habitat for amphibians and barriers to movement of animals from any suitable waterbodies in the wider area. There are no amphibian records, including the great crested newt (*Triturus cristatus*) – a European Protected Species - within the 1km search area. As such, there is a negligible level of potential for this species to be present on site and amphibians will not be considered further in this assessment

Reptiles

- 9.1.8** The habitats on site offer limited sheltering opportunities for reptiles. In addition, the site is isolated from other suitable habitats in the wider area by urban infrastructure. There are no recent records for common reptile species within 1km of the site, however, there are two historical records for common lizard and slow worm, situated approximately 450m to the northwest and 660m to the west respectively;

these sites are isolated from the site by densely packed housing and busy roads acting as barriers to movement. As such, there is a negligible level of potential for this species to be present on site and reptiles will not be considered further in this assessment.

Badgers

- 9.1.9** No badger (*Meles meles*) sett entrances or signs of presence e.g., diggings were noted during the site walkover, with one historical record within the 1km search radius. The site does not support habitats suitable for badgers and as such adverse impacts on badgers are highly unlikely.

Nesting Birds

- 9.1.10** The scattered trees and introduced shrubs on site provide nesting and foraging opportunities for common and widespread bird species typical of garden habitats, which may include some notable species of conservation importance such as the locally recorded black redstart (*Phoenicurus ochruros*) or Fieldfare (*Turdus pilaris*). Furthermore, bird nesting material was observed during the internal survey of the house.

Invertebrates

- 9.1.11** The managed habitats on site have limited native plant species and structural diversity to support an important assemblage of invertebrates. The mature scattered trees will support invertebrate populations at site level that in turn provide a foraging resource for common and widespread garden bird species and foraging bats.

9.2 Impact of Proposals

- 9.2.1** The proposals are for refurbishment and alterations to the existing house to allow for the existing basement and roof attic spaces to become additional flats. Work would include extension of the central flat roof to connect the existing pitched roofs, a terrace on the eastern elevation and a flat-roofed dormer along the eastern elevation. Further alterations to the garden include construction of an external plant room, a sheltered cycle store and a PPC steel canopy at the front of the house (**see Appendix 6**). The existing dwelling and immediate surrounding habitats, i.e., amenity grassland, introduced shrubs and tall ruderal vegetation will be directly impacted by these proposed works. The scattered trees will be retained with more

being planted along the boundaries but may be indirectly impacted if not protected during construction.

Designated Sites

- 9.2.2** The site is not located near any statutorily designated sites however, the site is located within the SSSI Impact Risk Zone of the Sulham and Tidmarsh Woods and Meadows Site of Special Scientific Interest over 6km to the west of the site. The proposed development to allow for additional flats within the basement and attic space does not fall within the categories considered to cause an impact to the SSSI.

Habitats

- 9.2.3** The proposed development of the site falls will directly impact on areas of hard standing, introduced shrubs, tall ruderal vegetation, and amenity grassland, i.e., habitats of no special conservation importance.
- 9.2.4** The scattered trees and associated boundary vegetation will be retained, protected, and improved as part of the development, enhancing their ecological value (refer to recommendations in **Section 10**).

Bats

- 9.2.5** The house showed no signs of use by bats and lacked suitable bat roost features that would be impacted by the proposed refurbishment and alteration works and as such, the construction work to main section of the house is considered highly unlikely to lead to the disturbance of bats or lead to the loss of a bat roost and therefore, a European Protected Species mitigation licence would not be required to allow this part of the works to proceed lawfully. However, if the single potential roost feature i.e., gap under lead flashing, will be impacted by the proposed work (i.e., through replacement or blocked access), further survey in the form of a high-level inspection would be required to determine presence or likely absence of roosting bats at this location to ensure that work would not lead to the damage or loss of a roost (refer to recommendations in **Section 10**).
- 9.2.6** The basement is to be converted into living accommodation and due to the potential for hibernating bats to use this feature, further checks in the hibernation season (December – February) should be undertaken (**when safe access is possible – it**

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is understood that asbestos has been identified in the cellar and is to be removed in March 2022) to determine presence or likely absence of hibernating bats to determine if the conversion will lead to the loss of a hibernation roost and the disturbance of bats occupying a roost, and therefore if a European Protected Species mitigation licence would be required for the work to go ahead lawfully (refer to recommendations in **Section 10**).

- 9.2.7** The retention of the existing trees, planting of new trees and retention of boundary vegetation will mean that there is no adverse impact on the availability of foraging habitat for bats and the potential bat roosting features identified in the trees will be retained. If artificial lighting is installed on site, there is a risk that foraging routes would be illuminated which may cause disturbance to bats. As insects are attracted to artificial lighting, several species of bats, including species such as the pipistrelles, noctule, Leisler's bat and serotine, have been shown to be attracted to lighting to forage (Stone *et. al.* 2015b). Several species of bats, particularly the slower flying species, such as the long-eared bats and *Myotis* species, have on the other hand been shown to avoid lighting as a consequence of the risk of increased predation from diurnal raptors (Stone *et. al.* 2015a). Several species may also be sensitive to increased lighting, particularly UV light, and lighting may disrupt visual foraging behavior in groups such as long-eared bats (Fure 2006). Furthermore, the artificial attraction of insects to lighting may have an adverse impact on the availability of insects in nearby habitats and therefore an impact on the foraging success of bats that avoid lighting (refer to recommendations in **Section 10**).

Badgers

- 9.2.8** There were no active or inactive badger sett entrances on site at the time of the survey and no signs of foraging badgers and as such adverse impacts on badgers are highly unlikely.

Nesting Birds

- 9.2.9** The scattered trees are to be retained providing continued nesting opportunities on site. The patch of tall ruderal vegetation and some introduced shrub beds will be removed, therefore having a minor impact on nesting opportunities for common and widespread bird species typical of garden habitats. The removal of any shrubs should adhere to timing precautions to ensure the work is undertaken lawfully (refer to recommendations in **Section 10**).

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Invertebrates

- 9.2.10** The habitats impacted by the proposals do not support an important assemblage of invertebrates. The majority of habitats on site will be retained thereby maintaining typical invertebrate populations associated with residential gardens. Furthermore, the scattered lime trees that will support invertebrates important at site level are to be retained with further trees being planted.

10 RECOMMENDATIONS

10.1 Habitats

10.1.1 The trees and hedgerow on site should be protected during construction to avoid damage to root systems and retain a foraging and nesting habitat for birds and foraging, roosting, and commuting habitat for bats. The following protection measures are recommended:

- Prohibition of construction activities, material storage, use of vehicles, fires etc. within the fenced area to prevent damage to tree roots and compaction of the soil - these type of activities should be restricted to areas of existing hard standing such as the existing driveway.
- Maintenance of an adequate water supply to the trees both during and after construction.
- Erection of Heras fencing around trees and the hedgerow, enclosing tree Root Protection Areas and minimising potential damage.

10.2 Bats

10.2.1 If the proposed refurbishment and alterations involve replacing or blocking access to the gap under lead flashing, further survey is required in the form of a high-level inspection from scaffolding or a mobile-elevated work platform (MEWP) to determine the presence or likely absence of roosting bats. If signs of roosting bats are identified, a roost characterisation survey would be required in order to obtain a European Protected Species mitigation licence (EPSML) and lawfully carry out the work.

10.2.2 Further hibernation checks of the basement should be undertaken to determine presence or likely absence of hibernating bats **(when safe access is possible – it is understood that asbestos has been identified in the cellar and is to be removed in March 2022)**. The survey should involve a detailed systematic inspection of the basement during the winter months (December to February) to look for and identify hibernating bats. A minimum of two surveys is required to gain the required information and the optimal survey timing would be a check in mid-January and mid-February. It is recommended that a static detector is deployed and recording between the two visits along with a temperature and humidity logger. If

hibernating bats are found to be present, the survey information will inform an impact assessment and appropriate mitigation strategy. A EPSML will be required to lawfully carry out the proposed conversion of the basement and compensation for the loss of the hibernation roost will need to be incorporated into the proposals.

- 10.2.3** In the long-term, the scattered trees, hedgerow and vegetation along the western and eastern boundaries should be retained, thereby maintaining foraging and commuting corridors for bats across the site. The existing lime trees with bat roost potential will be retained and should be protected to provide continued roosting opportunities for bats. Exterior lighting on the new building should be avoided, but where essential, lighting should make use of low UV lamps e.g. warm white LED lamps, and be controlled using passive infrared sensors so that lighting operates only when necessary. Dark corridors should be retained on the eastern and western boundaries, with any light spillage directed away from these areas.

10.3 Nesting Birds

- 10.3.1** The removal of any shrubs should be completed outside of the peak bird nesting season (March to August) or alternatively, following an inspection by an ecologist confirming that there is no current nesting activity. In the event that nesting birds are discovered prior to or during the course of any work, it should stop immediately and should continue only once bird nesting has finished i.e., young have fledged and left the nest.

10.4 Ecological Enhancements

- 10.4.1** The development proposals would provide opportunities for the enhancement of the site's biodiversity value in order to achieve a net gain. The inclusion of the following recommendations would be of ecological benefit and be in line with the National Planning Policy Framework (NPPF) and local planning policies:

- The aim of the landscaping should be to increase the structural diversity and species diversity of the site with any proposed planting seeking to enhance the ecological value of the site by making use of native plant species of local provenance;

- Enhancement of retained grassland within the development and long-term management of grassland to increase species diversity by leaving areas unmown, seeding with a native wildflower mix or using a native wildflower turf;
- Provision of features that provide foraging opportunities and cover for small mammals such as rockeries, partially buried log piles or an increase in shrub beds, and retaining deadwood for invertebrates such as the stag beetle which has been recorded locally; and
- The provision of bat boxes on trees to enhance the site with bat roosting opportunities.

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APPENDIX 1 – LEGISLATIVE BACKGROUND – PROTECTED SPECIES

Amphibians

The seven native species of amphibian receive protection under the Wildlife & Countryside Act 1981 (as amended). The four widespread and common amphibians (common frog, toad, smooth and palmate newts) receive limited protection – making their sale illegal.

Great crested newts receives full protection under the Wildlife & Countryside Act 1981 (as amended) and under the Conservation (Natural Habitats &c.) Regulations 2017 ('Habitat Regulations') (as amended). These make it illegal to:

- Intentionally or recklessly kill, injure or take a great crested newt;
- Possess or control any live or dead specimen or anything derived from a great crested newt;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt;
- Intentionally or recklessly disturb great crested newts; in particular any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

The great crested newt is listed as being of principal importance for the conservation of biodiversity in England, under Section 41 of the Natural Environment and Rural Communities Act 2006, (commonly referred to as a UK Priority Species).

Reptiles

The four widespread reptiles most likely to be encountered (Adder, grass snake, slow worm and viviparous lizard) are protected under the Wildlife & Countryside Act 1981 (as amended). The Act makes it an offence to intentionally kill, injure, possess or sell any of the species.

The four reptile species are listed as being of principal importance for the conservation of biodiversity in England, under Section 41 of the Natural Environment and Rural Communities Act 2006, (commonly referred to as a UK Priority Species).

Birds

All wild birds are protected under the Wildlife & Countryside Act 1981 (as amended). The Act makes it an offence to kill, injure or take a wild bird or to damage or destroy the nest of a wild bird whilst in use or being built.

Less common bird species of conservation concern, such as the barn owl and kingfisher, are listed on Schedule 1 of the Act, which makes it an offence to disturb the birds whilst nesting also.

Bats

All British bat species are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations') (as amended). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species;
- Deliberately kill, injure or take any bat.

Badgers

Badgers are protected by the Protection of Badgers Act 1992. The Act makes activities such as development that would harm or disturb badgers or damage, obstruct or destroy their setts illegal. If badgers are to be affected by the proposed development, activities can be undertaken only under a licence issued by Natural England.

Otters

Otters are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations') (as amended). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by an otter;
- Deliberately, intentionally or recklessly disturb otters; in particular any disturbance which is likely to impair the ability of otters to survive, breed or reproduce or nurture their young; or to affect significantly the local distribution or abundance of the species;
- Deliberately kill, injure or take any otter.

Hazel Dormice

Hazel dormice receive full protection under the Wildlife & Countryside Act 1981 (as amended) and under the Conservation (Natural Habitats &c.) Regulations 2017 ('Habitat Regulations') (as amended). These make it illegal to

- Intentionally or recklessly kill, injure or take a dormouse;
- Possess or control any live or dead specimen or anything derived from a dormouse;
- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a dormouse;
- Intentionally or recklessly disturb dormice; in particular any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

The government's statutory conservation advisory 33imalayan33on, Natural England, is responsible for issuing European Protected Species licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. A licence can be issued if the following three tests have been met:

- **Regulation 53(9)(a)** – there is “no satisfactory alternative” to the derogation, and;
- **Regulation 53(9)(b)** – the derogation “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range” and;
- **Regulation 53(2)–€** - the derogation is for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.

Local authorities have a statutory duty under Regulation 7(3) of the Habitat Regulations to have regard to requirements of the Habitats Directive in the exercise of their functions. The Council must therefore consider and determine whether these three tests are likely to be satisfied by an application affecting European protected species before granting planning permission. **N.B. the requirements set out in 3.7.2 and 3.7.3 apply to development that would affect bats, great crested newts and otters, which are European Protected Species also.**

Water Voles

Since April 2008, water voles have received full protection under Section 9 of the Wildlife & Countryside Act 1981 (as amended). This makes it an offence to intentionally kill, injure or take water voles or to possess or control live or dead water voles or derivatives. It is an offence to intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose.

The water vole is listed as being of principal importance for the conservation of biodiversity in England, under Section 41 of the Natural Environment and Rural Communities Act 2006, (commonly referred to as a UK Priority Species).

Invasive Non-Native Plants

The Wildlife and Countryside Act 1981 (as amended) provides the primary controls on the release of non-native species into the wild in Great Britain. It is an offence under section 14(2) of the Act to ‘plant or otherwise cause to grow in the wild’ any plant listed in

Schedule 9, Part II. The species listed in the Act includes Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) Himalayan balsam (*Impatiens glandulifera*).

Injurious Weeds

Five native plants are listed as injurious weeds under the Weeds Act 1959: common ragwort (*Senecio jacobaea*), spear thistle (*Cirsium vulgare*), creeping or field thistle (*Cirsium arvense*), broad-leaved dock (*Rumex obtusifolius*) and curled dock (*Rumex crispus*). The Act means it is not an offence to have these weeds growing on your land and species such as ragwort have significant conservation benefits. However they must not be allowed to spread to agricultural land, particularly grazing areas or land which is used to produce conserved forage. Enforcement notices can be issued following complaints requiring landowners to take action to prevent the spread of these weeds.

Wild Mammals

Under the Wild Mammals (Protection) Act 1996 it is an offence to intentionally inflict unnecessary suffering, as specified by the Act, on any wild mammal.

APPENDIX-2 - SITE PHOTOGRAPHS



1. Amenity grassland with patches of introduced shrub to the front of the house (AM1).



2. Introduced shrubs along the eastern boundary of the site (IS1).



3. Patches of introduced shrubs within the amenity grassland at the front of the house (IS2).



4. Introduced shrubs along the front of the house viewed from the south (IS3).



5. Introduced shrubs along the side of the house viewed from the west (IS3).



6. Patch of tall ruderal vegetation in southwestern corner of the site (TR1).



7. Common lime trees situated along the eastern boundary of the site (SBW1).



8. Common lime tree with suitable bat roost features situated within the amenity grassland (SBW2).



9. Common lime trees managed as a hedge along the western boundary of the site (PH1).



10. Gravel driveway to the front of the house (OH1).



11. Patio to the east of the house (OH2).



12. Overgrown vegetation at the rear of the house (TN1).



13. Front of house viewed from southwest (B1).



14. Rear of house viewed from north (B1).



15. Central bituminous flat roof viewed from attic room.



16. Additional gable on southern side of house (southern elevation).



17. Slate roof tiles flat and intact (western elevation).



18. Missing mortar beneath ridge tiles (southern elevation).



19. Lifted lead flashing at north-eastern gable end (northern elevation).



20. Recessed masonry mortar (southern elevation).



21. Steps leading down to basement (eastern elevation).



22. Brick alcove (northeast corner of house).



23. Basement window (eastern elevation).



24. Northern side of roof void.



25. Unlined roof.



26. Daylight visible along ridge.



27. Daylight visible at north-eastern gable end.



28. Two empty water tanks at north-eastern gable end.



29. Daylight visible at gable apex.



30. Access into southern section of roof void.



31. Southern section of roof void.



32. Heavily cobwebbed gable end.



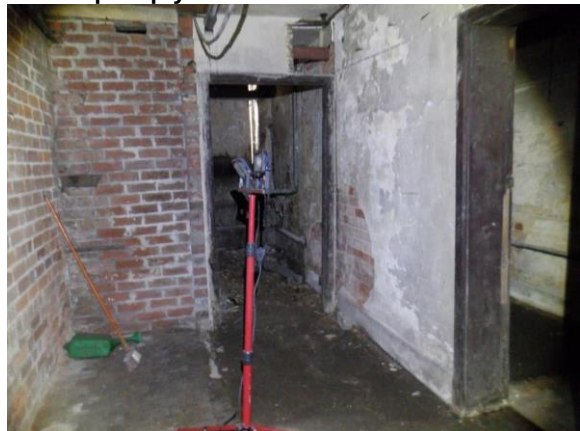
33. Additional gable end above attic room.



34. Deep empty eaves.



35. Entrance to basement.



36. Basement interior.

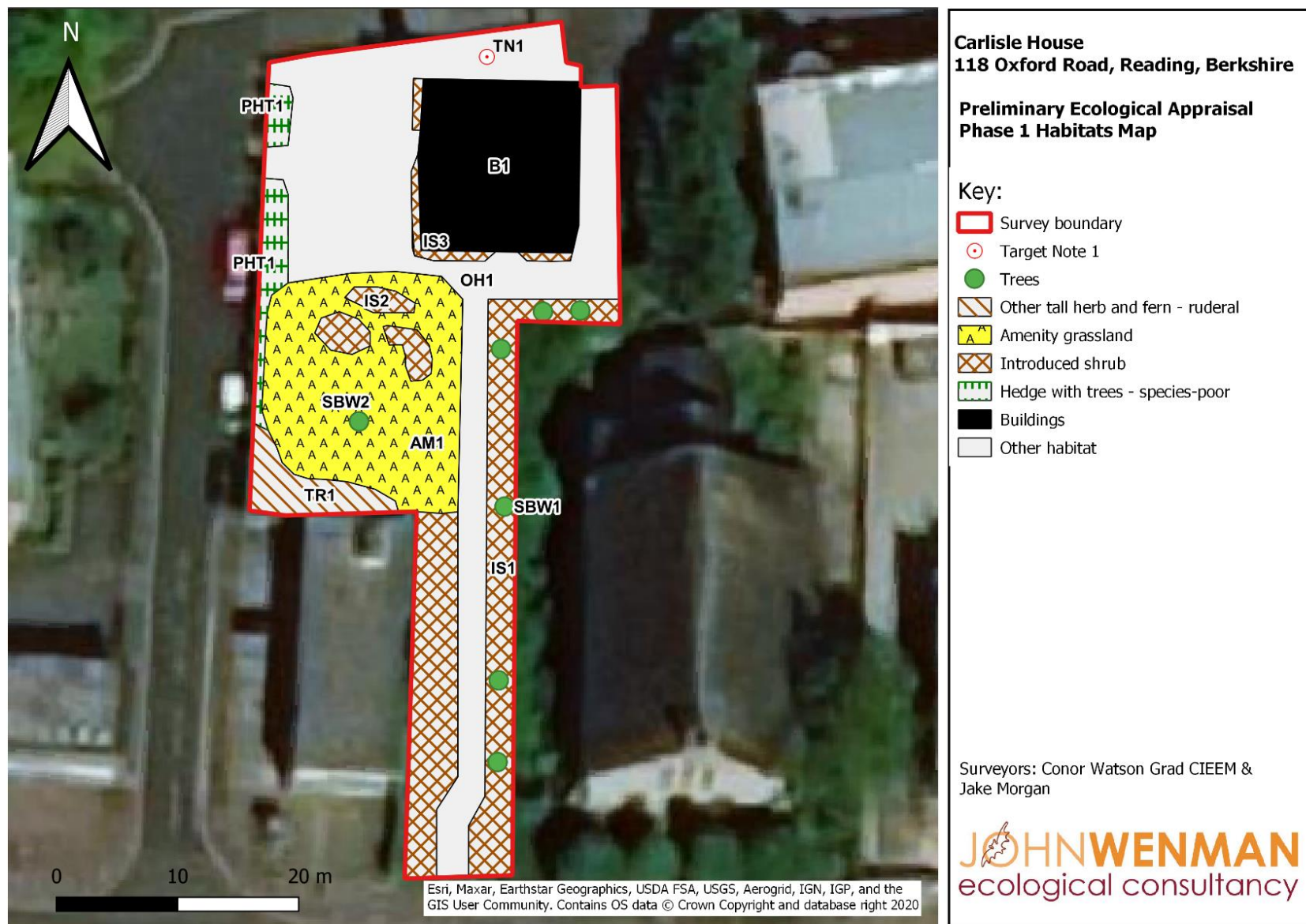


37. Old boiler and disused fireplace.



38. Gaps through windows.

APPENDIX 3 – PHASE 1 HABITAT SURVEY PLAN AND TARGET NOTES



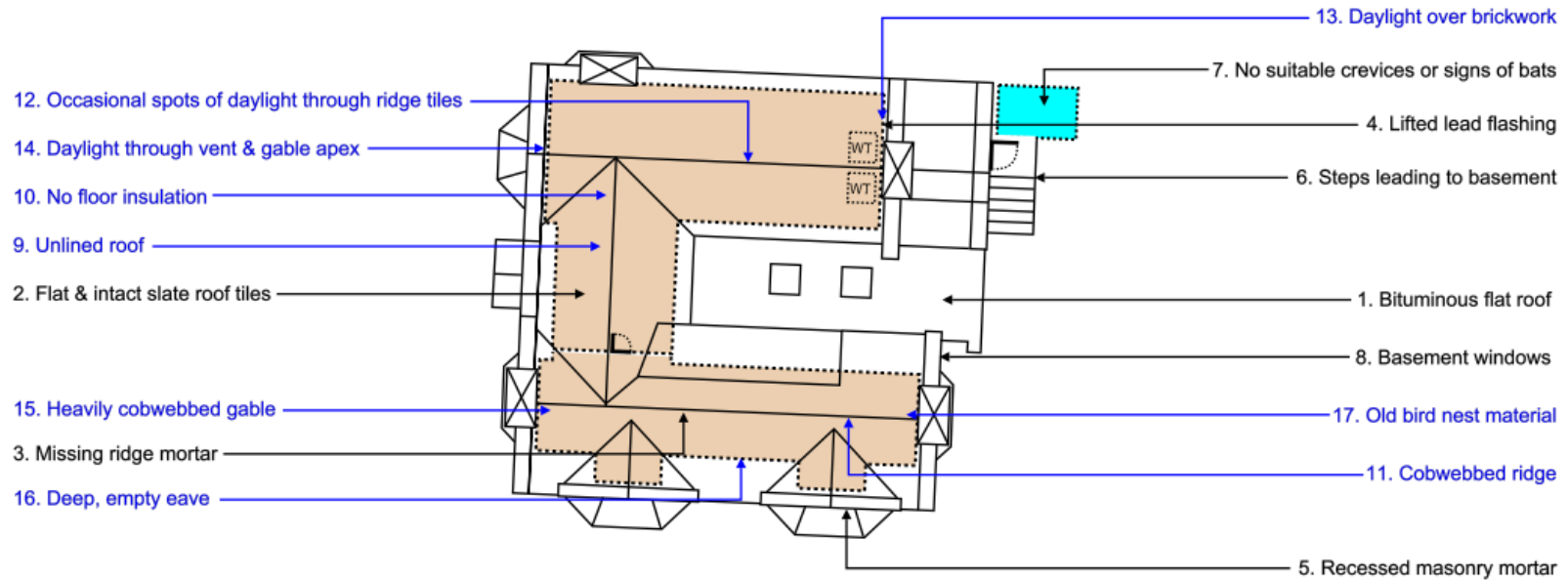
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Habitat Code	Comments
AM1	Amenity grassland (Photograph 1) – Cut grassland to the front of the house. The sward featured grasses such as perennial ryegrass (<i>Lolium perenne</i>), creeping bent (<i>Agrostis stolonifera</i>), Yorkshire fog (<i>Holcus lanatus</i>) and red fescue (<i>Festuca rubra</i>). There were a number of herbaceous species present in the sward typical of managed grassland such as common daisy (<i>Bellis perennis</i>), creeping buttercup (<i>Ranunculus repens</i>), yarrow (<i>Achillea millefolium</i>), lesser trefoil (<i>Trifolium dubium</i>), hawkweed (<i>Hieracium</i> sp.) and springy turf moss (<i>Rhytidiadelphus squarrosus</i>).
IS1	Introduced shrubs (Photograph 2) – A box hedge along the south-east boundary containing sycamore saplings (<i>Acer pseudoplatanus</i>), hawthorn saplings (<i>Crataegus monogyna</i>), common ivy (<i>Hedera helix</i>), holly (<i>Ilex</i> sp.), garden privet (<i>Ligustrum ovalifolium</i>), greater periwinkle (<i>Vinca major</i>), bamboo (<i>Bambusoideae</i> sp.), common lilac (<i>Syringa vulgaris</i>), St. John's wort (<i>Hypericum perforatum</i>), bramble (<i>Rubus fruticosus</i>), cotoneaster (<i>Cotoneaster</i> sp.), mahonia (<i>Mahonia</i> sp.) and taro (<i>Colocasia</i> sp.).
IS2	Introduced shrubs (Photograph 3) – Three small flower beds amongst the amenity grassland in the garden consisting of Japanese maple, (<i>Acer palmatum</i>), smoke tree (<i>Cotinus</i> sp.), common broom (<i>Cytisus scoparius</i>), bramble (<i>Rubus fruticosus</i>), rosemary (<i>Salvia rosmarinus</i>), spurges (<i>Euphorbia</i> sp.), hebe (<i>Hebe</i> sp.), common columbine (<i>Aquilegia vulgaris</i>), St John's-wort (<i>Hypericum perforatum</i>) and scattered geraniums (<i>Pelargonium</i> sp.).
IS3	Introduced shrubs (Photographs 4 & 5) – Small flower beds planted along the southern and western walls of the main house, consisting of smoke tree (<i>Continus</i> sp.), cherry laurel (<i>Prunus laurocerasus</i>), common ivy (<i>Hedera helix</i>), common lilac (<i>Syringa vulgaris</i>), forsythia (<i>Forsythia x intermedia</i>), cotoneaster (<i>Cotoneaster</i> sp.), bramble (<i>Rubus fruticosus</i>), magnolia (<i>Magnolia grandiflora</i>), common hazel (<i>Corylus avellana</i>), butterfly-bush (<i>Buddleja davidii</i>), Japanese anemone (<i>Anemone hypehensis</i>), rosemary (<i>Salvia rosmarinus</i>), thyme (<i>Thymus vulgaris</i>) and garden rose (<i>Rosa</i> sp.).
TR1	Tall ruderal vegetation (Photograph 6) – A small patch of tall ruderal vegetation on the southwest corner of the site boundary consisting of an abundance of Canadian fleabane (<i>Erigeron canadensis</i>) with frequent woodaven (<i>Geum urbanum</i>) and occasional goldenrod (<i>Solidago</i> sp.), spear thistle (<i>Cirsium vulgare</i>) and green alkanet (<i>Pentaglottis sempervirens</i>).
SBW1	Scattered broadleaved tree (Photograph 7) – Scattered mature sycamore trees (<i>Acer pseudoplatanus</i>) located behind the box hedge along the southeastern boundary of the site.
SBW2	Scattered broadleaved tree (Photograph 8) – A large mature common lime tree (<i>Tilia x europaea</i>) situated within the amenity grassland.
PHT1	Species-poor intact hedge with trees (Photograph 9) - A row of mature common lime trees (<i>Tilia x europaea</i>) managed as a hedge along the western boundary of the site.
OH1	Other Habitat (Photograph 10) – A gravel driveway to the front of the house with a pathway leading around the house and to the southern exit on the boundary
OH2	Other Habitat (Photograph 11) – A patio situated at the rear of the house.
B1	Building (Photograph 13) – The main house that comprises of four existing flats located at the northeast boundary of the site.
TN1	Other Habitat (Photograph 12) – A small section of overgrown vegetation at the rear of the house with metal grating covering a section of the ground, consisting of an abundance of hedge woundwort (<i>Stachys sulvatica</i>), occasional spearthistle (<i>Cirsium vulgare</i>), mugwort (<i>Artemisia vulgaris</i>) and butterfly bush (<i>Buddleja davidii</i>).

APPENDIX 4 - PLANT SPECIES RECORDED DURING THE SURVEY

Plant common name	Scientific name
Bamboo	<i>Arundinaria</i> sp.
Bramble	<i>Rubus fruticosus</i> agg.
Butterfly bush	<i>Buddleja davidii</i>
Canadian fleabane	<i>Erigeron canadensis</i>
Cherry laurel	<i>Prunus laurocerasus</i>
Common broom	<i>Cytisus scoparius</i>
Common box	<i>Buxus sempervirens</i>
Common columbine	<i>Aquilegia vulgaris</i>
Common daisy	<i>Bellis perennis</i>
Common hazel	<i>Corylus avellana</i>
Common lime	<i>Tilia x europaea</i>
Cotoneaster sp.	<i>Cotoneaster</i> sp.
Creeping bent	<i>Agrostis stolonifera</i>
Creeping buttercup	<i>Ranunculus repens</i>
Forsythia	<i>Forsythia x intermedia</i>
Garden privet	<i>Ligustrum ovalifolium</i>
Garden rose	<i>Rosa</i> sp.
Goldenrod	<i>Solidago</i> sp.
Greater periwinkle	<i>Vinca major</i>
Green alkanet	<i>Pentaglottis sempervirens</i>
Hawkweed	<i>Hieracium</i> sp.
Hawthorn	<i>Crataegus monogyna</i>
Hebe	<i>Hebe</i> sp.
Hedge woundwort	<i>Stachys sylvatica</i>
Holly	<i>Ilex aquifolium</i>
Ivy	<i>Hedera helix</i>
Japanese anemone	<i>Anemone hypehensis</i>
Japanese maple	<i>Acer palmatum</i>
Lesser trefoil	<i>Trifolium dubium</i>
Lilac	<i>Syringa vulgaris</i>
Magnolia	<i>Magnolia grandiflora</i>
Mahonia	<i>Mahonia</i> sp.
Mugwort	<i>Artemisia vulgaris</i>
Perennial ryegrass	<i>Lolium perenne</i>
Red fescue	<i>Festuca rubra</i>
Rosemary	<i>Salvia rosmarinus</i>
Smoke tree	<i>Cotinus</i> sp.
Spear thistle	<i>Cirsium vulgare</i>
Springy turf moss	<i>Rhytidiadelphus squarrosus</i>
Spurges	<i>Euphorbia</i> sp.
St. John's wort	<i>Hypericum perforatum</i>
Sycamore	<i>Acer pseudoplatanus</i>
Taro	<i>Colocasia</i> sp.
Thyme	<i>Thymus vulgaris</i>
Wood avens	<i>Geum urbanum</i>
Yarrow	<i>Achillea millefolium</i>
Yorkshire fog	<i>Holcus lanatus</i>

APPENDIX 5 – BUILDING INSPECTION FINDINGS



Attic/basement door



Brick alcove



Chimney



Loft hatch



Roof void



Water tank



External target note



Internal target note

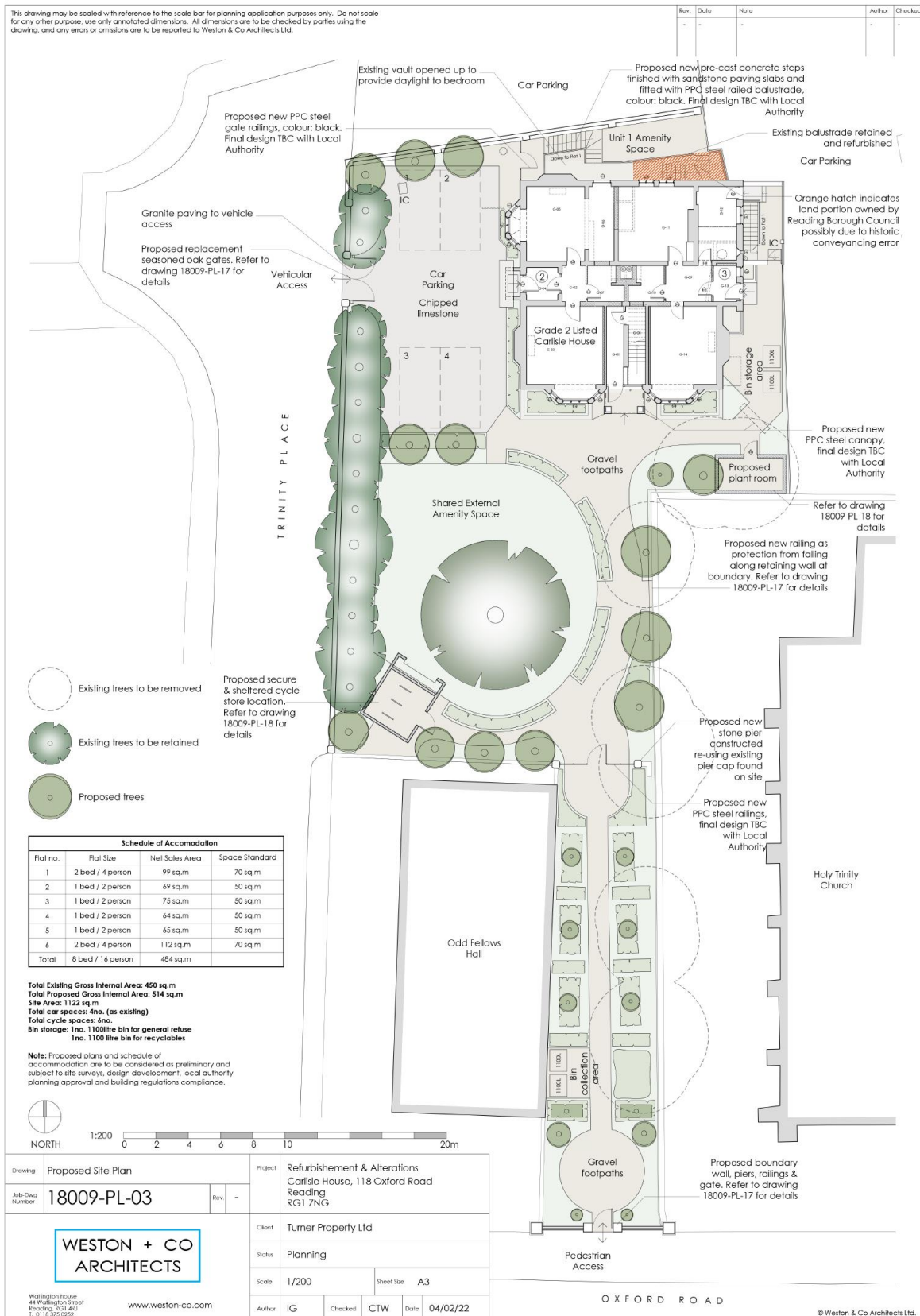
Drawn by:	Date:	Scale:	Carlisle House, 118 Oxford Road Reading	
CW	Dec 2021	Not to scale	Preliminary Bat Roost Assessment Findings	

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APPENDIX 6 – EXISTING AND PROPOSED PLANS



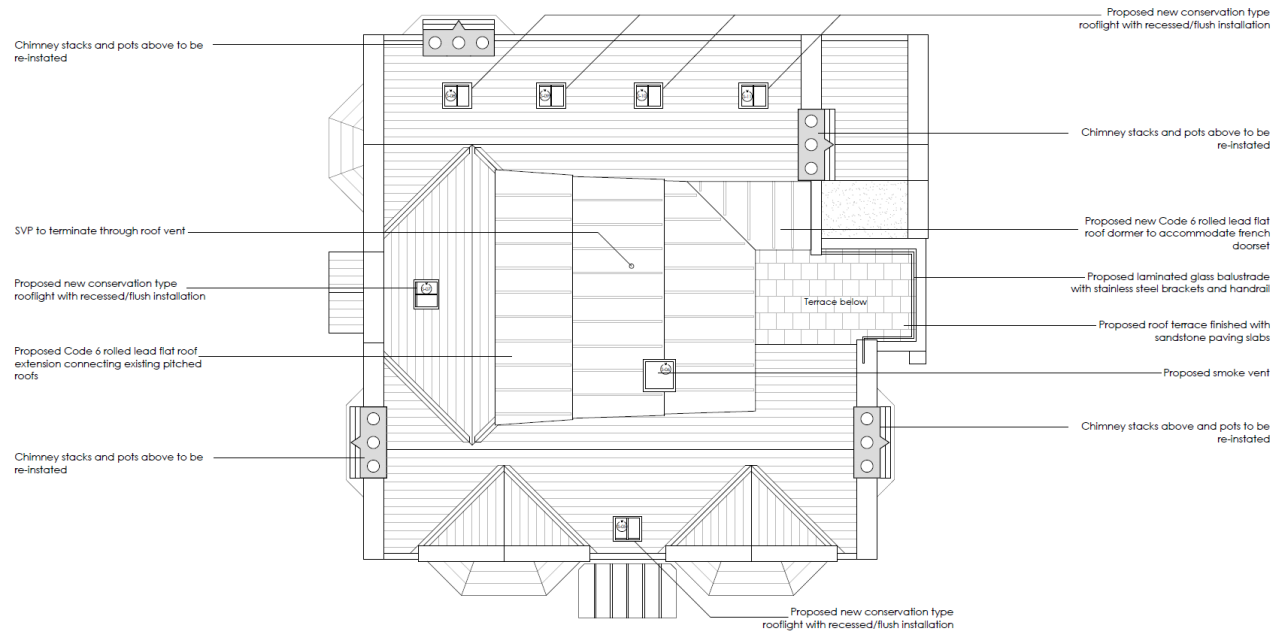
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Rev.	Date	Note	Author	Checked
-	-	-	-	-



PROPOSED ROOF PLAN 1:100

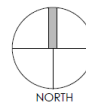
Wall / partitions key:

- Walls / partitions proposed to be demolished
- ==== Existing walls / partitions to be retained
- ===== Proposed new walls / partitions

1:100 0 1 2 3 4 5 10m

Key:

- OG - Obscured glazing
- SVP - Soil vent pipe
- RWP - Rainwater pipe
- FWP - Foul water pipe
- R - Radiator position
- TR - Tower rail position



Project	Refurbishment & Alterations Carlisle House, 118 Oxford Road Reading RG1 7NG			Drawing	Proposed Roof Plan	
Client	Turner Property Ltd			Job-Orig Number	18009-PL-12	Rev. -
Status	Planning			WESTON + CO ARCHITECTS Washington House 44 Washington Street Reading, RG1 4BZ T: 0118 572 5322 www.weston-co.com		
Scale	1/100	Sheet Size	A3			
Author	IG	Checked	CTW	Date	04/02/22	

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Rev.	Date	Note	Author	Checked
-	-	-	-	-



PROPOSED WEST ELEVATION 1:100

Wall / partitions key:

----- Existing proposed to be demolished

Key:

OG - Obscured glazing

SVP - Soil vent pipe

RWP - Rainwater pipe

FWP - Foul water pipe

1:100



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Project	Refurbishment & Alterations Carlisle House, 118 Oxford Road Reading RG1 7NG				Drawing	Proposed West Elevation			
					Job-Dwg Number	18009-PL-13	Rev.	-	
Client	Turner Property Ltd				WESTON + CO ARCHITECTS Wellington House 44 Wellington Street Reading, RG1 4BJ T: 0118 375 6202 www.weston-co.com				
Status	Planning								
Scale	1/100		Sheet Size	A3					
Author	IG	Checked	CTW	Date				04/02/22	

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Rev.	Date	Note	Author	Checked
-	-	-	-	-



Wall / partitions key:

Existing proposed to be demolished

Key:

OG - Obscured glazing
SVP - Salt vent pipe
RWP - Rainwater pipe
FWP - Foul water pipe

1:100 0 1 2 3 4 5 10m

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Project	Refurbishment & Alterations Carlisle House, 118 Oxford Road Reading RG1 7NG				Drawing	Proposed South Elevation			
					Job-Dwg Number	18009-PL-14	Rev. -		
Client	Turner Property Ltd				WESTON + CO ARCHITECTS Watlington House 44 Watlington Street Reading, RG1 4BJ T: 0118 375 0222 www.weston-co.com				
Status	Planning								
Scale	1/100		Sheet Size					A3	
Author	IG	Checked	CTW	Date				04/02/22	

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Rev.	Date	Note	Author	Checked
-	-	-	-	-



PROPOSED EAST ELEVATION 1:100

Wall / partitions key:

Existing proposed to be demolished

Key:

OG - Obscured glazing

SVP - Soil vent pipe

RWP - Rainwater pipe

FWP - Foul water pipe

1:100



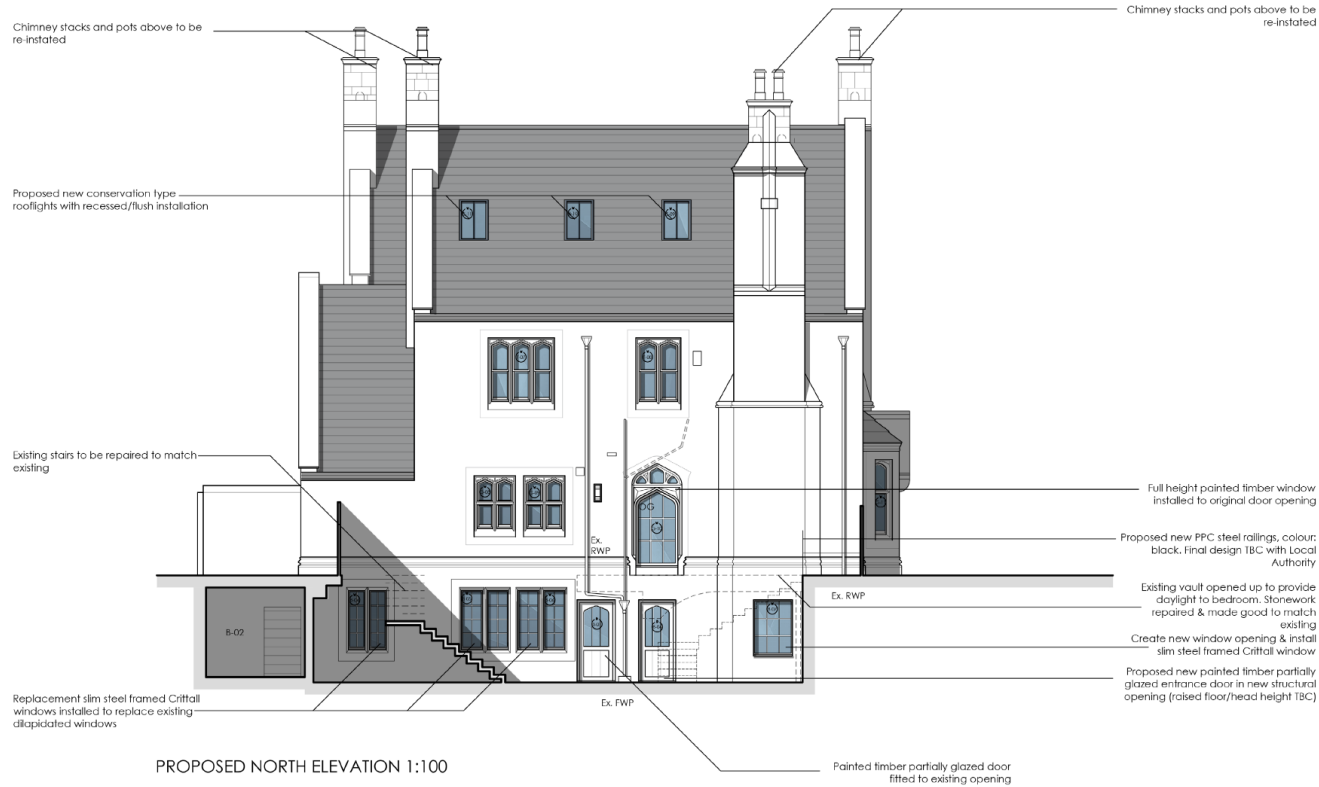
© Weston & Co Architects Ltd.

Project	Refurbishment & Alterations Carlisle House, 118 Oxford Road Reading RG1 7NG				Drawing	Proposed East Elevation	
					Job Dwg Number	18009-PL-15	Rev. -
Client	Turner Property Ltd				WESTON + CO ARCHITECTS Watlington House 44 Watlington Street Reading, RG1 4BJ T: 0118 375 0202 www.weston-co.com		
Status	Planning						
Scale	1/100		Sheet Size A3				
Author	IG	Checked	CTW	Date 04/02/22			

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Rev.	Date	Note	Author	Checked
-	-	-	-	-



PROPOSED NORTH ELEVATION 1:100

Wall / partitions key:

Existing proposed to be demolished

Key:

OG - Obscured glazing
SVP - Soil vent pipe
RWP - Rainwater pipe
FWP - Foul water pipe

1:100 0 1 2 3 4 5 10m

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Project	Refurbishment & Alterations Carlisle House, 118 Oxford Road Reading RG1 7NG				Drawing	Proposed North Elevation	
					Job Dwg Number	18009-PL-16	Rev. -
Client	Turner Property Ltd				WESTON + CO ARCHITECTS Watlington House 44 Watlington Street Reading, RG1 4BJ T: 0118 375 0222 www.weston-co.com		
Status	Planning						
Scale	1/100		Sheet Size A3				
Author	IG	Checked	CTW	Date 04/02/22			

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